MIDDLE VILLAGE Community Development District

APRIL 14, 2025



Middle Village Community Development District

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

April 7, 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, April 14, 2025 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the March 10, 2025 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Discussion of Continued Landscape Maintenance
- V. Acceptance of the Draft Fiscal Year 2024 Audit Report
- VI. Staff Reports
 - A. District Counsel Update on Request to Encroach on a Drainage Easement for Pool Construction
 - B. District Engineer
 - C. District Manager
 - D. Operations Manager
 - 1. Memorandum

- 2. Update on Open Items (Deer View Column Repair)
- 3. Motorized Vehicle Signage
- VII. Audience Comments (limited to three minutes) / Supervisor Requests
- VIII. Next Scheduled Meeting May 12, 2025 @ 2:00 p.m. at the Plantation Oaks Amenity Center
 - IX. Adjournment

I look forward to seeing you at the meeting. If you have any questions, please feel free to call.

Sincerely,

Marilee Giles

Marilee Giles District Manager



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, March 10, 2025 at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Michael Steiner Chairman

Sherrie Mifsud Vice Chairperson
Julie Arnau Assistant Secretary
Gerald Bowen Assistant Secretary

Eric Marx Appointed as 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

Carl Eldred *by phone* Counsel from Stearns Weaver Miller

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Shawn Bland

Ms. Giles stated they received a resignation letter from Supervisor Shawn Bland. Unless there are any comments or questions about his resignation letter, I will ask for a motion to accept it.

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor Accepting the Resignation of Shawn Bland was approved.

B. Consideration of Appointing a New Supervisor to Fill the Vacancy (11/2026)

Ms. Giles stated that item B is consideration of appointing a new supervisor to fill that vacancy. Just as a reminder, this District has a policy in place of how to fill the vacancy. I emailed that to you a couple weeks ago. There are four things you can do. One, candidates can be nominated by the Board members to fill the vacancy. Any resident of the District can express their desire to be considered. The Board can formally post a notice of vacancy to widen its search. Or lastly the seat can remain vacant. That's up to the Board, this is open for Board discussion of how you want to fill that vacancy. We did receive one resume from a resident named Eric Marx. Eric is here in the audience and you have his resume. This is open for Board discussion at this time.

Ms. Mifsud nominated Mr. Marx to fill the vacancy. I'm familiar with Mr. Marx. He's lived in the community for almost 10 years.

Mr. Marx stated eight and a half years.

Ms. Mifsud stated Mr. Marx has been involved with HOA meetings, attending them. He's familiar with CDD procedural versus HOA procedural. I think he would be an asset to the Board.

Ms. Arnau stated I thought Mr. Marx's resume was great.

Mr. Steiner stated my standpoint is that we have somebody that is interested in joining the Board. I'm not sure the last time we ever got anybody to actually come in when we did a posting advertising the vacancy. If nobody has any objections to the resume that we've got and don't see a problem in that, from my standpoint I feel it would be good just to go ahead with the nomination.

On MOTION by Ms. Mifsud seconded by Mr. Steiner with all in favor Appointing Eric Marx to Fill the Vacancy (11/2026) was approved.

C. Oath of Office for Newly Appointed Supervisor

Ms. Giles administered the oath of office to Mr. Eric Marx. Ms. Giles stated that Mr. Marx is now a government official in the state of Florida. As a government official, you are

subject to comply by the Sunshine Law, if any business is to be discussed about Middle Village CDD, you can talk to anyone, but you may only speak to the other Supervisors in a publicly noticed meeting such as this one. Outside of the meetings you can talk about sports, kids, vacations, whatever, but if it's a matter that's going to come before the Board, a CDD matter, it has to be in a meeting such as this. You are subject to Florida's public records law, meaning any document you may acquire or generate pertaining to the District is subject to public records requests. Mike, is there anything else you want to go over with him?

Mr. Eckert stated what usually works the best is if you and I can have a follow up phone call either later this week or sometime next week. I can give you an idea of what the District is dealing with in terms of issues that are pending and then also go into more depth on the Sunshine Law, public records law, and the Code of Ethics as it relates to conflicts of interest. That would be my suggestion.

D. Consideration of Resolution 2025-02, Designating Officers

Ms. Giles stated item D on the agenda is consideration of Resolution 2025-02. This resolution is to add Eric Marx as an officer of the District. The current slate of officers is Mike Steiner as the Chairman, Sherrie Mifsud as the Vice Chair, Julie, Gerald, and now Eric as Assistant Secretaries. Unless there are any changes, I would look for a motion to adopt Resolution 2025-02.

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor Resolution 2025-02, Designating Officers adding Eric Marx as an Assistant Secretary was approved.

FOURTH ORDER OF BUSINESS

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

Ms. Giles stated item four on the agenda is approval of the consent agenda Items. On page 17 are the minutes from the February 10, 2025 meeting. Unless there are any corrections or changes, I would look for a motion to approve those.

On MOTION by Ms. Mifsud seconded by Mr. Steiner with all in favor the minutes of the February 10, 2025 meeting were approved as presented.

Ms. Giles stated on page 52 are your financial statements as of January 31, 2025, followed by your assessment receipt schedules on page 64 showing we are 95% collected. Then on page 66 is your check register. It's a big one, it totals \$1,553,381.87. It's for February 2025. This check register is much higher than normal. If you look in there, you'll see that the FY25 debt service assessment was paid to Hancock Whitney Bank. It's a little higher than normal, but I see no unusual variances with that. Jay and I wanted to point out that he did have an emergency purchase. It in the capital reserve fund, it was for \$13,400 to Titos. It was for Titos for the wood repair as they were working on painting. Anything to add to that, Jay?

Mr. Soriano stated yes, this was extra. This was not part of the actual painting contract.

Ms. Giles stated unless there are any comments or questions about the check register, I just look for a motion to approve it.

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

FIFTH ORDER OF BUSINESS

Discussion of Draft Assessment Methodology

Ms. Giles stated included in the agenda is that Supplemental O&M assessment methodology for the change that we've been talking about to Table 7, which is parks and aquatics. This change reflects on multifamily high-density aquatics from the .70 to a 1. Then on Table 8, which is the very last table, you'll see the difference that the change made using the FY25 budget. On the very back there, it says updated gross per unit. That's the change if we were in FY25. Using FY25 budget numbers, that's the difference it made. It's the same difference we talked about at the last meeting. Mr. Chairman, she did go through here and update the product types from what they were back in 2012 in the last assessment methodology. This is the Board's opportunity to have more discussion on this. I don't need a motion or anything tonight. We talked about having the public hearing during budget adoption. Your budget adoption is August 18, 2025. We would notice this as we do the budget in the paper and then we would have two public

hearings, this one being the first one to offer the residents the opportunity to talk about it and then you would make a vote to adopt it.

Mr. Eckert asked that this be included in the agenda when we approve the budget in May or June, whichever that's going to be. They will approve it at that time for notice purposes and then we'll get the notices together and send them out. We'll try to put it in the exact same notice, we will say we're going to have two public hearings, one to change the methodology and the other one is to adopt the budget. If you have an increase in assessments, that will be a third public hearing.

Mr. Steiner stated using the 2025 budget figures, the only area that there was any impact was on the high-density multifamily aquatic.

Mr. Eckert stated yes, they went up and everybody else would go down.

Mr. Steiner stated I just wanted to make sure that that's what we were looking at and that was the intent, to bring everybody more aligned with usage and access.

Mr. Eckert stated that is correct.

Ms. Giles stated that staff will add that item to the June agenda as District counsel recommended.

SIXTH ORDER OF BUSINESS

Discussion of Termination of Interlocal Agreement with South Village CDD

Ms. Giles stated the next item is termination of Interlocal Agreement with South Village CDD. Carl, are you on the line?

Mr. Eldred stated he is on the line.

Mr. Steiner asked if Mr. Eldred would go over what we had discussed. Basically, we had gone with two questions. One had to deal with whether or not there was any requirements out there for Middle Village to continue maintenance of Clay County area on Oak Leaf Plantation Parkway. The other question had to do with were there any legal issues that the Board needed to be aware of when considering the South Village letter? If you would explain a little bit about that.

Mr. Eldred stated I'm Carl Eldred and I was asked to look at the Interlocal Agreement and the South Village termination of that agreement. In particular, the Chairman asked me to answer those two questions that he just posed. I'll start with the first one, which is whether there is an obligation for the Middle Village CDD to continue maintaining certain landscaping along

Oakleaf Plantation. It's my understanding, based upon correspondence between District staff and the county staff that there is no separate obligation for the District to continue maintaining that landscaping. If the District no longer wanted to maintain that landscaping, that it may essentially allow the county or ask the county to take over that responsibility. The second question relates to the legal options that are available to the District in light of the termination letter that was received back in November of last year. I took a look at the interlocal agreement, which, as you recall, provides the South Village CDD to pay \$36,000 each year towards the costs associated with the landscaping and maintenance of the landscaping along Oakleaf Plantation. In the letter, South Village basically took the position that it was going to terminate the agreement and that it would make payment for the current fiscal year. Then after that payment, they would cease making any payments or performing under the interlocal agreement, again taking the position that they are terminating the agreement. We did receive the payment for this fiscal year. The question is, can South Village unilaterally terminate the interlocal agreement? After taking a look at the agreement, I've concluded that there is no ability under the specific terms of the agreement to terminate it unilaterally. There is no termination provision. Absence of a claim of a breach by the Middle Village District, South Village really doesn't have the legal right to unilaterally terminate the agreement. The Board has sat with the termination letter and certainly then can evaluate its options. One of those options would be to pursue legal remedies and file a lawsuit against South Village CDD claiming breach of contract and seeking specific performance of the agreement. That would include litigation and the costs associated with it. Another option would be simply to take the termination letter under consideration. There is no requirement for the District to take any formal action in relation to the termination letter. If the Board wanted to consider other options for maintaining the landscaping and taking over that responsibility of those costs itself, you could certainly do so without taking any further action. As I mentioned at the beginning, you could ask the county to take over that responsibility. In essence, the Board wouldn't have to take any formal action or response to the termination letter. It could sit there and frankly, the District would have up to 5 years from November 21, 2024 to bring any type of legal action if it so chose. Those are the basic options. One is essentially just proceed recognizing that South Village is no longer going to make the annual payment, or two, pursue legal action against South Village. I'll be happy to take any questions if the Board has any.

Mr. Steiner stated basically what this would allow the Board to do is in the event that there's a large amount of discontent with the condition of the parkway by South Village residents, this Board could go ahead and get funds from South Village to bring it back up to its current state. It doesn't levy that requirement fully on Middle Village, if we let the letter just sit.

Mr. Eldred stated I think what you are acknowledging is the fact that we really don't have to take any formal action or provide a formal response to the termination letter. If the Board in the future wants to pursue any action against South Village and try to seek specific performance and continue to receive the annual payment each year, then the Board could evaluate its legal options and potentially file a lawsuit seeking specific performance in the future. Again, there's no need to take any formal decisions or formal action at this time. As I understand it from my conversations with the Chairman, the Board has been considering alternatives in light of South Village's position, and certainly the District can continue to evaluate those options without taking any formal action or providing any response to or even acknowledging South Village's position.

Mr. Marx asked did South Village actually say there's anything they disliked about what we were doing?

Mr. Steiner stated no, not to my knowledge. This was strictly a funding issue. They didn't see why they should have to pay when none of the other communities are paying into that landscaping through them. The property is all Clay County owned. It's been deeded over to Clay County. We do it because that's what we've always done. But in today's environment in order to keep things in check, they simply went ahead pointed out that it might be something that we want to look at to offset the loss of any funds from South Village. I believe Jay has something along with our landscaper later in this meeting to show what we are currently having to pay for and where the responsibility is. The quality of landscaping that we anticipate seeing from Clay County will not be to the standards that have been there. They don't cut as much. This is all centered around more than just Oakleaf Plantation Parkway. Oakleaf Plantation Parkway spans multi counties. It's going into Duval when you get up by Arbor Mills. So you're going to have a division line there anyway. One of the things that can be done is the entrance ways, some of our communities pay their maintenance on the entrance ways to beautify the access points of their community. Not all of them do that though. These are things that we're trying to isolate, where things are being paid for benefit all of the residents of this general area be it South Village or the new community going across the road down here, Double Branch community. There's supposed

to be additional building coming up across from down where the nursing home is. There's a large development being planned back up in that way, and that's all going to impact us.

Mr. Bowen asked if we don't come with an agreement with them and for some reason we terminate the enhanced improvements, would South Village have any recourse to come back to us and say, hey just because we haven't paid you, you still haven't lived up to your agreement?

Mr. Eldred stated no, there's no separate requirement for the Middle Village to actually maintain the areas in question. Back in 2004, there was an agreement between the two Districts to share the costs in performing that landscaping maintenance. When South Village terminates that agreement, there is no separate or independent requirement that I'm aware of for the Middle Village District to maintain that landscape. So no, South Village wouldn't have recourse against Middle Village.

Mr. Steiner stated we will just go ahead and maintain status quo with what we've got without taking any action on the letter other than stating we received it.

Mr. Eldred stated you don't even have to do that. At this point, the Board can continue to consider its options in relation to the landscaping and carry those out as it wishes. Ultimately, if the Board does decide that it wants to seek recourse against South Village for the termination of the agreement, then we would just need the Board to provide direction to me to perform that analysis and present a complaint or the formal action for the Board to consider. Absent the Board wanting to take formal legal action at this point, I don't believe that the Board needs to take any other action other than continue to evaluate its options for addressing the landscaping.

Mr. Steiner stated we will just continue to explore our options. Covering the enhanced landscape is only that short area. The map here goes to show just what all areas we're looking at, and all of that in green is basically Clay County deeded roadway and medians. We're doing the grass cutting and mowing without any contribution from them. I've guided the Board to take an approach that if we don't own it, we shouldn't be maintaining it. We can assist in getting that done if somebody wants to contribute to making their entrance way very nice, which is what South Village has said. They were going to continue to do the enhanced landscaping for their area and turning into Eagle Landing. We're not restricting that. We're just simply putting a cap on some of the areas that we handle.

Mr. Soriano stated right now, this is our current contracted areas. All the green on the map we maintain in some form or fashion. We water it, we cut the grass there. If you go to the

north end, you see the line where it changes to Duval County, that's Jacksonville. That's up by Arbor Mill. That is right where Clay County put their new sign last year that says, "Welcome to Clay County." As you come in, that's the line there. As you travel south, you see our roundabout and our quadrants, and then that's where Plantation Oaks cuts across and goes over to our other District. We cut both sides and we do that for both those major roads. We do go inside some of the single-family neighborhoods, but this discussion was just for the big major roads because that's what you see as you drive up and down here. These are the two major roads, Oakleaf Plantation Parkway and Plantation Oaks. You see our green there, when you flip to the next page those little areas of red mark is all that the District actually owns. So probably about 30% of that roadway. As you see in many areas, we own a little section, but it's only one side. That's also where this becomes kind of hard for this exercise to say, well maybe we should maintain what's not ours. Because when you look at it, it's a section of roadway. We may actually own a section, and then it stops for about 100 feet, and then we own another section. If you look over on Plantation Oaks Boulevard there, right in front of the schools for instance, Briar Oaks, if you were coming into Briar Oaks entry, where their gate is we own one side next to the sidewalk. We don't own the other side. They are actually owners up to the right of way for their property, yet we maintain the whole road. That's the way it happens pretty much everywhere through Oakleaf. We handle both sides up and down, even though we don't own that area. It's only the red that we actually have ownership. You have ownership in a sliver grass there. So most spots, it might be about 15 to 20 feet wide. That's where we put the white vinyl fences and things like that or we planted the paper pine trees that grow up and kind of make a border wall. That's what you actually own as you get closer to the sidewalk.

Mr. Marx asked do we manage all of the trees and grass cutting in front of all the schools?

Mr. Soriano stated we handle the grass cutting, not the trees. The trees are actually theirs. We planted them, but they cut them last year, the high school. So all those magnolias and the little oaks that are out there, they hacked them pretty good. They did a decent job. They made them look better than what Duval did at the north end a couple years ago. But we planted all those trees and it's on their property. That's actually what has happened over the years. The District does things like plants trees or does enhanced landscaping or even installs fence lines

and we do it on somebody else's property. We kind of said, well, then we'll help maintain it even though there's no ownership there.

Mr. Marx stated when Oakleaf was built, there were only two schools. Now, all of these, Eagle Landing, all the other communities that are coming in, are going to take advantage of the schools and the condition we essentially leave them in. Just wondering if there's any way we can get the other communities around us to chip in at least a little bit to try to cover the difference to keep the schools looking nice.

Mr. Soriano stated the schools have their own school District funds and they do vote on that. If you guys recall, a year ago we had an increase in our property taxes for Clay County schools. They handle farther in; we just deal with where the sidewalk of grass is. As far as getting other neighborhoods, there's not really a way to force them. We can ask them, but I don't know how well that'll work out. It's different when we have CDDs and we have the ability to do an interlocal like this, and it almost ties them together. We can't do that with HOAs. Correct, Mike?

Mr. Eckert stated we can have an agreement with an HOA, but we can't compel them to enter into it.

Mr. Soriano stated that's the bigger problem we have here, we do have a lot more HOAs that popped up on this road. That may not have been the original plan, but then we also have a lot of commercial areas. Some of the commercial areas are not ours either. We do have some that fall under the District assessments, some do not.

Mr. Soriano stated this map was created so you can visualize and see what areas we are maintaining right now compared to what is actually ours on those main roads. I didn't direct Chalon to go in yet and start pulling apart how much it would cost to drop those out until we have better direction from the Board, because that would be a lot of work. Like I said, just on the main road you're talking less than half of that, probably 40%, maybe even 30%, if we actually measured that out. So that does make a big difference.

Mr. Steiner stated we have gone into an agreement with Trinity Church, and one of the things there is they've taken over the maintenance of that area right in front of the church and around the church, because they wanted to go ahead and have more enhanced landscaping than even we would provide. If you go by there, it was bright green. and I'm waiting for folks to start coming in here saying, well why doesn't the rest of our community look like that. Now, Clay

County came in and took care of putting the landscape in there by the Clay County sign, if I'm correct.

Mr. Soriano stated no, we still did all the landscaping. They just put the sign in.

Ms. Mifsud asked for the irrigation on Parkway East, you said previously that's our irrigation?

Mr. Soriano stated all the irrigation on these roads on both sides, whether you own it or not, that is all your irrigation.

Ms. Mifsud stated even if we stop cutting it, we're still paying as far as the irrigation goes? There's still costs and burden.

Mr. Soriano stated that's right. We do have zones. So you could shut off certain zones, but not everywhere. We don't have it set up everywhere because the plan was ultimately to take care of both sides everywhere up and down these major roads. Those zones weren't set up perfectly to where I could shut off right where our property ends and then pick up again afterwards. There are some areas though, like if you look that northern part from the clock tower to the Duval line there, we only own a small part. It's next to a pond and a preserve area. Pretty much that whole road, we could turn that zone off. I have the ability. We have a well up there and valves to shut that whole road down. We don't really water the condos. I haven't directed the landscape company to do too much more until we have the direction of what we're going to do, because that can make a big difference on how things look and the response we get from residents.

Ms. Mifsud asked if we don't irrigate it, Clay County is not going to irrigate it?

Mr. Soriano stated no, they'll never take care of irrigation anywhere. So even if you can get them to deal with cutting the grass, which I said before is a little harder, they do have the responsibility of cutting the right of ways, but there's not really a count or a time involved. There's nothing that says they're going to come out, once a month, beginning of the month or anything like that. They may come once every three months. The one thing they've already told us for many places, they don't deal with irrigation at all unless it's a new install, just so they can get plants growing and things like that. They don't deal with the irrigation. They plant bahia everywhere for that reason.

Mr. Steiner stated with the irrigation; the grass is going to probably grow more. They only cut a limited number of times. They'll do it three times a year. Well, can we come in in

between with some additional cuts? Do you have an objection? Rather than doing all of the work ourselves. The other thing is with the communities, if they want to go ahead and take over the maintenance, but they're not as big a residential area to where they can go ahead and pay high prices. We have the luxury of economy of scale that we could possibly work out an agreement to let our landscaper cut it with them paying for that service. We have a large contract which gives us better buying power and negotiating power than any of the communities. Their work would be billed to them or however, rather than having to do it themselves at a higher cost. I don't know if they can, but I'm just opening it up for ideas of how we can possibly work around it. The big thing is the irrigation. The wells are on. The wells themselves are on Clay County property.

Mr. Soriano stated for the wells; we have an easement where we install the well. Even though it sits mostly on their right of way or even an easement in private property. We have one over by the doctor's office. If somebody buys that up, that's going to be their property. But we have an easement there for that well and that will stay all ours.

Mr. Steiner stated we are trying to get feedback on other ways that we can approach this rather than just simply coming in and doing it ourselves. You've got the fire station up there. They're the ones that do all the way to the road, right?

Ms. Suchsland stated they go to the sidewalk. We do the sidewalk to the curb.

Mr. Steiner stated from that standpoint; they're already doing some of the property. They're just not going to do it to the same level that we've been doing it in the past. We're now getting a lot more traffic through here. Traction levels are going to go start going up. It never seems to fail. This is what we were looking at to offset that \$36,000. It may not take much to do that. We can work around some of these ideas of how we've always done, it doesn't make it what we should be doing.

Mr. Marx stated I don't know what \$36,000 means when it comes to our landscaping budget. It doesn't have any perspective for me. Does anyone?

Mr. Soriano stated our budget is about a half a million a year.

Mr. Marx stated so we're talking less than 1%.

Mr. Steiner stated but can we trim our budget to go ahead and offset that?

Ms. Giles stated this is for Board discussion, you're not going to solve it tonight. Mr. Chairman, if you'd like for the next agenda, I can rephrase this agenda item maybe just so that the Board can continue this discussion. You approve your budget in June and adopt it in August.

We can make changes all the way up until the adoption. Whatever we approve in June, we can't go higher than that, but we can go lower and make changes when we adopt. I think ultimately that would be the goal is some type of consideration going into the budget, if you're just going to continue with this cost as is and staff figure out what lines we can lower or maybe to come up with the \$36k.

Mr. Steiner stated we have this year's budget taken of and that's why we were waiting on the check and everything else. So we have time to work this.

Ms. Giles stated yes, we do, but that's how this fits into the bigger picture. Your 2026 budget is coming up and if they're not going to pay, then we'll have that lawsuit potentially but where are we going to absorb \$36,000 from. From our own budget or are we going to stop mowing all these areas and decrease our agreement with landscaping?

Mr. Bowen asked can we get a cost breakdown if we cut out certain areas?

Mr. Soriano stated yes, but they would need a little detail and direction from the Board. That will take a lot of work for them to figure out because we're also asking them to take a cut in a long-standing contract. They have to measure it out and figure out what areas they conduct for that \$36,000. It would be somewhere along those areas that you guys don't own, but we would just have to figure out how so that it still looks good. When you look at the things like the overall number, it's not a big area. If we were to cut out a lot of those areas, we could come up with \$36,000. But like I said making it look good and correct is the harder part.

Mr. Marx stated if we only need to get 1% back. Even if we threaten to eliminate taking care of any of the areas in front of the schools, which the county would have to take care of anyway, since they're already over there taking care of the schools. We ask the communities around us to say if you want us to continue doing it, you're going to have to chip in the money for it. Because they're all shared resources. They all use the same schools so they all have a vested interest in making them look good. If they don't want to, then we just let them go to the county and we continue to maintain the other things. It depends if that's going to make up the 1% shortfall.

Mr. Soriano stated just like the fire department, at the schools they cut up to the sidewalk. We handle that section in between from the sidewalk to the roadway, which is county right of way, we handle that. So those areas, that's still a good amount of area, but I don't know that it would add up to \$36,000. I don't know that we'd be able to do that on this side with Discovery

Oaks, but on that road we could because on that road, basically the school zones are one right behind each other. This one here is probably mixed in with the zones. I don't know that I'd be able to shut it off without shutting off Hamilton Glen. So it might be a little tougher, but we can look at those things. I think you would need a couple more areas like that to be able to add up to the \$36,000.

Mr. Bowen asked Jay, do we own that area where all the cars park for the school when they're picking up their kids?

Mr. Soriano stated if they pull onto the other side of the sidewalk that's ours. That big section between the sidewalk, and that's a wide sidewalk over there too, so a lot of times they're on the sidewalk and then from the sidewalk to the asphalt that's all county right of way. So we maintain it, but we don't own it. That's one I've complained to the county about lots of times. I've even asked them if there's a way to fix that because it damages our grass and they don't come out and stop. Last year I even reported to you guys that the principal and the sheriff's office got into an argument out there trying to kick people off the property so they wouldn't pull up there. But we don't actually own it, so we also don't have any real authority over those spots. We just cut the grass and water and pick up the trash.

Ms. Giles stated we'll keep this on the agenda going forward to give the Board time to discuss it.

Mr. Soriano stated I like the fact that we discussed it, we have a map. I don't think most residents actually know what we do most of the time. We get that same comment, kind of like what Mike said, we've just always done it. The District tends to take care of a lot of things that are not truly its responsibility and we just always paid for it. It's not always a good thing.

Mr. Steiner stated I'm sure Arbor Mill enjoys the fact that there's a bunch of flowers in front of there and they're ready to put out directly in front of them.

Mr. Soriano stated we've worked with them to help to do the beds right when they turn in. Not the ones that you see on the road coming down, but as you turn in. Because a long time ago when this was DTD, we did all the beds up there. They did kind of take over, and then they went back and forth and argued with us one side and not the other. Now do they do both sides? They do one side now, again, which is always tough because if they pick different flowers than we do, that kind of goes back and forth depending on what landscape contractor they have. But we have worked with them a bit, sometimes they are willing to work with us, not all the time.

Mr. Marx stated again, if we're looking at a budget shortfall, we've decided to just stop doing them all together. They want to chip it in so it keeps happening for a standard, they may want to do the same because if we stop doing anything around the roundabout, they're going to probably not like that either. I think we should at least discuss it with them before we just choose to just stop decorating everything.

Mr. Steiner stated we are an aging community. The costs on this building alone with replacing roof, these are things that we have to maintain. The pools, people wanting them heated, people wanting all these things going on, and all those expenses come out of recreation and operations. We've got to look at those areas where something's got to give. We can't keep up. You saw how much it costs for some of the items for the paint job that we had on this building. Every little bit hurts and we're trying to look at those things that we have a requirement for. It is something that we are fiduciarily charged to maintain, this building, the pools, the playgrounds. These playground costs are outrageous. It's not just the landscaping on the highway. It is all those other things that make this community.

SEVENTH ORDER OF BUSINESS

Consideration of Amended and Restated Maintenance License Agreement with Trinity Baptist Church of Jacksonville, Inc.

Ms. Giles stated this is consideration of amended and restated maintenance license agreement with Trinity Baptist Church.

Mr. Eckert stated there's a map on page 208 of the agenda. From a historical perspective, the District and the Trinity Baptist Church came up with an agreement basically saying you can come on my property to maintain some landscaping and then we can come on your property. It was like a reciprocal license agreement where we could both go on each other's property because the landscape beds kind of overlap a little bit and the parking lots overlap. At the time we came up with that agreement, we owned part of Plantation Oaks Boulevard. When I recognized that we own part of that road, I came to the Board and said, we don't want to own that road. We talked to the county and the county was agreeable to taking over that road because they owned every other piece of Plantation Oaks Boulevard except for that one segment in front of the church. When we entered into the agreement, we owned it. Now that the county owns it, we can't be making assurances to the church like yes, you can come on county land to do X, Y, and Z, because we

don't own it anymore. Really this is a housekeeping measure that allows the CDD to go on the church property, which is just little slivers that we maintain that go through flower beds. It allows the CDD to go on the property and do that work, but it doesn't allow them to come on our property since we don't own anything anymore. So we took that out. Whatever they want to work out with the county, if they need to, they can deal with that. The reason I have not talked to the church about that is I want to be able to present it to the church and say, hey, we don't own it anymore therefore we can't keep giving you permission over something we don't own, but if you want us to be able to maintain the little slivers that are on your property that we have been traditionally, we would need to enter into this new agreement. If you aren't going to enter into this. This new agreement, then at that point in time, I would just say, let's exercise our termination notice of 30 days termination for the license agreement period and move on. Then we probably wouldn't want to be maintaining whatever the little slivers are in their flower bed. This is really a cleanup item by virtue of the fact that we transferred that property to county and we no longer have any control over it.

