

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

***MAY 12, 2025***

## *AGENDA*

# Middle Village Community Development District

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

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May 5, 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, May 12, 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 April 14, 2025 Meeting
  - B. Financial Statements
  - C. Assessment Receipts Schedule
  - D. Check Register
- IV. Discussion of Continued Landscape Maintenance
- V. Board Discussion and Guidance for Preparation of the Fiscal Year 2026 Budget
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - 1. Reminder of Ethics Training and Form 1 Deadline
    - 2. Report on the Number of Registered Voters (4,759)

D. Operations Manager

1. Memorandum

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

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

VIII. Next Scheduled Meeting – June 9, 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

### *THIRD ORDER OF BUSINESS*

*A.*

**MINUTES OF MEETING  
MIDDLE VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Middle Village Community Development District was held Monday, **April 14, 2025** at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Michael Steiner	Chairman
Sherrie Mifsud <i>by phone</i>	Vice Chairperson
Julie Arnau	Assistant Secretary
Gerald Bowen	Assistant Secretary
Eric Marx	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Chalon Suchsland	VerdeGo
Bruno Perez	VerdeGo
Billy Genovese	VerdeGo

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments (Limited to three minutes)**

Ms. Giles stated Mr. Chairman other than VerdeGo there are no members of the public present. Is there anything at the top of the agenda gentleman that you wanted to talk about?

Mr. Steiner stated I don't know if this is the time and place, but one thing I wanted to go ahead and clarify as we will discuss it further when we get into the landscaping management issue. I got the impression that you may have misinterpreted my intent in trying to go ahead and isolate how much and where we are doing expenses. We are not dissatisfied with VerdeGo and

the intent is to resolve the issue of doing enhancement on property that is not CDD. In fact, my hope is to refocus some of what was going ahead and paying in the current landscaping to doing more landscaping around the amenity center and so forth. Again, I want you to understand that it is not our intent to go ahead and focus in on our landscaping contract as the sole point of resolving some of the issues. With that said, it was probably the wrong time but I wanted to get it laid out on the table. I believe I do speak for the Board that we have no complaints that I am aware of, of the work that is being done so hopefully that understood, it eases things a little bit.

Ms. Suchsland stated thanks Mike. I appreciate it.

### **THIRD ORDER OF BUSINESS**

### **Approval of Consent Agenda**

#### **A. Approval of the Minutes of the March 10, 2025 Meeting.**

Ms. Giles stated item three is approval of the consent agenda items. On page 7 are the minutes from the March 10, 2025 meeting. Unless there are any corrections or comments, I just look for a motion to approve those minutes.

On MOTION by Mr. Steiner seconded by Mr. Bowen with all in favor the Minutes of the March 10, 2025 Meeting were approved 5-0.

#### **B. Financial Statements**

#### **C. Assessment Receipts Schedule**

#### **D. Check Register**

Ms. Giles stated your financial statements are on page 37 of the agenda for the period ending February 28, 2025. They are followed by the assessment receipt schedule showing you are 97% collected and then the check register is on page 51 in the amount of \$181,501.02. I see no unusual variances with any of the financials. Unless there are any comments or questions, I just look for a motion to approve.

On MOTION by Ms. Arnau seconded by Mr. Steiner all in favor the Check Register was approved.



**FOURTH ORDER OF BUSINESS****Discussion of Continued Landscape Maintenance**

Ms. Giles stated item four on the agenda is continued landscape maintenance. We left this on the agenda so the Board can continue the discussion of what to do about that area out there. Mr. Chairman is this something you want to elaborate on.

Mr. Steiner stated I think we are still faced with new enhanced landscaping dealing with Clay County property and it is while the church and with South Village they are enhancing the landscaping outside their entrance or around their facilities. Jay has gone out here and we have got enhanced landscaping that we feel we should do outside the amenity center. The areas that we are concerned with are mainly the medians running from the entry points along Oakleaf Parkway, on down and also the area going down through Plantation Oaks where we deal with school property. I had asked Jay to sort of give us a snapshot of you know if this was no longer being done the way it is done now, what would that free up in funding that might be able to be used elsewhere. We do have some issues with the budget that we are anticipating some shortage but we don't intend that all to come out of the landscaping budget. How much, it all depends on some other things that are hopefully in the works that will resolve all of our problems. We right now have the one partner doing the landscaping that has taken the position they no longer and willing to let Clay do that. I still feel that we will rely on our landscaper to provide storm coverage, those type of issues which we know will be slow. But until we get closer to the budget I don't really know just where we are looking at. Ideally, if we have some numbers in front of us, we can know how much his cost is to do the job in little bits and pieces as opposed to doing the whole thing. Does the Board feel the same way about the enhanced landscaping of property which is basically Clay County? Granted it will not be up to the standards that we are currently doing but I am certain if we come in, in certain areas to enhance that, Clay County is not going to complain. They must won't maintain whatever we do. I know that people are talking about affecting property value and are concerned with that. Then again, Oakleaf Plantation Parkway goes ahead and stands multi-county because we have the road here where it is Duval County from that point out and they are not doing enhanced up there so to come in from that direction, you are going to be running into that. Areas down at the other end are getting an explosion in development that I believe is going to go ahead and impact any enhanced areas up that way. A lot of that area also is overseen by DOT in fact they control the height of the trees we have to have and all that other down that way. When all of these agreements were made and this

development was put in place it was to enhance a buildout. As far as Middle Village is concerned, we are built out. We have no development. The development is all of these areas around us which are coming in and utilizing our infrastructure in a lot of cases. That was the rationale and I don't know if I made that clear in previous meetings that we wanted to look at the little bits and pieces to see how we can adjust and absorb any kind of shortfall if one occurs. We are not looking to terminate contract. We are not looking to go and renegotiate it at this point. Hopefully that clarifies some of that because I realize it would be a major impact on you if we lop a lot of that out. I would say we go ahead and continue this on as a discussion further on and open it a little bit more for other members of the Board if they agree or disagree.

Mr. Bowen stated I have a question and forgive me as I don't know the answer but do we have any type of relationship with the Eagle Landing CDD?

Mr. Steiner stated we do. They paid in a certain amount of money which they have expressed this year that they no longer wish to pay.

Mr. Bowen stated so they are okay with just their little area in front of theirs.

Mr. Steiner stated they are willing to continue that and live with whatever else. Now, this is their Board. When this occurs, I am quite certain they are going to be one of the first in line to holler and scream about the fact that it is not getting cut as quickly as they want along the parkway.

Mr. Bowen stated because from my view that they have cut out their section that they want enhanced.

Mr. Steiner stated yeah and they are doing that. They have that entrance area and it has been expressed they will continue to go ahead and do that.

Mr. Bowen stated but they benefit from enhanced work that we do so shouldn't they may be put into the pot.

Mr. Steiner stated there was that agreement years ago but we have met with Counsel as it stands now, we are in a position to where we have collected for this year. When we start working the budget next year, that is when we will make the hard decision as to what we have to do. But we are trying to look at what options we have at this point. Counsel is working on other issues that are out there that might help us but we can't spend money that we don't have yet.

Ms. Arnau stated I have mixed emotions because I am afraid if we let the county do what they are going to do, we are going to have a lot of complaints because it is not going to be up to what it has been asked. Maybe we go ahead and see what happens.

Mr. Steiner stated one way to look at that Julia is the fact that all these people do is complain then we go ahead and say hey, it has got to go up. That is one way we can address it that way too. I don't think if each of the communities, there is nothing to say that I believe the area is referred to as a tidbit at the end of the entrance ways going into the different communities.

Ms. Arnau stated into the HOA's you mean.

Mr. Steiner stated into the HOA's yes, sort of like down here at Chestnut Ridge and down here at the Preserve and Briar Oaks.

Ms. Arnau stated correct.

Mr. Steiner stated their entrance ways are being enhanced by those communities and that is what is going to increase their value. It's not so much the area out here. The issues we have got on some of it which will take some unwinding of some sort, it probably will be irrigation.

Ms. Suchsland stated irrigation is going to be a major problem because you have a lot of the roadway and stuff that is irrigated but it is on your pumps and wells that are on your specific property but if there is a break out there and they don't feel like fixing it for a month and it affects your clock tower on a 90 degree day or higher, you are going to lose everything you've got.

Mr. Steiner stated yep! We understand all of that, at least I do when I am talking about all of this. I am looking and rather than saying it can't be done, looking at ways it might be worked even if it is an expense to reroute or isolate things more in the future.

Ms. Suchsland stated we have a rough estimate for you guys today that we put together, Billy and Bruno did but I think in retrospect with the irrigation, you are going to spend more money rerouting things than you will if you just took those sections away.

Mr. Genovese stated it shares a main line and shares a lot of things that need to be checked. To benefit, it would just be something broke even though it's not CDD property, just assume you are going to fix it and keep it up and going the way it needs to go than to try to separate it and get it rerouted because that is a big number.

Mr. Steiner stated along with this is I know we have the well but does it feed all of our irrigation.

Ms. Suchsland stated yes and like up here the main concern is like your clock tower, the Jennings's Point well, and the Chestnut Ridge, that is all looped so when you have one break, you have to shut down all three wells until it is repaired so that takes a lot of water. That mainly runs from right up here at the amenity all the way down to county line including your clock tower plus everything on Plantation Boulevard so that is a lot of water there.

Mr. Marx stated he would like to share a couple of points of view. First of all, I am very much opposed to us stopping landscaping, anything that we have historically landscaped mostly because when I moved here, we always were so regardless of the original intention of it, our homeowner's kind of expect that we will. That is my perspective on that. As far as if we discontinue and wait for the neighbors around us to complain, by the time we spend the money to disconnect and stop landscaping and the county lets it go, we are going to spend more money to bring it back to its current state. I don't think any of us want to see that happen. I also think that I kind of understand the, is it South Village CDD?

Ms. Giles stated South Village.

Mr. Marx stated I kind of understand their opinion but also, I imagine the number that they have been giving us is probably also not been inflation adjusted since 2003. At this point, it is about 7% of our landscaping budget that they are giving us. I imagine it needs to be a large percentage and it's obviously now a 7% shortfall and every year that number is going to get smaller and smaller of our total budget for landscaping. There is a problem there. We are also acting as the de facto entrance to all of these neighborhoods that are free riding on us and probably believe the county is actually doing this work for them. They probably have no idea that they aren't. At least, the homeowners don't. This is a very complex problem I agree. I also struggle at the moment to see a clear path forward but just stopping it I also think is a clear path forward.

Ms. Giles stated Sherrie anything to add.

Ms. Mifsud stated I would like to see some numbers on what we would be saving if we scaled back our maintenance. It is a complicated issue but I agree with what Mr. Marx just said about the fact if we have been paying \$36K a year and our cost has increased but their contribution hasn't.

Mr. Steiner stated I guess we just need to keep this on and take a look at what VerdeGo has to offer us to get some idea. I appreciate the information on the irrigation and the cost factors

because it could also justify us having to increase in other areas as far as what we get from the owners and gives us dollars that we can talk to that where that money is definitely going and why it is being raised.

Mr. Genovese stated we have a rough estimate of you know the maps that we were given so we went in and were able to kind of carve out the square footage that we would be taking away and what that would equate to for man hours and how that works out. According to their map there, again we had to just to do it quick and its rough. It is somewhere between \$75,000 and \$85,000 is what it takes to handle that county property. Again, as the Supervisor on the call kind of said, we are here to be partners and we appreciate what you said. I don't think any of us thought that you were worried. We love Chalon. We know she kicks butt so we weren't worried about that. We can come up with ways as well to intertwine. The number I gave you is for our full mowing and what you have been seeing. We can also kind of come up with a happy medium where we are able to service it maybe twice a month and intervene where the county may slack a little bit so the grass is getting knocked down periodically. You know its going to get done if the county doesn't do it for a month or two months something like that. We can always help you inside of that budget just to be that good partner and make sure it still looks good but you are also able to save some money.

Mr. Steiner stated we appreciate that. Thank you!

Mr. Eckert stated Mr. Chairman just a couple of thoughts. They are not legal though so ask if you want to hear them.

Mr. Steiner stated most definitely.

Mr. Eckert stated one thing just to understand too is the county has pretty much told us if we do any maintenance on it, they are not going to do anything. I think that humming in every month once we start doing that then they are just not going to come out unless we get a different arrangement with them or understanding. The second issue is we have kind of looked at this in terms of property ownership and we shouldn't be maintaining property that is owned by the county or something like that. Another way to look at it especially since we are talking about a shortfall of a finite amount of money is, is there any maintenance that we are doing right now that if you took that away it really wouldn't be as impactful rather than just look at all of the property everywhere but is there a segment of roadway or something like that where it wouldn't have as big of an impact on the esthetics of the community but would still save some money.

Maybe we have looked at that but I don't recall us ever discussing looking at something from that approach as well. That's it.

Mr. Steiner stated I don't think we have Mike. We really didn't have that kind of information to look at that says okay maybe we will just put this off to a later time and leave it sit. But here is an area over here which is minimal impact or whatever that could come out and offset some of it. We didn't have pieces and numbers to be able to look at that. I don't think many of us had a very clear picture of just how much of the area is covered and owned by Clay County as opposed to being a Middle Village responsibility.

Ms. Giles stated is what Counsel said something that staff can work with VerdeGo on?

Mr. Eckert stated I think Jay and VerdeGo could talk about that. I mean they are going to understand the esthetics of the community and are there again segments that you would be okay with.

Ms. Giles stated because \$36,000 could just be a couple of flower beds in the median you know so that is the difference we are trying to make up is the \$36,000 that we have lost from South Village. Would the Board be okay with Jay working with VerdeGo on that?

Mr. Bowen stated I am open to any option we can get.

Mr. Steiner stated I assume listening to Jay it is going to be expanded beyond the landscaping, and that missing amount doesn't have to be all carved out of the landscape. We need to have our hands on information which will help. One of the things we have talked about and I believe Counsel has mentioned it might be unable to work was sharing some of that landscaping responsibility with the communities that they are in. But I don't know I am just throwing all of this stuff up and may not happen this year. South Village sort of pushed my thoughts on that because we have been working the issue of where we have been paying electricity for stuff that has not been in our area. We had the pump behind the gates down here at Chestnut Ridge, we have been doing the irrigation work. It is just a matter of starting to tug on some of these little threads to see where they are going. We appreciate the help that VerdeGo has gone through with us. I think anything that we do is worth looking at just to see if it will help the situation.

Ms. Giles stated is that something you and Jay could work on.

Ms. Suchsland stated of course.

Mr. Marx stated if I may I would also like to discuss the idea of communicating with essentially the neighborhoods around us that are free riding with us and letting them know it isn't the county that is paying for that. If we see a budget shortfall and we have to cancel it then it is going to be left to the county but it's not because it comes to us. It is going to affect their property values as much as ours even though they have never been involved with it. They don't know that we are paying for it and the county isn't, and some of them may be amenable to kicking something in to help us pay for it. Obviously, that is going to be voluntary at this point but I would at least like to ask them before we just cut it off and all of a sudden, they don't get amenities, then we have to pay twice as much to get it fixed. I also agree that right now we are talking about the CDD of Eagle Landing, what about their residents. I don't know what it would be like to try to get in touch with them and let them know what is going on but I am sure they would not be happy to find out we had stopped doing the lawn work as well. I think there are other options out there.

Mr. Steiner stated it was their Board that came to us to go that route. We didn't pursue it. Mr. Steiner stated from that standpoint their Board's position is they will live with it but they are working other areas because the back entrance of that area is being impacted and it's handled by the county. This area out here is the only area that they are jointly involved with us and is only for this one little strip. Forest Lynn down here is non-CDD. We just recently found that up until a little while ago, we owned the entrance. We could have shut them down and not have any entrance into their property. That part of the road is now back in Clay County's hands.

Mr. Marx stated did we landscape that area.

Mr. Steiner stated we found it when we went ahead and looked to do some work for the church.

Mr. Marx stated but are we currently paying to landscape that area.

Mr. Eckert stated we are currently paying for the maintenance within the right of way of that portion of Plantation Oaks Boulevard that is immediately to the west of the North, South roadway. We pay for the enhanced landscape maintenance. The county does not. We did get rid of the road which is good because when it has to get repaved, that is going to be a county obligation and not a CDD.

Mr. Marx stated my point though is they have an interest in continuing to make it look nice.

Mr. Eckert stated yes.

Mr. Marx stated the condos behind Publix.

Mr. Steiner stated Chestnut Ridge.

Mr. Marx stated yes, they also get benefit.

Mr. Steiner stated Chestnut Ridge falls within the CDD, Hamilton Glen too.

Mr. Marx stated the new division behind Eagle Landing benefits from our landscaping at the entrance.

Mr. Steiner stated they are not in our CDD.

Mr. Marx stated I understand. They are a potential revenue source.

Mr. Eckert stated I think you guys are talking past each other a little bit. I think the Supervisor is suggesting that we make a list of the communities who have substantial benefit from us maintaining this out here and then perhaps staff reaching out to them saying hey we are considering not doing this enhanced landscaping anymore because are doing it and you all are getting a free ride. If you want to contribute, maybe we would be willing to continue. That is kind of what I am hearing.

Mr. Marx stated yes that is exactly what I am suggesting.

Mr. Steiner asked can we do that?

Mr. Eckert stated we can ask but it has to be voluntary. We can't make them do it. We can't assess outside of our boundaries but we can certainly enter into agreements with private parties to contribute funds towards our budget but they don't have too.

Mr. Marx stated that is exactly what I am suggesting. Just reach out and see what happens. If they all say no, so be it.

Mr. Steiner stated yeah.

Ms. Suchsland stated if you are reaching out, you might consider the businesses like in front of these areas. Asking like the school mows out to the curb now. They have a new company and they go ahead and mow on both sides of the sidewalk. They have already taken that on. They recently did that in January their fiscal year beginning apparently. If you want to talk to Kinder Care and the businesses to have them do that to you, that might be another money saver for you. Cause right now, they just do up to the sidewalk. They don't do anything out to the road.

Ms. Giles stated we can do that if that is the Boards guidance.

Mr. Steiner stated yes.



Ms. Giles stated we will leave this on the agenda.

Mr. Steiner stated leave it on the agenda and continue to look at the options.

Ms. Giles asked anything else on this. Billy and Bruno thank you; you are more than welcome to stay.

Mr. Genovese stated I've got to go watch some middle school softball.

Ms. Giles stated thank you for coming.

Mr. Genovese stated we will be back anytime you need us though.

## **FIFTH ORDER OF BUSINESS**

### **Acceptance of the Draft Fiscal Year 2024 Audit Report**

Ms. Giles stated the next item on the agenda is item five it's acceptance of the draft fiscal year 2024 audit report. It is in draft but I know District Counsel and myself have reviewed it. I think it just finished up over the weekend, but I am just going to highlight a few areas on this draft report for you. It starts on page 162. Just to remind the new Supervisors, Districts are required to have an annual audit done by an independent CPA and Grau & Associates is your audit company. This is a 33-page report so it is quite lengthy, but they have done a great job with it. If I could just highlight a few things for you. On page 164 and that is actually page 1 of the report. Under the paragraph that says opinions, it says in our opinion the financial statements referred to above present fairly in all material respects the respective financial position of the governmental activities in each major fund of the District as of September 30, 2024. Your whole audit is good so I am just highlighting the different letters that are in here for you. On page 190 is the internal control letter, PDF page 190 which is actual page 27 of the report. The third paragraph says given these limitations during our audit; we did not identify any deficiencies in internal control that they consider to be a material weakness. On page 192, page 29 of the actual report the third paragraph says in our opinion the District complied in all material respects with the aforementioned requirements for the fiscal year ending September 30, 2024. Then lastly, on the management letter on page 193 -194 halfway down it says 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 would like to report on the following things. It identifies roman numerals I, II & III there and then on the following page it provides an answer. For the first one, it says current year findings and recommendations none

then prior year findings and recommendations none. Number three compliance with the provisions of the auditor general of the state of Florida. As you read through each one of those, they say no significant findings and no such matters discovered so overall this is a clean report. Nothing negative to report on this. Unless you have any comments or questions, I just look for a motion to accept the report.

On MOTION by Mr. Steiner seconded by Ms. Arnau all in favor Acceptance of the Draft Fiscal Year 2024 Audit Report was approved.

Ms. Giles stated if anyone has any questions about the report, certainly give me a call or shoot me an email and we can talk about the specifics but it is a clean report.

Mr. Steiner stated Mike would this be in substantial form?

Mr. Eckert stated I don't anticipate there is going to be any changes so it would be just a motion to accept the audit. If there are changes, they are not going to be material.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel – Update on Request to Encroach on a Drainage Easement for Pool Construction**

Mr. Eckert stated I have one item listed and five items total but they are going to go quick. One is the update on the request for the easement encroachment. We had a gentleman who wanted to build a pool in his backyard but build it within the CDD easement and pool deck. After the Board meeting, I spoke with the Water Management District who was concerned about the request because that drainage easement that is in the back of that lot is part of our permitted water management system that the CDD is the permit holder on and they wanted to make sure that we were not going to be approving anything that would be in violation of our own permit with the Water Management District. I ensured them that was never going to happen with the District. We are not going to approve something that puts us in violation of a permit. In addition, I spoke to the legal Counsel for the person who is making the request and the takeaway from that call was that she was telling her client hey it's not going to happen, you need to move on. That is the takeaway that I got and that was in part based on Water Management District, part based on our conversation and then part based on they reached out to the developer who may be the one who actually still holds the easement rights and they were like no way are we giving up the

easement rights. If we own them, we are not giving them up. I think that issue is dead at least with this current legal counsel and she is not intending to pursue it any further. If I get a letter from new legal counsel, we will look at it again. We don't own the easement so we couldn't give up the easement rights if we wanted to but we don't want to be in a position where we are doing something that hurts our permit. That is the answer on that. You approved at the last meeting an amended and restated license agreement with Trinity Baptist Church. I have not sent that to them yet. I just need to sit down and do that and will do that probably this week but again it's a cleanup matter based on the fact that we conveyed away that roadway and there is a little bit of maintenance that we do on their land. It is probably as big as this table is the area. The legislative updates – the last day of the regular session is May 2<sup>nd</sup> which is always good to get that over with. They meet for about 60 days every year. There was a public records exemption for elected local officers and that was amended to exclude CDD Board members so you would not be covered by that public records exemption. Also, the advertising on your website instead of the newspaper was also taken out of the bill when it was amended. We will look to see if it pops back in and if not then hopefully, we will see it next year. That is kind of a brief update on the legislative session. I can answer any questions that you have. I will have the full report at your May meeting because we will know exactly then what passed and what didn't. The next item I have is I did reach out to the county attorney to talk about the leaning column that we have. She asked me after we talked on the phone to send her an email with the documentation and the people that we have talked to and all of that. I am getting that together and will get that out to her hopefully this week as well. Finally, the impact fee credit sells, you know we have a broker that is working on those. I spoke with her I believe it was after the last meeting about you know how that is going and she had said when she was talking to potential buyers, she was too late in the process because they had already paid their impact fees to the county and things like that. Now she is plugged into when they go apply for their water management district permits which comes way before they would ever pay the impact fees, so she is trying to identify potential purchasers from that pool when somebody submits an application. It is public record so she can look at that and say okay I am going to reach out to them and see if they need impact fee credits and want to save some money which would also generate money for you. That is the update on that and again it is in her best interest to find us a buyer the way it is structured. Happy to answer any questions on that or any other issue.

Ms. Giles stated Sherrie anything for District Counsel?

Ms. Mifsud stated I did have a question. At the last meeting there was concern from a resident about the alligators. Were we waiting on some verbiage from Mike for signs.

Mr. Eckert stated I provided signs related to the motorized vehicles and I provided that to Jay. I think that was in the agenda package in terms of the actual signage. We got that to him maybe the week after the Board meeting. It was pretty simple stuff really.

Ms. Mifsud stated okay, thank you.

### **B. District Engineer**

Ms. Giles stated the next item on the agenda is District Engineer. Mike, are you still with us?