Mr. Eckert suggested approving the agreement and authorizing staff to transmit the agreement to the church. In the event the church does not respond within 30 days, then we bring it back to the Board and ask the Board if you want to terminate the one that we have that's existing, which will be my recommendation at that point in time.

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor Approving the Amended and Restated Maintenance License Agreement with Trinity Baptist Church of Jacksonville, Inc. and Authorizing Staff to Transmit it to the Church, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Request to Encroach on a Drainage Easement for Pool Construction

Ms. Giles stated the next item is consideration of request to encroach on a drainage easement for pool construction.

Mr. Steiner asked if this has come to us before?

Mr. Soriano stated when this resident did his initial research with the county, the county didn't have record of it being ours. The easement was still in AFI's hand. That's why you'll see on

this, not just us, but Hudson companies who was over AFI was named in there. This got sent to them also.

Mr. Eckert stated I've reviewed this just enough to know marginally where we stand on this. Basically, the letter says there's three entities out there that may be in control of this easement. Give us what we want or we'll take legal action, even though we don't even know who is in control of the easement. In this letter there's a lot of confusion between the platted easement and the easement that is contained in the HOA documents, which are two totally different easements. They are treating them exactly the same in this letter which is a mistake. We did get a contact from the Water Management District that wanted to have a conversation because they were concerned about releasing this easement because it may be part of the permanent stormwater management plan. It's not uncommon in communities to have houses when they butt up against each other to have drainage swales that go the length of that fence and that line, and typically that's going to be something that's permitted through the Water Management District. Of course the Water Management District, if it's part of their permit, it was there for a reason and they don't want people encroaching in it and building a pool because that could displace water on the neighbors or not let the water flow past that particular house. We're going to have a conversation with the Water Management District. I think they gave us 10 days to respond and that was February 19th and we're at March 10th. So at this point in time, I would suggest letting us talk to the Water Management District. We were not given the easement on the plat and we were not given the easement when we took an assignment of a bunch of responsibilities from the developer for a stormwater management pond. Other than the fact that we are the permittee under the Water Management District permit, I don't know where we have a dog in this fight. It doesn't mean there couldn't be some assignment out there that I haven't seen because I haven't ordered title work on it but at this point in time let me talk to the Water Management District and I'll come back to the Board at the next meeting. I don't plan on engaging; I've never really thought it's a great idea to send a threatening letter before picking up the phone and saying hey can I talk to you about an issue that we're trying to resolve? I didn't get that call.

Mr. Eckert stated it would not be common for the District to be given this easement. Typically it would be given to an HOA by the developer, that is usually how it would go. The CDD typically wouldn't get involved in private easements between two lots unless we had a storm pipe through there. I don't think we do in this particular instance.

Mr. Soriano stated I went out that was first thing that happened when the gentleman showed up in the meeting here before. I went out to look at that, there's not a pipe or cover. This is an area that, as Mike said, it's a bunch of houses back up to each other, such as a swale running through a completely surrounded island. The road goes around all of these houses so there's no common ground. There's also no way to get back and see any issues with the easement is my main concern. It's just the back of everybody's yard. That was the only odd part to me that you know would be ours because of something like that. There's no way for anybody to get to it other than private homeowners.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated I talked to you before about sovereign immunity, I don't think I need to revisit that. We'll have to see how that shakes out. There was a bill filed that could actually save the District money, that's the first time I've reported on that in a few years. They might let us do publication on our website of all our notices. For instance, our publish notice when we raise assessments and things like that can be in the thousands of dollars. We publish notice for each one of our meetings. We publish notice for when we need to get an auditor or do a request for proposals for landscaping or stormwater manager or something like that. If that were to pass the Florida legislature, that would have a significant impact on our budget, because posting on our website doesn't really cost anything. We'll keep an eye on that, and certainly anything we can do to help push that one along, we will.

Mr. Steiner asked is there any further interest in our credits?

Mr. Eckert stated I talked to the broker, right before or right after your last meeting. She seemed encouraged on some of the discussions she's had. I'll reach out to her again, and then I can just report to the Board by email what she says. You don't have to wait 30 days for that.

B. District Engineer

Ms. Giles stated I did talk to Mike Silverstein earlier. He didn't have anything for the Board. To be good stewards of the funds in his time, we just asked to go over the agenda ahead of time and if he doesn't have anything and we don't have anything, we ask him to not attend.

C. District Manager

There being nothing to report, the next item followed.

D. Operations Manager

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

Mr. Soriano stated we are getting ready to start spring break. The kids get out the Friday after Friday, they're off for a week and then also the Monday following that. So we'll go from this next Friday all the way up to the 24th. At that time, we are fully staffed like this is a summer facility. Unfortunately, the weather is not always the greatest, but we do always plan on having it open and fully staffed. With the slides running, it can sometimes be a bit wasteful but this is a good chance to train and also get the residents into the habit of what's supposed to happen, how they check in, how they use the facilities, things like that. It is always funny now people forget in the winter what they're supposed to be doing when they're here. After spring break we kind of shut back down. April, we go weekends. By the time we get to May, we get to a more fully open type of facility. Coming up, we do have some events. So with spring break, we also have a movie over here over at your sister District. Friday night there will be a movie on the green. Coming into April, you have your garage sale. We have our virtual egg hunt and the first dive in. We actually started these a month early this year so that we could try to put in one more movie at the pools. There are three that were on that schedule over the Double Branch side just because they tend to get a little more participation than we do when we do the dive ins here. It's a bigger pool; we just don't get the turnout the same way that they did over there. We do have three over there and you have two here, but we start there in April.

Mr. Soriano stated I want to update you guys on some of these maintenance items. We'll be starting some of the playground repairs. Mike had mentioned that earlier this month. We originally wanted to start last month, but we were also working on some playground items over at Double Branch. Because of weather, we kept getting pushed off. We're still getting some nasty weather, but it's not as bad. Just a little windy. But it's the cold and the rain that makes it hard to deal with concrete when we're working with the units. Hopefully we're past most of that and we can get to that this month. To update you guys on the fire system, I did finally get one of our other written proposals and that is in front of you. I am still waiting unless anybody has any objections, I'm going to be waiting a little longer on Bender Modeling and IMC, they are supposed to come out and tour the property. There are two other fire system repair and oversight

companies that are licensed in the state. This right here is the company that used to be W.W. Gay. They are pretty large and they handle this type of work everywhere. They were at \$11,000, a little higher than what they quoted me verbally when they were out here. Our contractor was at \$18,000. So this is much better. This is still a little bit above my amount. If it was under the 10k, I just would have moved forward because I don't want to wait too much longer. I'm hoping one of the other two may come in at below the \$10k. If that happens, I will move forward automatically with one of those. Right now, these guys would actually be my preferred over the contractor just because of the price it is for the same amount of heads and the same labor. That would be something I would still give to Mike this proposal here so that we could work up our normal agreement through the law firm and then work with signs to go ahead and start the work.

Mr. Steiner stated the only question I would have dealing with the waiting is this is a fire issue. We're not at any risk getting on the wrong side of the fire marshal.

Mr. Soriano stated no, not at the moment. He already knows about them because they've been reported before. They've been on our quarterly reports to be replaced. He hasn't contacted and said, hey are you guys replacing these in the next month or anything like that. They still work; that's not the concern. It's that we do have to get them updated.

Mr. Soriano stated unless there's questions on some of the other maintenance items listed on there, that was it for me. I did have one thing I wanted to show you guys. I don't have a quote or proposal on yet, but this is something I am going to have to work on this next month. I do have a pool repair that's going to come up. This is your rather large filter tank that handles your slide pool. The image you see there is the big tank that holds our motor for the slide pool. It is a 25-horsepower motor. It's very large. That tank is about five and a half feet deep. You see that little ladder that climbs into it. My problem right now, there's actually a couple there. I circled the two major problems which are the old valves. Right now I'm having problems with my aquatic's director being able to help do work to clean because these are getting so old and hard to open that I have to replace them. We use in house cleaning. So all the staff that clean pool is hired by the District. We don't have another company that comes in like Porterfield Pool or anybody like that Pinch a Penny. We do everything in house because it's much more cost effective. We also have around the clock service. If there's a problem and the pool gets dirty during a storm. My lifeguards are here. There's many of them that are trained to do this work. However, when the equipment gets to be like this and they can't work on it, I have to be able to

update it. These valves are very expensive and the work to take them out, you have to take all this piping apart. I am also going to address the motor. Below that you can't really see it in the picture, there is another valve that's hooked to the motor. A few years ago I reported to this Board that during one of our hard freezes, it's kind of rare we ever have issues with freezing, but we did get a crack in our valve. This is a big 10-inch flange and the plastic just cracked. Now it's in place and it's held in place by these big bolts. You can see they're the same flanges and valves that are on those red handles that you see there that are circled. It's still held in place by these big 10-inch bolts but the fact that it is cracked, it will eventually move and it will start to leak. If it leaks inside that tank, you drown your motor. It's a very expensive motor. We've been lucky. I check it every year and I constantly climb down in that tank to see if that pipe is leaking at all. We haven't had a case yet, but I would like to get it fixed. If I'm going to fix these handles, I might as well fix everything. To pull that big 25 horsepower out takes a lot of work. They have to bring in a device to help lift the motor up out of the ground, set it to the side. You have to actually kind of rebuild the motor when you do that, you take a new seal and shaft sleeve every time you do that and put that back in position to put the motor back in. Then they'll replace all these valves. So this, this job could easily be close to \$10k just to fix these couple handles and valves. I don't have a written proposal yet. Blue Solutions, who's doing a lot of our work lately, they were out last week to look at this. I purchased the valves because if they purchase the valves, they're going to be closer to about \$800. I was able to purchase the valves for closer to \$300, so I save a few hundred bucks every time I do things like that. It adds up. But I still have no way to get around the labor. That's the biggest thing. When I have a proposal, I'll bring it. If it's above the \$10k, it is something I will need you guys to consider discussing and approve. But if it's under the \$10k, I will be just moving forward.

Mr. Steiner asked if this will be a time-consuming job.

Mr. Soriano stated it would be a few days. I already told them as soon as he gets me a proposal, the job we're going to do. But I did let them know Clay County spring break is coming up so we're not looking to start the job until after the kids go back to school.

Mr. Steiner asked how much time do you have before it opens officially?

Mr. Soriano stated after that, we have quite a bit of time. We have about a week and a half left in March. In April, we're only open the weekends. So I would have two weeks before that first weekend that we're open.

- Mr. Steiner stated that would be my only concern is that we're not in the middle of shutting down the slide and pool when we could have done it earlier.
 - Mr. Marx asked if staff usually opens the box and closes the valves?
- Mr. Soriano stated yes, we do have CPOs which are certified. They go through training to deal with the pools, clean, and deal with all the equipment. And then we also train our lifeguards and our managers to deal with all this stuff.
 - Mr. Marx asked if that electrical box usually unsealed?
 - Mr. Soriano stated no, that's one that we had to take off to check for that motor.
 - Mr. Marx asked how are people reaching in there?
- Mr. Soriano stated over the years, one of the things we've done is, they don't climb down in that box in a normal day, the only thing they do is reach down and turn the valves. Unless we're doing something with a motor, there's no reason to climb down to that five-foot pitch. But even then. To address your concern, I don't even like them touching breakers. Almost every motor we have has what's called a BFP on it now, and they are push button computer control so that they don't have to mess with breakers or anything like that and electrical wires. Everything is turned on and off, we can even reset when we have electrical issues through that computer.
 - Ms. Mifsud asked Jay, what's going on with the repaired to the tower.
- Mr. Soriano stated he sent the county right of way coordinator an email this last week. I did the right of way permit and that was all they asked me for. They put Mike in touch with Courtney Grimm, who he already worked with quite a bit so that we could get some kind of paperwork that would absolve us from any liability for working on their right of way. The plan was we would pay for everything, but I did have to go through the permitting process. We are still sitting around waiting for them. I actually drove by there today to take a picture. I haven't been over there in a while to look at it, but it almost looks like it's leaning even more. I want to send them a picture and kind of say, hey, I think you guys need to hurry up.

TENTH ORDER OF BUSINESS Audience Comments / Supervisor Requests

Resident (Sharon Fellows, Briar Oaks) stated the issue that we mostly came forward is the issue of motorized and electric vehicles on the walkway. It has created some major disturbances, people coming close to being hit. A few of us have been hit, and it just continues. There's a group of five, and then there's a group of three. These are not small bikes. These are big

bikes that come very fast down the walkway, as fast as they can go, and someone's going to get seriously hurt. We have a concern for older people, seniors, young children, people pushing baby carriages, family out on the walkway, etc. They don't stop and they don't care and when they get to the end of the walkway, I live on the very end of the lake, when they come around the corner, they don't want to go back up the promenade or the walkway so instead what they do is they come across our properties, up through everyone's front lawns, and then out into the Briar Oaks entryway. I had one who came, lost control and seriously came within inches of my lanai door. I thought he was coming right through it. It isn't getting better, it's getting worse. And I think it is an absolute major issue that has to be addressed. The second issue that we want to talk about at some point is the dog issue. There have been two vicious attacks on the promenade in the last two weeks, and there have been other attacks before that. I'm not sure how to handle that. I think the first and most important issue for most of us right now are the motorized and electric bikes, and we'll deal with the dogs after that. I think there are other people here who want to address that issue as well. It is major. Something has to be done. One last thing, we are forming a community safety group with representatives from every community that live on the lake. We're planning a big event. It was going to be on the 5th of April, but now with the garage sale we're moving it. But we are inviting press, we're inviting news, we're inviting as many people as we can get there. We'd like a representative from the CDD and we have the reps from every HOA and we want to start putting a plan together.

Mr. Steiner asked how many of you have contacted Clay County Sheriff's Department?

Resident (Sharon Fellows, Briar Oaks) stated many of us have contacted the police. We have two police representatives from Cambridge. They're working with the police and the police are just fed up because it doesn't work with the police. There has to be other solutions. They throw their hands up because if we call them, they can't get there in time.

Mr. Steiner stated the problem that's there is they are the ones that have the authority to stop them, to get them for violating any kind of ordinances. We as CDD do not have any authority over them.

Resident (Sharon Fellows, Briar Oaks) stated you have the opportunity to put up signs. You control the walkway and you control the lake and the people who have put up signs, I think in Julie's Preserve condo area, it has been effective. Are there ways that we can make it walk only? Is there something that we can do to put in the walkways that prevent them from flying

down through there? There are more alternatives than calling the police who at this point really can't do anything. We are asking the police to come and help us make decisions about what can be done to our properties to keep them off. But I think that the CDD has a responsibility to at least put up some signs or look at what you can do.

Mr. Steiner stated as a longtime member of this Board, have had owners coming in and complaining because why are we getting so many signs? The rules that are stated for that area and for CDD property is the fact that no motorized vehicles are allowed.

Mr. Eckert stated I owe the Board some signage language that is more harsh, and that will be presented at our next Board meeting. How many signs, where they go, if they even go at all, that will be a decision to the Board. But I do owe you language that we talked about at the last meeting, and you'll have that at your next meeting to consider. Trying to impress upon people why you can't be doing this without overstepping our bounds as a government entity is what I was wrestling with. We'll get that for the next meeting. In terms of walk only, that's something that the Board could do within your policies, but you have the exact same people who aren't paying attention to the policy now, which says no motorized vehicles. I'm not sure that changing it to walk only is going to change their behavior. The other thing that we have to keep in mind is as a government entity, we do need to make sure we don't put up obstacles or anything that would render the pathway non-ADA compliant. People in wheelchairs, people who have special needs, still need to be able to traverse that path too. You can't just randomly put up bollards or strips or something like that. To the Board, I will get you the signage language for the next meeting, and then you can talk about whether or not you want to try to have a walk only policy or something like that, which I think you have the authority to do, but I think you have the same enforcement issue that you have today.

Resident (Rich Hathaway) stated I don't want to spend a whole bunch more time on the discussion here. I wanted to thank you for all of your time that you all put in. My wife and I just moved here in September from Rhode Island. We love it. It's a beautiful area. We're super happy to be here. We live right on the northeast corner of the lake so I sit often out there during the day when I'm on meetings or the weekend on the lanai with my cat. I've seen a couple of folks almost get hit by those bikes. I'm very concerned with some of the folks that I see walking down there every day, which I love seeing. They wave hello and everything, but I've seen a few of them almost get hit. I appreciate the work that you're doing and the effort that you put in. I just want to

make sure that I shared my voice, that I'm concerned about the safety issue there in addition to the nuisance, because they run right by my lanai as they come on the grass and tear that all up.

Mr. Steiner stated just so that everybody knows, those folks living on the promenade are very well represented on this Board. I've been attending this Board's meetings since 2006. Problems have changed, but all of us have had issues with the promenade, from bikes, to getting access, to the kids cutting through what used to be the woods where Towering Oaks is now. I sit on that promenade as well; I am well aware of it. I am very much frustrated with trying to find a solution. The problem is we're not pushing it up to the right person. We're pushing it down to somebody that really doesn't have any authority, which is where we're sitting now. But we do relate to it.

Resident (Leann, Buckthorne) asked who inspects the walkway? How often do you inspect it? Because you do a great job. That big hole that was there for a while you filled it in great. But some of those little stones are coming up again, raising. Me being elderly, I walked and I fell off a scooter, and I don't want to fall off and trip. You have to watch your feet when you're walking. Another thing too is the alligators, how do we know if there's one still in there? I know there's signs.

Mr. Soriano stated there are a bunch of alligators in there.

Resident (Leann, Buckthorne) asked how do we know? Because there's kids fishing.

Mr. Soriano stated hopefully the kids fishing, the parents have taught them to be careful. Every pond we have has alligators in it, some of them might be smaller. This pond is large, so we do have some good-sized alligators in here. You will not see the biggest ones. When we go in the back to deal with the big drainage culvert, we see their nests. They wallow everything out and you can see how big they are. The bigger ones will hide. You'll never see those guys. But if they're four foot or longer and you're concerned with them, the District will not initiate this step, but you can call Fish and Wildlife. Fish and Wildlife will assign a number so that they can get a trapper out. I'll need that number. So what you do is you can email me or call the office and give me that number. I have to call Fish and Wildlife back and give the number back to them. That kind of verifies that I'm okay with that.

Resident (Carol Vance, Cheswick Circle) stated last year we started having the Christmas Parade. That was pretty good and I think it's going to grow. I think everybody loves the excitement of having the parade. Is there a possibility that they can put more lights on the streets

so you can actually see the kids coming instead of hearing them coming not seeing them until they get under a corner light?

Mr. Soriano stated that the county approves the lighting plan, but the Clay Electric deals with the lights themselves. We pay the bills, but the lights are Clay Electric lights. We would have to request and pay for more, and that has to get approved by the county if we want more installed. As far as the Christmas parade, when it came around time for them to ask for permission to use our property this next year, that's one I'm going to have to decline in my recommendation to you guys after the issues we did have with the Christmas parade this year.

Resident (Shelly Thomas, Buckthorne) stated I would just like to revisit very briefly the motorized vehicles situation again. I think the signs is a great first step. I would like us to be able to think out of the box a little bit about what we can put up structurally and still be in ADA compliance without just saying we can't put anything up because we have ADA limitations. We certainly do, but I would like to think it would be more of a discussion about what can we do in that realm of something structural and still meet the ADA requirements without just shutting that thought down.

Mr. Steiner stated in response, I would go ahead and tell you that the Board is open to any suggestions just as long as everybody understands we are a government agency and we have to live by a set of rules which may negate those suggestions.

Mr. Soriano stated we actually have discussed things like that multiple times. We had a couple meetings and we even came up with the idea of installing gates there that would be ADA compliant. The problem with that, so we would install them kind of near the walkways that come down from each neighborhood. You guys have your gazebos there in the stairs, and we would install them across that. This would be a deterrent. There's no way for them to gain speed. They almost have to stop and get off every time. When we announced that I shared the information with Mercer Management, who handles Cambridge and at our next meeting, if you guys recall, we had people here complaining because they like to ride the bikes. Now, these are good residents. They're probably watching out for everybody else. Not the ones you have to worry about, but that would stop them basically from riding their bike also. So they were upset about that. You guys kind of sometimes make those comments that everybody will be happy with this decision. That's not always the case. They showed up not wanting these gates because it would affect them as bike riders. It would, I agreed with that and we didn't go forward with that. We

have discussed this many, many times. That's why we say we're open to any new solutions, too, but it's not an easy one to address. The biggest thing is we do need CCSO involved and we actually need them to stop throwing up their hands because they are one of the only ones that can do anything. Even when we catch somebody, I still have to call them to get them trespassed. They have to catch them on site to serve the trespass citation. Even if I get a picture of them, have them on video camera, they still won't do anything unless they catch them here on site. I'm not allowed to hold them. I'm not a bouncer at a bar or anything that can hold them in place. So that also makes it kind of tough. We do need them to step up now. They've heard from you guys so many times, that they're actually better. Years ago, this Board would hear residents that they would call CCSO and they would say, oh, it's not our problem. They would just kind of blow it off. But they've heard now from you guys at Briar Oaks, Cambridge, The Preserves, so many times that they are coming out. We actually did get a kid this past Sunday. I can tell you there's a lot more out there, though, than that. I didn't even receive a trespass citation. So I don't know if he gave him a citation or just took the kid home to mom and dad, but he let our staff downstairs know about it that they caught him out there on the promenade riding a motorized vehicle.

Mr. Steiner stated one of the things that was suggestion by a resident that you all may want to think about. Go speak to the school, talk to the principal, see if they can go ahead and get the word out this isn't what they're supposed to be doing. Get the parents, make it known that this is going on. We're not the only source of a solution and we are very much in tune with what you're seeing and having to put up with because we're doing it as well.

Resident (Vanessa Gonzalez) stated what about, because we have to think about elderly citizens that walk there, the puppies and all that. This is a family community. Why wouldn't you do it like between school hours? Because I see that a lot of kids use their electric scooter. Maybe that could be a solution because we have to make it ADA compliant. We still satisfy the needs of the kids that want to use their scooter if that's the case. I live on the lake side. I haven't seen but I don't go to lake as much the big bikes, motorized bikes. But we can do it between this hour to this hour. I've been living here since 2006 I started at The Preserves, now I'm in Briar Oaks, I've noticed that the lights were off during certain period late at night. We can maybe do like an hour of operations. Also since you guys mentioned it, this is something that I've been trying to resolve and I'm glad that Jay brings up the topic the trespassing. Sometimes I think the trespassing to an owner that is a misunderstanding is going way beyond two years. You guys probably know my

name by my email that I sent when the CCSO sheriff told me that yes, you can stay with your guest if you stay in the pool. I had the guest pass. Then the Supervisor got mad and said no, you cannot stay because you don't have your ID. I have a guest pass that my two kid's guests had. It was a misunderstanding in communication. I was forced to stay although that I paid it doesn't matter. Then another manager came in and gave me a trespassing order because I stayed. Like Jay explained it's a problem of he said she said because the cameras here don't have audio. I think two years, even when I spoke to lawyers, they thought that was wrong. I have a puppy. My neighbors know my puppy is more famous here than my name. When she runs away, legally, I'm not even allowed to walk in the property that I own for 9, 10 years because if anybody wants to call the sheriff I can be arrested. Two years when I pay CDDs and everything I think is exorbitant. In this case, if I was violating, being destructive, trying to pick up a fight with anyone or whatever, I can understand what you can call the police on someone, but they know me. I've been here, never had any issue with anyone. Anyone's in my neighborhood, in my HOA, but because someone got mad because I challenged their leadership skills and overall thinking and wanted to call the police on me and give me a trespassing order, I said, okay, let's do it let's make this bigger than what it is. I don't think this should be done. I bring it here to your guys' attention so you guys can have a reconsideration.

Mr. Soriano stated the two years is not our decision when it comes to a trespass. That's a county code. That's for anybody and everybody in the county, no matter where you live, whether it's in a CDD or anything like that. The biggest issue was, once all was said and done, being asked to leave, they have to leave the property even if you think it's a misunderstanding. I've gone through this with people before. Leave the property before you get trespassed and then contact me after that. Because it may be something that's a misunderstanding.

Mr. Eckert stated if you want to make a formal request to the District to take some sort of action, you can send that to Marilee, get her information, and then the Board can decide if they want to do something different than what they've done so far at the next meeting. That would be more appropriate than us trying to respond during audience comments on this type of thing.

Resident (Eric Rodriguez) stated the sign is completely necessary because me, I'm one of the persons that will call the attention of those things, but they can tell me I didn't know I haven't seen a sign over here that is not allowing us to do this. If there's a sign at least we can just tell them it's on the sign. At least we got some sort of a strength, some sort of a force to tell them that you can't do that there.

Mr. Eckert stated I would just encourage you to look on the website on the agenda package for our next meeting, which will be out in probably about three and a half weeks. The language will be in there. I should be able to get something to you by like mid next week. The language will be in there and you'll be able to take a look at it and then if you have suggestions, you can email Marilee or come to the Board meeting.

Resident (Eric Rodriguez) stated the other thing is I'm a bus driver. I take care of all three schools over here. I'm seeing some things and I know that sometimes the people that take care of the landscape, they don't care too much. It's about a lot of branches that I'm seeing on the side of the road of the parkway over here and the school on the outside of the neighborhoods. Yeah, they do blow the leaves and everything inside. But branches, they don't decompose like leaves, they need to be picked up. I would like you guys to look into that just to be sure that they are just picking up those big branches because they shouldn't be there.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – April 14, 2025 @ 2:00 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated our next meeting is scheduled for April 14, 2025 here at the same location at 2:00 p.m.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Mifsud seconded by Mr. Steiner with all in favor the meeting was adjourned.

Secretary/Assistant Secretary Chairman/Vice Chairman



Community Development District

Unaudited Financial Reporting February 28, 2025



Middle Village Community Development District Combined Balance Sheet February 28, 2025

						W. b. l.			
	General Fund	Recreation Fund	ı	Debt Service Fund	Са	pital Reserve Fund	Carra	Totals rnmental Funds	
	runa	runu		runu		runa	Gove	mmentai runas	
Assets:									
Cash:									
Operating Account	\$ 438,758	\$ 884,306	\$	-	\$	130,851	\$	1,453,915	
Due from Other	-	141		-		-		141	
Due from General Fund	-	57,658		1,433,356		-		1,491,014	
Investments:									
State Board of Administration (SBA)	5,183	1,462,711		-		914,546		2,382,440	
Custody Account	7,663	-		-		-		7,663	
Series 2022									
Revenue	-	-		238,468		-		238,468	
Reserve	-	-		157,000		-		157,000	
Principal	-	-		161		-		161	
Interest	-	-		24		-		24	
Cost of Issuance	-	-		17,692		-		17,692	
Prepayment	-	-		15		-		15	
<u>Series 2018-2</u>									
Reserve	-	-		121,212		-		121,212	
Prepayment	-	-		31,743		-		31,743	
Sinking	-	-		20		-		20	
Interest				6				6	
Assessments Receivable	3,094	30,291		24,188		-		57,573	
Deposits	-	13,383		-		-		13,383	
Total Assets	\$ 454,698	\$ 2,448,490	\$	2,023,886	\$	1,045,397	\$	5,972,470	
Liabilities:									
Accounts Payable	\$ 1,996	\$ 30,052	\$	-	\$	7,484	\$	39,532	
Due to Debt Service	46,042	-		-		-		46,042	
Due to Recreation Fund	57,658	-		-		-		57,658	
Total Liabilites	\$ 105,696	\$ 30,052	\$	-	\$	7,484	\$	143,232	
Fund Balance:									
Nonspendable:									
Deposits	\$ -	\$ 13,383	\$	-	\$	-	\$	13,383	
Restricted for:									
Debt Service - Series	-	-		2,023,886		-		2,023,886	
Assigned for:									
Capital Reserve Fund	-	-		-		1,037,913		1,037,913	
Unassigned	349,002	2,405,055		-		-		2,754,057	
Total Fund Balances	\$ 349,002	\$ 2,418,438	\$	2,023,886	\$	1,037,913	\$	5,829,238	

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Prorated Budget Actual								
		Budget	Thr	u 02/28/25	Thr	u 02/28/25	1	Variance	
Revenues:									
Revenues:									
Special Assessments - Tax Roll	\$	222,749	\$	216,816	\$	216,816	\$	-	
Interest Income		1,000		417		248		(169)	
Total Revenues	\$	223,749	\$	217,233	\$	217,064	\$	(169)	
Expenditures:									
General & Administrative:									
Supervisors Fees	\$	12,000	\$	5,000	\$	4,600	\$	400	
FICA Expense		918		383		352		31	
Travel per Diem		200		83		-		83	
Engineering		7,000		2,917		3,695		(778)	
Trustee Fee		15,000		6,250		-		6,250	
Dissemination Agent		3,933		1,639		1,839		(200)	
Assessment Roll Administration		8,483		8,483		8,483		0	
Attorney		50,000		20,833		8,639		12,194	
Arbitrage Rebate		700		-		-		-	
Annual Audit		6,600		-		-		-	
Management Fees		72,865		30,361		30,360		0	
Information Technology		2,865		1,194		1,194		0	
Telephone		300		125		128		(3)	
Postage		1,500		625		231		394	
Printing		2,500		1,042		186		856	
Insurance General Liability		14,109		14,109		13,724		385	
Legal Advertising		2,500		1,042		437		604	
Other Current Charges		150		63		20		43	
Office Supplies		200		83		3		80	
Website Maintenance		2,528		1,053		1,053		0	
Dues, Licenses & Subscriptions		175		175		175		-	
Capital Reserve Funding		19,222		-		-		-	
Total General & Administrative Expenditures	\$	223,749	\$	95,459	\$	75,120	\$	20,338	
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	121,774	\$	141,944	\$	(20,507)	
Net Change in Fund Balance	\$	-	\$	121,774	\$	141,944	\$	(20,507)	
Fund Balance - Beginning	\$	-			\$	207,058			
						·			
Fund Balance - Ending	\$	-			\$	349,002			

Middle Village Community Development District

General Fund Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	30,376 \$	180,194 \$	3,152 \$	3,094 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	216,816
Interest Income	53	51	49	49	46	-	-			-		-	248
Total Revenues	\$ 53 \$	30,427 \$	180,243 \$	3,201 \$	3,140 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	217,064
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000 \$	1,000 \$	600 \$	1,200 \$	800 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,600
FICA Expense	77	77	46	92	61	-	-	-	-	-	-	-	352
Travel per Diem	-	-	-	-	-	-	-	-	-	-	-	-	
Engineering	2,230	420	438	608	-	-	-	-	-	-	-	-	3,695
Trustee Fee	-	-	-	-	-	-	-	-	-	-	-	-	
Dissemination Agent	328	328	528	328	328	-	-	-	-	-	-	-	1,839
Assessment Roll Administration	8,483	-	-	-	-	-	-	-	-	-	-	-	8,483
Attorney	1,437	1,698	662	4,842	-	-	-	-	-	-	-	-	8,639
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	
Management Fees	6,072	6,072	6,072	6,072	6,072	-	-	-	-	-	-	-	30,360
Information Technology	239	239	239	239	239	-	-	-	-	-	-	-	1,194
Telephone	37	28	23	21	19	-	-	-	-	-	-	-	128
Postage	28	83	20	11	90	-	-	-	-	-	-	-	231
Printing	63	45	36	6	35	-	-	-	-	-	-	-	186
Insurance General Liability	13,724	-	-	-	-	-	-	-	-	-	-	-	13,724
Legal Advertising	139	70	-	153	76	-	-	-	-	-	-	-	437
Other Current Charges	-	-	10	10	-	-	-	-	-	-	-	-	20
Office Supplies	1	1	1	0	1	-	-	-	-	-	-	-	3
Website Maintenance	211	211	211	211	211	-	-	-	-	-	-	-	1,053
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative Expenditures	\$ 34,243 \$	10,269 \$	8,885 \$	13,792 \$	7,931 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	75,120
Excess (Deficiency) of Revenues over Expenditures	\$ (34,191) \$	20,158 \$	171,359 \$	(10,591) \$	(4,791) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	141,944
Net Change in Fund Balance	\$ (34,191) \$	20,158 \$	171,359 \$	(10,591) \$	(4,791) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	141,944

Community Development District

Recreation Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted		Pro	rated Budget		Actual		
		Budget	Th	ru 02/28/25	Th	ru 02/28/25	V	ariance
Revenues:								
Special Assessments - Tax Roll	\$	2,180,719	\$	2,122,639	\$	2,122,639	\$	-
Interest Income		5,000		5,000		9,061		4,061
Miscellaneous Revenue		1,000		417		84		(333)
Amenities Revenue		100,000		41,667		42,283		616
Cost Share Revenue-South Village		36,022		36,022		39,299		3,277
Total Revenues	\$	2,322,741	\$	2,205,744	\$	2,213,365	\$	7,621
Expenditures:								
Administrative:								
Management Fees - On Site Staff	\$	356,649	\$	148,604	\$	148,605	\$	(1)
Insurance		96,279		96,279		90,075		6,204
Other Current Charges		6,000		2,500		2,277		223
PermitFees		1,650		688		1,030		(342)
Subtotal Administrative	\$	460,578	\$	248,070	\$	241,987	\$	6,083
<u>Maintenance:</u>								
Security	\$	136,335	\$	56,806	\$	44,528	\$	12,278
Security Clay County		47,304		19,710		14,895		4,815
Electric		20,000		8,333		6,517		1,816
Streetlighting		35,000		14,583		12,358		2,225
Irrigation Maintenance		5,000		2,083		-		2,083
Landscape Maintenance		557,230		232,179		225,417		6,763
Common Area Maintenance		80,000		33,333		23,914		9,420
Lake Maintenance		25,000		10,417		7,970		2,447
Subtotal Maintenance	\$	905,868	\$	377,445	\$	335,599	\$	41,847

Community Development District

Recreation Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Pro	rated Budget		Actual		
	Budget	Th	ru 02/28/25	Th	ru 02/28/25	7	/ariance
Recreation Facility:							
Amenity Staff	\$ 190,000	\$	79,167	\$	41,514	\$	37,652
Janitorial	59,500		24,792		20,739		4,053
Telephone	18,000		7,500		8,759		(1,259)
Electric	75,000		31,250		19,725		11,525
Water / Sewer	45,000		18,750		18,275		475
Gas/Heat (Pool)	20,000		8,333		14,988		(6,655)
Refuse Service	35,000		14,583		21,058		(6,474)
Pool Maintenance & Chemicals	43,000		17,917		20,590		(2,673)
Cable	8,000		3,334		3,210		123
Special Events	10,000		4,167		5,974		(1,807)
Office Supplies and Equipment	1,500		625		-		625
Facility Maintenance - General	65,000		27,083		20,326		6,758
Facility Maintenance - Preventive Contracts	15,950		6,646		870		5,776
Facility Maintenance - Contingency	7,500		3,125		2,641		484
Elevator Maintenance	10,000		4,167		3,354		812
Recreation Passes	4,000		1,667		1,356		311
Lighting Repairs	12,000		5,000		3,277		1,723
Tennis Court Maintenance	65,725		27,385		32,716		(5,331)
Capital Reserve	271,120		-		-		-
Subtotal Recreation Facility	\$ 956,295	\$	285,490	\$	239,372	\$	46,118
Total Expenditures	\$ 2,322,741	\$	911,005	\$	816,958	\$	94,048
Excess (Deficiency) of Revenues over Expenditures	\$	\$	1,294,739	\$	1,396,408	\$	(86,426)
Net Change in Fund Balance	\$ -	\$	1,294,739	\$	1,396,408	\$	(86,426)
Fund Balance - Beginning	\$ -			\$	1,022,030		
Fund Balance - Ending	\$ -			\$	2,418,438		

Middle Village Community Development District

Recreation Fund Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	297,385 \$	1,764,104 \$	30,859 \$	30,291 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,122,639
Interest Income	2,024	1,824	1,827	1,782	1,604	-	-	-	-	-	-	-	9,061
Miscellaneous Revenue	-	-	38	46	-	-	-	-	-	-	-	-	84
Amenities Revenue	7,572	2,498	2,767	12,458	16,989	-	-	-	-	-	-	-	42,283
Cost Share Revenue-South Village	-	-	-	-	39,299	-	-	-	-	-	-	-	39,299
Total Revenues	\$ 9,596 \$	301,706 \$	1,768,736 \$	45,145 \$	88,182 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,213,365
Expenditures:													
Administrative:													
Management Fees - On Site Staff	\$ 29,721 \$	29,721 \$	29,721 \$	29,721 \$	29,721 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	148,605
Insurance	89,920	-	-	-	155	-	-	-	-	-	-	-	90,075
Other Current Charges	490	429	356	319	682	-	-	-	-	-	-	-	2,277
Permit Fees	-	795	-	222	13	-	-	-	-	-	-	-	1,030
Subtotal Administrative	\$ 120,131 \$	30,945 \$	30,077 \$	30,262 \$	30,571 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	241,987
Maintenance:													
Security	\$ 9,223 \$	8,996 \$	9,279 \$	8,657 \$	8,374 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	44,528
Security Clay County	490	5,563	4,183	3,600	1,060	-	-	-	-	-	-	-	14,895
Electric	1,362	1,398	1,241	1,338	1,178	-	-	-	-	-	-	-	6,517
Streetlighting	2,506	2,463	2,463	2,463	2,463	-	-	-	-	-	-	-	12,358
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	45,083	45,083	45,083	45,083	45,083	-	-	-	-	-	-	-	225,417
Common Area Maintenance	-	6,667	5,567	5,567	6,113	-	-	-	-	-	-	-	23,914
Lake Maintenance	1,594	1,594	1,594	1,594	1,594	-	-	-	-	-	-	-	7,970
Subtotal Maintenance	\$ 60,258 \$	71,764 \$	69,410 \$	68,302 \$	65,865 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	335,599

Middle Village Community Development District

Recreation Fund Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Recreation Facility:													
Amenity Staff	\$ 18,645 \$	6,835 \$	5,896 \$	5,018 \$	5,120 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	41,514
Janitorial	4,125	4,125	4,125	4,239	4,125	-	-	-	-	-	-	-	20,739
Telephone	1,397	2,815	1,398	1,663	1,486	-	-	-	-	-	-	-	8,759
Electric	4,483	3,815	3,846	3,836	3,745	-	-	-	-	-	-	-	19,725
Water / Sewer	3,444	3,967	3,907	3,516	3,440	-	-	-	-	-	-	-	18,275
Gas/Heat (Pool)	-	4,801	6,343	3,845	-	-	-	-	-	-	-	-	14,988
Refuse Service	4,159	4,159	4,475	4,125	4,139	-	-	-	-	-	-	-	21,058
Pool Maintenance & Chemicals	4,039	4,039	4,039	4,236	4,236	-	-	-	-	-	-	-	20,590
Cable	629	629	629	661	661	-	-	-	-	-	-	-	3,210
Special Events	720	1,164	333	3,265	492	-	-	-	-	-	-	-	5,974
Office Supplies and Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance - General	5,415	4,250	-	5,500	5,161	-	-	-	-	-	-	-	20,326
Facility Maintenance - Preventive Contracts	175	260	-	175	260	-	-	-	-	-	-	-	870
Facility Maintenance - Contingency	886	530	-	350	875	-	-	-	-	-	-	-	2,641
Elevator Maintenance	2,875	-	-	479	-	-	-	-	-	-	-		3,354
Recreation Passes	368	950	-	38	-	-	-	-	-	-	-	-	1,356
Lighting Repairs	1,000	700	-	777	800	-	-	-	-	-	-		3,277
Tennis Court Maintenance	9,480	7,548	1,040	7,690	6,957	-	-	-	-	-	-		32,716
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Recreation Facility	\$ 61,841 \$	50,589 \$	36,032 \$	49,413 \$	41,497 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	239,372
Total Expenditures	\$ 242,230 \$	153,297 \$	135,519 \$	147,978 \$	137,933 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	816,958
Excess (Deficiency) of Revenues over Expenditures	\$ (232,634) \$	148,409 \$	1,633,216 \$	(102,833) \$	(49,751) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,396,408
Net Change in Fund Balance	\$ (232,634) \$	148,409 \$	1,633,216 \$	(102,833) \$	(49,751) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,396,408

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 February 28, 2025

Adopted	Pro	rated Budget		Actual		
Budget	Th	ru 02/28/25	Th	ru 02/28/25	V	ariance
\$ 1,772,172	\$	1,695,019	\$	1,695,019	\$	-
10,000		4,167		9,002		4,835
\$ 1,782,172	\$	1,699,186	\$	1,704,021	\$	4,835
\$ 189,828	\$	189,828	\$	189,828	\$	-
-		-		4,000		(4,000)
189,828		-		-		-
1,153,000		-		-		-
47,250		47,250		47,250		-
-		-		5,000		(5,000)
47,250		-		-		-
130,000		-		-		-
\$ 1,757,155	\$	237,078	\$	246,078	\$	(9,000)
\$ 25,017	\$	1,462,108	\$	1,457,944	\$	(4,165)
\$ 25,017	\$	1,462,108	\$	1,457,944	\$	(4,165)
\$ 283,240			\$	565,942		
\$ 308,257			\$	2,023,886		
\$ \$ \$ \$	\$ 1,772,172 10,000 \$ 1,782,172 \$ 189,828 1,153,000 47,250 47,250 130,000 \$ 1,757,155 \$ 25,017 \$ 283,240	\$ 1,772,172 \$ 10,000 \$ 1,782,172 \$ \$ 189,828 \$ 1,153,000 \$ 47,250 \$ 130,000 \$ 1,757,155 \$ \$ 25,017 \$ \$ 283,240	\$ 1,772,172 \$ 1,695,019 10,000 4,167 \$ 1,782,172 \$ 1,699,186 \$ 189,828 \$ 189,828 \$ 1,153,000 \$ - 47,250 \$ 47,250 \$ 130,000 \$ - 130,000 \$ 1,757,155 \$ 237,078 \$ 25,017 \$ 1,462,108 \$ 283,240	Budget Thru 02/28/25 Th \$ 1,772,172 \$ 1,695,019 \$ 10,000 \$ 4,167 \$ 1,782,172 \$ 1,699,186 \$ 189,828 \$ 189,828 \$ 189,828 \$ 189,828 \$ 1,153,000 \$ 1,153,000 \$ 1,757,155 \$ 237,078 \$ 25,017 \$ 1,462,108 \$ 283,240 \$ \$ 283,240 \$ \$ 283,240 \$ \$ 3,000 \$ \$ 283,240 \$ \$ 283,240 \$ \$ 3,000 \$ \$ 283,240 \$ \$ 283,240 \$ \$ 3,000 \$ \$ 283,240 \$ \$ 283,240 \$ \$ 283,240 \$ \$ 283,240 \$ \$ 283,240 \$ \$ 283,240 \$ \$ 283,240 \$ \$ 283,240 \$ \$ 283,240 \$ \$ 283,240 \$ \$ 283,240 \$ 283,240 <td>Budget Thru 02/28/25 Thru 02/28/25 \$ 1,772,172 \$ 1,695,019 \$ 1,695,019 10,000 4,167 9,002 \$ 1,782,172 \$ 1,699,186 \$ 1,704,021 \$ 189,828 \$ 189,828 \$ 4,000 189,828 - - 1,153,000 - - 47,250 47,250 - 47,250 - - 130,000 - - \$ 1,757,155 \$ 237,078 \$ 246,078 \$ 25,017 \$ 1,462,108 \$ 1,457,944 \$ 283,240 \$ 565,942</td> <td>Budget Thru 02/28/25 Thru 02/28/25 V \$ 1,772,172 \$ 1,695,019 \$ 1,695,019 \$ 10,000 \$ 1,704,021<</td>	Budget Thru 02/28/25 Thru 02/28/25 \$ 1,772,172 \$ 1,695,019 \$ 1,695,019 10,000 4,167 9,002 \$ 1,782,172 \$ 1,699,186 \$ 1,704,021 \$ 189,828 \$ 189,828 \$ 4,000 189,828 - - 1,153,000 - - 47,250 47,250 - 47,250 - - 130,000 - - \$ 1,757,155 \$ 237,078 \$ 246,078 \$ 25,017 \$ 1,462,108 \$ 1,457,944 \$ 283,240 \$ 565,942	Budget Thru 02/28/25 Thru 02/28/25 V \$ 1,772,172 \$ 1,695,019 \$ 1,695,019 \$ 10,000 \$ 1,704,021<

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted		Prorated Budget			Actual		
	Budget		Thru 02/28/25		Thru 02/28/25		Variance	
Revenues								
Transfer In from General Fund	\$	19,222	\$	-	\$	-	\$	-
Transfer In from Recreation Fund		271,120		-		-		-
Interest		15,000		15,000		17,747		2,747
Total Revenues	\$	305,342	\$	15,000	\$	17,747	\$	2,747
Expenditures:								
Repairs & Replacements	\$	250,000	\$	104,167	\$	118,190	\$	(14,023)
Total Expenditures	\$	250,000	\$	104,167	\$	118,190	\$	(14,023)
Excess (Deficiency) of Revenues over Expenditures	\$	55,342			\$	(100,443)		
Net Change in Fund Balance	\$	55,342			\$	(100,443)		
Fund Balance - Beginning	\$	1,193,255			\$	1,138,355		
Fund Balance - Ending	\$	1,248,596			\$	1,037,913		

Community Development District

Long Term Debt Report

Series 2022, Special Assessment Refunding Bonds

Interest Rate: 1.355% - 3.012% Maturity Date: 5/1/2035
Reserve Fund Definition 10% Max Annual Debt Reserve Fund Requirement \$ 157,000 Reserve Fund Balance 157,000

Bonds outstanding - 1/13/2022 \$ 17,754,000 Less: May 1, 2022 (Mandatory) (888,000)Less: May 1, 2022 (Optional) (8,000)Less: November 1, 2022 (Optional) (219,000)Less: May 1, 2023 (Mandatory) (1,109,000)Less: May 1, 2023 (Optional) (4,000)Less: May 1, 2024 (Mandatory) (1,130,000)Less: May 1, 2024 (Optional) (8,000)Less: November 1, 2024 (Optional) (4,000)

Current Bonds Outstanding \$ 14,384,000

Series 2018-2, Special Assessment Refunding Bonds

Interest Rate:4.5% - 5%Maturity Date:5/1/2035Reserve Fund Definition50% Max Annual DebtReserve Fund Requirement\$ 121,212Reserve Fund Balance121,212

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)

C.

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

FY2025 Assessments Receipts Summary

		SERIES 2022 DEBT		RECREATION	
	# UNITS	SERVICE	GENERAL FUND	FUND O&M	
ASSESSED	ASSESSED	ASSESSED	O&M ASSESSED	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											
				RECREATION							
		DEBT SERVICE	GENERAL FUND	FUND O&M							
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	RECEIPTS	O&M RECEIPTS	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						
8	03/08/25	24,188.46	3,094.04	30,290.72	57,573.22						
		-	-	-							
		-	-	-							
		-	-	-							
		-	-	-							
TOTAL TAX ROLL RECEIPTS		1,695,019.17	216,816.39	2,122,638.59	4,034,474.15						

TAX ROLL DUE / RECEIVED - (DISCOUNTS NOT TA	KEI 46,336.23	5,927.04	58,025.93	110,289.21
PERCENT COLLECTED	DEBT		O&M	TOTAL
TOTAL PERCENT COLLECTED	97.34%	-	97.34%	97.34%



Community Development District

Check Run Summary March 31, 2025

Fund	Date	Check No.		Amount
General Fund				
Accounts Payable	3/11/25	1792-1794	\$	8,396.47
	3/21/25	1795		607.50
	3/28/25	1796-1798		4,177.02
		Sub-Total	\$	13,180.99
Recreation Fund				
Accounts Payable - HW	3/11/25	897-903	\$	34,842.40
v	3/14/25	904-911		38,676.60
	3/21/25	912-918		49,143.85
	3/28/25	919-929		32,533.17
		Sub-Total	\$	155,196.02
Capital Reserve Fund				
Accounts Payable	3/11/25	774-780	\$	5,209.88
V	3/14/25	781-782		2,223.42
	3/21/25	783		795.00
	3/28/25	784-788		4,895.71
		Sub-Total	\$	13,124.01
Total			\$	101 501 02
Total			.	181,501.02

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/28/25 PAGE 1
*** CHECK DATES 03/01/2025 - 03/31/2025 *** MIDDLE VILLAGE - GENERAL FUND

^^^ CHECK DATES	03/01/2025 - 03/31/2025 ^^^	BANK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME "# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/11/25 00026	3/01/25 2445 202503 310-5130 MAR MANAGEMENT FEES	00-34000	*	6,072.08	
	3/01/25 2445 202503 310-5130		*	210.67	
	3/01/25 2445 202503 310-5130 MAR INFO TECH	00-35100	*	238.75	
	3/01/25 2445 202503 310-5130	00-31300	*	327.75	
	MAR DISSEM AGENT SRVCS 3/01/25 2445 202503 310-5130 OFFICE SUPPLIES	00-51000	*	.75	
	3/01/25 2445 202503 310-5130 POSTAGE	00-42000	*	64.92	
	3/01/25 2445 202503 310-5130	00-42500	*	35.10	
	COPIES 3/01/25 2445 202503 310-5130	00-41000	*	57.70	
	TELEPHONE	GOVERNMENTAL MANAGEMENT SERVI	CES		7,007.72 001792
3/11/25 00117	2/27/25 25-00066 202502 310-5130 2/27 NTC OF BOS MTG	00-48000	*	76.25	
	Z/Z/ NIC OF BOS MIG	JACKSONVILLE DAILY RECORD			76.25 001793
3/11/25 00126	2/14/25 16101057 202501 310-5130 JAN INTERLOCAL AGREEMEN	00-31500	*	1,312.50	
		STEARNS WEAVER MILLER WEISSLER	R		1,312.50 001794
3/21/25 00125	3/13/25 192903 202502 310-5130 FEB ENGINEERING SERVICE	00-31100	*	607.50	
	FED ENGINEERING SERVICE	MATTHEWS DESIGN GROUP LLC			607.50 001795
3/28/25 00119	3/19/25 3539225 202502 310-5130 FEB GENERAL SERVICES		*		
	FEB GENERAL SERVICES	KUTAK ROCK LLP			3,914.52 001796
3/28/25 00126	3/20/25 16103033 202502 310-5130 FEB INTERLOCAL AGREEMEN	00-31500	*	252.50	
	3/20/25 16103033 202502 310-5130 FEB INTERLOCAL AGREEMEN	00-31500	V	252.50-	
	FEB INTERLOCAL AGREEMEN	STEARNS WEAVER MILLER WEISSLER	R		.00 001797
3/28/25 00126	3/20/25 16103033 202502 310-5130 FEB INTERLOCAL AGREEMEN	00-31500	*	262.50	
	FEB INTERLOCAL AGREEMEN		R 		262.50 001798
			BANK A		-

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/28/25 PAGE 2
*** CHECK DATES 03/01/2025 - 03/31/2025 *** MIDDLE VILLAGE - GENERAL FUND
BANK A GENERAL FUND

CHECK VEND#INVOICE.... ..EXPENSED TO... VENDOR NAME STATUS AMOUNTCHECK.....

DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

TOTAL FOR REGISTER 13,180.99

Governmental Management Services, LLC

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

Invoice

Invoice #: 2445
Invoice Date: 3/1/25

Due Date: 3/1/25

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 - March 2025 Website Administration -March 2025 Information Technology - March 2025 Dissemination Agent Services - March 2025 Office Supplies Postage Copies Telephone		6,072.08 210.67 238.75 327.75 0.75 64.92 35.10 57.70	6,072.08 210.67 238.75 327.75 0.75 64.92 35.10 57.70
BECEIVE MAR 04 2025 BY:			
	Total		\$7 007 72

Total	\$7,007.72
Payments/Credits	\$0.00
Balance Due	\$7,007.72

Jacksonville Daily Record

A Division of Daily Record & Observer, LLC

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

INVOICE

February 27, 2025

Date

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

FL 32092



Serial # 25-00066C PO/File #	\$76.25
Serial # 25-00066C PO/File #	Payment Due
Notice of Meeting of the Board of Supervisors	v
	\$76.25
Middle Village Community Development District	Publication Fee
Case Number	Amount Paid
Publication Dates 2/27	Payment Due Upon Receipt
County Clay	For your convenience, you may remit payment online at www.jaxdailyrecord.com/ send-payment.
Payment is due before the Proof of Publication is released.	If your payment is being mailed, please reference Serial # 25-00066C on your check or remittance advice.

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

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

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

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

Notice is hereby given that the Board of Supervisors of the Middle Village Community Development District is scheduled to be meet on Monday, March 10, 2025, at 6:00 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.

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
Feb. 27 00 (25-00066C)

STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.

Museum Tower 150 West Flagler Street, Suite 2200 Miami, FL 33130 Direct Line: (305) 789-3200

Fax: (305) 789-3395

Middle Village CDD 475 West Town Place Suite 114 St. Augustine, FL 32092 Invoice Date: Invoice Number: Matter Number: February 14, 2025 16101057 48053.0001

For Professional Services through January 31, 2025

Matter:

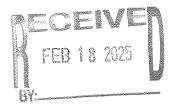
Interlocal Agreement

Total Fees

\$ 1,312.50

Total Due This Invoice

\$ 1,312.50



Invoice Date: Invoice Number: Matter Number: February 14, 2025 16101057 48053.0001

For Professional Services Rendered Through January 31, 2025

<u>Date</u>	<u>Name</u>	Description	Hours	Rate	<u>Amount</u>
01/07/25	C. Eldred	Review Interlocal Agreement and related materials.	1.40	525.00	735.00
01/08/25	C. Eldred	Telephone conferences with District Staff regarding Interlocal Agreement.	0.40	525.00	210.00
01/09/25	C. Eldred	Telephone conference with Chairman regarding Interlocal Agreement with South Village CDD; follow-up regarding same.	0.70	525.00	367.50

Timekeeper Summary

<u>Name</u>		<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Carl Eldred		2.50	525.00	1,312.50
	Total	2.50		\$1,312.50

Total Due This Invoice \$1,312.50

C. Eldred

STEARNS WEAVER MILLER Weissler Alhadeff & Sitterson, p.a.

Museum Tower 150 West Flagler Street, Suite 2200 Miami, FL 33130 Direct Line: (305) 789-3200

Fax: (305) 789-3395

Middle Village CDD 475 West Town Place Suite 114 St. Augustine, FL 32092 Invoice Date: Invoice Number: Matter Number: February 14, 2025 16101057 48053.0001

REMITTANCE PAGE

For Professional Services through January 31, 2025

Matter:

Interlocal Agreement

Total Fees

\$ 1,312.50

Total Due This Invoice

\$ 1,312.50

Please make checks payable to:

Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. 150 W. Flagler Street, Suite 2200 Attention: ACCOUNTS RECEIVABLE Miami, Florida 33130

FEIN No.: 59-2126062

To pay by ACH or wire transfer:

Citibank, N.A. ABA No.: 266086554 Account No.: 9146651992

Please include invoice/matter number(s) to avoid delays and errors in processing.