Mr. Silverstein stated yes ma'am, I coordinated with Jay to get out and go through the punch list from the 2024 Engineer's Report to just check on completion that is scheduled for May 2<sup>nd</sup>. Other than that, I have nothing to report.

### **C. District Manager**

Ms. Giles stated I just have one reminder for you. At the May 12<sup>th</sup> meeting, staff will be looking for any guidance as we start to prepare your FY26 budget. Budget approval is at your June 9<sup>th</sup> meeting and budget adoption is at your August 18<sup>th</sup> meeting. In May if there is a specific line item you want us to look at increasing, decreasing, any changes, anything you are concerned about in the budget, the next meeting is the time to let us know before we start pulling it altogether. We will work with your accountant on that. She has copies of all of the agreements, second year pricing, third year pricing, where ever we are at with those vendors. She is tracking all of the local increases, maybe not with CCSO yet but we will try to get ahead of them. They typically put their increases out in January which is a little too late. She keeps up with all of the invoices and any known increases that we have with any local vendors. If there is an item you want us to look at just let us know at the May meeting.

**D. Operations Manager**

**1. Memorandum**

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

Ms. Giles stated Jays report is on page 198. There is no way I can do his report any justice. If there is anything on his report that you want to discuss, we can do that now. Later after you review it, if you have a specific question, he will be available by email maybe by tomorrow or the next day. Unless you have any questions about Jays report, you just want to email him and I, it's open for discussion now.

Mr. Eckert stated on page 201 of the police my PDF has the sign language that we provided. Jay had asked me hey you know if I already have a sign that says motorized vehicles prohibited can I just do a second sign that has the language. I said sure it doesn't matter whether it is on one or two signs.

Ms. Giles stated I think the green sign is what you have out there now, something like that.

Mr. Eckert stated the top part maybe. Mr. Eckert stated it doesn't matter if it is on one or two signs that are on the same post.

Ms. Giles stated I think he was going to do a combination of ordering some new signs and then taking those old signs and combining them with the second half in different locations throughout the District. Any questions on Jays report?

Mr. Steiner stated the only thing I would ask is would you follow up with him on the status of the fire sprinkler system. He has got in here update on report.

Mr. Eckert stated I think didn't he say that he went ahead and went with the company that he had the quote from because the other ones were slow getting out or weren't getting out and he needed to get the work done.

Mr. Steiner stated yes. The main thing is I think he has gone forward with ordering or getting so I am wondering how we are on installing them and resolving the Fire Marshal's issue.

Ms. Giles stated I think it is complete but let me find out because I dropped off checks for W.W. Gay signs, I think is the name of it for the fire system repair. I will follow up with him.

Mr. Steiner stated I was only concerned about the Fire Marshal.

Ms. Giles stated gotcha. Anything else for Jay that I can follow up on?

**SEVENTH ORDER OF BUSINESS**

**Audience Comments (limited to three minutes) / Supervisor Requests**

Ms. Giles stated item seven is audience comments and Supervisors requests. For the record, there are still no members of the public present so we will move on to Supervisors requests. The Supervisors had no requests at this time.

**EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – May 12, 2025  
@ 2:00 p.m. at the Plantation Oaks  
Amenity Center**

Ms. Giles stated the next meeting is scheduled for May 12<sup>th</sup> here at the same location at 2:00 p.m.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Giles stated unless there is anything else, I will look for a motion to adjourn.

On MOTION by Mr. Steiner seconded by Mr. Bowen with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***March 31, 2025***





**Middle Village**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2025**

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 482,264	\$ 721,983	\$ -	\$ 117,727	\$ 1,321,974
Due from Other	-	141	-	-	141
Due from General Fund	-	87,948	70,231	-	158,179
<b>Investments:</b>					
State Board of Administration (SBA)	5,203	1,465,964	-	918,047	2,389,214
Custody Account	7,688	-	-	-	7,688
<b>Series 2022</b>					
Revenue	-	-	1,626,519	-	1,626,519
Reserve	-	-	157,485	-	157,485
Principal	-	-	162	-	162
Interest	-	-	24	-	24
Cost of Issuance	-	-	17,747	-	17,747
Prepayment	-	-	15	-	15
<b>Series 2018-2</b>					
Reserve	-	-	121,610	-	121,610
Prepayment	-	-	31,847	-	31,847
Sinking	-	-	20	-	20
Interest	-	-	6	-	6
Assessments Receivable	3,056	29,919	23,892	-	56,867
Prepaid Expenses	-	-	-	-	-
Deposits	-	13,383	-	-	13,383
<b>Total Assets</b>	<b>\$ 498,211</b>	<b>\$ 2,319,340</b>	<b>\$ 2,049,557</b>	<b>\$ 1,035,774</b>	<b>\$ 5,902,881</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 15,440	\$ 27,610	\$ -	\$ 34,526	\$ 77,576
Due to Debt Service	70,231	-	-	-	70,231
Due to Recreation Fund	87,948	-	-	-	87,948
Accrued Expenditures	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 173,619</b>	<b>\$ 27,610</b>	<b>\$ -</b>	<b>\$ 34,526</b>	<b>\$ 235,756</b>
<b>Fund Balance:</b>					
Nonspendable:					
Deposits	\$ -	\$ 13,383	\$ -	\$ -	\$ 13,383
Restricted for:					
Debt Service - Series	-	-	2,049,557	-	2,049,557
Capital Project - Series	-	-	-	-	-
Assigned for:					
Capital Reserve Fund	-	-	-	1,001,247	1,001,247
Capital Reserves	-	-	-	-	-
Unassigned	324,592	2,278,346	-	-	2,602,938
<b>Total Fund Balances</b>	<b>\$ 324,592</b>	<b>\$ 2,291,729</b>	<b>\$ 2,049,557</b>	<b>\$ 1,001,247</b>	<b>\$ 5,667,126</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 498,211</b>	<b>\$ 2,319,340</b>	<b>\$ 2,049,557</b>	<b>\$ 1,035,774</b>	<b>\$ 5,902,881</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 222,749	\$ 222,749	\$ 219,872	\$ (2,876)
Interest Income	1,000	500	293	(207)
<b>Total Revenues</b>	<b>\$ 223,749</b>	<b>\$ 223,249</b>	<b>\$ 220,165</b>	<b>\$ (3,083)</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisors Fees	\$ 12,000	\$ 6,000	\$ 5,400	\$ 600
FICA Expense	918	459	413	46
Travel per Diem	200	100	-	100
Engineering	7,000	3,500	4,135	(635)
Trustee Fee	15,000	15,000	15,000	-
Dissemination Agent	3,933	1,966	2,167	(200)
Assessment Roll Administration	8,483	8,483	8,483	0
Attorney	50,000	25,000	12,816	12,184
Arbitrage Rebate	700	-	-	-
Annual Audit	6,600	-	-	-
Management Fees	72,865	36,433	36,432	0
Information Technology	2,865	1,433	1,433	0
Telephone	300	150	186	(36)
Postage	1,500	750	296	454
Printing	2,500	1,250	221	1,029
Insurance General Liability	14,109	14,109	13,724	385
Legal Advertising	2,500	1,250	437	813
Other Current Charges	150	75	45	30
Office Supplies	200	100	4	96
Website Maintenance	2,528	1,264	1,264	0
Dues, Licenses & Subscriptions	175	175	175	-
Capital Reserve Funding	19,222	-	-	-
<b>Total General &amp; Administrative Expenditures</b>	<b>\$ 223,749</b>	<b>\$ 117,497</b>	<b>\$ 102,631</b>	<b>\$ 14,866</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 105,752</b>	<b>\$ 117,534</b>	<b>\$ (17,949)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 105,752</b>	<b>\$ 117,534</b>	<b>\$ (17,949)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 207,058</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 324,592</b>	

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

[illegible]

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 2,180,719	\$ 2,180,719	\$ 2,152,558	\$ (28,161)
Interest Income	5,000	5,000	12,314	7,314
Miscellaneous Revenue	1,000	500	84	(416)
Amenities Revenue	100,000	50,000	56,179	6,179
Cost Share Revenue-South Village	36,022	36,022	39,299	3,277
<b>Total Revenues</b>	<b>\$ 2,322,741</b>	<b>\$ 2,272,241</b>	<b>\$ 2,260,433</b>	<b>\$ (11,808)</b>
<b>Expenditures:</b>				
<b><u>Administrative:</u></b>				
Management Fees - On Site Staff	\$ 356,649	\$ 178,325	\$ 178,326	\$ (2)
Insurance	96,279	96,279	90,075	6,204
Other Current Charges	6,000	3,000	2,956	44
Permit Fees	1,650	825	1,529	(704)
<b>Subtotal Administrative</b>	<b>\$ 460,578</b>	<b>\$ 278,429</b>	<b>\$ 272,886</b>	<b>\$ 5,543</b>
<b><u>Maintenance:</u></b>				
Security	\$ 136,335	\$ 68,168	\$ 53,864	\$ 14,303
Security Clay County	47,304	23,652	22,651	1,001
Electric	20,000	10,000	7,344	2,656
Streetlighting	35,000	17,500	14,820	2,680
Irrigation Maintenance	5,000	2,500	-	2,500
Landscape Maintenance	557,230	278,615	270,500	8,115
Common Area Maintenance	80,000	40,000	36,973	3,027
Lake Maintenance	25,000	12,500	9,564	2,936
<b>Subtotal Maintenance</b>	<b>\$ 905,868</b>	<b>\$ 452,934</b>	<b>\$ 415,717</b>	<b>\$ 37,218</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><i>Recreation Facility:</i></b>				
Amenity Staff	\$ 190,000	\$ 95,000	\$ 46,919	\$ 48,081
Janitorial	59,500	29,750	24,864	4,886
Telephone	18,000	9,000	10,156	(1,156)
Electric	75,000	37,500	23,076	14,424
Water / Sewer	45,000	22,500	22,578	(79)
Gas/Heat (Pool)	20,000	18,207	18,207	-
Refuse Service	35,000	17,500	26,466	(8,966)
Pool Maintenance & Chemicals	43,000	21,500	24,825	(3,325)
Cable	8,000	4,000	3,871	129
Special Events	10,000	5,000	6,274	(1,274)
Office Supplies and Equipment	1,500	750	-	750
Facility Maintenance - General	65,000	32,500	31,236	1,264
Facility Maintenance - Preventive Contracts	15,950	7,975	1,130	6,845
Facility Maintenance - Contingency	7,500	3,750	4,238	(488)
Elevator Maintenance	10,000	5,000	5,680	(680)
Recreation Passes	4,000	2,000	2,124	(124)
Lighting Repairs	12,000	6,000	4,827	1,173
Tennis Court Maintenance	65,725	32,863	45,660	(12,798)
Capital Reserve	271,120	-	-	-
<b>Subtotal Recreation Facility</b>	<b>\$ 956,295</b>	<b>\$ 350,794</b>	<b>\$ 302,132</b>	<b>\$ 48,663</b>
<b>Total Expenditures</b>	<b>\$ 2,322,741</b>	<b>\$ 1,082,157</b>	<b>\$ 990,734</b>	<b>\$ 91,423</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 1,190,084</b>	<b>\$ 1,269,699</b>	<b>\$ (103,231)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 1,190,084</b>	<b>\$ 1,269,699</b>	<b>\$ (103,231)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,022,030</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 2,291,729</b>	

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

[illegible]

**Expenditures:**

Administrative:

[illegible]

**Maintenance:**

[illegible]