Project Manager

Alex Acree

Matthews

Engineering - Architecture - Planning - Surveying

March 13, 2025 Invoice #

192903

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

Project

0000021874.0000

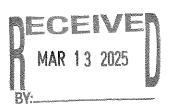
Middle Village CDD

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

- CDD Conference Call
- CDD Board Meeting

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 February 28, 2025

Phase

0001

Engineering Services

	Hours	Rate	Amount	
Sr. Construction Inspector	2.75	210.00	577.50	
Project Administrator	.25	120.00	30.00	
Total Labor				607.50
			Total Due:	607.50

Total Due:

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	607.50	12,485.00	13,092.50
Unit	0.00	11.78	11.78
Interest	0.00	23.93	23.93
Totals	607.50	12,520.71	13,128.21

KUTAK ROCK LLP

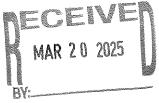
TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

March 19, 2025

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



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

Reference: Invoice No. 3539225 Client Matter No. 14323-1 Notification Email: eftgroup@kutakrock.com

> Invoice No. 3539225 14323-1

Middle Village CDD - General Re: For Professional Legal Services Rendered operations and M. Eckert 0.20 78.00 Review revised 02/06/25 maintenance methodology; confer with Giles 108.00 Prepare February board meeting 02/07/25 K. Haber 0.40 agenda memorandum Monitor legislative process relating 0.30 115.50 02/08/25 J. Johnson to matters impacting special districts Confer with Giles; prepare for, travel 1,677.00 02/10/25 M. Eckert 4.30 to and attend board meeting; return travel; meeting follow up basketball K. Haber 0.50 135.00 Prepare resurfacing 02/12/25 agreement; correspond with Soriano regarding same Research property assessments for 162.00 02/14/25 K. Haber 0.60 amenity construction 117.00 Review agreement with church 0.30 02/17/25 M. Eckert district's conveyance of Plantation Oaks Boulevard segment to the county

KUTAK ROCK LLP

Middle Village CDD March 19, 2025 Client Matter No. 14323-1 Invoice No. 3539225 Page 2

02/17/25 K. Haber 0.60 162.00 Prepare amended reciprocal landscape maintenance license
agreement; confer and correspond with Soriano regarding same
02/19/25 M. Eckert 0.10 39.00 Revise maintenance agreement with church
02/19/25 K. Haber 0.50 135.00 Revise landscape maintenance license agreement
02/23/25 M. Eckert 0.90 351.00 Review encroachment request and associated assignments and plats
02/24/25 M. Eckert 1.60 624.00 Confer with Soriano; prepare revised agreement with church; review draft minutes and provide comments; follow up from board meeting
02/26/25 M. Eckert 0.50 195.00 Prepare for and attend agenda call
TOTAL HOURS 10.80
TOTAL FOR SERVICES RENDERED \$3,898.50
DISBURSEMENTS
Travel Expenses 16.02
TOTAL DISBURSEMENTS 16.02
TOTAL CURRENT AMOUNT DUE \$3,914.52

STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.

Museum Tower 150 West Flagler Street, Suite 2200 Miami, FL 33130 Direct Line: (305) 789-3200 Fax: (305) 789-3395

Middle Village CDD 475 West Town Place Suite 114 St. Augustine, FL 32092 Invoice Date: Invoice Number: Matter Number: March 20, 2025 16103033 48053.0001

For Professional Services through February 28, 2025

Matter:

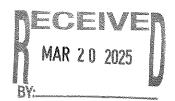
Interlocal Agreement

Total Fees

\$ 262.50

Total Due This Invoice

\$ 262.50



Invoice Date: Invoice Number: Matter Number: March 20, 2025 16103033 48053.0001

For Professional Services Rendered Through February 28, 2025

<u>Date</u>	<u>Name</u>	Description	<u>Hours</u>	Rate	<u>Amount</u>
	C. Eldred	Telephone conference with Chairman Steiner regarding South Village CDD termination of Interlocal Agreement; correspondence regarding same.	0.50	525.00	262.50

Timekeeper Summary

<u>Name</u>		<u>Hours</u>	Rate	<u>Amount</u>
Carl Eldred		0.50	525.00	262.50
	Total	0.50		\$262.50
	<u>Total Due Th</u>	<u>is Invoice</u>		<u>\$262.50</u>

C. Eldred

STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.

Museum Tower 150 West Flagler Street, Suite 2200 Miami, FL 33130 Direct Line: (305) 789-3200 Fax: (305) 789-3395

Middle Village CDD 475 West Town Place Suite 114 St. Augustine, FL 32092 Invoice Date: Invoice Number: Matter Number: March 20, 2025 16103033 48053.0001

REMITTANCE PAGE

For Professional Services through February 28, 2025

Matter:

Interlocal Agreement

Total Fees

Total Due This Invoice

\$<u>262.50</u>

\$ 262.50

Please make checks payable to:

Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. 150 W. Flagler Street, Suite 2200 Attention: ACCOUNTS RECEIVABLE Miami, Florida 33130

FEIN No.: 59-2126062

To pay by ACH or wire transfer:

Citibank, N.A. ABA No.: 266086554 Account No.: 9146651992

Please include invoice/matter number(s) to avoid delays and errors in processing.

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/28/25 PAGE 1
*** CHECK DATES 03/01/2025 - 03/31/2025 *** MIDDLE VILLAGE - REC FUND
BANK E HANCOCK WHITNEY

	Bi	ANK E HANCOCK WHITNEY			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# :	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/11/25 01177	2/26/25 02262025 202502 300-36900- DEPOSIT REFUND	10300	*	700.00	
		ANTHONY EBANKS			700.00 000897
3/11/25 00318	2/26/25 02262025 202502 300-36900-		*	500.00	
	DEPOSIT REFUND	EDNA RODRIGUEZ			500.00 000898
3/11/25 00026	2/18/25 2439 202501 330-57200-	62000	*	5,160.62	
	JAN FACILITY MAINTENANCE 2/18/25 2439 202501 330-57200-		*	875.00	
	JAN FAC MAINT CONTINGENCY 2/18/25 2439 202501 320-57200-		*	6,412.62	
	JAN COMMON AREA MAINT 2/18/25 2439 202501 330-57200-		*	800.00	
	JAN LIGHTING REPAIRS			5,222.60	
	2/18/25 2439 202501 330-57200- JAN TENNIS COURT MAINT			,	
	2/18/25 2439 202501 330-57200- JAN SPECIAL EVENTS	49400	*	400.00	
		GOVERNMENTAL MANAGEMENT SERVICES			18,870.84 000899
3/11/25 01176	2/26/25 02262025 202502 300-36900-1 DEPOSIT REFUND	10300	*	500.00	
	BH OOT RH OND	HANNAH KINLAW			500.00 000900
3/11/25 00139	3/01/25 13129562 202503 330-57200-	46400	*	4,235.86	
	MAR POOL CHEMICALS	POOLSURE			4,235.86 000901
3/11/25 00823	3/01/25 10857 202503 320-57200-3		*	9,335.70	
	MAR SECURITY SERVICES	SECURITY DEVELOPMENT GROUP LLC			9,335.70 000902
3/11/25 01175	2/28/25 02282025 202502 300-36900-		*	700.00	
	DEPOSIT REFUND				700 00 000903
3/14/25 00026	2/07/25 2447 202501 330-57200-	34400	 *	325.00	
3/14/23 00020	1/30 RSPA DUES				225 00 000004
		GOVERNMENTAL MANAGEMENT SERVICES			
3/14/25 00026	2/07/25 2446 202502 300-36900-3 2/7 TENNIS REVENUE			490.00	
		GOVERNMENTAL MANAGEMENT SERVICES			490.00 000905

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/28/25 PAGE 2
*** CHECK DATES 03/01/2025 - 03/31/2025 *** MIDDLE VILLAGE - REC FUND

^^^ CHECK DATES 03/0	J1/2025 - 03/31/2025 ^^^ MI BA	ANK E HANCOCK V	HITNEY			
CHECK VEND# DATE DA	INVOICEEXPENSED TO ATE INVOICE YRMO DPT ACCT# S	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK
3/14/25 00026 2/2	26/25 2448 202502 300-36900-1 2/25 TENNIS REVENUE			*	2,614.64	
	Z/ZJ IEMNIS KEVENUE	GOVERNMENTAL	MANAGEMENT SERVICES			2,614.64 000906
3/14/25 00026 2/2	28/25 2449 202502 330-57200-4	11000		*	88.15	
2/2	FEB PHONES 28/25 2449 202502 310-51300-4	19300		*	13.20	
2/2	FEB OFFICE SUPPLIES 28/25 2449 202502 330-57200-4	19400		*	91.92	
2/:	FEB SPECIAL EVENTS 28/25 2449 202502 330-57200-3 FEB TENNIS MAINTENANCE	34400		*	289.69	
	FEB TENNIS MAINTENANCE	GOVERNMENTAL	MANAGEMENT SERVICES			482.96 000907
3/14/25 00026 3/0	01/25 2443 202503 310-51300-3	34000		*	7,469.83	
	MAR TENNIS FAC MANAGEMENT		MANAGEMENT SERVICES			7,469.83 000908
	01/25 2444 202503 310-51300-3	34000		*	22,251.17	
	MAR FACILITY MANAGEMENT	GOVERNMENTAL	MANAGEMENT SERVICES			22,251.17 000909
	12/25 2450 202503 300-36900-1	L0200			918.00	
	3/11 TENNIS REVENUE	GOVERNMENTAL	MANAGEMENT SERVICES			918.00 000910
	01/25 358 202503 330-57200-3	34200		*	4,125.00	
	MAR JANITORIAL SERVICES		NAGEMENT SERVICES INC			4,125.00 000911
3/21/25 00523 3/0	06/25 5007912- 202503 310-51300-4	19300		*	52.25	
	2023 LICENSE FEE 06/25 5007912- 202503 310-51300-4			*	446.83	
	2024 LICENSE FEE	ASCAP				499.08 000912
	10/25 713 202502 320-57200-3			*	352.50	
3/2	FEB ADMIN FEE 10/25 713 202502 320-57200-3	34510		*	130.00	
	FEB ADMIN SCHED	CLAY COUNTY S	SHERIFF'S OFFICE			482.50 000913
3/21/25 00026 3/3	12/25 2451 202503 300-36900-1			*	625.00	
	MAR FACILITY EVENT STAFF	GOVERNMENTAL	MANAGEMENT SERVICES			625.00 000914

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/28/25 PAGE 3
*** CHECK DATES 03/01/2025 - 03/31/2025 *** MIDDLE VILLAGE - REC FUND

	BANK E HANCOCK WHITNEY			
CHECK VEND#INVOICEEXPENSE DATE DATE INVOICE YRMO DPT	ED TO VENDOR NAME F ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/21/25 01171 3/19/25 03192025 202503 300 DEPOSIT REFUND	0-36900-10300	*	360.00	
	HANNA JACOBS			360.00 000915
3/21/25 00062 3/01/25 254257B 202503 320	0-57200-46800	*	1,594.00	
MAR LAKE MAINTENAN	THE LAKE DOCTORS			1,594.00 000916
3/21/25 01178 3/19/25 03192025 202503 300		*	500.00	
DEPOSIT REFUND	OAKLEAF HIGH SCHOOL			500.00 000917
3/21/25 00704 3/03/25 20710 202503 320	0-57200-46200		45,083.27	
MAR LANDSCAPE MAIN				45,083.27 000918
3/28/25 00509 7/02/24 CAK-1927 202410 330	D-57200-49300	*	767.70	
PROXIMITY CARDS	CARDS AND KEYFOBS			767.70 000919
3/28/25 00072 3/26/25 03262025 202412 320	0-57200-34510	*	1,800.00	
12/20-1/2 REIMB SE	EC SRVCS DOUBLE BRANCH CDD			1,800.00 000920
3/28/25 00072 3/26/25 03262025 202501 320	0-57200-34510		1,750.00	
1/3-1/16 REIMB SEC	DOUBLE BRANCH CDD			1,750.00 000921
3/28/25 00072 3/26/25 03262025 202501 320	 D-57200-34510		1,800.00	
1/17-1/30 REIMB SE	EC SRVCS DOUBLE BRANCH CDD			1,800.00 000922
3/28/25 00072 3/26/25 03262025 202502 320		*	1,800.00	
1/31-2/13 REIMB SE	EC SRVCS DOUBLE BRANCH CDD			1,800.00 000923
3/28/25 01180 1/31/25 1901 202501 330	DOUBLE BRANCH CDD	*	1,163.00	
50% DEP DOOR OPS E	BOARDS ELECTECH ELEVATOR COMPANY LLC		ŕ	1,163.00 000924
3/28/25 01180 3/24/25 2082 202501 330	 D-57200-49500		1,163.00	
FNL PMT DOOR OPS E			•	1,163.00 000925
	0-57200-34400		960.00	
FEB TENNIS MAINTEN	VANCE GOVERNMENTAL MANAGEMENT SERVICE	ZS		960.00 000926
		.~ 		

AP300R YEAR-TO-DATE ACCOU *** CHECK DATES 03/01/2025 - 03/31/2025 *** MIDDLE BANK E	NTS PAYABLE PREPAID/COMPUTER CHECK REGISTER VILLAGE - REC FUND HANCOCK WHITNEY	RUN 3/28/25	PAGE 4
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB		AMOUNT	CHECK
3/28/25 00026 3/14/25 2453 202502 330-57200-62000	*	5,160.62	
FEB FACILITY MAINTENANCE 3/14/25 2453 202502 330-57200-62200 FEB FAC MAINT CONTINGENCY	*	722.00	
3/14/25 2453 202502 320-57200-46500	*	6,309.62	
FEB COMMON AREA MAINT 3/14/25 2453	*	750.00	
FEB LIGHTING REPAIRS 3/14/25 2453 202502 330-57200-34400 FEB TENNIS COURT MAINT	*	5,068.80	
	ERNMENTAL MANAGEMENT SERVICES		18,011.04 000927
3/28/25 01179 3/24/25 03242025 202503 300-36900-10300 DEPOSIT REFUND	*	100.00	
	SICA JOHNSON 		100.00 000928
3/28/25 00412 3/14/25 014366 202503 330-57200-43500 LAP POOL GAS/HEAT	*	3,218.43	
	FORD PROPANE GAS		3,218.43 000929
	TOTAL FOR BANK E	155,196.02	
	TOTAL FOR REGISTER	155,196.02	

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

Date: February 26, 2025 at 5:25 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 (SUNDAY) 1:00 P.M. to 9:00 P.M. (ET 3:00 P.M. TO 7:00 P.M.)
 - DATE OF VENUE FEBRUARY 23, 2025
 - RESIDENT ANTHONY EBANKS
 - ADDRESS 906 OTTER CREEK DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$700.00 = GB \$500 plus GL \$200
 - BOOKING FEE/DEPOSIT was via VISA(6730):
 - **GRAND BANQUET:**
 - DATED: 1/14/25
 - SEQ#: 2
 - BATCH#: 1171?
 - INVOICE#: 2
 - APPROVAL CODE: 112784
 - AMOUNT: \$500.00
 - **GRAND LAWN:**
 - DATED: 2/5/25
 - SEQ#: 5
 - BATCH#: 1185
 - INVOICE#: 5
 - APPROVAL CODE: 175062?
 - 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 MARCH 4-6, 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.

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

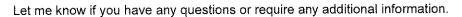
Date: February 26, 2025 at 5:19 PM

To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmsnn.com



Please make the following refund at your earliest opportunity:

- · REFUND FROM MVCDD for the following venue.
 - LOCATION GRAND BANQUET (FRIDAY) 3:00 P.M. to 11:00 P.M. (ET 5:00 P.M. TO 9:00 P.M.)
 - DATE OF VENUE FEBRUARY 21, 2025
 - RESIDENT EDNA RODRIGUEZ
 - ADDRESS 3792 TIMBERLINE DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$500.00
 - BOOKING FEE/DEPOSIT was via VISA(7371):
 - GRAND BANQUET:
 - DATED: 2/19/25
 - SEQ#: 2
 - BATCH#: 1191?
 - INVOICE#: 2APPROVAL CODE: 014748
 - AMOUNT: \$500.00



Thank you.

I will be out of the office MARCH 4-6, 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
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Governmental Management Services

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





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

Invoice

Invoice #: 2439 Invoice Date: 2/18/25

Due Date: 2/18/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Raie	Amount
Facility Maintenance January 1 - January 31, 2025		18,870.84	18,870.84
Code to:			
Middle Village Facility Maintenance			
2.320.572.466 - (\$5,160.62)			
Middle Village Facility Maint. Contingency			
2.330.572.622 - (\$875.00)			A market de la constanta de la
Middle Village Common Area Maint			the crease of the control of the con
2.320.572.46500 - (\$6,412.62)			dibunit (10 value) pandido
Middle Village Lighting repairs			Community of the last square for the
2.320.572.46630- (\$800.00)	neces of the part	A CONTRACTOR OF THE PROPERTY O	And the second s
Middle Village Tennis Court Maint.	FEB 22 2021		Additional to Company to and Statement
2.330.572.344 - (\$5,222.60)	ng fasti kasamunungana fistor eginarin di dimulah dasi kiteli 1944, sirinda (timus daspada dasi di	**	
Middle Village Special Events	THE CHARLES AND THE PARTY OF TH		and the state of t
2.330.572.49400 (\$400.00)	Total		\$18,870.84
	Payments/(Credits	\$0.00
	Balance Du	16	\$18,870.84

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

			TOTAL THE MODELLY ENGINEERS AND
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	Description
1/1/25	2	T.C.	Uncover pool, covered pool, picked up supplies
1/1/25	3.38	J.S.	Additional court maintenance
1/1/25	2.53	J.M.	Additional court maintenance
1/2/25	2.00	T.C.	Started taking down Christmas lights
1/2/25	2	J.K.	Uncovered pool, covered pool
1/2/25	6.55	C.W.	Removed debris from all common areas
1/2/25		J.S.	Additional court maintenance
	5	J.M.	Additional court maintenance
1/2/25	2.77		
1/3/25	4.3	T.C.	Take down Christmas lights
1/3/25	3.43	J.K.	Uncovered pool, covered pool, take down Christmas lights
1/3/25	3.03	C.W. J.S.	Removed debris from all common areas
1/3/25	3.15	J.M.	Additional court maintenance
1/3/25	2.48		Additional court maintenance
1/4/25 1/6/25	3.8	J.M.	Additional court maintenance
	4	T.C.	Take down Christmas décor, lights and tree Removing Christmas lights and cords, taking off pool covers, at grand banquet taking down Christmas
1/6/25	8	B.G.	
	45		decorations and tree, cleaning out all fans and vents, moved all decorations to closet Removing Christmas lights, uncovered and covered pool, take down tree and Christmas décor at grand
1/6/25	7.15	J.K.	
AICIOF	0.50	C.W.	banquet, wipe down vents in grand benquet
1/6/25	3.59	J.S.	Removed debris from all common areas
1/6/25	3.05	0.W.	Additional court maintenance
1/7/25	3.6		Removed debris from all common areas
1/7/25	5.75	J,S.	Additional court maintenance
1/7/25	2.83	J.M.	Additional court maintenance
1/8/25	8	T.C.	Take down Christmas lights and décor
1/8/25	3.47	C.W.	Removed debris from all common areas
1/8/25	3.23 2	J,S. T.C.	Additional court maintenance
1/9/25		J.S.	Set up for CDD meeting
1/9/25	5.05	J.M.	Additional court maintenance
1/9/25	2.48	7.C.	Additional court maintenance
1/10/25	4 8	в.G.	Grinded down uneven sidewalks Grinding down uneven cement slabs, removing two wood skids at shop and transferring the products on them
1/10/25	ō	ь.с.	to plastic pallet
1/10/25	7.6	J.K.	Grind all sidewalks that needed it around amenity center, cleaned out shop, reduced supply pallets and
1110125	7.0	J.14.	threw out old ones
1/10/25	3.8	3.7	Removed debris from all common areas
1/10/25	3	J.S.	Additional court maintenance
1/11/25	3.12	J.S.	Additional court maintenance
1/11/25	5.75	J,M.	Additional court maintenance
1/11/25	2.9	J.M.	Additional court maintenance
1/13/25	2.9 8	T,C.	Put away Christmas lights, set up CDD meeting, pulled up pavers looking for irrigation leak, cleaned
11 (3/20	U	1,0.	out air handler closet
1/13/25	8	B.G.	Put away Christmas décor from shop to lifeguard shack, pulled up pavers on pool deck to see where
11 13/25	O	ь.о.	water and washing sand was coming from, set up tables and chairs for meetings
1/13/25	7.72	J.K.	Go through and put away Christmas lights from shop to grand banquet closets into storage, pulled up
1/13/23	1.12	3.10	pavers to find where leak was coming from, bring in chairs from back of shop, cleaned out air conditioner
4 (4 2 (0 5	2.62	C.W.	closet, set up for meeting Removed debris from all common areas
1/13/25		J.S.	Additional court maintenance
1/13/25	3 4	T.C.	Drove around to make sure all Christmas décor and lights put up, cleaning up in shop and around outside
1/14/25	8	B,G.	Removed weeds and leaves around shop, throwing out garbage and leaves, cleaned out area by pool motors
1/14/25	3.64	C.W.	Removed debris from all common areas
1/14/25	3.04 5.2	U.W. J.S.	
1/14/25	5.2 2.48	J.S. J.M.	Additional court maintenance
1/14/25	2.48 6	T.C.	Additional court maintenance Reset pavers on pool deck, picked up supplies
1/15/25 1/15/25	8	B.G.	Cleaned up shop, at the grand banquet closet went through boxes of Christmas décor and organized
1/15/25	7.42	J.K.	Replaced pavers we picked up, cleaned up shop, loaded up golf cart
1/15/25	3.7	C.W.	Replaced pavers we picked up, cleaned up shop, loaded up gon cart. Removed debris from all common areas
1/15/25		J.S.	Additional court maintenance
1/15/25	3 2	J.K.	
1/16/25	2	J.N.	Cleaned and wiped down walls in grand banquet

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

	Date	Hours	Employee	Description
1	/16/25	3.46	C.W.	Removed debris from all common areas
1	/16/25	5.15	J.S.	Additional court maintenance
1	/16/25	2.95	J.M.	Additional court maintenance
1	/17/25	2.5	T.C.	Cut up and disposed of old rusted platform around shop, picked up supplies
1	/17/25	2	J.K.	Start cutting up old platforms
	/17/25	3.27	C.W.	Removed debris from all common areas
	/17/25	3.02	J.S.	Additional court maintenance
	/18/25	2.77	J.M.	Additional court maintenance
	/19/25	2.5	J.M.	Additional court maintenance
	/20/25	3.13	J.\$.	Additional court maintenance
	/20/25	3.37	J.M.	Additional court maintenance
	1/21/25	8	T.C.	Set up for CDD meeting, cleaned and organized back shop
	/21/25	7.58	J.K.	Set up for meeting, started reorganizing playground equipment and cutting up old pieces
	/21/25	7.5	C.W.	Wiped down walls in gym and grand banquet, moved park equipment and cut bad platforms, poles and slides
	1/21/25	5.63	J.S.	Additional court maintenance
	1/21/25 1/22/25	2.53 8	J.M. T.C.	Additional court maintenance Took down meeting, cleaned out and organized storage closet on pool deck, lubricated door locks
	1/22/25	5.73	J.K.	Took down meeting, reorganized and cleaned out storage closet on pool deck
	1/22/25	5.73	C.W.	Moved out all fences and extra from pool shed to shop, arranged everything and swept out
	/22/25	3.18	J.S.	Additional court maintenance
	/23/25	8	T.C.	Wiped down walls in grand banquet room and kitchen, cleaned out drawers and cabinets, cut up old and
				damaged playground equipment and disposed of it
1	/23/25	7.1	J.K.	Wiped out drawers in kitchen, walls and furniture in grand banquet and fitness center, cut up more damaged
				playground equipment and organized more pieces
•	/23/25	7.13	C·M·	Started moving park pieces from the woods to nice piles, racked leaves, removed debris, bricks cut slides
				and platforms
	1/23/25	5.07	J.S.	Additional court maintenance
	1/23/25	2.5	J.M.	Additional court maintenance
	1/24/25	8	T.C.	Took golf cart to mechanic shop, removed debris along roadways
	1/24/25	8	B.G.	Removed debris from all roadways, loaded golf cart onto trailer
	1/24/25	7.22	J.K.	Removed debris from all roadways
	1/24/25	3.62	C.W.	Removed debris from all common areas
	1/24/25	3.03	J.S.	Additional court maintenance
	1/25/25 1/26/25	4.5 3.23	J.M. J.M.	Additional court maintenance Additional court maintenance
	1/20/25	3.23	T.C.	Took down icicle lights, took golf cart to mechanic
	1/27/25	1	B.G.	Get a ladder to take down icicle Christmas lights
	1/27/25	1	J.K.	Took down icicle lights
	1/27/25	3.82	J.S.	Additional court maintenance
	1/28/25	3.91	C.W.	Removed debris from all common areas
	1/28/25	5.07	J.S.	Additional court maintenance
	1/28/25	2.52	J.M.	Additional court maintenance
	1/29/25	3	T.C.	Repaired grand banquet gate hinge, painted grand banquet ladies restroom
	1/29/25	8	B.G.	At banquet front gate fixed turtle back springs gate closer, spot painting women's bathroom were paint
				was peeling off at the banquet half
	1/29/25	3.74	C.W.	Removed debris from all common areas
	1/29/25	3.03	J.S.	Additional court maintenance
	1/30/25	6	T.C.	Picked up golf cart form mechanic, worked on chipping wood
	1/30/25	8	B.G.	Loading tree branches to the chipper at landscape yard
	1/30/25	2	J.K.	Set up wood chipper, grabbed materials and posts needed for bulk head vinyl fence
	1/30/25	3.48 5.08	C.W. J.S.	Removed debris from all common areas Additional court maintenance
	1/30/25 1/30/25	3.02	J.M.	Additional court maintenance
	1/30/25	3.02 4	T.C.	Took golf cart back to mechanic, continued chipping wood
	1/31/25	8	B.G.	Added branches to the chipper at landscape yard, spot painting women's bathroom by the pool
	1/31/25	3.55	C.W.	Removed debris from all common areas
	1/31/25	3	J.S.	Additional court maintenance
		,		
	TOTAL	469,19	-	
	MILES	232		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MIDDLE VILLAGE

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

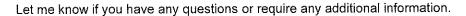
Date: February 26, 2025 at 5:16 PM

To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
 - LOCATION GRAND BANQUET (SATURDAY) 3:30 P.M. to 11:30 P.M. (ET 5:30 P.M. TO 9:30 P.M.)
 - DATE OF VENUE FEBRUARY 22, 2025
 - RESIDENT HANNAH KINLAW
 - ADDRESS 2815 GREEN STREET, JACKSONVILLE, FL 32205
 - AMOUNT OF REFUND \$500.00
 - BOOKING FEE/DEPOSIT was via VISA(4180):
 - **GRAND BANQUET:**
 - DATED: 8/9/24
 - SEQ#: 8
 - BATCH#: 1080
 - INVOICE#: 8
 - APPROVAL CODE: 052302
 - AMOUNT: \$500.00



Thank you.

I will be out of the office MARCH 4-6, 2025.

Please email me or leave a detailed message at 904-770-4661 with the following

information: <u>NAME</u>, <u>CONTACT NUMBER</u>, <u>ADDRESS</u>, <u>TYPE OF EVENT</u>, <u>NUMBER OF PARTICIPANTS EXPECTED</u>, <u>DATE OF PREFERENCE</u> and <u>EMAIL ADDRESS</u>. 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.

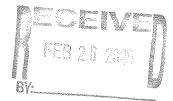
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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

Bill To

Oakleaf Plantation Middle Village

475 West Town Place Ste 114 St Augustine FL 32092 Invoice

Date Invoice# 3/1/2025 131295627346

Terms Net 20
Due Date 3/21/2025
PO #

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

Тах

\$0.00

Total

\$4,235.86

Amount Paid/Credit Applied

\$0,00

Balance Due

\$4,235.86





Security Development Group, LLC

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

INVOICE

BILL TO

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



INVOICE # 10857

DATE 03/01/2025

DUE DATE 03/31/2025

TERMS End of the month

SERVICE MONTH

March

ACTIVITY

QTY

RATE

AMOUNT

9,335.70T

APPROVED

Code to: Middle Village Security 2-320-572-345 9,335.70 0.00 9,335.70

\$9,335.70

From: Oakleaf Venues venuerentals@oakleafresidents.com Subject: MVCDD refund of deposit request - SUZIE KEY TIMA

Date: March 3, 2025 at 6:27 PM

To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
 - LOCATION GRAND BANQUET (FRIDAY) 11:00 A.M. to 11:00 P.M. (ET 4:30 P.M. TO 9:30 P.M.)
 - DATE OF VENUE FEBRUARY 28, 2025
 - RESIDENT SUSIE KEY TIMA
 - ADDRESS 9055 MENDOCINO COURT, JACKSONVILLE, FL 32222
 - AMOUNT OF REFUND \$700.00 = GB \$500 plus GL \$200
 - BOOKING FEE/DEPOSIT was via DISCOVER(6533):
 - GRAND BANQUET:
 - DATED: 8/16/24
 - SEQ#: 2
 - BATCH#: 1185
 - INVOICE#: 2
 - APPROVAL CODE: 01658R
 - AMOUNT: \$500.00
 - **GRAND LAWN:**
 - DATED: 8/16/24
 - SEQ#: 3
 - BATCH#: 1085
 - INVOICE#: 3
 - APPROVAL CODE: 01679R
 - 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 MARCH 4-6, 2025.