**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	\$ 5,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46,919
Janitorial	4,125	4,125	4,125	4,239	4,125	4,125	-	-	-	-	-	-	24,864
Telephone	1,397	2,815	1,398	1,663	1,486	1,397	-	-	-	-	-	-	10,156
Electric	4,483	3,815	3,846	3,836	3,745	3,351	-	-	-	-	-	-	23,076
Water / Sewer	3,444	3,967	3,907	3,516	3,440	4,304	-	-	-	-	-	-	22,578
Gas/Heat (Pool)	-	4,801	6,343	3,845	-	3,218	-	-	-	-	-	-	18,207
Refuse Service	4,159	4,159	4,475	4,125	4,139	5,408	-	-	-	-	-	-	26,466
Pool Maintenance & Chemicals	4,039	4,039	4,039	4,236	4,236	4,236	-	-	-	-	-	-	24,825
Cable	629	629	629	661	661	661	-	-	-	-	-	-	3,871
Special Events	720	1,164	333	3,265	492	300	-	-	-	-	-	-	6,274
Office Supplies and Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance - General	5,415	4,250	-	5,500	5,161	10,911	-	-	-	-	-	-	31,236
Facility Maintenance - Preventive Contracts	175	260	-	175	260	260	-	-	-	-	-	-	1,130
Facility Maintenance - Contingency	886	530	-	350	875	1,597	-	-	-	-	-	-	4,238
Elevator Maintenance	2,875	-	-	479	-	2,326	-	-	-	-	-	-	5,680
Recreation Passes	368	950	-	38	-	768	-	-	-	-	-	-	2,124
Lighting Repairs	1,000	700	-	777	800	1,550	-	-	-	-	-	-	4,827
Tennis Court Maintenance	9,480	7,548	1,040	7,690	6,957	12,944	-	-	-	-	-	-	45,660
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Recreation Facility	\$ 61,841	\$ 50,589	\$ 36,032	\$ 49,413	\$ 41,497	\$ 62,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	302,132
Total Expenditures	\$ 242,230	\$ 153,297	\$ 135,519	\$ 147,978	\$ 137,933	\$ 173,776	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	990,734
Excess (Deficiency) of Revenues over Expenditures	\$ (232,634)	\$ 148,409	\$ 1,633,216	\$ (102,833)	\$ (49,751)	\$ (126,709)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,269,699
Net Change in Fund Balance	\$ (232,634)	\$ 148,409	\$ 1,633,216	\$ (102,833)	\$ (49,751)	\$ (126,709)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,269,699

**Middle Village**  
**Community Development District**  
**Debt Service Fund**  
**Series 2022 & 2018-2 Special Assessment Bonds**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,772,172	\$ 1,772,172	\$ 1,718,911	\$ (53,261)
Interest Income	10,000	10,000	10,782	782
<b>Total Revenues</b>	<b>\$ 1,782,172</b>	<b>\$ 1,782,172</b>	<b>\$ 1,729,693</b>	<b>\$ (52,479)</b>
<b>Expenditures:</b>				
<i>Series 2022</i>				
Interest 11/1	\$ 189,828	\$ 189,828	\$ 189,828	\$ -
Principal Prepayment 11/1	-	-	4,000	(4,000)
Interest 5/1	189,828	-	-	-
Principal 5/1	1,153,000	-	-	-
<i>Series 2018-2</i>				
Interest 11/1	47,250	47,250	47,250	-
Principal Prepayment 11/1	-	-	5,000	(5,000)
Interest 5/1	47,250	-	-	-
Principal 5/1	130,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 1,757,155</b>	<b>\$ 237,078</b>	<b>\$ 246,078</b>	<b>\$ (9,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 25,017</b>	<b>\$ 1,545,095</b>	<b>\$ 1,483,615</b>	<b>\$ (61,479)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 25,017</b>	<b>\$ 1,545,095</b>	<b>\$ 1,483,615</b>	<b>\$ (61,479)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 283,240</b>		<b>\$ 565,942</b>	
<b>Fund Balance - Ending</b>	<b>\$ 308,257</b>		<b>\$ 2,049,557</b>	



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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues</b>				
Transfer In from General Fund	\$ 19,222	\$ -	\$ -	\$ -
Transfer In from Recreation Fund	271,120	-	-	-
Interest	15,000	15,000	21,248	6,248
<b>Total Revenues</b>	<b>\$ 305,342</b>	<b>\$ 15,000</b>	<b>\$ 21,248</b>	<b>\$ 6,248</b>
<b>Expenditures:</b>				
Repairs & Replacements	\$ 250,000	\$ 125,000	\$ 158,356	\$ (33,356)
<b>Total Expenditures</b>	<b>\$ 250,000</b>	<b>\$ 125,000</b>	<b>\$ 158,356</b>	<b>\$ (33,356)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 55,342</b>		<b>\$ (137,108)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 55,342</b>		<b>\$ (137,108)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,193,255</b>		<b>\$ 1,138,355</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,248,596</b>		<b>\$ 1,001,247</b>	

# Middle Village

## Community Development District

### Long Term Debt Report

#### Series 2022, Special Assessment Refunding Bonds

Interest Rate:	1.355% - 3.012%
Maturity Date:	5/1/2035
Reserve Fund Definition	10% Max Annual Debt
Reserve Fund Requirement	\$ 157,485
Reserve Fund Balance	157,485

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)

<b>Current Bonds Outstanding</b>	<b>\$ 14,384,000</b>
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#### Series 2018-2, Special Assessment Refunding Bonds

Interest Rate:	4.5% -5%
Maturity Date:	5/1/2035
Reserve Fund Definition	50% Max Annual Debt
Reserve Fund Requirement	\$ 121,610
Reserve Fund Balance	121,610

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)

<b>Current Bonds Outstanding</b>	<b>\$ 1,885,000</b>
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*C.*

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT****FY2025 Assessments Receipts Summary**

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

SUMMARY OF TAX ROLL RECEIPTS					
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	DEBT SERVICE RECEIPTS	GENERAL FUND O&M RECEIPTS	RECREATION FUND O&M RECEIPTS	TOTAL RECEIVED
1	11/07/24	5,383.92	688.68	6,742.17	12,814.77
2	11/13/24	45,363.74	5,802.65	56,808.11	107,974.50
3	11/26/24	186,726.83	23,884.94	233,834.27	444,446.04
4	12/06/24	1,344,652.51	171,999.65	1,683,881.43	3,200,533.59
5	12/19/24	42,661.48	5,456.99	53,424.13	101,542.60
6	01/27/25	21,399.94	2,737.35	26,798.71	50,936.00
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
9	04/07/25	23,891.58	3,056.06	29,918.95	56,866.59
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		1,718,910.75	219,872.45	2,152,557.54	4,091,340.74

TAX ROLL DUE / RECEIVED - (DISCOUNTS NOT TAKE	22,444.65	2,870.98	28,106.98	53,422.62
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PERCENT COLLECTED	DEBT		O&M	TOTAL
TOTAL PERCENT COLLECTED	98.71%		98.71%	98.71%

*D.*

# Middle Village

## Community Development District

### Check Run Summary

April 30, 2025

Fund	Date	Check No.	Amount
<b>General Fund</b>			
Accounts Payable	4/4/25	1799	\$ 6,700.00
	4/10/25	1800-1802	22,091.80
	4/17/25	1803	440.00
Sub-Total			\$ 29,231.80
<b>Recreation Fund</b>			
Accounts Payable - HW	4/4/25	930-931	\$ 4,495.86
	4/10/25	932-938	81,806.27
	4/24/25	939-947	24,719.59
Sub-Total			\$ 111,021.72
<b>Capital Reserve Fund</b>			
Accounts Payable	4/4/25	789	\$ 18.66
	4/10/25	790-793	51,089.00
	4/17/25	794	2,707.47
	4/24/25	795-801	12,631.99
Sub-Total			\$ 66,447.12
<b>Total</b>			<b>\$ 206,700.64</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/04/25	00024	4/01/25 27241	202504 310-51300-32200		*	6,700.00	
		AUDIT FYE 09/30/2024					
				GRAU AND ASSOCIATES			6,700.00 001799
4/10/25	00026	4/01/25 2455	202504 310-51300-34000		*	6,072.08	
		APR MANAGEMENT FEES					
		4/01/25 2455	202504 310-51300-52000		*	210.67	
		APR WEBSITE ADMIN					
		4/01/25 2455	202504 310-51300-35100		*	238.75	
		APR INFO TECH					
		4/01/25 2455	202504 310-51300-31300		*	327.75	
		APR DISSEM AGENT SRVCS					
		4/01/25 2455	202504 310-51300-51000		*	.96	
		OFFICE SUPPLIES					
		4/01/25 2455	202504 310-51300-42000		*	66.15	
		POSTAGE					
		4/01/25 2455	202504 310-51300-42500		*	60.60	
		COPIES					
		4/01/25 2455	202504 310-51300-41000		*	38.59	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			7,015.55 001800
4/10/25	00116	3/12/25 43274	202503 310-51300-31200		*	15,000.00	
		FY25 SE2018-2 TRUSTEE FEE					
				HANCOCK WHITNEY BANK			15,000.00 001801
4/10/25	00117	4/03/25 25-00114	202504 310-51300-48000		*	76.25	
		4/3 NTC OF BOS MTG					
				JACKSONVILLE DAILY RECORD			76.25 001802
4/17/25	00125	4/10/25 193080	202503 310-51300-31100		*	440.00	
		MAR ENGINEERING SERVICES					
				MATTHEWS DESIGN GROUP LLC			440.00 001803
TOTAL FOR BANK A						29,231.80	
TOTAL FOR REGISTER						29,231.80	

MVIL MIDDLE VILLAGE OKUZMUK

## Grau and Associates

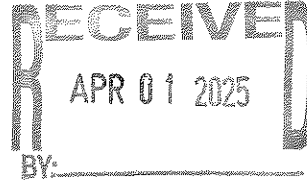
1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Middle Village Community Development District  
1001 Bradford Way  
Kingston, TN 37763

Invoice No. 27241  
Date 04/01/2025



---

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>6,700.00</u>
Current Amount Due	\$ <u>6,700.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
6,700.00	0.00	0.00	0.00	0.00	6,700.00

Payment due upon receipt.



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

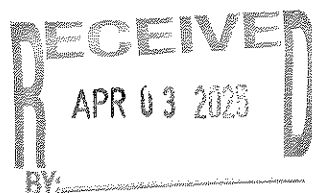
# Invoice

**Invoice #:** 2455  
**Invoice Date:** 4/1/25  
**Due Date:** 4/1/25  
**Case:**  
**P.O. Number:**

**Bill To:**

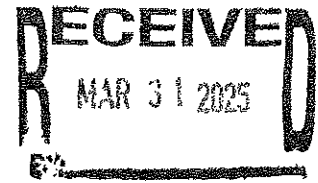
Middle Village CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
General Fund- Management Fees - April 2025		6,072.08	6,072.08
Website Administration - April 2025		210.67	210.67
Information Technology - April 2025		238.75	238.75
Dissemination Agent Services - April 2025		327.75	327.75
Office Supplies		0.96	0.96
Postage		66.15	66.15
Copies		60.60	60.60
Telephone		38.59	38.59
		<b>Total</b>	<b>\$7,015.55</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$7,015.55</b>





HANCOCK  
WHITNEY



MIDDLE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT  
475 WEST TOWN PLACE , SUITE 114  
ST AUGUSTINE FL 32092

Invoice: 43274

03/12/2025

*Fee Invoice*

Issuer: MIDDLE VILLAGE SUBORDINATE SERIES 2018-2

Ref: MIDVILCDD18B1

Billing Period: 04/01/2025 - 03/31/2026

FLAT FEE CHARGES  
ANNUAL TRUSTEE FEE

\$15,000.00

=====

TOTAL DUE

\$15,000.00

Please remit payment to:  
Hancock Whitney Bank  
Corporate Trust Division  
2510 14th Street, Suite #220  
Gulfport, MS 39501

# Jacksonville Daily Record

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

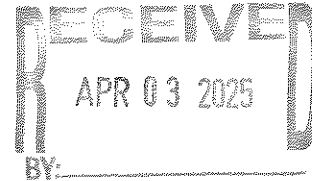
P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

April 3, 2025

Date

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



Serial #	25-00114C	PO/File #		\$76.25
				<b>Payment Due</b>
Notice of Meeting of the Board of Supervisors				
				\$76.25
				<b>Publication Fee</b>
Double Branch Community Development District				
Case Number				<b>Amount Paid</b>
Publication Dates	4/3			
County	Clay			

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

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

If your payment is being  
mailed, please reference  
Serial # 25-00114C on your  
check or remittance advice.

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

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

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

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

**DOUBLE BRANCH  
COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF MEETING  
OF THE BOARD OF  
SUPERVISORS**

Notice is hereby given that the Board of Supervisors of the Double Branch Community Development District is scheduled to be meet on **Monday, April 14, 2025, at 4:00 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 at [www.DoubleBranchCDD.com](http://www.DoubleBranchCDD.com). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Marilee Giles  
District Manager

Apr. 3                      00 (25-00114C)

Project Manager      Alex Acree

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

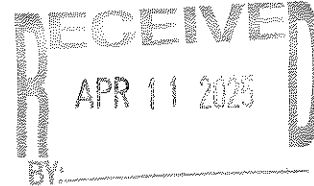
Governmental Management Services  
Marilee Giles  
475 West Town Place  
St. Augustine, FL 32092

April 10, 2025  
Invoice #                      193080

Project                      0000021874.0000                      Middle Village CDD

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

- CDD Conference Call
- Meeting Agenda Review
- Coordination with District Staff



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 March 31, 2025**

Phase                      0001                      Engineering Services

	Hours	Rate	Amount	
Sr. Construction Inspector	1.50	210.00	315.00	
Project Engineer, EI 3	.50	190.00	95.00	
Project Administrator	.25	120.00	30.00	
<b>Total Labor</b>				<b>440.00</b>
			<b>Total Due:</b>	<b>440.00</b>

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	440.00	13,092.50	13,532.50
Unit	0.00	11.78	11.78
Interest	0.00	23.93	23.93
<b>Totals</b>	<b>440.00</b>	<b>13,128.21</b>	<b>13,568.21</b>

\*\*\* CHECK DATES 04/01/2025 - 04/30/2025 \*\*\*  
MIDDLE VILLAGE - REC FUND  
BANK E HANCOCK WHITNEY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/04/25	01165	3/24/25 34528	202503 330-57200-62100	MAR PREVENTATIVE MAINT	*	260.00	
				ALLWAYS IMPROVING LLC			260.00 000930
4/04/25	00139	4/01/25 13129562	202504 330-57200-46400	APR POOL CHEMICALS	*	4,235.86	
				POOLSURE			4,235.86 000931
4/10/25	00026	4/01/25 2456	202504 310-51300-34000	APR FACILITY MANAGEMENT	*	22,251.17	
				GOVERNMENTAL MANAGEMENT SERVICES			22,251.17 000932
4/10/25	00026	4/01/25 2457	202504 310-51300-34000	APR TENNIS FAC MANAGEMENT	*	7,469.83	
				GOVERNMENTAL MANAGEMENT SERVICES			7,469.83 000933
4/10/25	00026	4/02/25 2458	202504 300-36900-10200	4/1 TENNIS REVENUE	*	783.00	
				GOVERNMENTAL MANAGEMENT SERVICES			783.00 000934
4/10/25	00062	4/01/25 262284B	202504 320-57200-46800	APR LAKE MAINTENANCE	*	1,594.00	
				THE LAKE DOCTORS			1,594.00 000935
4/10/25	01181	4/02/25 04022025	202504 300-36900-10300	DEPOSIT REFUND	*	500.00	
				LESLIE BAKER			500.00 000936
4/10/25	00261	4/01/25 360	202504 330-57200-34200	APR JANITORIAL SERVICES	*	4,125.00	
				RIVERSIDE MANAGEMENT SERVICES INC			4,125.00 000937
4/10/25	00704	4/01/25 21375	202504 320-57200-46200	APR LANDSCAPE MAINTENANCE	*	45,083.27	
				VERDEGO LLC			45,083.27 000938
4/24/25	00509	4/06/25 CAK-2037	202504 330-57200-49300	PROXIMITY CARDS	*	1,204.29	
				CARDS AND KEYFOBS			1,204.29 000939
4/24/25	00256	4/11/25 778	202503 320-57200-34510	MAR ADMIN FEE	*	413.75	
		4/11/25 778	202503 320-57200-34510	MAAR ADMIN SCHED	*	192.50	
				CLAY COUNTY SHERIFF'S OFFICE			606.25 000940

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/24/25	00026	4/11/25 2461	202503 330-57200-62000		*	5,750.00	
			MAR FACILITY MAINTENANCE				
		4/11/25 2461	202503 330-57200-62200		*	875.00	
			MAR FAC MAINT CONTINGENCY				
		4/11/25 2461	202503 320-57200-46500		*	6,750.00	
			MAR COMMON AREA MAINT				
		4/11/25 2461	202503 330-57200-46630		*	800.00	
			MAR LIGHTING REPAIRS				
		4/11/25 2461	202503 330-57200-34400		*	5,875.30	
			MAR TENNIS COURT MAINT				
		4/11/25 2461	202503 330-57200-49400		*	300.00	
			MAR SPECIAL EVENTS				
GOVERNMENTAL MANAGEMENT SERVICES							20,350.30 000941
4/24/25	00026	4/11/25 2463	202503 330-57200-34400		*	1,040.00	
			MAR TENNIS MAINTENANCE				
GOVERNMENTAL MANAGEMENT SERVICES							1,040.00 000942
4/24/25	00026	4/21/25 2465	202504 300-36900-10300		*	643.75	
			APR FACILITY EVENT STAFF				
GOVERNMENTAL MANAGEMENT SERVICES							643.75 000943
4/24/25	01182	4/21/25 04212025	202504 300-36900-10300		*	100.00	
			DEPOSIT REFUND				
KIANA THOMAS-GRIFFIN							100.00 000944
4/24/25	01183	4/21/25 04212025	202504 300-36900-10300		*	100.00	
			DEPOSIT REFUND				
LYNDSEY DAVIS							100.00 000945
4/24/25	01184	4/21/25 04212025	202504 300-36900-10300		*	500.00	
			DEPOSIT REFUND				
MARTIN TUBBS							500.00 000946
4/24/25	00308	4/09/25 48765	202504 330-57200-62100		*	175.00	
			APR PEST CONTROL				
PAULA'S PEST CONTROL INC							175.00 000947
TOTAL FOR BANK E						111,021.72	
TOTAL FOR REGISTER						111,021.72	

MVIL MIDDLE VILLAGE OKUZMUK

# INVOICE

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

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



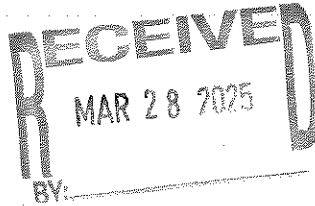
1400 Village Square #3-293  
Tallahassee, FL 32312  
850-523-8882

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

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

## Invoice details

Invoice no.: 34528  
Terms: Net 15  
Invoice date: 03/24/2025  
Due date: 04/08/2025



#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 42698 - MARCH PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Middle Village PM	1	\$260.00	\$260.00

### SERVICES PERFORMED

1. Tech checked/updated all equipment in BF.
2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs.
3. Inspected 8x Strength Units and 4x Benches(includes VKR) Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW
4. Inspected 3x Arc Trainer, 1x Recumbent, 1x Upright, 2x Rowers. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW
5. Inspected 3x Treadmills Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function.  
Vacuumed/Dusted for debris around belt and under hoods around motor and electrical components. SEE BELOW



ISSUES FOUND

1. Hoist Adjustable Sit up/Decline Bench needs back pad. SEE PREVIOUS PM(not approved)
2. Hoist VKR sn: 15-09-A05-001631 needs back pad SEE PREVIOUS PM (not approved)
3. Cybex Cyclone Recumbent needs pedal and straps SEE PREVIOUS PM
4. True Treadmill TCS650A sn: 15-TCS650138C incline motor is very loud. (Sound coming from inside mechanism not threads) Should replace incline motor. SEE PREVIOUS PM (not approved)
5. Tech replaced grip tape on Hyperextension. UNIT TESTS CORRECT
6. ALL OTHER UNITS TEST CORRECT

Total

**\$260.00**

Ways to pay



View and pay

Code to:

**2-330-572-621**

**Middle Village Preventative contract**



# Invoice

Date  
Invoice#

4/1/2025  
131295627810

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

Terms	Net 20
Due Date	4/21/2025
PO #	

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

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

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

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$4,127.68
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$108.18

Subtotal \$4,235.86

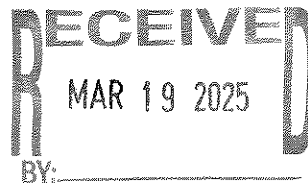
Tax \$0.00

Total \$4,235.86

Amount Paid/Credit Applied \$0.00

Balance Due \$4,235.86

[Click Here to Pay Now](#)



131295627810

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

# Invoice

Invoice #: 2456  
Invoice Date: 4/1/25  
Due Date: 4/1/25  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Management - Oakleaf Plantation - April 2025		22,251.17	22,251.17
<div data-bbox="518 1276 824 1467"><p>RECEIVED APR 03 2025 BY: _____</p></div> <div data-bbox="423 1524 818 1646"><p>Alison Mossing 4-3-25</p></div>			

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

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

# Invoice

Invoice #: 2457  
Invoice Date: 4/1/25  
Due Date: 4/1/25  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Tennis- Facility Management - Oakleaf Plantation - April 2025		7,469.83	7,469.83
<div data-bbox="492 1276 799 1465"><p>RECEIVED APR 03 2025 BY: _____</p></div> <div data-bbox="389 1493 787 1625"><p><i>Alison Mossing</i> 4-3-25</p></div>			

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

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

**Invoice #:** 2458  
**Invoice Date:** 4/2/25  
**Due Date:** 4/2/25  
**Case:**  
**P.O. Number:**

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

RECEIVED  
APR 02 2025  
BY: \_\_\_\_\_

<b>Total</b>	<b>\$783.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$783.00</b>

## *Middle Village CDD*

### Breakdown of Revenues

4.1.25

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

4.1.25	\$ 870.00	\$ 783.00	\$ 87.00
--------	-----------	-----------	----------

Subtotal	\$ 870.00	\$ 783.00	\$ 87.00
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Date	League Fees	GMS 20%	Middle Village CDD 80%
------	-------------	---------	------------------------

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

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

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

4.1.25	\$ -	\$ -
--------	------	------

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

Date	League Fees Pro Shop	GMS 0%	Middle Village CDD 100%
------	-------------------------	--------	-------------------------

4.1.25	\$ 300.00	\$ 300.00
--------	-----------	-----------

Subtotal	\$300	\$0	\$ 300.00
----------	-------	-----	-----------

Total Revenues	\$ 1,170.00	\$ 783.00	\$ 387.00
----------------	-------------	-----------	-----------

MAKE CHECK PAYABLE TO:



Post Office Box 162134  
Altamonte Springs, FL 32716  
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
711194	4/1/2025	\$1,594.00

The Lake Doctors  
Post Office Box 162134  
Altamonte Springs, FL 32716

00000000027159001000000026228400000015940099

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

MIDDLE VILLAGE CDD

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

Invoice Due Date 4/11/2025

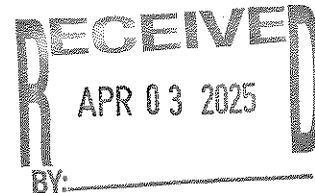
Invoice 262284B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
4/1/2025	Water Management - Monthly		\$1594.00	\$0.00	\$1594.00

Code to:

Please remit payment for this month's invoice. **2-320-572-4680**



**Middle Village Lake Maintenance**

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

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

**Total Account Balance including this invoice:**

\$1594.00

**This Invoice Total:**

\$1594.00

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

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

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

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

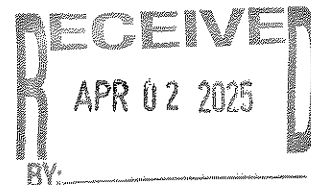
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - LESLIE BAKER  
**Date:** April 2, 2025 at 5:57 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (SATURDAY) 1:00 P.M. to 10:00 P.M. (ET 3:00 P.M. TO 8:00 P.M.)
  - DATE OF VENUE – MARCH 29, 2025
  - RESIDENT – LESLIE BAKER
  - ADDRESS – 3750 SILVER BLUFF BLVD #1702, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - **\$500.00**
  - BOOKING FEE/DEPOSIT was via VISA(1903):
    - DATED: 2/17/25
    - SEQ#: 3
    - BATCH#: 1194
    - INVOICE#: 4
    - APPROVAL CODE: 06046?
    - AMOUNT: \$500.00



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

Thank you.