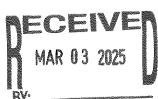
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be 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.

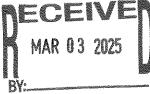
Wanda McReynolds - Community Amenity Coordinator, OakLeaf Plantation venuerentals@oakleafresidents.com (904) 770-4661 voice email (904) 375-9285 ext. 3 www.oakleafresidents.com

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.





Governmental Management Services, LLC

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

Invoice

\$325.00

Balance Due

Invoice #: 2447 Invoice Date: 2/7/25

Due Date: 2/7/25

Case: P.O. Number:

Bill To:

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

Description	Hours/Qty Rate	e Amount
2.330.572.34300- RSPA Dues 1/30/25		25.00 325.00
MAR 07 2025 By:	Total	\$325.00
	Payments/Cred	

PERSONAL REIMBURSEMENT

Out-of-Pocket

N	AME:	Andy Fletcher		MONTH:	
				2.5.25	
	DATE	DESCRIPTION	DISTRICT	AMOUNT	
	1.30.25	RSPA Dues	MV	\$325.00	2.330.572.34300
	of Haris (USS 221) This canada when				2.330.572.34300
1		3			2.330.572.34300
		with how	:		2.330.572.34300
	no motores	J			2.330.572.34300
Secretaria de la constituira della constituira d	- yey area, yanas tattirana.	Sandamente Congago proposa di Sandamente a sensa (se		. To	2.330.572.34300
	enantining of the Property of Australian Section 1				2.330.572.34300
Enteroperate action	na i Nargayyan	untrocat de describe gran ancian describ		COLO TITAL Y	amount Livery
			TOTAL	\$ 325.00	ATTICATED TO

With Reference of the the

Albert to the line had made

70 75 Persewai

Order Confirmation

Sp. Professionals Association

11961 Performance Dr., Orlando, FL 32827 (407) 634-3050

Order Date 1/30/2025

Payment Method VISA *********6346

Name on Card Andrew Fletcher

Ship To Mr. Andrew Fletcher

3088 Creek Village Lane

Green Cove Springs, Florida 32043

UNITED STATES

Item	Quantity	Price	Total
Invoice: Renewal Fees - Mr. Andrew Fletcher	Çana	325.00	325.00
	Invoice Total		325.00
	TRA ISA TI LI GRA	NE TOTAL	325.00
	Payment Amount		325.00

A confirmation is being sent to: aczlfletcher@gmail.com

Send another copy to

Sand

Thank you for submitting your payment!

Governmental Management Services, LLC

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

Invoice

Invoice #: 2446

Invoice Date: 2/7/25 Due Date: 2/7/25

Case:

P.O. Number:

BIII To:

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

Description	Hours/Qty	Rate	Amount
ennis Revenue / Funds deposited 2/7/25	TOURS, CALLY	490.00	490.00
MAR 0.7 2025 BY 6			
	Total		\$490.00
	Payment	s/Credits	\$0.00
	Balance	Due	\$490.00

Wells Fargo Bank Transaction Receipt

Branch #0065070 05 D

Deposit

Account Number

XXXXXXXX4262

CHK 00182

Number of Checks

10

Check Listina

\$50.50 \$20.06 \$120.00 \$50.00 \$20.00 \$20.00 \$50.00 \$20.00

65Ŭ.00

Total Checks Amount

\$580.00

Tital Deposit

\$580,00

Transaction #051 2056 02:41PH 02:06:25

Deposit Credit Date: 02/96/25

Thank your ALLISOH

Middle Village CDD

Breakdown of Revenues 2.6.25

					an managan an	. Nationals	
	Deposit Date		Loszons		90%	Baic	idie Villege CDD 10%
	2.6.25	\$	500.00	\$	450.0	0 \$	50,00
	Subtotal	Ş	500.00	\$	450.0	0 \$	50.00
	Data		League Fees	Manual Control of Cont	GMS 20%	Mic	Idie Village CDD 80%
				\$	*	\$	-
	Subtotal	\$	=	\$	-	\$	<u>.</u>
**************************************	Data	; :	Miscellaneous		GM8 50%	Mic	idle Village CDD 50%
	2.6.25	\$	80.00	\$	40.0	0 \$	40,00
	Subtotal	\$	80.00	\$	40.0	D \$	40.00
	Dato		League Fees Fundraiser	The state of the s	GM2 0%	 Mid	die Village CDD 100%
	2.5.25					\$	**
	Subtotal		\$0		<u> </u>	\$	9
Total	Revenuez	\$	580.06	\$	490.0) \$	90.00

Governmental Management Services, LLC

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

Invoice

Invoice #: 2448

Invoice Date: 2/26/25 Due Date: 2/26/25

Case:

P.O. Number:

BIII To:

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

Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 2/25/25 REGEIVE MAR 0.7 2025 BY:		2,614.64	2,614.64
•	Total Paymen	ts/Credits	\$2,614.64
	Balance	Due	\$2,614.64

Wells Farso Bank Transaction Receipt

Wells For Transactio

Transactic		
(1 CHOLO 12-	Branch #0066070 06	Deposit
Branch #0065070 DE	Account Number CHK 00182	XXXXXXXX4262
CHK D8182	Number of Checks Check Listine	14
		\$20.00
Number of Checks		\$140.00
Check Listing		\$70.00
•		\$40.00
		\$20.00
		\$50.00
		52D,DO
		a10.00
		\$50.00
		\$10.00
		\$50.00
		\$50.00
		\$20.0G
		\$2,355.15
Total Checks Amoun Total Deposit	Total Checks Amount Total Deposit	\$2,905.15 \$2,905.15
Transaction #051 2 02:41PH 02:06/25 Deposit Credit Dai	Transaction #039 20- 02:57PM 02/25/25	45
Thank you, AL	Deposit Credit Date	

Thank you, ALLISON

Middle Village CDD

Breakdown of Revenues 2.25.25

Deposit Date		Lessons	· · · · · ·	GM8 90%	Middle Village CDD 10%
2.25.25	\$	2,905.15	\$	2,614.64	\$ 290.52
Subtotal	\$	2,905.15	\$	2,614.64	\$ 290.52
Date		League Feas		GM6 20%	Middle VIIIaga CDD 80%
			\$	-	\$
Subtotal	\$	•	\$		\$
Date	COST	Miscellaneous		GMS 50%	Middle Village CDD 50%
2.25.25			\$	-	\$
Subtotal	\$		\$		\$
Data		League Fees Fundraleer		GMS 0%	Middle Village CDD 109%
2.25.25					\$
Subtotal		\$0		\$0	\$
Total Revenues	Sold Commencer Commencer	2,905.15	\$	2,614.64	\$ 290.52

Governmental Management Services, LLC

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

Invoice

Invoice #: 2449

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 2/18/25 2.310.513.49300 (MV Office Supplies) - Statement Closing Date 2/18/25		88.15 13.20	88.15 13.20
34:600:538:64000 (MV-Repair & Replacements) - Statement-Glosing		4 ,478.89 •	4,478,89
Date 2/18/25 - 2.330.572.49400 (MV Special Events) - Statement Closing Date		91.92	91.92
2/18/25 2.330.572.34400 (MV Tennis Maintenance) - Statement Closing Date 2/18/25		289.69	289.69
MAR 0.7 2025			
	and the second s	No. of the contract of the con	

Total	\$1,961.85
Payments/Credits	\$0.00
Balance Due	\$ 1,961.85 -

Double Branch / Middle Village American Express Charges GMS Statement Closing Date – February 18, 2025

Totals by GL

Double Branch: \$3,548.00 2.320.572.4100 (DB Phones) - \$88.16 2.320.572.5100 (DB Office Supplies) - \$13.20 34.600.538.6200 (DB Repair and Replacements) - \$3354.70 2.320.572.49400 (DB Special Events) - \$91.94

Middle Village: \$1,961.85

2.330.572.4100 (MV Phones) - \$88.15 2.310.513.49300 (MV Office Supplies) - \$13.20 34.600.538.64000 (MV repair & replacements) - \$1,478.89 2.330.572.49400 (MV Special Events) - \$91.92 2.330.572.34400 (MV Tennis Maintenance) - \$289.69.05

Double Branch / Middle Village American Express Charges GMS Statement Closing Date – February 18, 2025

Purchase Date	Vender	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
1/24/2025	At Home	279.47	Repair and Replacement	34.600.538.64000	279.47			279.47
1/24/2025	HeadPenn	122.59	Tennis Maintenance	2.330.572.34400	122.59			122.59
1/27/2025	1and1ionos	4	Office Supplies	2.330.572.51000	2	2.320.572.5100	2	4
1/29/2025	USA vinyl	1049.06	Repair and Replacement	34.600.538.64000	524.53	034.600.538.621	524.53	1049.06
1/30/2025	USA vinyl	890.87	Repair and Replacement	34.600.538.64000	445.43	034.600.538.621	445.44	890.87
1/31/2025	Bobcat/Leppo	1065.33	Repair and Replacement			034.600.538.621	1065.33	1065.33
2/1/2025	HeadPenn	167.1	Tennis Maintenance	2.330.572.34400	167.1			167.1
2/2/2025	RingCentral	176.31	Phones	2.330.572.4100	88.15	2.320.572.4100	88.16	176.31
2/4/2025	Walmart	148	Repair and Replacement			034.600.538.621	148	148
2/7/2025	Walmart	39.44	Repair and Replacement	34.600.538.64000	19.72	034.600.538.621	19.72	39.44
2/7/2025	PPG	112	Repair and Replacement	34.600.538.64000	56	034.600.538.621	56	112
2/7/2025	Dunkin	65.61	Special Event	2.330.572.49400	32.8	2.320.572.49400	32.81	65.61
2/7/2025	Crown trophy	118.25	Special Event	2.330.572.49400	59.12	2.320.572.49400	59.13	118.25
2/8/2025	Dropbox	119.88	Repair and Replacement	34.600.538.64000	59.94	034.600.538.621	59.94	119.88
2/8/2025	landlionos	22.4	Office Supplies	2.330.572.51000	11.2	2.320.572.5100	11.2	22.4
2/11/2025	DIY concrete	494.84	Repair and Replacement			034.600.538.621	494.84	494.84
2/12/2025	Amazon	15.09	Repair and Replacement	34.600.538.64000	7.54	034.600.538.621	7.55	15.09
2/12/2025	DIY concrete	326.45	Repair and Replacement			034.600.538.621	326.45	326.45
2/12/2025	DIY concrete	120.64	Repair and Replacement			034.600.538.621	120.64	120.64
2/18/2025	Walmart	172.52	Repair and Replacement	34.600.538.64000	86.26	034.600.538.621	86.26	172.52
Totals	2 PAT Con 2000 1111 1	\$5,509.85	COMPLEX COLORS COLORS OF COLORS AND COLORS A		\$1,961.85	Salating and a salati	\$3,548.00	\$5,509.85

Detail C	continued			♦ - Pay Over Time activity
	78. Maria		A CONTRACTOR OF THE PARTY OF TH	Amount
02/12/25	PEOPLEVINE INC 312-543-3399	CHICAGO	IL	\$750.00 ♦
8/ 	SORIANO 1 Ending 6-63053			
	CALIFORNIA DE LA COMPANIO DEL COMPANIO DE LA COMPANIO DEL COMPANIO DE LA COMPANIO DEL COMPANIO DE LA COMPANIO DE LA COMPANIO DE LA COMPANIO DEL COMPANIO DE LA COMPANIO DEL COMPANIO DEL COMPANIO DE LA COMPANIO DEL COMPANION DEL COMPANION DEL COMPANION D	The state of the s		Amount
01/24/25	AT HOME STORE 098 098 972-265-6227	ORANGE PARK	FL.	\$279.47 ♦
01/24/25	HEAD/PENN RACQUET SPTS 586436 REELS 32065	PHOENIX	AZ	\$122.59 •
01/27/25	IONOS 877-461-2631	www.jonos.com	PA	\$4.00 ♦
01/29/25	INYO POOLS PRODUCTS 4078342200	Longwood	FL.	\$379.17 ♦
01/29/25	USA VINYL, LLC 041399801434876 JFOSTER@WEATHERABLES.COM	HILLIARD	OH	\$1,049.06 •
01/30/25	USA VINYL, LLC 041399801434876 JFOSTER@WEATHERABLES.COM	HILLIARD	ОН	\$890.87 ♦
01/31/25	BOBCAT OF JACKSONVILLE RSA109658-1 32254	JACKSONVILLE	FL	\$1,065.33 ♦
02/01/25	HEAD/PENN RACQUET SPT\$ 586436 REELS 32065	PHOENIX	AZ	\$167,10 \$
02/02/25	RINGCENTRAL INC	888-898-4591	CA	\$176.31 •
02/04/25	11677943001 94002 WAL-MART SUPERCENTER 3308 3308	MIDDLEBURG	FL	\$148,00 \$
02/07/25	DISCOUNT STORE WAL-MART SUPERCENTER 6978 6978	JACKSONVILLE	FL	\$39.44
02/07/25	PPG PAINTS 8180 0818	JACKSONVILLE	FL	\$112.00
02/07/25	724-742-5683 PPG PAINTS 8180 0818	JACKSONVILLE	FL	\$112.00
02/07/25	724-742-5683 DUNKIN #346314 Q35 3463	JACKSONVILLE	FL	\$65.61
02/07/25	904-778-0700 CROWN TROPHY #106 0000	JACKSONVILLE	FL	\$118.25
02/08/25	904-260-4871 DROPBOX*6NMTBMCYBGJR	SAN FRANCISCO	CA	\$119,88
02/08/25	599425308 94107 IONOS	www.ionos.com	PA	\$22,40
02/09/25	877-461-2631 DKS IM SERVER 0375	INGLEWOOD	CA	\$41.95
02/11/25	310-645-0023 DO IT YOURSELF INC ORANG	ORANGE PARK	FL.	\$494,84
02/12/25	904-579-3477 Amazon Prime	Amazon.com	WA	\$15.09
02/12/25	SUBSCRIPTION DO IT YOURSELF INC ORANG	ORANGE PARK	FL	\$326.45
02/12/25	904-579-3477 DO IT YOURSELF INC ORANG	ORANGE PARK	FL.	\$120.64
02/18/25	904-579-3477 WAL-MART SUPERCENTER 3308 3308	MIDDLEBURG	FL.	\$172.52
67. 34.0	DISCOUNT STORE ELBY STEPHENS d Engling 6 61065			en commerciações, contra entrações, com escolores
LLLI (an	d Ending 6-61065			Amount
01/23/25	USPS STAMPS ENDICIA 900000002 552453172 32137	888-434-0055	DČ	\$200.00

Crown Trophy #11 11792 SAN JOSE BLVI JACKSONVILLE, FL 3222

9042604871

CROWN TROPHY #108 Email:orders@orownjacksonville.com Phone:904-260-4871 11792 San Jose Blvd Jacksonville, FL 32223

1 4 4 4 4 4 5 1 4 4 4 4 5 1 4 4 4 4 4 5 1 4 4 4 4
A STATE OF THE PARTY OF THE PAR
MANUSCH TROP
56153
4/2/2025

IT TO SHARE

Cashier: Lynn 07-Feb-2025 4:27:30P

'ALLY OWNED Transaction 202079

A Harris William

70

and: Comm Day

Terms

Due on receipt

SNIP TO

1 Manual Transaction

\$118.

Oakleaf Plantation Jay Soñano

Total

\$118.2

904-562-0249 jsorlano@gmsnf.com

CREDIT CARD SALE **AMEX 3053**

\$118.2; EV.

Retain this copy for statement validation

07-Feb-2025 4:28:02P \$118.25 | Method: EMV AMERICAN EXPRESS XXXXXXXXXXXXX3053 JAY SORIANO

Reference ID: 503800600058

44.00 misc.

Auth ID: 603036 MID: ********0991 AID: A000000025010801 AthNtwkNm: AMEX SIGNATION

Payment Due Date Orner Complete 2/8/2025

-24	Description	Ruto	Amount	1), Tax 2
ā	1 1/2" x 1 7/8" Gold Flextbrass Engraved Plate for Previously Purchased 2" Retief Torch Medal	1.5	66,00	Tax
	ENGR:			
on and Committee of the	Oaklesf Polar Plungs 2025		karang penggamanan di 1924-1934 di 1924 di 192	
	Removal of old plates from previously purchased medals	1	44.00	Tax

Sub Total 110.00 Sales Tax 7.5% 2021 8,25 Total 118.25 Payment Applied 0.00118,25 Balance Due

Memo: Replate Polar Plunge 2025 Medals_Double Branch Jay

Soriano

Do it Yourself Orange Park

Do it Yourself Orange Park 975 Blanding Blvd. Orange Park, FL 32065 (904) 579 - 3477

ORDER RECEIPT

Order # 768777 Customer: Duble Branch Community Development Date/Time Processed: 2/12/2026 3:51:25 PM Employee ID: MHB 4' Nifty Self propelled lift #4 1 00 @ \$859.80 5-EPE4D \$859,80 SERIAL #. 12-52840 ** METER CHARGE ** \$0.00 Out 404,16 - In 404 10 - Used G.00 U 00 Units Used @ 50.00 ** ADDITIONAL CHARGE ** \$34,39 20' Equaproved trailer #52 (14), M JU @ \$45.90 5-PET723-52 \$45.90 "" ADDITIONAL CHAPGE "" 巻き 日韓 Delivery Charge \$0.00 Fick (ip Charge 50.00) Lianusgo Wainer 30 00 Cleaning Charges \$0.00 Fuel Charges 50.00

> Surcharge, \$36.23 Fees \$0.00

Meter Charges: \$0.00

Sub Total: 5941.33

00.02 xsT

ijirdai Frank 5541.93 Amount Paid **5941.93**

Amount Due 35.00

Lungarion History.

Payment Type AMEX Payment Date 2/11/25 8:32 AM Amount \$494.84

Carde 3053 Auth. No.: 1045(X)

Payment Types AMEX - Paymont Cote 27:2725 (E16 AM Amount 5326 46

Caust 5003 Auth No. 133337

Payment Type AMEX - Payment Date 2/ 2/25 3:44 P3s Amount \$120,64 Cords 3053

Aith No 170410

⊟ignea .

Thans You. We appreciate your (dishass) Tax (DBS-20125110466.7



Dropbox Inc.
333 Brannan Street
San Francisco, CA 94107
United States
billing-support@dropbox.com

Receipt for admin@oakleafresidents.com

Payment amex ending in 1057 approved

Date 2/8/2025

Amount \$119.88

Description

Dropbox Pro - 1TB (2/8/2025 to 2/8/2026)

Amount

\$119.88

Total \$119.88

All amounts shown are in USD. This is not an invoice. No additional payment is required.

Welcome to Dunkin' Store #: 345314 116 Oakleaf Village Pkwy Jacksonville, rL 32244 (904) 778-0700

438572 Kyle

CHK 3254 2/7/2025 6:09 PH

Eat In 3 12 Donuts 1 Box Hot Orig Cof American Express ***********3053 41.97 21.99 \$65.61 Tran Type : Purchase Entry Mode : INSERTED Auth Code : 898971 AMERICAN EXPRESS AID: A000000025010801 No Signature Required I agree to pay the above total amount according to the card sauer (merchant agreement if credit voucher) \$63,95 \$1,65 \$65,61 Subtotal

Tax Payment

\$0,00

Change Due

See restrictions on dunkindonuts.com

Thank You. Come Back Ageto. Items: 4 Total





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

Sold-to address

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

Customer No. 715220

Invoice		5193786827			
Billing Date 01/23/2025	Ship Date 01/23/2025	Order Date 01/22/2025	Requested Date 01/22/2025		
Tenns Credit Card pr	eauth.		Due Date		
Order No. 5103332700	P.O. Number Reels		Order Entered By OMS3_CPIC		
	HUS, J⊞F Riib				
and a state of the	NECESTRAL AND CONTROL OF STREET CONTROL AND STREET AND	and an extraoring of a process part operations of the conflict of a control of a 12 and 120.			

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

Authorization no.:

117142 25012126643910

Material	Description	Size	Quantity	List Price	Discount	Unit Price	Extended Price
281414	Velocity MLT (200m reel) Item 20	17 BK	1 ROL	121.00	8.000	111.32	111.32

Total Number of Units

1

Shipping Information
Packing Silp, BOL: 5183634507
Shipping Terms: FOB Origin
Shipment Origin: BALTIMORE MD
Shipped Via: FED EX GROUND (PPA)
Gross Weight: 1.350 LB

0,612 KG

Box Tracking Number 289180170915450

Total Number of Cartons

1

Items total	111,32	USD
Freight Charge	11.27	USD
Final amount	122.59	USD
Charged to your American Express ***********************************	122.59	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





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

Sold-to address

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

Customer No. 715220

Invoice		519379	0794
Billing Date 01/31/2025	\$hip Date 01/31/2025	Order Date 01/22/2025	Pequested Date 01/22/2025
Terms Credit Card p	reauth.	auth.	
Order No. 5103332700	P.O. Number Reals		Order Entered By: OMS3_CPIC
Salesrep; Order Placed By:	ELIS, JEFF R118		

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

Authorization no.:

119164 25012226657145

Material	Description	Size	Quantity	List Price	Discount %	Unit Price	Extended Price
281234	Hawk Touch (200 m reel) Item 10	17 AN	1 ROL	166.00	8.000	152.72	152.72
Total Numb							

Shipping Information
Packing Silip, BOL: 5183637799
Shipping Terms: FOB Origin
Shipment Origin: BALTIMORE MD
Shipped Via: FED EX GROUND (PPA)
Gross Weight: 1.500 LB 0.680 KG

Box Tracking Number 289180170945013

Total Number of Cartons

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

IONOS

IONOS Inc.

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

Invoice:

202053433551

Invoice Date: Customer ID: 01/26/2025 270980442

48060001

Contract ID: Help Center:

ionos.com/help

My IONOS:

my.lonos.com/invoices

111y.101103.001

Your IONOS Personal Consultant:

Tiffany Masters 2673666050

Invoice

Billing period starting: 01/25/2025

2 Logan Square, 100 N 18th St. · Sulte 400

Philadeiphia, PA 19103 · USA

370 Oakleaf Village Pkwy

Orange Park, FL 32065-4259

Jay Soriano

UNITED STATES

lter	n Service	Charges	Usage	Taxable Portion	Total
Cor	ntract: 48060001 - IONOS Exp	ert			
1	IONOS Website Builder 01/25/2025-02/25/2025	\$4.00 a month	1 mo.	\$0.00	\$4.00
Net	t Total				\$4,00
Net	t (non-taxable portion)				\$4.00
Net	t (taxable portion)				\$0.00
Tax					\$0.00
To	tal amount due				\$4.00
	ase 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

IONOS Inc.

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

Invoice:

202053652871

Invoice Date:

02/07/2025

Customer ID: Contract ID: 270980442 85644648

Help Center:

ionos,com/help

My IONOS:

my,ionos.com/invoices

Your IONOS Personal Consultant:

Tiffany Masters 2673666050

Invoice

Billing period starting: 02/06/2025

2 Logan Square, 100 N 18th St. · Suite 400

Philadelphia, PA 19103 · USA

370 Oakleaf Village Pkwy

Orange Park, FL 32065-4259

Jay Soriano

UNITED STATES

ltem	Service	Charges	Usage	Taxable Portion	Total
Cont	ract: 85644648 - IONOS My\	Website Creator+			
1	Basic Fee 02/06/2025-03/06/2025	\$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 1	Cotal	A commence of the control of the con			\$22.40
Net (non-taxable portion)	Control of the Contro	COMMISSION OF THE PROPERTY OF		\$22.40
Net (taxable portion)				\$0.00
Tax	·				\$0.00
Tota	al amount due				\$22.40
Pleas	e DO NOT send cash, check	or money order			
		The state of the s		Market Control of the	

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.



Sales - Rental - Parts - Service - Training

INVOICE NO RSA109658-1 INVOICE DATE 01/31/2025

PAYMENT TERMS CASH ON DELIVERY Leppo Rents - Bobcat of Jacksonville 1182 SUEMAC RD JACKSONVILLE FL 32254 904-288-9181 Store ID 16259803001

Cleveland, OH 44193

CUSTOMER NO BP0068280

REMIT TO: Leppo Rents PO Box 932022

CUSTOMER PO

RENTAL INVOICE

INVOICE TO:

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



SHIP TO:

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

Client ID 3523730005

SALESMAN

:Patrick Hine

CONTACT

:Jay Sorlano 904-342-1441

RENTAL CONTRACT : RSA109658

SET	UNIT	QTY	PRICE	TOTAL
10	EQ0322937 SCISSOR LIFT, 26' JLG MODEL:JLG_ES2632A92.20 S/N:M200071846	· · · · · · · · · · · · · · · · · · ·	650.00	650,00
	BILLING PERIOD: 01-09-2025 08:00 AM TO 02-06-2025 07:59 AM			
10	Damage Walver(14.00 %)		14.00	91.00
10	DEL PICKUP DELIVERY AND PICKUP EQ0322937 S/N: M200071846	1	250,00	260.00

SALES TAX DETAILS:

FL-CLAY -CLAY:

FL-STATE -FLORIDA STATE:

14.87 59.46

850.00 TOTAL RENTAL 341,00 MISC CHARGES SALES TAX 74.33 TOTAL AMOUNT (USD) 1,065.33 **PAYMENT RECEIVED** 1,065.33 **BALANCE AMOUNT** 0.00

Paid By : AMEX (xxxxxxxxxxx3053): \$1065,33

APPROVED Total:

or home

Store 98 1919 Wells Rd Orange Park, FL 32073

B548 VILLA CREAM/NP 199.99 T 885369417238 B548 VIIIb Cream/NP 29.99 T 885369417207 B548 VILLA CREAM/NP 29.99 T 886369417214 19 50 BRI ANCE 279.47

TAX

**** BRIANCE

TRA TYPE: TWO LASP

CARR MATRITAN EXPRESS

BIJT 8:58:

ENTRY METHOUT T

ACCIA: ***********3053

AID: #000000025010801

BUTHORIZATION MODE: ISSUER-

AMEX 279.47
CHANGE 0.00
7.50% Tax 19.50
TOTAL NUMBER OF ITEMS SOLD = 3
01/24/25 17:32 98 22 79 717641





CUSTOMER

321001760000 DOUBLE BRANCH COMMONITY **DEVELOPMENT DISTRICT**

475 YOWN PL ST. AUGUSTINE, FL 32092 904-562-0249

SHIP INFO

STORE

EMAIL

PHONE

HOURS

#8180

445 PARK STREET,

JACKSONVILLE, FL 32204

PAF8180@ppg.com

904-353-4446

Sun; Closed Mon-7:00 AM - 5:00

Fil: PΜ

8:00 AM - 12:00 Sat: PM

INVOICE #

818020005817

DATE

07 Feb 2025 3:51 PM

TIME

Daniel L.

STORE REP SALES REP

OPB-SALES

JACKSONVILLE (8180)

ur. Lieve (....

METHOD

Now

Item # / SAP #

Description

Unit Price

\$112.00

Amount: \$112.00 *

95-3300/1U 00349560

DURETHANE DTM NEUTRAL BASE

1 95-3300/01 - DURETHANE DTM NEUTRAL BASE

COMP A

1 95-339/04 - DURETHANE DTM COMP B

Comment: BLACK

Items marked with an asteriak (*) are exempt from sales tax. Freight will be charged on orders, blinds, and wall covering books. Special merchandise in good condition is eligible for 75% refund w/ original kwoice within 60 days. The sales tax. merchandise cannot be returned. Non-tinted merchandise in good condition may be returned w/ original invoice w/m 60 days. Qualifying returns will be made in the same form of payment as original purchase. PPG reserves the right to make large cesh returns by check wite "8 business days. A service fee w" be charged on returned checks. PPG understands, and Buyer represents that the products sold will be used for con tarcial or home painting, and will not be used for Nuclear, Chemical or Biological weapons facilities or activities accluding painting any such items or facilities. Buyer agrees to notify PPG immediately if Buyer becomes aware of any change in the end use of the products. Browse global employment opportunities at na.careers.ppg.com. Let us know how we're doing - visit ppg, sintssurvey.com to give your feedback!

item Subtotal	\$112.00
Distrumi/Fee Subtotal	\$112.00
Sales Tax	\$0.00
Total	\$112.00
Crecit Card	\$112.00
Total Tendered	\$112.00
Pending Amount	\$0.00



Recurring Statement

Account Information

Account Number: Statement Date:

(904) 770-4650 02/02/2025

Subscription Name: Document #:

RingEX Standard™

11677943001

\$176.31

Bill To:

Jay Soriano Oakleaf Plantation

475 west town place ste 114

St Augustine, FL 32092, USA

Statement Summary Total Current Charges

Your credit card ending in [8052] was charged \$176.31. This charge will appear as "RINGCENTRAL, INC" on your credit card statement.