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

Governmental Management Services

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

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



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

# Invoice

Invoice #: 360  
Invoice Date: 4/1/2025  
Due Date: 4/1/2025  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
2.330.572.3420 - Janitorial Services - April 2025		4,125.00	4,125.00
<div data-bbox="454 1197 763 1386"><p>RECEIVED APR 03 2025 BY: _____</p></div> <div data-bbox="406 1470 795 1617"><p><i>Alison Mossing</i> 4-3-25</p></div>			

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



# Invoice

Invoice #: 21375

Date: 04/01/25

Customer PO:

DUE DATE: 05/01/2025

## BILL TO

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

## FROM

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

## DESCRIPTION

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

## AMOUNT

\$45,083.27

## Invoice Notes:

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$45,083.27**

Please See Our  
Updated Remittance  
Information

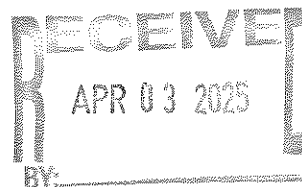
**Remit to Address:**  
VerdeGo Landscape  
PO Box 200341  
Dallas, TX 75320-0341

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

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

**Code to:**

**2-320-572-462**



**Middle Village Landscape Maintenance**

# Invoice / Order Detail

Thank you for ordering at CardsAndKeyfobs.com

## Order Detail

Order ID: #20372  
Invoice: #CAK-20372  
Date Added: 04/06/2025

Payment Method: Purchase Order (#JSO40062025)  
Shipping Method: USPS Priority (Weight: 28.00lb)

## 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

<input type="checkbox"/>	Product Name	Model	Quantity	Price	Total
<input type="checkbox"/>	Printable Proximity Card - Kantech® ioProx® XSF/26bit P20DYE Compatible - Slot Punch: None	PrtPrx-Kan26	1200	\$1.79	\$2,148.00
<input type="checkbox"/>	Clamshell Proximity Card - Kantech® ioProx® XSF/26bit P10SHL Compatible	CshPrx-Kan26	100	\$2.24	\$224.00
				<b>Sub-Total:</b>	\$2,372.00
				<b>USPS Priority (Weight: 28.00lb):</b>	\$36.59
				<b>Total:</b>	<del>\$2,408.59</del>

\$1,204.29

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

## Order Comments

Will email PO ( #JSO40062025 ) PO Number: JSO40062025

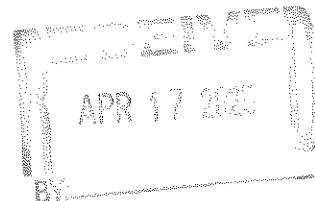
**Code to: 50/50 split**

**2-330-572-49300**

**Middle Village Rec Passes**

**2-330-572-6200**

**Double Branch Rec. Passes**





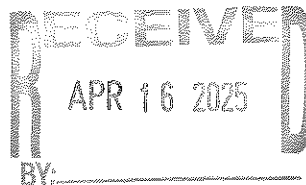
Clay County Sheriff's Office  
901 N. Orange Ave.  
Green Cove Springs, FL, 32043

## General Invoice

Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE		
OAKLEAF PLANTATION CDD	04/11/2025	778	\$0.00	04/26/2025	\$1,212.50		
LAST PAYMENT DATE	LAST PAYMENT AMOUNT	PAST DUE AMOUNT		ACCOUNT BALANCE			
03/26/2025	\$482.50	\$0.00		\$347.50			
DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
OFF DUTY ADMIN MARCH 2025	165.50	\$5.000000	EACH	\$827.50	\$0.00	\$0.00	\$827.50
OFF DUTY SCHEDULING FEE	1.00	\$385.000000	EACH	\$385.00	\$0.00	\$0.00	\$385.00
				Invoice Total:	\$1,212.50		

$\$413.75 + \$192.50 = \$606.25$



✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



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

## General Invoice

Remit Portion

Invoice Date	04/11/2025
Invoice Number	778
Customer Number	30
Amount Paid	
Due Date	04/26/2025
Invoice Total Due	\$1,212.50

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

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

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

# Invoice

Invoice #: 2461  
Invoice Date: 4/11/25  
Due Date: 4/11/25  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance March 1 - March 31, 2025	632.7	40.00	25,308.00
Facility Maintenance Mileage March 1 - March 31, 2025	140	0.445	62.30
Code to:			
Middle Village Facility Maintenance			
2.320.572.466 - (\$5,750.00)			
Middle Village Facility Maint. Contingency			
2.330.572.622 - (\$875.00)			
Middle Village Common Area Maint			
2.320.572.46500 - (\$6,750.00)			
Middle Village Lighting repairs			
2.320.572.46630- (\$800.00)			
Middle Village Tennis Court Maint.			
2.330.572.344 - (\$5,875.30)			
Middle Village Special Events			
2.330.572.49400 (\$300.00)			
Middle Village Repair and Replacements			
<del>34.600.538.64000 (\$5,019.79)</del>			
Total			\$25,370.30
Payments/Credits			\$0.00
Balance Due			<del>\$25,370.30</del>
			\$20,350.30

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/25	1.5	J.M.	Additional court maintenance
3/2/25	2.58	J.M.	Additional court maintenance
3/3/25	9	T.C.	Worked on pavers for tennis
3/3/25	8	B.G.	Laid pavers for tennis
3/3/25	4	E.W.	Removed debris from all common areas
3/3/25	3.7	J.S.	Additional court maintenance
3/4/25	8.48	T.C.	Worked on locks for gates around amenity center, worked on pavers for tennis, picked up supplies
3/4/25	8	B.G.	Laying pavers and taking scrap pavers to scrap pile
3/4/25	8.07	J.K.	Laid pavers, checked and changed trash receptacles, uncovered pool, moved all scrap pieces of pavers to scrap pile
3/4/25	4	E.W.	Removed debris from all common areas
3/4/25	5.03	J.S.	Additional court maintenance
3/4/25	2	J.M.	Additional court maintenance
3/5/25	8	B.G.	Worked on laying pavers, uncovered pool, removed all scrap palled to landscaping yard
3/5/25	7.45	J.K.	Worked on laying pavers, uncovered pool, removed all trash from shop and pallets to the back, cleaned out wet saw
3/5/25	2.48	E.W.	Removed debris from all common areas
3/5/25	3.02	J.S.	Additional court maintenance
3/6/25	8	T.C.	Worked on tennis pavers, picked up supplies
3/6/25	8	B.G.	Changed stop sign at entry, removed all flower pots to shop yard, cleaned and removed all scrap pavers and skids, continue laying pavers
3/6/25	8.02	J.K.	Uncovered pool, take plants from behind fitness center to shop, drain and clean up driveway and blew out shop, replaced stop sign and installed pole at exit of amenity and at second exit in parking lot, worked on laying pavers and started spreading sand
3/6/25	4.25	C.W.	Skimmed splash pool, put braces back on splash pool, blew leaves around splash pool
3/6/25	4	E.W.	Removed debris from all common areas
3/6/25	5.13	J.S.	Additional court maintenance
3/6/25	2	J.M.	Additional court maintenance
3/7/25	8	T.C.	Worked on tennis pavers
3/7/25	8	B.G.	Cut vinyl board for signs, painted sign board with two part paint, installed two sign posts at boardwalk
3/7/25	7.57	J.K.	Uncover pool, leveled a sign by baseball bathroom, spread sand over pavers, wet sand and repeat
3/7/25	3.57	C.W.	Detail clean under sinks and toilets, wiped down walls in bathroom, fix pavers and spray down lifeguard stands, removed duck feces
3/7/25	4	E.W.	Removed debris from all common areas
3/7/25	3.17	J.S.	Additional court maintenance
3/8/25	2.17	J.M.	Additional court maintenance
3/10/25	8	T.C.	Set up CDD meeting, drained water from driveway with pump, light inspection and changed two lights, worked on sign backers, covered pool
3/10/25	8.55	J.K.	Set up meeting, wiped down club room, drained shop driveway, cut and cleaned posts and painted posts and post caps, finished painting and sanding, cleaned up signs, covered pool, light inspection
3/10/25	4	E.W.	Removed debris from all common areas
3/10/25	3.08	J.S.	Additional court maintenance
3/11/25	8	T.C.	Uncovered pool, worked on pavers at tennis, put out signs along promenade, picked up supplies
3/11/25	8	B.G.	Installed two signs at the boardwalk entrance, uncovered pool, flipped trash can to correct position, installed last signs at Providon entrance, pushed sand into cracks on pavers
3/11/25	7.85	J.K.	Pushed sand into cracks over pavers, wet, pack and sand repeatedly, uncovered pool, flipped trash can on pool deck and removed debris around them, put three signs out on Providon entrances
3/11/25	4	E.W.	Removed debris from all common areas
3/11/25	5.1	J.S.	Additional court maintenance
3/11/25	2.12	J.M.	Additional court maintenance
3/12/25	4	T.C.	Worked on pavers for tennis, picked up supplies
3/12/25	8	B.G.	Fixed pavers at adult pool that sunk, lifted the pavers to remove debris or roots, level with sand and relayed pavers, uncovered the adult pool, brushing sand into pavers then wet pavers at the tennis courts
3/12/25	7.87	J.K.	Uncovered pool, worked on pavers on lap pool deck, spread sand over pavers at tennis and wet pavers
3/12/25	4	E.W.	Removed debris from all common areas
3/12/25	3.17	J.S.	Additional court maintenance
3/13/25	8	T.C.	Uncovered pool, worked on pavers at tennis
3/13/25	8	B.G.	Uncover pool, take trees out from guard shack and water them, finished up using sand on pavers around lap pool and splash pool, removed drain covers and cleaned them out around pool, spread sand over cracks by pool