Statement Details

Period	Description	Unit Price	Quantity	Amount
02/02/2025 - 03/01/2025	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
02/02/2025 - 03/01/2025	DigitalLine Untimited - (904) 342-1441	\$34.99	1	\$34.99
02/02/2025 - 03/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
02/02/2025 - 03/01/2025	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
02/02/2025 - 03/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
02/02/2025 - 03/01/2025	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
02/02/2025 - 03/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
02/02/2025 ~ 03/01/2025	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
02/02/2025 ~ 03/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
02/02/2025 - 03/01/2025	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
02/02/2025 - 03/01/2025	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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130 ć could win a \$1000 GiftCard!
sit survey.walnart.com87VN9DS14TE78
for more details.see back of receipt.

Walmart > C

Get free delivery from this store with Walmart+

Scan for 30-day free trial.

02/04/25

18:10:15

Tou could win a \$1000 ElfiCard!
Visit surven.walmart.com#TVNBVY(4TH2)
For more details.see back of receipt.

Williams

Lin Supercenter

90-21-741 Mar SDRA
1680 BRANNN FSE.8 RD
NIUM ENURS FL \$2068

TEEK \$0.0 3

TEE SUBSTITUTE 172 S2
SUBSTITUTE 174 S2
SUBSTITUTE 1

02/18/25 03:21:00

Walmart > <
What was the supercenter of the superce

ITEMS SOLD 8 TC# 7920 4425 8469 1050 3377

	1000 3377

TROP OJ 12	" A INMANACE LA E.	10.46 N
3 PEARS		5.78 N
APPLE 3 BA	The same of the sa	6,12 N
APPLE 3 BA	in a rate relation of the best of the first of the fir	4.12 N
BANANAS		,,,,,
4,190 lb	, , , , , , , , , , , , , , , , , , , ,	2.10 N
BANANAS	000000040110 F	-
4.790 lb.	12.00	2.40 N
GV WHIPTOP	078742017110 F	3.48 0
FOAM CUPS	076742097060	4,98 N

Polare	SUBTOTAL TOTAL	39.44 3 9.44
Sms	AMEX TEND CHANGE DUE	39.44 n.80

AMERICAN EXPRESS- 3053 I O APPR#801392 39.44 TOTAL PURCHASE REF # 503800532546 TRANS ID - 013690982678065 AID A00000026010801 TERMINAL # 54808448 *No Signature Required 02/07/25 17 17:22:49

weatherables^a Order #100050848

Order Date: January 28, 2025

Shipping Address

jay Soriano 370 Oakieaf Village Parkway Orange Park, Florida, 32065 United States T: 9043421441

Shipping Method

Motor Freight - Motor Freight Method

Items Ordered

PRODUCT NAME

Ashten 6'H x 8'W Color White

External 5" x 5" Post Cap

Color White

1.5" x 5.5" Hole Cover

Color White

1,75" x 3.5" Hole Cover

Color White

Billing Address

Jay Soriano GMS lic 475 W TOWN PL ST AUGUSTINE, Florida, 32092-3648 United States T: 9043421441

Payment Method

Credit Card

Credit Card Type: American Express Credit Card Number: xxxx-3053

SKU	PRICE	QTY
PWPR- LAT-6X8	\$159.99	Ordered: 3
AWCP- EXTWEA- 5	\$2.41	Ordered: 50
AWCP- CVR- 1.5X5.5	\$5.36	Ordered: 12
AWCP- CVR- 1.75X3.5	\$5.09	Ordered: 12

Subtotal

Shipping & Handling

Tax

Grand Total

CLOSE WINDOW

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

Management Services, LLC Invoice

Ce, Suite 114

Invoice #: 2443 Invoice Daie: 3/1/25

Due Date: 3/1/25

Case:

Balance Duo \$7,469.83

P.O. Number:

BIII To:

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

Description	Hours/Gty	Rate	Amount
ennis- Facility Management - Oakleaf Plantation -March 2025		7,469.83	7,469.83
MAR 0.5 2025			
alism Morsing 3-4-25			\$7.6CA 00
	Total	ts/Credits	\$7,469.83 \$0.00

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

invoice

Invoice #: 2444

Involce Date: 3/1/25 Due Date: 3/1/25

Case:

P.O. Humber:

BIII To:

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

Description	Hours/Oty	Hate	Amount
Facility Management - Oakleaf Plantation -March 2025		22,251.17	22,251.17
BY:		es (man d') (ha d') (physic destinat que des es d'été par l'access ; perme experiment destination de serie	
alism Morning 3-4-25			· · · · · · · · · · · · · · · · · · ·
	Toxiber l	á á	00 004 47

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 2450

Invoice Date: 3/12/25 Due Date: 3/12/25

Case:

P.O. Number:

Bill To:

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

nnis Revenue / Funds deposited 3/11/25	918.	00 918.0
		THE TAXABLE PROPERTY OF TAXABLE PROPERTY O
		MA DESCRIPTION OF THE PROPERTY
MAR 12 2025		
3 S S S S S S S S S S S S S S S S S S S		b - A - A - A - A - A - A - A - A - A -
	Total	\$918.0
	Payments/Credits	\$0.0
	Balance Due	\$918.0

Wells Farso Bank Transaction Receipt

Branch #0066670 03	Deposii.
Account Number CHK 00182	XXXXXXXXX4262
Number of Checks Check Listins	11 \$40.00
	\$20,00
	\$20,00
	\$20.00
	\$50.00
	\$20.00
	\$140.00
	£40.00
	\$20.09
	\$600.00

\$50.00

\$1,020.00 \$1,020.00

Transaction #046 2065 11:08AH 03/10/25 Deposit Credit Date: 03/10/25

Thank you, MONICA

Total Checks Assount Total Deposit

Middle Village CDD

Breakdown of Revenues 3.11.25

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
3.11.25	\$ 1,020.00	\$ 918.00	\$ 102.00
Subtotal	\$ 1,020.00	\$ 918.00	\$ 102.00
Date	League Fees	GMS 20%	Middle Village CDD 80%
٠		\$ -	\$ -
Subtotal	\$ =	\$ -	\$ -
Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
3.11.25	177	\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -
Date	League Fees Fundraiser	GMS 0%	Middle Village CDD 100%
3.11.25			
Subtotal	\$0	\$0	\$ -
Total Revenues	\$ 1,020.00	\$ 918.00	\$ 102.00

Riverside Management Services, Inc

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

Invoice

invoice #: 358

Invoice Date: 3/1/2025

Due Date: 3/1/2025

Case:

P.O. Number:

Bill To:

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

Description	Hours/Gty	Mate	Amount
2.330.572.3420 Janitorial Services - March 2025		4,125.00	4,125.00
MAR 05 2025 BY:			
alison Morsing 3-4-25			

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



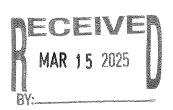
Attn: Account Services PO BOX 331608, Nashville, TN 37203-7515 Phone: 1-800-505-4052

Fax: 1-770-805-3475 Email: glcs@ascap.com

Invoice/Statement of Account as of: 03/06/2025

(All Open Transactions)

Jay Soriano Middle Village Community Development Dis 845 Oakleaf Plantation Pkwy Orange Park, FL 32065-3531



Re: Middle Village Community Development Dis Middle Village Community Development Dis 845 Oakleaf Plantation Pkwy Orange Park, FL 32065

If You Have Already Made Payment, Please Disregard This Invoice. In Case Of Error In Amount Of Bill Or Payment, Contract Terms Shall Govern.

ACCOUNT NO.	BILLING DATE	CURRENT	PAST DUE	BALANCE DUE
500729512	03/06/2025	\$0.00	\$499.08	\$499.08

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								\$	4	1	3	d	4	.(D	C	ŧ								

Charges per applicable Operating Policy and Rate Schedule "copies available on request".

ASCAP REFERENCE NO.	TRANSACTION DATE	CHECK NO.	EXPLANATION OF CHARGES & CREDITS	FOR THE PERIOD	ORIGINAL AMOUNT	CURRENT AMOUNT
100006238752	11/20/2023	-	License Fee	01/01/2024 to 11/30/2024	\$385.00	\$52.25
192000408221	11/19/2024		Lic Fee Adj: CPI (Dr)	01/01/2024 to 11/30/2024	\$12.83	\$12.83
100006475625	11/20/2024		License Fee	12/01/2024 to 12/31/2024	\$36.17	\$36.17
100006475626	11/20/2024		License Fee	01/01/2025 to 11/30/2025	\$397.83	\$397.83

Your account is seriously past due. We must now consider other steps to protect our members rights. Securely manage your account on line at www.ascap.com/mylicense

permits 2.310.513.49

TEAR ON THE DOTTED LINE

PLEASE PLACE YOUR CUSTOMER ACCOUNT NO. ON ALL CHECKS AND CORRESPONDENCE. PLEASE MAKE CHECK PAYABLE TO

"ASCAP".

Middle Village Community Development Dis 845 Oakleaf Plantation Pkwy Orange Park, FL 32065-3531

ME OF LATE MUSIC

ACCOUNT NO.	BALANCE DUE	AMOUNT PAID	SERVE
500729512	\$499.08	\$ 	

95007295124000049908

Name, Address, Telephone Changes Licencee Premise: Street:

City, State, Zip:

Contact

Telephone:

W _{03/06/2025}

IMLA

ASCAP 21678 Network Place Chicago, IL 60673-1216 tillallaallaladallallallaladal

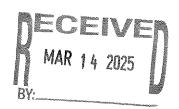
General Invoice





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

CUSTOMER	INVOICE DATE	INVOICE	NUMBER	AMOUNT	PAID	DUE DATE	íNVO	ICE TOTAL DUE
OAKLEAF PLANTATION CDD	03/10/2025	7	'13		\$0.00	03/25/2025		\$965.00
LAST PAYMENT DATE	LAST PAYMENT	TNUOMA		PAST DUE	AMOUNT		ACCC	OUNT BALANCE
03/05/2025		\$577.50			\$0.00			\$100,00
DESCRIPTION	QUANTITY	PRICE	пом	ORIGINAL BILL	ADJUS	TED	PAID	AMOUNT DUE
OFF DUTY ADMIN FEBRARY 2025	141.00	\$5.000000	EACH	\$705,00	\$6	0.00	\$0.00	\$705.00
OFF DUTY SCHEDULING FEE	1.00	\$260,000000	EACH	\$260.00	Şí	0.00	\$0.00	\$260.00
				Invol	ce Total:			\$965.00
				\$35	2.50	+\$130	1,00 =	\$482,50





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

Remit Portion

Invoice Date 03/10/2026

Invoice Number 713

Customer Number

30

Amount Paid

1000	A A A A A A A A A A A A A A A A A A A	medical programme of the programme.
Due Date		03/25/2025
Invoice To	otal Due	\$965.00

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

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

Governmental Management Services, LLC

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

Invoice

\$625.00 3/12/25 Cope

Balance Due

Invoice #: 2451

Invoice Date: 3/12/25 Due Date: 3/12/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty Ra	te	Amount
acility Event Staff through March 8, 2025	25	25.00	625.00
2.300.369.103			
24AD 4 2 2025		-	
MAR 12 2025			
8 Constitution of the cons			
	Total		\$625.00
	Payments/Cre	dits	\$0.00

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

Middle Village CDD

Facility Event Staff Service Hours

Quantity	Description	i	Rate	A	mount
25	Facility Event Staff	\$	25.00	\$	625.00
	Covers Period End: March 8, 2025				
	Amenities Revenue # 2.300.369.103				

From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: MVCDD refund of deposit request - HANNA JACOBS - Additional Refund due to Remnants of Painter's Items being left on



GB Balcony during event Date: March 19, 2025 at 3:11 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) 2:00 P.M. to 10:00 P.M.
 - DATE OF VENUE JANUARY 11, 2025
 - RESIDENT HANNA JACOBS
 - ADDRESS 3212 HERSCHEL STREET APT 8, JACKSONVILLE, FL 32205
 - AMOUNT OF REFUND \$360.00 (20% of RENTAL \$1800.00) FOR REMNANTS OF PAINTER'S ITEMS BEING LEFT ON BALCONY DURING EVENT

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

Thank you.

I will be out of the office APRIL 3, 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.

MAKE CHECK PAYABLE TO:



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

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

0000000027159001000000025425700000015940090

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD				
VSA :SEEs				
CARD NUMBER	EXP. DATE			
SIGNATURE	AMOUNT PAID			

ACCOUNT NUMBER	DATE	BALANCE
711194	3/2/2025	\$1,594.00

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

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

MIDDLE VILLAGE CDD

Invoice Due Date 3/11/2025

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

Invoice

254257B

PO #

Invoice DateDescriptionQuantityAmountTaxTotal3/1/2025Water Management - Monthly\$1594.00\$0.00\$1594.00

Code to:

Please remit payment for this month's invoice.

2-320-572-4680

DECEIVE MAR 15 2025 BY:

Widdle 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

Corporate Address

Portal Registration #:

2D189A4D

4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256

Customer E-mail(s):

manager@oakleafresidents.com,JSORIANO@GMSNF.COM

Customer Portal Link:

www.lakedoctors.com/contact-us/

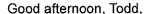
Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: MVCDD refund of deposit request - OAKLEAF HIGH SCHOOL

Date: March 19, 2025 at 3:46 PM

To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
 - LOCATION GRAND BANQUET (TUESDAY) 4:00 P.M. to 12:00 A.M. (ET 6:00 10:00 P.M.)
 - DATE OF VENUE FEBRUARY 18, 2025
 - RESIDENT OAKLEAF HIGH SCHOOL (Justin Fluent was the resident on record)
 - ADDRESS 4035 PLANTATION OAKS BOULEVARD, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$500.00 = GRAND BANQUET DEPOSIT
 - BOOKING FEE/DEPOSIT was via WELLS FARGO:

DATED: 2/24/25CHECK#: 19791AMOUNT: \$500.00

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

Thank you.

I will be out of the office APRIL 3, 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.

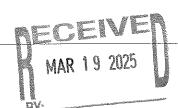
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation venuerentals@oakleafresidents.com
(904) 770-4661 voice email
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www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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Invoice



Invoice #: 20710

Date: 03/03/25

Customer PO:

DUE DATE: 04/02/2025

BILL TO

FROM

Oakleaf - Middle Village CDD 370 Oakleaf Village Parkway Orange Park, FL 32065 VerdeGo PO Box 789 Bunnell, FL 32110 Phone: 386-437-3122 www.verdego.com

DESCRIPTION

AMOUNT

#19623 - Standard Maintenance Contract 2025 March 2025

\$45,083.27

Work order #1846 Zach

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$45,083.27

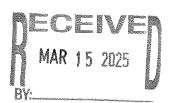
Please See Our Updated Remittance Information Remit to Address: VerdeGo Landscape PO Box 200341 Dallas, TX 75320-0341 ACH Account Information:

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 / Order Detail

Thank you for ordering at CardsAndKeyfobs.com

Order Detail

Order ID: #19279 Invoice: #CAK-19279 Date Added: 07/02/2024 Payment Method: Purchase Order (#JSO070224) Shipping Method: USPS Priority (Weight: 16.00lb)

Bill To

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

Ship To (if different address)

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

Product Name	Model	Quantity	Price	Total
Printable Proximity Card - Kantech® ioProx® XSF/26bit P20DYE Compatible - Slot Punch: None	PrtPrx- Kan26	800	\$1.89	\$1,512.00
 And the second s	f.,		Sub-Total:	\$1,512.00
			USPS Priority (Weight: 16.00lb):	\$23.39
 			Total:	\$1,555.39

\$767.70

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

Order Comments

PO Number: JSO070224

Code to: 50/50 split

¥2-330-572-49300

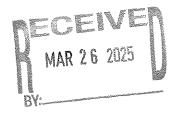
XMiddle Village Rec Passes

MAR 25 2025

2-330-572-6200

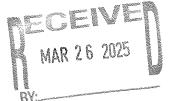
Double Branch Rec. Passes

Rec Fund



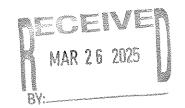
Date	Amount	Audiorized by				
March 26, 2025	\$1,800.00	Oksana Kuzmuk				
	Payable to:					
	Double Branch CDD #72					
Date Check Needed:	Budget Categor	V :				
ASAP	002-320-5720	00-34510				
	ntended Use of Funds Requested	d:				
12/20,	/24-1/02/25 Reimb for Security	Services				
(Attach summan	Charles and the description for magnest?					
(Attach supporting documentation for request.)						

Rec Fund



Date	Amount	Authorized By				
March 26, 2025	\$1,750.00	Oksana Kuzmuk				
Payable to:						
	Double Branch CDD #72					
Date Check Needed:	Date Check Needed: Budget Category:					
ASAP	002-320-5720	0-34510				
Intended Use of Funds Requested:						
1/03/2	1/03/25-1/16/25 Reimb for Security Services					
(Attach supporting documentation for request.)						

Rec Fund



Date	Amount	Authorized By				
March 25, 2025	\$1,800.00	Oksana Kuzmuk				
	Payable to:					
	Double Branch CDD #72					
Date Check Needed:	Date Check Needed: Budget Category:					
ASAP	002-320-5720	00-34510				
	Intended Use of Funds Requeste	d:				
1/17/	25-1/30/25 Reimb for Security	Services				
	والمنافذ وال					
(Attach support	(Attach supporting documentation for request)					

Rec Fund



Date	Amount	Authorized By					
March 25, 2025	\$1,800.00	Oksana Kuzmuk					
	Payable to:						
	Double Branch CDD #72						
Date Check Needed:	Budget Categor	y:					
ASAP	002-320-5720	0-34510					
I	Intended Use of Funds Requester	d:					
1/31/	25-2/13/25 Reimb for Security	Services					
		50000000000000000000000000000000000000					
(Attach suppor	ting documentation for request)						

Eletech Elevator Company

5605 Florida Mining Blvd S Ste 209 Jacksonville, FL 32257-3245 USA

+19043036409

Wayne.Hontz@eletechelevator.com

www.eletechelevator.com



INVOICE

BILL TO

Middle village CDD Oakleaf Plantation 845 Oakleaf Plantation Pkwy

Orange Park, FL 32073 USA

DATE

01/31/2025

Elevator Repair

SHIP TO

Jay Soriano

Oakleaf Plantation

845 Oakleaf Plantation Pkwy

DESCRIPTION

First 50% of the total sum due for the repair regarding door operator boards. The second invoice will be billed in 30

days.

Orange Park, FL 32073 USA

INVOICE

1901

DATE TERMS 01/31/2025 Net 30

DUE DATE

03/02/2025

QTY

RATE

AMOUNT

1 1,163.00 1,163.00

Please note our new mailing address: 5605 Florida Mining Blvd. S, Suite 209 Jacksonville, FL 32257

SUBTOTAL

BALANCE DUE

TAX

TOTAL

1,163.00

0.00

1,163.00

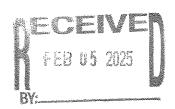
\$1,163.00

Play involve

Code to:

02-330-572-630

Middle Village Elevator Maintenance



Eletech Elevator Company

5605 Florida Mining Blvd S Ste 209 Jacksonville, FL 32257-3245

USA +19043189641

Wayne, Hontz@eletechelevator.com

www.eletechelevator.com



INVOICE

BILL TO

Jay Soriano Oakleaf Plantation

845 Oakleaf Plantation Pkwy

Orange Park, FL 32073 USA

SHIP TO

Jay Soriano

Oakleaf Plantation

845 Oakleaf Plantation Pkwy

Orange Park, FL 32073 USA

INVOICE

2082

DATE

03/24/2025

TERMS

Net 30

DUE DATE

04/23/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
01/31/2025	Elevator Repair	Second 50% of the total sum due for the repair regarding door operator boards. The work is complete.	1	1,163.00	1,163.00
Diago poto ou	e nove mailing addrage:	SUBTOTAL			1,163.00

Please note our new mailing address: 5605 Florida Mining Blvd. S, Suite 209 Jacksonville, FL 32257

TAX

TOTAL

0.00

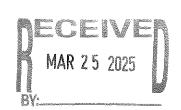
1,163.00

\$1,163.00 **BALANCE DUE**

Pay invoice

Code to: 02-330-572-630

Middle Village Elevator Maintenance



Governmental Management Services, LLC

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

Invoice

Invoice #: 2452 Invoice Date: 3/14/25

Due Date: 3/14/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance February 1 - February 28, 2025 (Tennis) Tennis Ct. Maint. 2.330.572.3440	24	40.00	960.00
MAR 24 2025			
Wison Morning 3-21-25			··

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

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	Description
2/3/25	2	J.S.	Clean and sweep tennis courts.
2/5/25	2	J.S.	Clean and sweep tennis courts.
2/7/25	2	J.S.	Clean and sweep tennis courts.
2/10/25	2	J.S.	Clean and sweep tennis courts.
2/12/25	2	J.S.	Clean and sweep tennis courts.
2/14/25	2	J.S.	Clean and sweep tennis courts.
2/17/25	2	J.S.	Clean and sweep tennis courts.
2/19/25	2	J.S.	Clean and sweep tennis courts.
2/21/25	2	J.S.	Clean and sweep tennis courts.
2/24/25	2	J.S.	Clean and sweep tennis courts.
2/26/25	2	J.S.	Clean and sweep tennis courts.
2/28/25	2	J.S.	Clean and sweep tennis courts.
TOTAL	24	•	

Governmental Management Services, LLC

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

Invoice

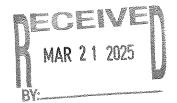
Invoice #: 2453 Invoice Date: 3/14/25

Due Date: 3/14/25

Case: P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance February 1 - February 28, 2025 Facility Maintenance Mileage February 1 - February 28, 2025 Code to:	449.03 112	40.00 0.445	17,961.20 49,84
Middle Village Facility Maintenance	microscopic management and property and prop		
2.320.572.466 - (\$5,160.62)			, 7.
Middle Village Facility Maint. Contingency	sa disa pipip		
2.330.572.622 - (\$722.00)	Transmission of the Control of the C		
Middle Village Common Area Maint			
2.320.572.46500 - (\$6,309.62)	Secretary of the secret	- report - state of the state o	
Middle Village Lighting repairs		and a second sec	
2.320.572.46630- (\$750.00)		Taranja ja j	
Middle Village Tennis Court Maint.			
2.330.572.344 - (\$5,068.80)	· pp. ·	A LA ANALAS PROPERTY OF THE PR	

Total	\$18,011.04	
Payments/Credits	\$0.00	
Balance Due	\$18,011.04	

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

<u>Date</u>	<u>Hours</u>	Employee	Description
2/1/25	3.25	J.M.	Additional court maintenance
2/2/25	2.53	J.M.	Additional court maintenance
2/3/25	4	T.C.	Prep floor, took out old carpet
2/3/25	8	B.G.	At the bridal suite took out all furniture to remove rug, removing stuck toilet paper from celling and spot painted
2/3/25	4	C.W.	Removed debris from all common areas, took two mattresses out of the road, removed deceased opossum, watered trees
2/3/25	3.75	J.S.	Additional court maintenance
2/4/25	3	T.C.	Put down floor barrier and prepped for new flooring in bridal suite
2/4/25	8	B.G.	Moved laminate floor boxes from the bridal suite to the banquet hall, started laying underfloor and prepping for laminate flooring
2/4/25	3.53	C.W.	Removed debris from all common areas, maintenance on golf cart
2/4/25	5.52	J.S.	Additional court maintenance
2/4/25	3.42	J.M.	Additional court maintenance
2/5/25	2	T.C.	Prepped to start floor
2/5/25	8	B.G.	Started laying down laminate floor in bridal suite
2/5/25	1.5	J.K.	Assisted with starting floor in bridal suite
2/5/25	3.78	C.W.	Removed debris from all common areas
2/5/25	3.07	J.S.	Additional court maintenance
2/6/25	8	B.G.	Removed debris from fitness center and bathroom, laying down laminate floor
2/6/25	2.36	C.W.	Removed debris from all common areas
2/6/25	5.02	J.S.	Additional court maintenance
2/6/25	2.53	J.M.	Additional court maintenance
2/7/25	4	T.C.	Cleaned up and set up grand banquet bridal suite and hung pictures
2/7/25	3.72	J.K.	Set up the bridal suite and hung pictures
2/7/25	3.88	C.W.	Removed debris from all common areas
2/7/25	3.07	J.S.	Additional court maintenance
2/8/25	2.52	J.M.	Additional court maintenance
2/9/25	4.43	J.M.	Additional court maintenance
2/10/25	2	T.C.	Set up CDD meeting
2/10/25	3.92	C.W.	Removed debris from all common areas, unclogged tennis courts seven had to cut exterior pipe to
			clear blocked pipes, removed all signs from entrance
2/10/25	3.6	J.S.	Additional court maintenance
2/11/25	4	C.W.	Removed debris from all common areas, removed deceased animal
2/11/25	5	J.S.	Additional court maintenance
2/11/25	2.72	J.M.	Additional court maintenance
2/12/25	3	B.G.	Assisted golf cart technician, cleaned out shop and cleaned up golf cart
2/12/25	3.5	C.W.	Removed debris from all common areas, wiped down playground from all graffiti
2/12/25	3.05	J.S.	Additional court maintenance
2/13/25	3.87	C.W.	Sprayed goof off on playground to remove graffiti markers, paint and markers on poles, removed signs from entrance
2/13/25	5.4	J.S.	Additional court maintenance
2/13/25	5.02	J.M.	Additional court maintenance
2/14/25	2	T.C.	Picked up supplies to finish bridal suite floor
2/14/25	3.75	C.W.	Removed debris from all common areas, maintenance on golf cart
2/14/25	3.1	J.S.	Additional court maintenance
2/15/25	2.62	J.M.	Additional court maintenance
2/16/25	2.73	J.M.	Additional court maintenance
2/17/25	8	B.G.	Moved tree trunks from a paim tree that fell on the sidewalk to the landscape yard, installed wall trim at the bridal room and painted them, moved plants to lifeguard room for the cold, applied pool covers
2/17/25	7.8	J.K.	Uncovered and covered pool, put trees back into guard shack, cut up and cleaned tree debris, removed debris along roadways, cleaned up shop, drained driveway
2/17/25	7.75	C.W.	Cleaned algae off splash pool, started cutting benches, started to disassemble tables, cleaned shop, drained
			driveway, cut up logs and cleaned debris, cleaned driveway to shop, moved trees, cleaned splash pool filters and tied nets together
2/17/25	3.9	E.W.	Removed debris from all common areas
2/17/25	3.75	J.S.	Additional court maintenance
2/18/25	1.5	T.C.	Repaired broken boards on boardwalk
2/18/25	8	B.G.	At boardwalk drilling down screws that pop up installing pickets that are broken or missing, cut down a
2/18/25	3.5	J.K.	tree that way laying on railing Repaired boards on boardwalk, cut down tree that fell on railing and disposed of it

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

<u>Date</u>	Hours	Employee	Description
2/18/25	7.92	C.W.	Cut benches and disposed of them, took all trash and pool filters to dumpster, worked on pavers on lap pool,
			blew leaves and debris off lap pool
2/18/25	4	E.W.	Removed debris from all common areas
2/18/25	5.98	J.S.	Additional court maintenance
2/18/25	2.5	J.M.	Additional court maintenance
2/19/25	4	T.C.	Polishing cabinets in grand banquet room
2/19/25	8	B.G.	Removed paper dispenser from men's restroom, removed broken branches and tree leaves, cleaned
			maintenance shop and removed debris
2/19/25	4.8	C.W.	Pollshed cabinets in grand banquet hall
2/19/25	3.07	J.S.	Additional court maintenance
2/20/25	1.75	T.C.	Assess boardwalk, cut roots lifting boards and repaired railing
2/20/25	8	B.G.	Went under the boardwalk to cut big roots that was lifting the boards and making pressure to the cross boards
			installed more wood pickets, installed new paper dispenser at men's restroom
2/20/25	1.75	J.K.	Repaired paper towel dispenser
2/20/25	4.03	E.W.	Removed debris from all common areas
2/20/25	5.03	J.S.	Additional court maintenance
2/20/25	1.5	J.M.	Additional court maintenance
2/21/25	4	E.W.	Removed debris from all common areas
2/21/25	3.05	J.S.	Additional court maintenance
2/22/25	2.05	J.M.	Additional court maintenance
2/23/25	3.37	J.M.	Additional court maintenance
2/24/25	8	T.C.	Worked on tennis pavers
2/24/25	8	B.G.	Moved all diving boards from maintenance shop to the pool area and tables to the patio, used the blower to
			remove cobwebs from building, removed cobwebs throughout the building and tennis building
2/24/25	7.42	J.K.	Put paver base down and raked to level off
2/24/25	4	E.W.	Removed debris from all common areas
2/24/25	3.13	J.S.	Additional court maintenance
2/25/25	8	T.C.	Worked on tennis pavers, picked up supplies
2/25/25	8	B.G.	Prepping for pavers, unloaded bags of paver base, spread out on tennis and packed down, put sand bags
0/05/05	0.40		to the side and ran string lines for paver location
2/25/25	8.13	J.K.	Unloaded paver base bags, spread out on tennis and packed down, put sand to the side and ran string
2/25/25	4	E.W.	Removed debris from all common areas
2/25/25	5.08	J.S.	Additional court maintenance
2/25/25 2/26/25	2.53 8	J.M. T.C.	Additional court maintenance
2/26/25	8	B.G.	Worked on tennis pavers, picked up supplies
2/26/25	8.02	J.K.	Prepping ground for pavers
2/26/25	4	E.W.	Packed down additional sand, leveled and ran lines
2/26/25	3	J.S.	Removed debris from all common areas
2/27/25	8	T.C.	Additional court maintenance
2/27/25	8	B.G.	Worked on tennis pavers, picked up supplies
2/27/25	8.02	J.K.	Unloaded truck of sand, loading chairs and tables into truck for repair, laying pavers
2/27/25	4	E.W.	Leveled and pack sand and start laying pavers Removed debris from all common areas
2/27/25	5.13	J.S.	Additional court maintenance
2/27/25	2.28	J.M.	Additional court maintenance
2/28/25	8	T.C.	
2/28/25	8	B.G.	Worked on tennis pavers, picked up golf cart from mechanic Worked on laving pavers
2/28/25	80.8	J.K.	Uncovered pool, laid pavers and make cuts, packed down with mailet
2/28/25	4	E.W.	Removed debris from all common areas
2/28/25	3.05	J.S.	Additional court maintenance
_, _, _,	2.00	-10.	AND THE TOTAL THE PROPERTY OF
TOTAL	449.03	-	
		_	
MILES	112	=	*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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

Date: March 24, 2025 at 6:50 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,

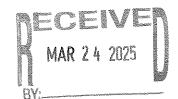
Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
 - LOCATION PO PATIO (SATURDAY) 2:00 P.M. to 6:00 P.M. (ET 2:30 P.M. TO 5:30 P.M.)
 - DATE OF VENUE MARCH 22, 2025
 - RESIDENT JESSICA JOHNSON
 - ADDRESS 3750 SILVER BLUFF BLVD #2802, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA(0005):

DATED: 3/7/25SEQ#: 2?BATCH#: 1324INVOICE#: 2?

APPROVAL CODE: 330415?

AMOUNT: \$100.00



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

Thank you.

I will be out of the office MARCH 12, 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.

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THIS IS YOUR INVOICE OUE AND PAYABLE - 10 DAYS

· 表 表 表 表 表 表 表 的 pay sit reasonable costs of collection and attorn viluas, and newscent 15% of the unpaid debt

PLEASELE GAS TERRITORINGAGES ON BACK

ACCOUNTING RESERVING TEMPERATURE COMPENSATED WOLLING CORRECTED TO 60°F

MILLE VILLAGE COMM DESIGN MESSO NILL TO VINCOSETTO ASI CARLEAF CIVIL PRAY OF MORE CARE, FI 12065

Wilperio Brokani Cas Cio. Nic.

708 Kingsley Ave. Orange Park, FL 32073 (904) 284-2311 DELIVERY DATE P.O. NUMBER

POT. FULL SALESMAN

QUANTITY/GALS	PRICE	AMOUNT	· · ·
,,	Santa nanona esta de la constitución de la constitu	SALES TAX	
CASH			
		EXCISE TAX	
CHARGE			
		SPECIAL TRIP CHIS	^
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AMOUNT D	UE		
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and an other	<u> </u>	RECEIVED BY	

Code to:

02-330-572-4350

MAR 2 1 2025

BY:

Middle Village Lap Pool Gas/Heat \$3,218.43

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/28/25 PAGE 1
*** CHECK DATES 03/01/2025 - 03/31/2025 *** MIDDLE VILLAGE-CAPITAL RESERVE

CHIECK DITTED	03/01/2023	BANK C CAPITAL RESERVE			
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME # SUB SUBCLASS	STATUS	TRUOMA	CHECK AMOUNT #
3/11/25 00104	2/24/25 3106 202502 600-53800 2 WAY VALVE	0-64000	*	995.00	
		BLUE SOLUTIONS INC			995.00 000774
3/11/25 00093	2/25/25 38482 202502 600-53800 LADY POOL BATHROOM TOIL	0-64000		1,553.00	
	LADY POOL BATHROOM TOTLE	CLAY COUNTY MASTER PLUMBING LLC	C		1,553.00 000775
3/11/25 00009	2/18/25 2438 202502 600-53800 MAINTENANCE SUPPLIES		*	920.57	
		GOVERNMENTAL MANAGEMENT SERVICE	ES		920.57 000776
3/11/25 00054	2/21/25 85169819 202502 600-53800	0-64000	*	47.90	
	JANITORIAL SUPPLIES	THE HOME DEPOT PRO			47.90 000777
3/11/25 00054	2/21/25 85169819 202502 600-53800	0-64000	*	59.26	
	JANITORIAL SUPPLIES	THE HOME DEPOT PRO			59.26 000778
3/11/25 00054	2/21/25 85169819 202502 600-53800	0-64000	*	1,316.15	
	JANITORIAL SUPPLIES	THE HOME DEPOT PRO			1,316.15 000779
3/11/25 00050	2/27/25 20581 202502 600-53800 PALM RMVL PLAYGROUND		*	318.00	
	PALM RMVL PLAIGROUND	VERDEGO LLC			318.00 000780
3/14/25 00073	3/06/25 973124 202503 600-53800 MAX ROLL - SHIPPING	0-04000	*	744.53	
	MAX ROLL - SHIPPING	ERC WIPING PRODUCTS			744.53 000781
3/14/25 00009	2/28/25 2449 202502 600-53800 FEB REPAIR & REPLACEMENT	0-64000	*	1,478.89	
		GOVERNMENTAL MANAGEMENT SERVICE	ES		1,478.89 000782
3/21/25 00050	2/28/25 20840 202502 600-53800 PINE TREE RMV/CHIP DEBR	0-64000	*	795.00	
	PINE TREE RMV/CHIP DEBR.	VERDEGO LLC			795.00 000783
3/28/25 00074	3/12/25 22767165 202503 600-53800	0-64000	*	470.00	
	LIFEGUARDING	AMERICAN RED CROSS TRAINING SEF	RVICE		470.00 000784
3/28/25 00009	3/14/25 2454 202503 600-53800 MAINTENANCE SUPPLIES	0-64000	*	2,426.35	
	MAINIENANCE SUPPLIES	GOVERNMENTAL MANAGEMENT SERVICE	ES		2,426.35 000785

MVIL MIDDLE VILLAGE OKUZMUK

*** CHECK DATES 03/01/2025 - 03/31/2025 *** MI	CCOUNTS PAYABLE PRE DDLE VILLAGE-CAPITA NK C CAPITAL RESERV	The state of the s	RUN 3/28/25	PAGE 2
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SI	VENDOR UB SUBCLASS	NAME STATUS	AMOUNT	CHECK AMOUNT #
3/28/25 00055 3/11/25 143235 202503 600-53800-6	4000	*	510.00	
SPRINKLER REPAIRS	JSC SYSTEMS INC			510.00 000786
3/28/25 00055 3/11/25 143236 202503 600-53800-6	4000	*	1,265.00	
SPRINGLER REPAIRS	JSC SYSTEMS INC			1,265.00 000787
3/28/25 00084 3/20/25 CS204361 202503 600-53800-6	4000	*	224.36	
POOL SUPPLIES	SCP DISTRIBUTORS L	LC		224.36 000788
		TOTAL FOR BANK C	13,124.01	
		TOTAL FOR REGISTER	13,124.01	

MVIL MIDDLE VILLAGE OKUZMUK

Blue Solutions Inc 1015 Idlewild Ave Green Cove Springs, FL 32043 US

+1 9045802210

Blue_Solutions@comcast.net www.bluesolutionspools.com

> BILL TO javier soriano

Double Branch CDD 370 Village Oaks PKWY Orange Park, FL 32065

INVOICE #

DESCRIPTION

8-inch butterfly valve

2 way valve

Labor Install valve DATE

TOTAL DUE

DUE DATE

TERMS

ENCLOSED

Invoice

3106

02/24/2025

\$995.00

02/24/2025

Due on receipt

OTY

RATE

795.00

200.00

AMOUNT: 795.00 200.00

BALANCE DUE

\$995.00

Code to:

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



Clay County Master Plumbing LLC

P.O. No.

Invoice

P.O. Box 1374 Middleburg, FL 32050

904-589-9666

904-212-2828

Date	Invoice #		
2/25/2025	38482		

	Bill To
l	Governmental Management Svcs 475 W Town Place St Augustine, FL. 32092

Job Address	
Middle Village CDD 845 Oakleaf Plantation Pkwy Orange Park, FL 32065	

Rep

Marketing

Balance Due 1,553.00

			Due on re	eceipt	JL	Repeat Comm	
ltem		Description		Qu	antity	Rate	Amount
Plumbing	Lady's pool bathroor constantly. Changed the reinstalled sealed to the	e diaphragm and pulled	d the spud and			225.00	225.00
Plumbing	the wrong spud on the bend and leaking. Will get parts to replace from Darsco Plumbing downtown.					650.00	650.00
Plumbing						678.00	678.00
	E-mailed 02/26/25						
Code to:							
Middle V	ilage Re	pair and	Kepla	cem	ents		
34-600-538-64000							
	PER 25 200						
	BY:-	en den mineral (1994 and 1994	Manager Manager (Manager Manager)				
Phone	# Fa	×#	Web Site			Total	\$1,553.00

www.claycountymasterplumbing.com

Terms

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

Invoice

Invoice #: 2438

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/Gty	Rate	Amount
Maintenance Supplies		920.57	920.57
Code to:		And the second control of the second control	
Middle Village Repair and Replacements		en vieta vzučjek i djelanice	
34.600.538.64000		COMMUNICATION OF THE PROPERTY	
	The second secon	beautiful enderglesischen Jasi	
		tions are a second to a	
	W Approved Learning and Community		
FER 20 2024	THE CONTRACTOR OF THE CONTRACT		
Die Company Co			
	entrem betjemete vene	and the particular terminal particular to	
	Total	A COLOR CONTRACTOR CON	\$920.57
	Payment:	s/Credits	\$0.00
	Balance i	Due	\$920.57

MAINTENANCE BILLABLE PURCHASES

Period Ending 2/05/25

<u>DISTRICT</u> MV	DATE	SUPPLIES	PRICE	EMPLOYEE
MIDDLE VILLAGE				
OAKLEAF 1/14/2		Key Caps	3.42	J.S.
	1/14/25	Keys (5)	22.83	J.S.
	1/14/25	Tradesman Electric Heater	159.85	J.S.
	1/15/25	Sakrete Paver Base (2)	31.45	T.C.
	1/15/25	Sakrete Leveling Sand (2)	12.58	T.C.
	1/17/25	Pinesol	17.23	T.C.
	1/29/25	BLK Nitrile Gloves 20pk	7.46	T.C.
	1/29/25	1.5 Flat Brush	3.43	T.C.
	1/29/25	4x3/8 Shedless Knit 3pk	6.52	T.C.
	1/29/25	11" Cable Ties 250 pk	25.52	T.C.
	1/29/25	INT Paint	39.08	T.C.
	1/29/25	Pine Sol	17.23	T.C.
	1/31/25	Gas for Equipment	75.00	T.C.
	2/3/25	Lifeproof Floor Install Kit	24.43	J.S.
	2/3/25	Wood Cement	26.43	J.S.
	2/3/25	Flat Brush (2)	6.85	J.S.
	2/3/25	100sf Underlayment (2)	89.70	J.S.
	2/3/25	Flooring 15.95 sf Box (9)	327.47	J.S.
	2/4/25	Decl Screws 2 1/2" 2.5lbs	17.24	T.C.
	2/4/25	Magnetic Torpedo Level	6.87	T.C.
			TOTAL	

TOTAL \$920.57

HDSUPPLY.

Funnerly Home Depot Pro Institutional

TO BE Split Between Both OB and My district

Back to Order History Save as PDF Print this page

Invoice Total\$95,79

\$47.90

- My Account Number 647283
- Currently Shopping As 647283 MIDDLE VILLAGE CDD
- Current Ship-To Address MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065
 - 9
 - 0
 - Home
- * Account
- havaice History
- Invoice Detail

Repair & Replacement

06 2.320,572.63100

34.600.535 64000

Invoice Detail

Customer ID: 647283

Invoice Number: 851698191

Invoice Date: 2/21/2025 Order Number: 61205830

Purchase Order; LNC2202025

Shipped To:

MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065

HD Supply Notes:

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

Items NOT shown here are being shipped from our

Jacksonville, Fort Myers warehouses.

Description | Item Number

Quantity Quantity Unit Total
Ordered Shipped Price



RENOWN MECH TWL DISP BLK 7.5 3 REN05174-WB

3 S31.93\$95.79

\$95,79

Shipping & Handling\$0.00 Tax \$0.00

https://www.susphwyciks.com/Account/Inveince/010149977criteria-1491a6d4-u552-4161-8831-ed125c/e3867

1,7

2/24/25, 9:14 AM

Web Discount Invoice Fotal -\$0.00 \$95.79 Repair & Replacement

HDSUPPLY.

Formerly Home Depot Pro Institutional

TO Be Split Retween Both 06 and MV 0.5tricts
50/50

2.320.573.63100

34.600.539. 64000

- My Account Number 647283
- Currently Shopping As 647283 MIDDLE VILLAGE CDO
- Current Ship-To Address MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065
 - σ
 - 0
- <u>Home</u>Account
- invoice History
- Invoice Detail

Invoice Detail

Customor ID: 647283

Invoice Number: 851898191**A**Invoice Date: 2/21/2025
Order Number: 61205829

Purchase Order: LNC2202025

Shipped To:

MIDDLE VILLAGE CDD 370 OAKLEAT VILLAGE PARKWAY

ORANGE PARK, FL 32065

DEGEIVEN MAR 03 2025

Back to Order History Save as PDF Print this gage

Invoice Total \$118.52

\$59.26

HD Supply Notes:

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

Items NOT shown here are being shipped from our

Jacksonville, and warehouses.

Description | Item Number

Quantity Quantity Unit Total Ordered Shipped Price



SUPERSTITCH BLEND MOP BLU LG 5IN 4 RCPD25308BL

\$29.63 \$118.52

Subtotal

\$118.52

Shipping & Handling\$0.00

Tax Web Discount \$0.00 -\$0.60

https://www.supplyworks.com/Account/Invoices/91013101?crite/is=14918644-c552-416F8831-ed125c4s3667

204025, 9014 AM

Invaice Total

\$118,52

6 2.320.572.63100

MV 34 600,534, 64000

TO Be Sollt Between

BOYN OB and MY MILTOCK

HOSUPPLY

Formerly Home Depot Pro Institutional

- My Account Number 647283
- Currently Shopping As 647283 MIDDLE VILLAGE CDD
- Current Ship-To Address MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065
 - : Repair & Replacement
 - ٥
- Home
- Account
- Invoice History
- Invoice Detail

Invoice Detail

Customer ID: 647283

Invoice Number: 851698191**6** Invoice Date: 2/21/2025 Order Number: 81205828 Purchase Order: LNC2202025

Shipped To:

MIDDLE VILLAGE CDD 370 OAKLEAT VILLAGE PARKWAY

ORANGE PARK, FL 32065

HD Supply Notes:

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

The following 1 item(s) have been shipped from ou

Fort Myers warehouse.

Item#...... Description.......

RCP025305BL SUPERSTITCH BLEND MOP BLU LG 5

The following 1 item(s) have been shipped from ou

Jacksonville warehouse.

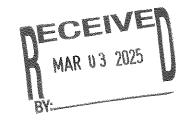
Item#..... Description.....

REN05174-WB RENOWN MECH TWL DISPIBLK 7.5

Back to Order History Save as PDF Print this page

Invoice Total\$2,632.30

\$1,316.15



i\$7.95 Handling Charge

Delivery information for this invoice may be

found at: www.HomeDepotPro.com/Institutional

	Description Item Number		Quantity Shipped		Total
	RENOWN LNR 38X58 1.5MIL BLK REN86016-CA	5	5	\$59.75	3298.75
	RENOWN 36"X5" 4PLY WHITE HEAVY DUTY HEN02321-IB	4	적	\$9.30	\$37.20
	RENOWN SINGLE ROLL BATH HISSUE 2PLY RENO8125-WB	6	â	\$79.25	\$ 475.50
	RENOWN LNR 40X48 12MIC NAT REN14512-CA	10	10	S64,52	\$ 645,20
	MLTIFLD TOWL CWP NTURL 16/CS 332178797	5	ច	342.19	\$210.95
	APPEAL GEN PURP FOAM HAND SOAP APP17100-04	40	40	\$11.79	\$471.60
alifette	REN CONTROL RE TWE NAT WHT REN06133-WB	5	5	\$79,39	\$396.95
188 200-198	RENOWN 1/2 FLD TLT ST CVR 309330283	1	4	588.20	\$88.20

Subtotal

\$2,624.35

Shipping & Handling\$7.95

IdX

S0.00

Web Discount

-\$0,00

Invoice Total

\$2,632,30

Invoice



Invoice #: 20581

Date: 02/27/25

Customer PO:

DUE DATE: 03/29/2025

BILL TO

FROM

Oakleaf - Middle Village CDD 370 Oakleaf Village Parkway Orange Park, FL 32065 VerdeGo PO Box 789 Bunnell, FL 32110 Phone: 386-437-3122 www.verdego.com

DESCRIPTION

AMOUNT

#20660 - Deseased Palm removal at Playground

Trimming of Palms was scheduled today, As we noticed one Palm was diseased and needed to be removed. I sent pictures(also included) to Jay to make him aware and removal of Palm was completed.

Landscape Enhancement

\$318.00

Sub Palm Removal (Sub)

1.00

\$318.00

\$318.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$318.00

Please See Our Updated Remittance Information Remit to Address: VerdeGo Landscape PO Box 200341 Dallas, TX 75320-0341 ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@yerdego.com

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

Code to:

Widdle Village Repair and Replacements

34-600-538-64000





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

Invoice Number	Page
973124	1
3/06/202	15

BHI-TO#: 29121 CARLEAF PLANTATION 370 CARLEAF VILLAGE PARKWAY ORANGE PARK, FL 32068 Ship-To#:

OAKLEAF PLANTATION 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065

Crder No.	Customer 7/0	Ship Viz	<u> </u>	Sales Ame
900531	MIDDLE VILLAGE	R & 1 CAMPIERS EXCEP I	akt. 30	SHOPPING CART .

Itom	Description	ti/M	Dedes	Ehip	a/0	Not Price	äxtended
ew3000max	MAX ROLL	CSE	10	19		57.5000	575.00
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R/	GS • TOWEL		• P.	APE	RV	WIPEI	RS
	Thank You	4		·			

FINANCES CHARGES OF 1.5% PER MONTH (16% PER ANNUM) WILL BE CHARGED ON AVOICES OVER 30 DAYS

OLL FLES ONLY EXPENSES MAGNETING OF PAST DUE ACCOUNTS OF BAD EXPENSE MILL BE PARD BY USE COST DARW





AT	Sub Total:	575.00
·	Sales Tax:	.00
DUE DATE: 4/05/2025	Shipping:	169183
Please Remit To:	Doposits:	្បូប
19 Bennett St Lynn MA 01905	Balance:	744.53

Governmental Management Services, LLC

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

Invoice

Invoice #: 2449

Invoice Date: 2/28/25

Due Date: 2/28/25

many the programme and the pro

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 2/18/25		-88,15	
2.310.513.49300 (MV Office Supplies) Statement Closing Date 2/18/25		-13.20	13.20
34.600.538.64000 (MV Repair & Replacements) -Statement Closing		1,478.89	1,478.89
Date 2/18/25		04.00	24.00
2.330.572:49400 (MV Special Events) Statement Closing Date		9 1.92	- 91.92 _
2.330,572,34400 (MV Tennis Maintenance) Statement Closing Date 2/18/25		- 289.6 9	-289.69
	V		
MAR 0.7 2025			
	Total		\$1,961.85
	Paymen	ts/Credits	\$0.00
	Balance	Due	\$ 1,961.85

Invoice



Invoice #: 20840

Date: 02/28/25

Customer PO:

DUE DATE: 03/30/2025

BILL TO

FROM

Oakleaf - Middle Village CDD 370 Oakleaf Village Parkway Orange Park, FL 32065 VerdeGo PO Box 789 Bunnell, FL 32110 Phone: 386-437-3122 www.verdego.com

DESCRIPTION AMOUNT

#20499 - Pine tree removal and Chipping debris

Provide Sub to finish removing Pine tree that fell at Amenity entrance, chipping of debris and larger debris in back holding area

Landscape Enhancement

\$795.00

Sub: Tree work (Sub)

1.00

\$795.00

\$795.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$795.00

Please See Our Updated Remittance Information Remit to Address: VerdeGo Landscape PO Box 200341 Dallas, TX 75320-0341 ACH Account Information: Bank Name: Wells Fargo Bank N.A. Routing Number: 121000248 Account Number: 4945950657

Remittance Information: AR@verdego.com

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

Code to:

Middle Village Repair and Replacements

34-600-538-64000



Send Payment To: American Red Cross Training Services 25588 Network Place Chicago IL 60073-1250

INVOIC	CE .
Invoice No:	22767165
Invoice Date:	03-12-2025
Customer Number:	P0041375
Org ID:	GMSLLCMIDDLE
Invoice Total:	\$470.00
Payment Terms:	NET 30
Due Date:	04-11-2025



GMS, LLC-MIDDLE VILLAGE CDD ATTN:JAY SORIANO 370 OAKLEAF VILLAGE PKWY ORANGE PARK FL 32065-4259



There's no better time than Red Cross Month to recognize our amazing volunteers. When help can't wait during emergencies. Red Cross volunteers step up to ensure those in need receive relief and care.

ORDER	CRSI OFFERINGID	DATE	DESCRIPTION	QUANTITY	INSTRUCTOR!	TOTAL
O-0019851429	CLS.063067#9	03-09-26	Lifeguarding-8L Training Loccorange park,£1	10	Susan Raab	\$470,00
					Sulviotal Payment	\$470.00 \$0.00
					Sales Yox	\$0.00
				1	Invoice Total:	\$470.00

Code to:

Middle Village Repair and Replacements

34-600-538-64000

Thank you for supporting the American Red Crusst Visit us at www.nutcross.org/TSBilling to learn how to read your invoice. For quastions or to maka a credit card payment, please call 886-284-0607. You may also email your questions to billing@redcross.org.

Plays a cerson in a shall and include it with your payment

Check enclosed \$



REMITTANCE STUB

Customer Number:	P0041375
Org ID:	GMSLLCMIDDLE
Involce No:	22767165
Involce Date:	03-12-2025
Amount Due:	\$470.00

American Red Cross Training Services 25688 Network Place Chicago IL 50573-1256

Governmental Management Services, LLC

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

Invoice

Invoice #: 2454 Invoice Date: 3/14/25

Due Date: 3/14/25

Case:

P.O. Number:

Bill To:

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



	Total	TO THE STATE OF TH	\$2.426.35
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Middle Village Repair and Replacer	nents	To play the supplemental to the supplemental t	
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Code to:		es especiales de la companya de la c	
laintenance Supplies		2,426.35	2,426.35

Total	\$2,426.35
Payments/Credits	\$0.00
Balance Due	\$2,426.35

MAINTENANCE BILLABLE PURCHASES

Period Ending 3/05/25

<u>DISTRICT</u> MV	DATE	SUPPLIES	PRICE	EMPLOYEE
MIDDLE VILLAGE				
OAKLEAF	2/6/25	Flooring 15.95 sf Box (3)	109.16	J.S.
	2/11/25	Yellow Protective/Hardhat	6.60	J.S.
	2/14/25	Quarter Round (64)	107.46	T.C.
	2/14/25	1-1/4 Brad Nails	9.75	T.C.
	2/19/25	BLK Nitrile Gloves 40pk	14.93	T.C.
	2/19/25	Wood Restore	11.48	T.C.
	2/19/25	Terry Towels 10pk	7.46	T.C.
	2/19/25	Bleach	11.18	T.C.
	2/19/25	Pine Sol	25.84	T.C.
	2/19/25	Post Hole Digger	34.49	T.C.
	2/21/25	3/8 Socket Adapter	2.46	T.C.
	2/21/25	Set Your Own Combo Lock	21.15	T,C.
	2/24/25	Paver Base (20)	125.81	T.C.
	2/25/25	Leveling Sand (25)	157.26	T.C.
	2/25/25	Paver Base (25)	157.26	T.C.
	2/25/25	Bucket	2.29	T.C.
	2/25/25	Leather Gloves	12.55	T.C.
	2/25/25	Caulk (2)	25.25	T.C.
	2/25/25	Paver Base (63)	356.45	T.C.
	2/26/25	24" Beam Level	5.16	T.C.
	2/26/25	250' Line Reel	7.44	T.C.
	2/26/25	Leveling Sand (6)	37.74	T.C.
	2/27/25	Leveling Sand (25)	157.26	Ť.C.
	2/27/25	Leveling Sand (63)	356.45	T.C.
	2/28/25	Gas for Equipment	75.00	T.C.
	3/4/25	Leveling Sand (20)	125.81	T.C.
	3/4/25	White Concrete Step Stones (90)	462.65	T.C.

TOTAL \$2,426.35



4237 Salisbury Rd Suite 200 Jacksonville, FL 32216 (904) 737-3512

> Bill To: OA003 Double Branch Systems Middle Village 370 Oak Leaf Village Pkwy Orange Park, FL 32065

INVOICE

-2 (14) 200 26 + 14 27 35	3/11/2025	143235
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Remit Payments To: P.O. Box 551629 Jacksonville, FL 32255

> Site of Service/Delivery: Oakleaf Plantation Clubhouse 370 Oak Leaf Village Parkway

> > Sub-Total

Total Invoice Amount

Tax

510.00

() (N)

510.00

Orange Park, FL 32065

	JSC Job # Terms Date Shipped X071969 Due Upon Receipt 03/11/2025	Ship Via	
Quantity:	Item / Description	Unit Price	Amount
1.00	Quoted Job Cox Fire Protection will swap out (2) 10lb fire extinguishers in need of 6-year maintenance and (1) 5lb fire extinguisher due for hydro testing MAR 2 1 2025	510.00	510.00

Conditions of Sale

JSC Systems, (no. (450) shall have the title to and the right to possession of the equipment until the receipt of total payment.

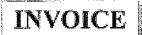
All accounts are payable in Doval County, Florida. Failure to pay the amount due shall constitute a default and JSC may repossess the equipment without notice. Purchaser agrees to pay JSC's cost and expense of collection and/or repossession, including the maximum alterney's fees permitted by law.



4237 Salisbury Rd Suite 200 Jacksonville, FL 32216 (904) 737-3512

> Bill To: OA003 Double Branch Systems Middle Village

370 Oak Leaf Village Pkwy Orange Park, FL 32065



Invoice Date	Invoice #
3/11/2025	143236
L'ilkteim	et 12() #

Remit Payments To: P.O. Box 551629 Jacksonville, FL 32255

Site of Service/Delivery:

Oakleaf- Plantation Oaks Ameni 845 Oakleaf Plantation Parkway

Sub-Total

Total Invoice Amount

1,265.00 0.00

1,265,00

Orange Park, FL 32065

To the state of th	JSC Job#	Terms	Date Shipped	Ship Via	
 	X071967	Due Upon Receipt	03/11/2025	Į.	
Quantity		liem / Description		Unit Price	Amount
1.00		re Protection replaced (1) and bad and caused lalse also		4,265.00	1,265.00
	Code to:				
	Middle V	illage Repair	and Rep	lacemen	ts
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Conditions of Sale

JSC Systems. Inc. (JSC) shall have the little to and the right to possession of the equipment until the receipt of total payment.