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/13/25	8	J.K.	Uncovered pool, take trees from guard shack and water, finished up using sand on pavers around lap pool and splash pool, picked up drain covers for gutters around pool deck and cleaned out, spread sand over cracks on pool deck
3/13/25	4.01	E.W.	Removed debris from all common areas
3/13/25	5	J.S.	Additional court maintenance
3/13/25	2.17	J.M.	Additional court maintenance
3/14/25	5	T.C.	Worked on pavers for tennis, uncovered the pool
3/14/25	8	B.G.	Moved four potted trees to pool front gate, at the adult pool brushing and watering out excessive sand off pavers, uncovering pools, removing sand out at tennis court with water
3/14/25	4	E.W.	Removed debris from all common areas
3/14/25	3.02	J.S.	Additional court maintenance
3/15/25	1.98	J.M.	Additional court maintenance
3/16/25	2.03	J.M.	Additional court maintenance
3/17/25	8	T.C.	Worked on pavers, covered the pool
3/17/25	8	B.G.	Brushing pavers and applying sealer on seam
3/17/25	8.5	J.K.	Blew off pavers at tennis and swept and scrubbed off sand, covered up pool, put acrylic sealer in paver seams at tennis
3/17/25	4.01	E.W.	Removed debris from all common areas
3/17/25	3.55	J.S.	Additional court maintenance
3/17/25	2.03	J.M.	Additional court maintenance
3/18/25	8	T.C.	Uncovered pool, sealed pavers, worked on signs, picked up supplies
3/18/25	8	B.G.	Blew off pavers and added more sealer, picked up two large vinyl boards from the front closet to shop, uncovered pool, painted six poles that will be used for signs, cut out five vinyl signs and painted them to be installed
3/18/25	7.63	J.K.	Uncovered pool, removed debris from shop, put acrylic sealer over pavers and brushed, blew off pavers, cut out and paint with two part paint for sign backs, paint stop sign post second exit from amenity center, paint posts for signs
3/18/25	4	E.W.	Removed debris from all common areas
3/18/25	5	J.S.	Additional court maintenance
3/18/25	2.1	J.M.	Additional court maintenance
3/19/25	8	T.C.	Uncovered pool, sealed pavers, worked on signs, picked up supplies
3/19/25	8	B.G.	Painted more signs and reinstalled at Providon entrance sidewalks, added three more gallons of sealer to the pavers, uncovered pool, painted shop door
3/19/25	7.72	J.K.	Finished painting poles and put signs on backs, put out signs on Providen, uncovered pool, sprayed acrylic sealer on pavers and walkway at tennis
3/19/25	4	E.W.	Removed debris from all common areas
3/19/25	3.12	J.S.	Additional court maintenance
3/20/25	4	T.C.	Attached new ladder to playground feature, painted bike racks, uncovered pool
3/20/25	5	B.G.	Replace chains on showers on pool deck, paint leash sign and bike racks at amenity center, cut, paint and sawed down more sign backers and poles, uncovered pool
3/20/25	5	J.K.	Paint leash signs and bike racks at amenity center, cut, paint, sand more sign backers and poles, replaced chains on showers on pool deck, uncovered pool
3/20/25	1	C.W.	Dug holes in playground to add ladder then drilled holes into platform and mounted
3/20/25	4	E.W.	Removed debris from all common areas
3/20/25	5.08	J.S.	Additional court maintenance
3/20/25	2.2	J.M.	Additional court maintenance
3/21/25	8	T.C.	Worked on promenade bulkhead pavers, picked up supplies
3/21/25	8	B.G.	Clean up paint tools and organize, finished painting backers for signs and start painting four new signs backers, took down meeting, light inspection grand banquet and replaced lights, lake on Providen to recover pavers for border, pump pond in driveway, removed excavator toy from playground and cover holes, uncover pool
3/21/25	8.08	J.K.	Finished painting backers for signs and start painting four new sign backers, took down meeting, light inspection grand banquet and replaced bathroom lights, recovered pavers on providon lake for border, thirty missing recovered twenty, pump pond in driveway, removed excavator toy from playground and cover hole, cleaned up paint tools and organized
3/21/25	4	E.W.	Removed debris from all common areas
3/21/25	3.2	J.S.	Additional court maintenance
3/22/25	3.15	J.M.	Additional court maintenance
3/23/25	4.33	J.M.	Additional court maintenance
3/24/25	8	B.G.	Use anchor adhesive to replace pavers that were missing at the providon, painted the other side of two signs and later installed them back on the gates
3/24/25	8	J.K.	Put out pavers that were in lake back out on providon border and washed and glued each one, light inspection and

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			changed three lights in grand banquet, finished painting signs, cleaned up shop, covered pool
3/24/25	4	E.W.	Removed debris from all common areas
3/24/25	3.55	J.S.	Additional court maintenance
3/25/25	4.18	T.C.	Worked on promenade pavers, picked up supplies
3/25/25	8	B.G.	Installed three signs at the landscaping yard gates, uncovered pool, assisted porter with two trash cans entry all garbage bins in dumpster from shop, glued more pavers at the providon, added more sand at tennis brushing and wetting it
3/25/25	8	J.K.	Uncovered pool, took all trash from shop to dumpster, removed trash cans on providon, pushed sand and wet on pavers at tennis and let sit, finished placing pavers for wall along providon and put sealer on
3/25/25	4	E.W.	Removed debris from all common areas
3/25/25	5.08	J.S.	Additional court maintenance
3/25/25	2.08	J.M.	Additional court maintenance
3/26/25	6	T.C.	Sealed pavers at tennis, cleaned up and painted pavers, picked up supplies
3/26/25	8	B.G.	Pushed sand into pavers and added water on both sides of tennis, cleaned out hanging plant baskets and spray painted the baskets and chains
3/26/25	4	E.W.	Removed debris from all common areas
3/26/25	3.18	J.S.	Additional court maintenance
3/27/25	6	T.C.	Took apart fitness center equipment in shop, finished sealing pavers, cleaned shop
3/27/25	8	B.G.	Brush off pavers and applied acrylic sealer, load up old furniture to trailer from shop to be taken to dump yard, cleaned out shop and took apart gym equipment for parts and scrap, retrieved golf cart from lake
3/27/25	8.35	J.K.	Brush and blew off pavers at tennis then applied acrylic sealer in seams, unloaded gym equipment from trailer and load up old furniture for dump, cleaned out shop and took apart gym equipment for parts and scraps, retrieved golf cart from lake
3/27/25	3.88	E.W.	Removed debris from all common areas
3/27/25	5	J.S.	Additional court maintenance
3/27/25	2.53	J.K.	Additional court maintenance
3/28/25	4	T.C.	Picked up trash bags at parks, promenade and amenity center
3/28/25	8	B.G.	Cleaning out shop moving garbage cans to dumpster, clean the back of shop moved beach chairs back inside, loaded trailer with exercise machine to be taken to scrap yard, removed debris from promenade, cleaned out fountain
3/28/25	7.87	J.K.	Load up trailer full of old gym equipment, take out trash from shop and clean inside of shop and out back behind shop, fold up tarp and put away, cleaned out fountain filters and lions heads, picked up debris and changed trash cans on providon
3/28/25	3.13	J.S.	Additional court maintenance
3/29/25	2.13	J.M.	Additional court maintenance
3/30/25	2.72	J.M.	Additional court maintenance
3/31/25	4.01	T.C.	Set up pumps to drain pool, start draining pool
3/31/25	8	B.G.	Taking off signs by the river to replace wood to vinyl board, installed two men and women signs at the pool bathrooms, inspected three power washer hooked up water hose to see if they work properly, pumped out water at shop driveway
3/31/25	2.72	J.K.	Cleaned off bricks from pile in back of shop, cleaned up shop and moved old equipment to door to be loaded and hauled off
3/31/25	6.4	E.W.	Removed debris from all common areas
3/31/25	3.05	J.S.	Additional court maintenance
<b>TOTAL</b>	<u>632.7</u>		
<b>MILES</b>	<u>140</u>		

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



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

# Invoice

Invoice #: 2463  
Invoice Date: 4/11/25  
Due Date: 4/11/25  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance March 1 - March 31, 2025 (Tennis)  Tennis Ct. Maint. 2.330.572.3440	26	40.00	1,040.00
<div>RECEIVED APR 17 2025 BY: <i>Alison Moring</i> 4-17-25</div>			

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

RMS

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

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<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/3/25	2	J.S.	Clean and sweep tennis courts.
3/5/25	2	J.S.	Clean and sweep tennis courts.
3/7/25	2	J.S.	Clean and sweep tennis courts.
3/10/25	2	J.S.	Clean and sweep tennis courts.
3/12/25	2	J.S.	Clean and sweep tennis courts.
3/14/25	2	J.S.	Clean and sweep tennis courts.
3/17/25	2	J.S.	Clean and sweep tennis courts.
3/19/25	2	J.S.	Clean and sweep tennis courts.
3/21/25	2	J.S.	Clean and sweep tennis courts.
3/24/25	2	J.S.	Clean and sweep tennis courts.
3/26/25	2	J.S.	Clean and sweep tennis courts.
3/28/25	2	J.S.	Clean and sweep tennis courts.
3/31/25	2	J.S.	Clean and sweep tennis courts.

**TOTAL**

26

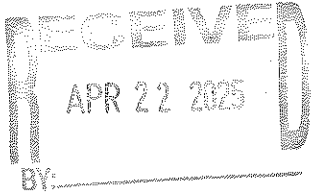
**Governmental Management Services, LLC**  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 2465  
Invoice Date: 4/21/25  
Due Date: 4/21/25  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Event Staff through April 19, 2025 2.300.369.103	25.75	25.00	643.75
 BY: _____			

**Total** \$643.75

**Payments/Credits** \$0.00

**Balance Due** \$643.75

4/22/25  
Carr

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

**Middle Village CDD**

**Facility Event Staff Service Hours**

<b><u>Quantity</u></b>	<b><u>Description</u></b>	<b><u>Rate</u></b>	<b><u>Amount</u></b>
25.75	Facility Event Staff	\$ 25.00	\$ 643.75

Covers Period End: April 19, 2025

Amenities Revenue # 2.300.369.103

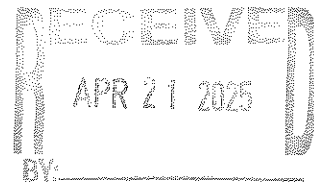
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - KIANA THOMAS-GRIFFIN  
**Date:** April 21, 2025 at 2:23 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SATURDAY) 2:30 P.M. to 6:30 P.M. (ET 3:00 P.M. TO 6:00 P.M.)
  - DATE OF VENUE – APRIL 19, 2025
  - RESIDENT – KIANA THOMAS-GRIFFIN
  - ADDRESS – 683 WAKEVIEW DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - **\$100.00**
  - BOOKING FEE/DEPOSIT was via VISA(0560):
    - DATED: 3/10/25
    - SEQ#: ?
    - BATCH#: 121?
    - INVOICE#: ?
    - APPROVAL CODE: 01934?
    - 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 APRIL 14-18, 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](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

Governmental Management Services

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

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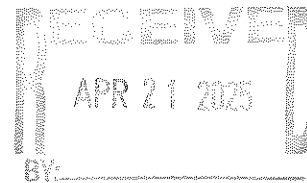
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - LYNDSEY DAVIS  
**Date:** April 21, 2025 at 12:56 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SUNDAY) 10:30 A.M. to 2:30 P.M. (ET 11:00 A.M. TO 2:00 P.M.)
  - DATE OF VENUE – APRIL 13, 2025
  - RESIDENT – LYNDSEY DAVIS
  - ADDRESS – 708 CHESTWOOD CHASE DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - **\$100.00**
  - BOOKING FEE/DEPOSIT was via VISA(1300):
    - DATED: 3/31/25
    - SEQ#: 4?
    - BATCH#: 122?
    - INVOICE#: 4?
    - APPROVAL CODE: 00110D?
    - 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 APRIL 14-18, 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](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

Governmental Management Services

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

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

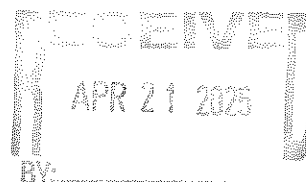
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - MARTIN TUBBS  
**Date:** April 21, 2025 at 1:41 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (SATURDAY) 1:00 P.M. to 10:00 P.M. (ET 4:00 P.M. TO 8:00 P.M.)
  - DATE OF VENUE – APRIL 12, 2025
  - RESIDENT – MARTIN TUBBS
  - ADDRESS – 1951 MOORINGS CIRCLE, MIDDLEBURG, FL 32068
  - AMOUNT OF REFUND - **\$500.00**
  - BOOKING FEE/DEPOSIT was via VISA(0074):
    - DATED: 12/2/25
    - SEQ#: 2
    - BATCH#: 115?
    - INVOICE#: 2
    - APPROVAL CODE: 002045
    - AMOUNT: \$500.00



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

Thank you.

I will be out of the office APRIL 14-18, 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](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

Governmental Management Services

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

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# INVOICE

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

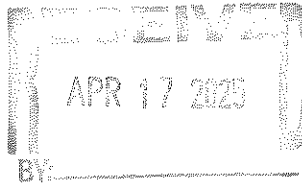
INVOICE: 48765 QT  
DATE: 04/09/25 11:00a  
ACCOUNT: 1032 Oakleaf  
ROUTE: 0  
LAST: 1/8/25 Paula  
Paula Douglas

BILL TO  
Middle Village CDD  
14705-4 St. Augustine Rd.  
Jacksonville, FL 32258

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

904-375-9625 Lisa 904-708-1134

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



Code to:

Middle Village Facility Maint. - Preventative

2-330-572-62100

PLEASE KEEP FULL INVOICE FOR YOUR RECORDS

EFFECTIVE NOVEMBER 1, 2011

Make Checks payable to:

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

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

THANK YOU FOR YOUR BUSINESS!  
HAVE A WONDERFUL DAY!