All accounts are payable in Duvel County. Florids. Fallure to pay the amount due shall constitute a default and JSC may repossess the equipment without notice. Purchaser agrees to pay JSC's cost and expense of collection and/or repossession, including the maximum attorney's fees permitted by law.



74 JACKSINVILLE SCF BIST. 2500 DAWN IST JACKSOMVILLE, FL 2020 / 7804 FIRMS 204-738-7564 Fax 204-738-7564

INVOICE

EMERGENCY RESPONSE # 1-800-424-9300

INVOICE #	CS204361
ORDER #	CS209356
DATE	03/20/25
PAGE	1 of 1

BILL TO

277685

MIDDLE VILLAGE CDD

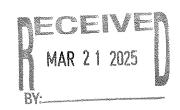
370 OAKLEAF VILLAGE PKWY

ORANGE PARK, FL 32065-4269

SHIP TO

194-ORANGE PARK-SCP DIST. 0601 YOUNGERMAN CT UNIT 2 JACKSONVILLE, FL 32244-8927

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	** Weight:	50# 3" CHLOI 54.00 lbs. **	IINATED TABS (UVV)	WALL-A							
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MERCHANDISE TOTAL	DISCOUNTS	MISC Charges	SALES TAX	INSOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	deposit Applied	invoice Total
224.36	0.00	0.00	QQQ	0.00	0,00	0.00	0,00	224.36

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

SEGNATURE: TROY PORTIS JR(194)

Subject to dur terms at http://www.poolcorp.com/dealer-terms-gon/litiges

SIGNATURE::

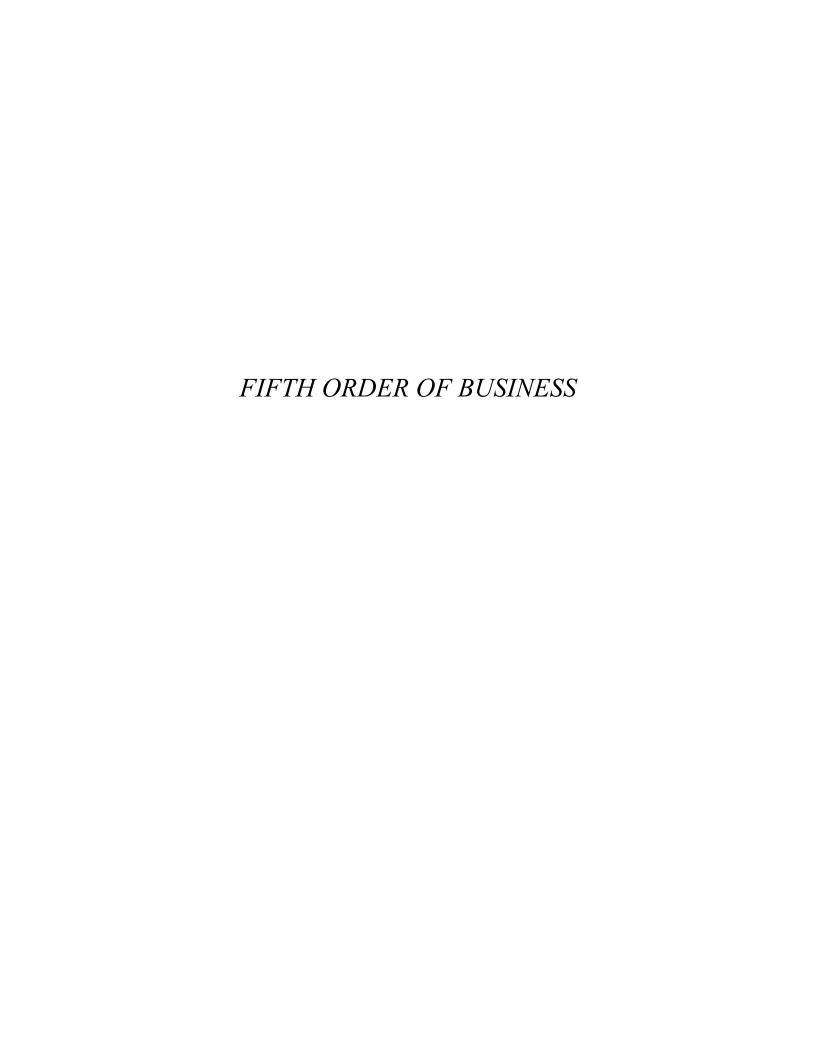
Cust#: 277695 Oust Name: MIDDLE VILLAGE CDD

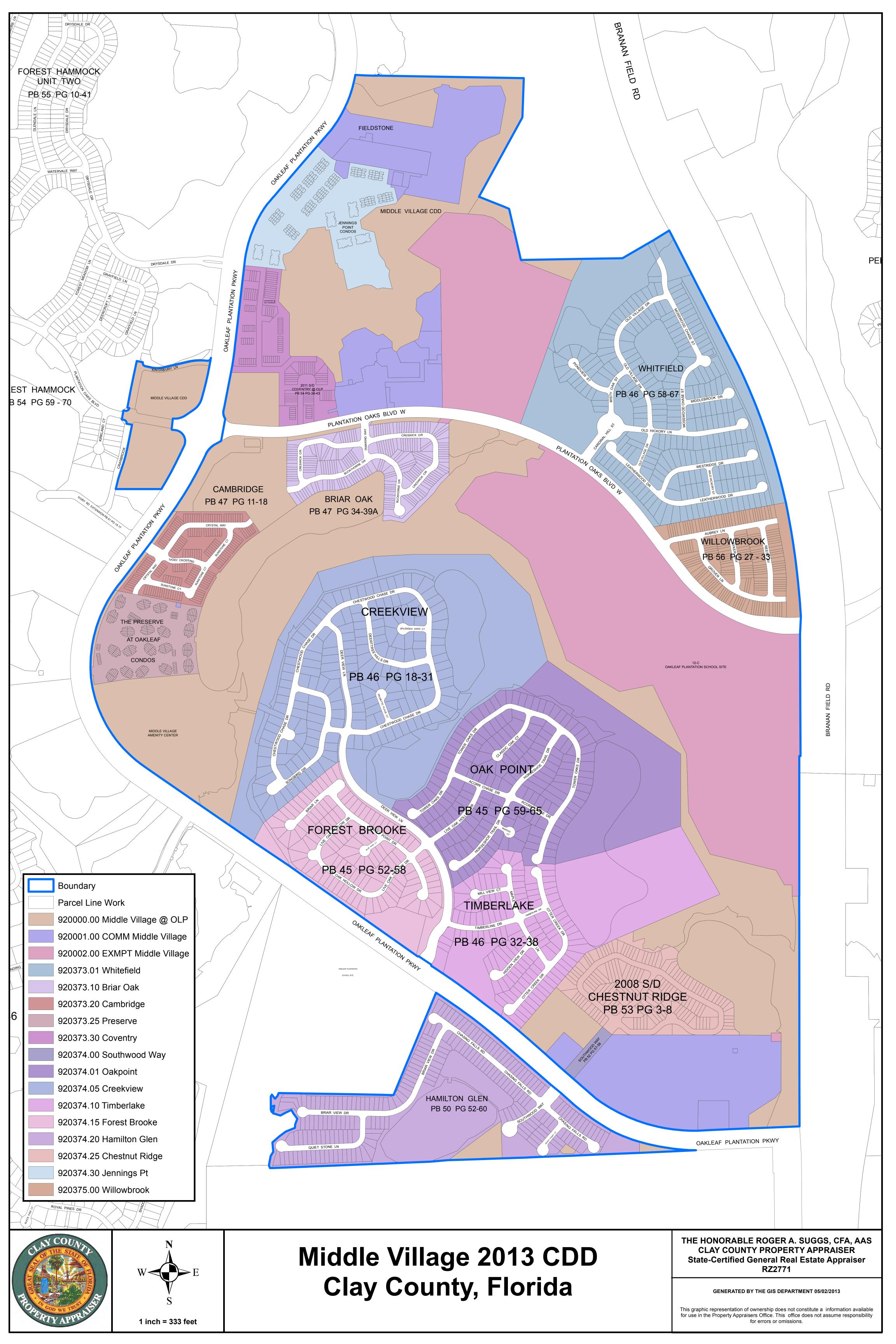
Invit: C5204361 Inveise Date: C3/20/25 Invoice Ameeure: \$224.26

RECEIVED BY:

Remit To: SCP DESTRIBUTORS LLC OCPT. #0594 PO BOX 850501 ORLANDO. FL. 32605-0994







MIDDLE VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT CLAY COUNTY, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors Middle Village Community Development District Clay County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Middle Village Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.



In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to
 fraud or error, and design and perform audit procedures responsive to those risks. Such procedures
 include examining, on a test basis, evidence regarding the amounts and disclosures in the financial
 statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that
 raise substantial doubt about the District's ability to continue as a going concern for a reasonable
 period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated Xxxx, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Xxxx, 2025



MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Middle Village Community Development District, Clay County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$3,179,820).
- The change in the District's total net position in comparison with the prior fiscal year was \$472,530, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$2,933,386, a decrease of (\$19,193) in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service, non-spendable for prepaid items and deposits, assigned to recreation, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.



OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental funds with similar information presented for governmental funds with similar information presented for governmental. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for reporting in conformity with accounting principles generally accepted in the United States of America. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, recreation, and debt service funds. All of the funds are considered to be major funds.

The District adopts an annual appropriated budget for its general and recreation fund. A budgetary comparison schedule has been provided for the general fund and recreation fund to demonstrate compliance with the budgets.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30.

	 2024	2023
Current and other assets	\$ 3,087,257	\$ 2,999,055
Capital assets, net of depreciation	 10,329,995	11,119,702
Total assets	13,417,252	14,118,757
Current liabilities	351,436	256,067
Long-term liabilities	 16,245,636	17,515,040
Total liabilities	16,597,072	17,771,107
Net position		
Net investment in capital assets	(5,915,641)	(6,395,338)
Restricted	368,377	338,625
Unrestricted	 2,367,444	2,404,363
Total net position	\$ (3,179,820)	\$ (3,652,350)



GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,

TORTHE FIGORE TEXTS CELL TEMBER 60,						
		2024		2023		
Revenues:						
Program revenues						
Charges for services	\$	4,105,073	\$	4,117,918		
Operating grants and contributions		45,989		45,732		
General revenues		75,563		48,295		
Total revenues		4,226,625		4,211,945		
Expenses:						
General government		823,801		677,677		
Maintenance and operations		2,435,705		2,421,438		
Interest		494,589		521,696		
Total expenses		3,754,095		3,620,811		
Change in net position		472,530		591,134		
Net position - beginning		(3,652,350)		(4,243,484)		
Net position - ending	\$	(3,179,820)	\$	(3,652,350)		

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$3,754,095. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. The increase in total expenses is mostly due to an increase in professional services including the landscape maintenance and repairs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund and special revenue fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.



CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$20,907,155 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$10,577,160 has been taken, which resulted in a net book value of \$10,329,995. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$16,278,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Middle Village Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.



MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT CLAY COUNTY, FLORIDA STATEMENT OF NET POSITION SEPTEMBER 30, 2024

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 737,874
Investments	1,663,048
Due from other	3,366
Deposits	13,383
Prepaid items	103,644
Restricted assets:	
Investments	565,942
Capital assets:	
Nondepreciable	900,000
Depreciable, net	9,429,995
Total assets	13,417,252
LIABILITIES	
	152 071
Accounts payable	153,871
Accrued interest payable Non-current liabilities:	197,565
Due within one year	1,283,000
Due in more than one year	14,962,636
Total liabilities	16,597,072
l otal liabilities	10,597,072
NET POSITION	
Net investment in capital assets	(5,915,641)
Restricted for debt service	368,377
Unrestricted	2,367,444
Total net position	\$ (3,179,820)

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT CLAY COUNTY, FLORIDA STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

				Program	Rever	nues	R	et (Expense) evenue and anges in Net Position	
					Op	perating			
				harges for	_	ants and	G	overnmental	
Functions/Programs		Expenses		Services		Contributions		Activities	
Primary government: Governmental activities:									
General government	\$	823,801	\$	217,414	\$	-	\$	(606,387)	
Maintenance and operations		2,435,705		2,139,902		-		(295,803)	
Interest on long-term debt		494,589		1,747,757		45,989		1,299,157	
Total governmental activities		3,754,095		4,105,073		45,989		396,967	
		neral revenu		stment earnin	ae			75,563	
					ys				
Total general revenues Change in net position						75,563			
						472,530			
Net position - beginning Net position - ending					\$	(3,652,350) (3,179,820)			
	Met	position - e	IIUIII	y			φ	(3,179,620)	

See notes to the financial statements



MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT CLAY COUNTY, FLORIDA BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2024

		١	//ajor Funds			_	Total
	General	F	Recreation	De	ebt Service	Go	vernmental Funds
ASSETS							
Cash	\$ 190,838	\$	547,036	\$	-	\$	737,874
Investments	12,599		1,650,449		565,942		2,228,990
Due from other	3,225		141		-		3,366
Prepaid items	13,724		89,920		-		103,644
Deposits	-		13,383		-		13,383
Total assets	\$ 220,386	\$	2,300,929	\$	565,942	\$	3,087,257
LIABILITIES AND FUND BALANCES Liabilities:							
Accounts payable	\$ 13,327	\$	140,544	\$	-	\$	153,871
Total liabilities	13,327		140,544		-		153,871
Fund balances: Nonspendable:							
Prepaid items and deposits Restricted for:	13,724		103,303		-		117,027
Debt service Assigned to:	-		-		565,942		565,942
Recreation fund	-		2,057,082		-		2,057,082
Unassigned	193,335		-		-		193,335
Total fund balances	207,059		2,160,385		565,942		2,933,386
Total liabilities and fund balances	\$ 220,386	\$	2,300,929	\$	565,942	\$	3,087,257



MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT CLAY COUNTY, FLORIDA RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION SEPTEMBER 30, 2024

Total fund balances - governmental funds Amounts reported for governmental activities in the statement of net position are different because:		\$ 2,933,386
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of applicable accumulated depreciation, in the net position of the government as a whole. Cost of capital assets Accumulated depreciation	20,907,155 (10,577,160)	10,329,995
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements. Accrued interest payable Bonds payable	(197,565) (16,245,636)	(16,443,201)
Net position of governmental activities	(10,210,000)	\$ (3,179,820)

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT CLAY COUNTY, FLORIDA STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

		_	Total		
	General	Recreation	Debt Service	G	overnmental Funds
REVENUES Assessments	\$ 217,414	\$ 1,977,446	\$ 1,747,757	\$	3,942,617
Amenity revenue	Ψ 217,414	126,434	φ 1,747,737	Ψ	126,434
Cost share revenue	_	36,022	_		36,022
Interest earnings	943	74,620	45,989		121,552
Total revenues	218,357	2,214,522	1,793,746		4,226,625
EXPENDITURES Current:					
General government	182,134	641,667	-		823,801
Maintenance and operations	-	1,645,998	-		1,645,998
Debt service:					
Principal	-	-	1,273,000		1,273,000
Interest		-	503,019		503,019
Total expenditures	182,134	2,287,665	1,776,019		4,245,818
Excess (deficiency) of revenues over (under) expenditures	36,223	(73,143)	17,727		(19,193)
OTHER FINANCING SOURCES (USES)	(47.704)	47 704			
Transfers in (out) Total other financing sources (uses)	(17,781)	17,781 17,781	<u>-</u>		
Total other illiancing sources (uses)	(17,701)	17,701	-		
Net change in fund balances	18,442	(55,362)	17,727		(19,193)
Fund balances - beginning	188,617	2,215,747	548,215		2,952,579
Fund balances - ending	\$ 207,059	\$ 2,160,385	\$ 565,942	\$	2,933,386



MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT CLAY COUNTY, FLORIDA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Net change in fund balances - total governmental funds	\$ (19,193)
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(789,707)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,273,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	12,026
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(3,596)
Change in net position of governmental activities	\$ 472,530

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT CLAY COUNTY, FLORIDA NOTES TO FINANCIAL STATEMENTS

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Middle Village Community Development District ("District") was created by Ordinance 2003-88 enacted by the Board of County Commissioners of Clay County, Florida and effective on October 16, 2003, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. Chapter 190 provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

- 1. Allocating and levying assessments.
- 2. Approving budgets.
- 3. Exercising control over facilities and properties.
- 4. Controlling the use of funds generated by the District.
- 5. Approving the hiring and firing of key personnel.
- 6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.



Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Recreation Fund

The recreation fund is a special revenue fund established to account for the financial resources of the District's recreation areas which are funded by assessments.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.



Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.



Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Entry features	20
Buildings and Infrastructure	40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.



Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

<u>Committed fund balance</u> – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

<u>Assigned fund balance</u> – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general and recreation fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) Public hearings are conducted to obtain public comments
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.



NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Am	ortized Cost	Credit Risk	Maturities
Goldman Sachs Gov Fund	\$	573,329	S&P AAAm	Weighted average of the
				fund portfolio: 39 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)		1,655,661	S&P AAAm	Weighted average maturity: 39 days
	\$	2,228,990		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs other than quoted market prices are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.



NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days." With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 - INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Tra	ansfer In	Transfer Out		
General	\$	-	\$	17,781	
Recreation		17,781		-	
Total	\$	17,781	\$	17,781	

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, the transfer from the general fund to the recreation fund was authorized by the Board of Director when the budget was adopted.



NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	eginning Balance	Additions	Redi	uctions	Ending Balance
Governmental activities					
Capital assets, not being depreciated					
Land	\$ 900,000	\$ -	\$	-	\$ 900,000
Total capital assets, not being depreciated	900,000	-		-	900,000
Capital assets, being depreciated					
Stormwater management	3,847,562	-		-	3,847,562
Neighborhood infrastructure and roads	1,485,931	-		-	1,485,931
Amenity center and recreation	3,262,166	-		-	3,262,166
Entry feature and signage	 11,411,496	-		-	11,411,496
Total capital assets, being depreciated	 20,007,155	-		-	20,007,155
Less accumulated depreciation for:					
Stormwater management	1,344,372	96,189		-	1,440,561
Neighborhood infrastructure and roads	519,023	37,148		-	556,171
Amenity center and recreation	1,414,386	78,658		-	1,493,044
Entry feature and signage	 6,509,672	577,712		-	7,087,384
Total accumulated depreciation	9,787,453	789,707		-	10,577,160
Total capital assets being depreciated, net	 10,219,702	(789,707)		-	9,429,995
Governmental activities capital assets	\$ 11,119,702	\$ (789,707)	\$	-	\$ 10,329,995

Depreciation expense was charged to maintenance and operations function.

NOTE 7 - LONG TERM LIABILITIES

Series 2018

On April 25, 2018, the District issued \$22,660,000 of Senior Special Assessment Refunding Bonds Series 2018-1 due May 1, 2035, which is comprised of serial Bonds with interest rates ranging from 2.85% to 4.37% and \$2,810,000 of Subordinate Special Assessment Refunding Bonds Series 2018-2 due May 1, 2035, which is comprised of term Bonds with interest rates ranging from 4.5% to 5%. The Bonds were issued to refund the outstanding Series 2004A and 2008A Bonds and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2035. The Series 2018-1 Bonds were refunded with the issuance of Special Assessment Refunding Revenue Bonds, Series 2022.

The Series 2018 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2018 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.



NOTE 7 - LONG TERM LIABILITIES (Continued)

Series 2022

On January 1, 2022, the District issued \$17,754,000 of Senior Special Assessment Refunding Bonds, Series 2022 due on May 1, 2035 which bear interest at a rate of 1.36% to 3.01%. The Bonds were issued to refund District's outstanding Senior Special Assessment Refunding Bonds, Series 2018-1 (the "Refunded Bonds"), pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2035.

The Series 2022 Bonds are not subject to redemption at the option of the District prior to maturity. The Series 2022 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture requires the use of proceeds to refund the Series 2018-1 Bonds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning				Ending	Due	Within One
	Balance	Additions	F	Reductions	Balance		Year
Governmental Activities							
Series 2018-2	\$ 2,025,000	\$ -	\$	135,000	\$ 1,890,000	\$	130,000
Original issue discount	(35,960)	-		(3,596)	(32,364)		-
Series 2022	15,526,000	-		1,138,000	14,388,000		1,153,000
	\$ 17,515,040	\$ -	\$	1,269,404	\$ 16,245,636	\$	1,283,000

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

	Governmental Activities						
Year ending							
September 30:	Principal		Interest		Total		
2025	\$ 1,283,000	\$	474,376	\$	1,757,376		
2026	1,318,000		443,754		1,761,754		
2027	1,350,000		410,584		1,760,584		
2028	1,389,000		375,048		1,764,048		
2029	1,425,000		336,904		1,761,904		
2030-2034	7,810,000		1,026,698		8,836,698		
2035	1,703,000		55,806		1,758,806		
	\$ 16,278,000	\$	3,123,170	\$	19,401,170		



NOTE 8 - INTERLOCAL AGREEMENTS

In 2004, the District entered into a cost sharing agreement with South Village Community Development District for the maintenance of certain landscape improvements for which they both benefit. In accordance with the agreement, Middle Village will perform required maintenance and South Village will provide 31% of the costs to perform the maintenance. For the fiscal year ended September 30, 2024, the District received \$36,022 from South Village for the cost sharing agreement.

In a prior fiscal year, the District entered into an agreement with Double Branch Community Development District ("Double Branch") for joint usage of the amenity center and recreational facilities located within and owned by each respective District.

In a prior fiscal year, the District entered into an interlocal agreement with Double Branch to share the costs for on-site management services. In accordance with the agreement, the Districts share the costs of a full time rental coordinator, a full time community manager, and a part time operations manager.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.



MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT CLAY COUNTY, FLORIDA SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN

FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES Assessments Interest earnings Total revenues	\$ 217,187 2,000 219,187	\$ 217,414 943 218,357	\$ 227 (1,057) (830)
EXPENDITURES Current: General government Total expenditures	219,187 219,187	182,134 182,134	37,053 37,053
Excess (deficiency) of revenues over (under) expenditures	-	36,223	36,223
OTHER FINANCING SOURCES Transfer In (out) Total other financing sources	<u>-</u>	(17,781) (17,781)	(17,781) (17,781)
Net change in fund balance	\$ -	18,442	\$ 18,442
Fund balance - beginning		188,617	
Fund balance - ending		\$ 207,059	



MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT CLAY COUNTY, FLORIDA SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - RECREATION FUND FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

	 Budgeted Amounts ginal & Final	Actu	ual Amounts	Fina F	iance with al Budget - Positive legative)
REVENUES Assessments Amenity revenue Cost share revenue Interest earnings Miscellaneous revenue Total revenues	\$ 1,975,385 100,000 33,063 20,000 3,000 2,131,448	\$	1,977,446 126,434 36,022 74,620 - 2,214,522	\$	2,061 26,434 2,959 54,620 (3,000) 83,074
EXPENDITURES Current: General government Maintenance and operations Total expenditures	 429,008 2,375,484 2,804,492		641,667 1,645,998 2,287,665		(212,659) 729,486 516,827
Excess (deficiency) of revenues over (under) expenditures OTHER FINANCING SOURCES (USES) Transfer In (out)	(673,044) 17,781		(73,143) 17,781		599,901
Total other financing sources	17,781		17,781		-
Net change in fund balance	\$ (655,263)		(55,362)	\$	599,901
Fund balance - beginning			2,215,747		
Fund balance - ending		\$	2,160,385		



MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT CLAY COUNTY, FLORIDA NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund and recreation fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund and recreation fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.



MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT CLAY COUNTY, FLORIDA OTHER INFORMATION – DATA ELEMENTS REQUIRED BY FL STATUTE 218.39(3)(C) FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024 UNAUDITED

<u>Element</u> <u>Comments</u>

	<u> </u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	30
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	32
Employee compensation	\$197,466.19
Independent contractor compensation	\$1,981,383.09
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - Residential: \$522.91 - \$868.47 Commertial: \$0.57 Debt service - Residential: \$572.62 - \$800,77 Commertial: \$0.62
Special assessments collected	\$3,942,617.00
Outstanding Bonds:	see Note 7 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors Middle Village Community Development District Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Middle Village Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated XXXXX, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.



Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Xxxx, 2025

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors Middle Village Community Development District Clay County, Florida

We have examined Middle Village Community Development District, Clay County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Middle Village Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Xxxx, 2025



MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Middle Village Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Middle Village Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated Xxxx, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards; and Independent Auditor's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated XXXXX, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.
- II. Status of prior year findings and recommendations.
- III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Middle Village Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Middle Village Community Development District, Clay County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Xxxx, 2025



REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

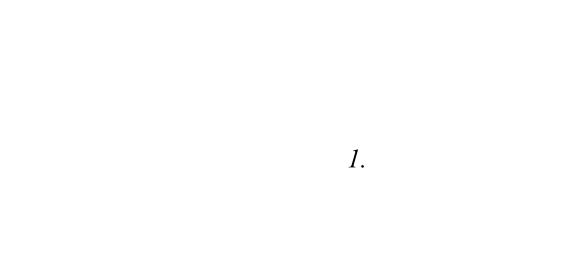
There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

- 4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
- 5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
- 6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
- 7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 26.

DRAFT







Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065 904-375-9285; manager@oakleafresidents.com

Memorandum

Date: April 2025

To: Board of Supervisors

From: GMS – OakLeaf Operations Manager

Community:

Special Events

- o Report Spring Break at Pools, Dive in, Garage sale weekend
- Upcoming Virtual Egg Hunt, May Dive in

Aquatics

- Pool open weekend only in April, move to alternating days in May
- Year round swim team continues, calendar for summer swim, swim lessons
- CPR, first- aid, baby-sitters class, community class schedule

Amenity Usage

- Total Facilities Usage 5661
- Average daily usage 183

Card counts:

MV Owners	88
MV Renters	86
MV Replacements	18
MV Updated	14

Total cards printed: 418 (both districts)

Rentals

- 8 of 31 days rented in March , 2 of 5 weekends rented
- 13 Grand Ballroom rentals, 0 Grand Lawn rental, 0 Bridal Suite rentals, 1 patio rentals
- 25 tours (approx. 61.hours)/ 85 hours used for scheduling, administrative, etc.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065 904-375-9285; manager@oakleafresidents.com

Memorandum

Operations: Open Items

- Update on Fire system repairs and planning
- Pool repairs update
- Schedule for Basketball surface work

MAINTENANCE

- PMs completed on Fitness Equipment
- Coordinate inspection and planning for HVAC replacement at Concession stand
- Golf cart repairs (battery replacement)
- Prep for surface work at pools
- Complete paver work at Tennis viewing areas
- Coordinated multiple walkthroughs for quotes –tennis building gutter replacements
- Acid wash and polish slide (open slide)
- Stain and algae washing of marcite
- Coordinate multiple valve replacements at Slide pool
- Coordinate pump and motor replacement at Slide pool
- Replace plunger for backwash/filter tank at slide pool
- Replace pool step water feature (jets) motor housing (cracked during winter)
- Replace multiple capstones along promenade
- Paint and repair hanging baskets- prep for spring plantings
- Install blocks at lap pool
- Leak detection completed at Sprayground
- Coordinate leak repairs at autofill for sprayground
- Coordinate leak repairs at main drain for sprayground (temporary)
- 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 3/6 Forest Brook, Creekview, Oakpoint, and Timberlake completed 3/26

Landscaping

• Monthly report for March. submitted and filed at Operations office

Motorized Vehicles Prohibited

VIOLATIONS WILL RESULT IN AMENITY ACCESS SUSPENSIONS AND TRESSPASS PROCEEDINGS

*Motorized chairs utilized by persons with a mobility disability are permitted.

VIOLATIONS WILL RESULT IN AMENITY
ACCESS SUSPENSION AND TRESPASS
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*Motorized chairs utilized by persons with a mobility disability are permitted