Serviced By:

PAULA DOUGLAS  
Ph# 904-476-3866



\*\*\* CHECK DATES 04/01/2025 - 04/30/2025 \*\*\*  
MIDDLE VILLAGE-CAPITAL RESERVE  
BANK C CAPITAL RESERVE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/04/25	00054	7/01/24 81254283	202503 600-53800-64000	JANITORIAL SUPPLIES	*	18.66	
				THE HOME DEPOT PRO			18.66 000789
4/10/25	00106	4/01/25 04012025	202504 600-53800-64000	EIGHT-LANE DOLPHIN SYSTEM	*	4,930.00	
				EVERLAST CLIMBING INDUSTRIES INC			4,930.00 000790
4/10/25	00107	4/02/25 1121	202504 600-53800-64000	YAMAHA UMAX RALLY 2X2 (2)	*	17,000.00	
				FUN RENTALS ST AUGUSTINE INC			17,000.00 000791
4/10/25	00109	1/23/25 01232025	202501 600-53800-64000	MACHINE SAND SURFACE CT	*	17,280.00	
				THE NIDY SPORTS CONSTRUCTION CO LLC			17,280.00 000792
4/10/25	00108	3/10/25 03102025	202503 600-53800-64000	23 POLY-COATED HEADS RPLC	*	11,879.00	
				W W GAY FIRE PROTECTION INC			11,879.00 000793
4/17/25	00067	4/04/25 040425-1	202504 600-53800-64000	PREMIUM EFFICIENCY MOTOR	*	2,707.47	
				COMPAC FILTRATION			2,707.47 000794
4/24/25	00074	3/26/25 22770160	202503 600-53800-64000	LIFEGUARDING	*	329.00	
				AMERICAN RED CROSS TRAINING SERVICE			329.00 000795
4/24/25	00067	4/04/25 04042025	202504 600-53800-64000	PREMIUM EFFICIENCY MOTOR	*	2,707.47	
				COMPAC FILTRATION			2,707.47 000796
4/24/25	00009	4/11/25 2461	202503 600-53800-64000	MAR REPAIR & REPLACEMENTS	*	5,019.70	
				GOVERNMENTAL MANAGEMENT SERVICES			5,019.70 000797
4/24/25	00009	4/11/25 2460	202504 600-53800-64000	MAINTENANCE SUPPLIES	*	2,086.32	
				GOVERNMENTAL MANAGEMENT SERVICES			2,086.32 000798
4/24/25	00006	4/15/25 361	202504 600-53800-64000	PRESS WASH PARK LOT CURB	*	1,055.00	
		4/15/25 361	202504 600-53800-64000	PRESS WASH TENNIS CT SIDE	*	783.00	
				RIVERSIDE MANAGEMENT SERVICES INC			1,838.00 000799

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/24/25	00039	4/10/25 INV00149	202504 600-53800-64000	LIFEGUARD SUPPLIES	*	573.50	
				THE LIFEGUARD STORE, INC.			573.50 000800
4/24/25	00039	4/15/25 INV00149	202504 600-53800-64000	LIFEGUARD SUPPLIES	*	78.00	
				THE LIFEGUARD STORE, INC.			78.00 000801
TOTAL FOR BANK C						66,447.12	
TOTAL FOR REGISTER						66,447.12	



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

- [Home](#)
- [Account](#)
- [Invoice History](#)
- [Invoice Detail](#)

Please split between  
both DB and MV  
districts

Repair & Replacement

DB - 2.320.572.63100

MV - 34.600.538.64000

## Invoice Detail

Customer ID: 647283  
Invoice Number: 812542835  
Invoice Date: 7/1/2024  
Order Number: 56838760  
Purchase Order: Lisa

[Back to Order History](#) [Save as PDF](#) [Print this page](#)

### Shipped To:

MIDDLE VILLAGE CDD  
370 OAKLEAF VILLAGE PARKWAY  
ORANGE PARK, FL 32065

Invoice Total ~~\$37.32~~

\$18.66

### HD Supply Notes:

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

The following 1 item(s) have been shipped from our  
Atlanta warehouse.

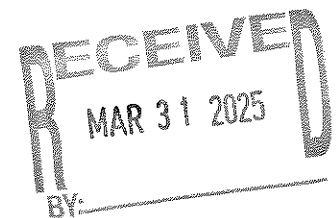
Item#..... Description.....

REN24512-CA RENOWN LNR 40X46 .74MIL WHT

The following 1 item(s) have been shipped from our  
Charlotte warehouse.

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

IMP5032HG-90 BOTTLE 32OZ NAT HANDI-HOLD



Delivery information for this invoice may be

found at: [www.HomeDepotPro.com/Institutional](http://www.HomeDepotPro.com/Institutional)

Description   Item Number	Quantity Ordered	Quantity Shipped	Unit Price	Total
---------------------------	---------------------	---------------------	---------------	-------



RENOWN LNR 40X46 .74MIL WHT <u>REN24512-CA</u>	1	1	\$37.32	\$37.32
---	---	---	---------	---------

Subtotal	\$37.32
Shipping & Handling	\$0.00
Tax	\$0.00
Web Discount	-\$0.00
Invoice Total	\$37.32



- 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

Account # 647283  
 Invoice # 810211938  
 Order # 56838760

Please split between both  
 OB and MV districts  
 Repair & Replacement

## Invoice Detail

Customer ID: 647283  
 Invoice Number: 810211938  
 Invoice Date: 8/17/2024  
 Order Number: 56838760  
 Purchase Order Type

OB - 2,320,972.63100  
 MV - 34,600,538.64000

[Back to Order History](#) [Back to PDF](#) [Print this page](#)

## Shipped To:

MIDDLE VILLAGE CDD  
 370 OAKLEAF VILLAGE PARKWAY  
 ORANGE PARK, FL 32065

Invoice Total \$2,267.28

## Home Depot Pro Notes:

CALL DAY 904-562-0248 30 MIN BEFORE DELIVERY

The following 1 item(s) have been shipped from our Atlanta warehouse.

Item# Description

REN24512-CA RENOWN LNR 40X48 TAMIL WHI

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

Charlotte warehouse.

Item# Description






IMP20218-02 BOTTLE 32OZ NAT HANDHOLD






Est. Va Handling Charge

Delivery information for this invoice may be

found at: [www.HomeDepotPro.com/institutional](http://www.HomeDepotPro.com/institutional)

Invoice of  
 \$37,320 (7/1/2024)  
 was part of  
 original order  
 # 56838760  
 from 6/17/2024

Description / Item Number	Quantity Ordered	Quantity Shipped	Unit Price	Total
 RENOWN GS MULTIFOLD TOWEL NATURAL 8-18" REN10001-008	4		\$41.58	\$166.36
 REN CONTROL RL TWE NAT WHI REN06700-000	4	4	\$78.49	\$317.56
 RENOWN SINGLE ROLL BATH TISSUE 2PLY REN13225-000	8	8	\$7.93	\$634.00
 RENOWN 35X67 4PLY WHITE HEAVY DUTY REN03321-00	5	5	\$9.90	\$55.50
 TRIGGER SPRAYER W/NOSE WHI IMP2000-00	20	20	\$1.23	\$24.60

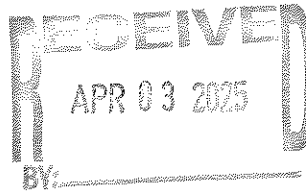
Description   Item Number	Quantity		Unit		Total
	Ordered	Shipped		Price	
 PINE SOL CLEANER LEMON SCENT 125775925	2	2		\$54.14	\$108.28
 PURE BRIGHT GERMICIDAL BLEACH GAL BK11808635431	6	6		\$5.08	\$30.48
 RENOWN WAVE3 URINAL SCENT MAN REN03121	12	12		\$33.77	\$360.24
 RENOWN LNR 40X40 12MIL NAT REN14512-0A	6	6		\$61.07	\$366.42
 RENOWN LNR 40X40 .74MIL WHT REN14512-0A	6	6		\$37.32	\$223.92
Subtotal					\$2,259.34
Shipping & Handling					\$7.95
Tax					\$0.00
Web Discount					\$0.00
Invoice Total					\$2,267.29

Please pay  
the outstanding  
invoice from  
7/1/2024 of  
\$37.32.

This was part of the original  
order # 56838760 but 1 box  
was not shipped with the  
rest of the items, therefore it  
was invoiced separately and  
I did not realize this.

April 1, 2025

Jack Powers-Young  
Middle Village CDD  
Customer #0020643



Dear Jack,

The following is the price quotation you requested. Colorado Time Systems provides premier athletic facilities like yours across the world with platinum-quality timing, scoring, and display systems. We look forward to working with you to turn your vision into reality.

Colorado Time Systems offers a wide range of solutions tailored to fit your needs – and your budget. If you have any questions or comments, please call me at 860-882-3460 or e-mail me at [carrie.spencer@coloradotime.com](mailto:carrie.spencer@coloradotime.com). Look for us online at <http://www.coloradotime.com>.

**EIGHT-LANE DOLPHIN SYSTEM**

<u>Qty</u>	<u>Model</u>	<u>Description</u>
1	WTS-D1082	16 Handheld watches (2 watches per lane), a base unit with USB cable to connect to a laptop, and a Dolphin starter unit. (Laptop not included)

**DOLPHIN ACCESSORIES**

<u>Qty</u>	<u>Model</u>	<u>Description</u>
1	K-DSS-1	Kit, Dolphin Starter to Infinity or Elite Start System

**SHIPPING**

<u>Qty</u>	<u>Model</u>	<u>Description</u>
1	SHIP	Estimated cost for ground shipping from Colorado Time Systems to destination.

**PRICE \$4,930**  
**+ APPLICABLE SALES TAX**

---

**TERMS:** Purchase order or 50% down, net 30 days. Visa, MasterCard or American Express are acceptable. Unless otherwise noted, the quote does not include power, permits, engineering fees, delivery charges, or installation.

Please note that a change order fee of **20%** will apply if any modifications are requested after a purchase agreement has been received. Additionally, if an order is canceled **24** hours after a purchase agreement is received, a cancellation fee of up to **50%** may be charged.

For custom equipment or special orders, including video displays and software, please be aware that these cannot be canceled once production has started. Furthermore, returns are subject to a restocking fee of up to **50%**, and custom orders, including video displays, are non-returnable. Displaylink+ software and/or equipment are also non-returnable.

Unless noted, the above pricing **DOES NOT** reflect cooperative agreement pricing, including but not limited to BuyBoard, OMNIA, TIPS, GoodBuy, YMCA Shared Services. Please reach out to your regional sales manager for additional information regarding the contracted pricing



**WARRANTY:** Two-year limited warranty.  
All other components associated with the above equipment including cable harness, deck plates (excluding titanium deck plates), wall plates, push buttons, test meters, microphones, speakers, data cable, etc. will have a one-year limited warranty.

**SHIPPING:** PLEASE NOTE: Due to ongoing shipping and supply chain issues accurate lead times cannot be established. Lead time for most timing equipment is estimated at 12-24 weeks. Touchpads are estimated at 12-16 weeks. Video Displays are estimated at 15-25 weeks. Lead times cannot be guaranteed. Product will ship as soon as it is available.

Shipping charges are estimated and subject to change. Tailgate delivery, all unloading is done by receiver. If inside delivery is needed, please call our Sales Team at (800) 279-0111, option 2. Any additional fees will be billed to end user/facility.

**TAXES:** If purchaser is tax-exempt or purchasing for resale, a copy of purchaser's tax- exempt certificate shall be required at time of order. If purchaser's tax-exempt certificate is not available purchaser shall be charged all appropriate tax.

**FORCE MAJEURE:** No Party to this Agreement shall be responsible for any delays or failure to perform any obligation under this Agreement due to acts of God, outbreaks, epidemic/pandemic or the spreading of disease or contagion strikes or other disturbances, including, without limitation, war, insurrection, embargoes, governmental restrictions, acts of governments or governmental authorities, and any other cause beyond the control of such party. During an event of force majeure, the Parties' duty to perform obligations shall be suspended.

**NOTE:** Price quotations valid for 30 days. All quotations are in U.S. Dollars.

---

Best Regards,

Carrie Tupper Spencer  
Eastern Regional Sales Manager

CS/lf



**Fun Rentals St Augustine inc**

1418 SE 12th Ave  
Deerfield Beach, FL 33441 USA  
funhqdom@gmail.com

**INVOICE**

BILL TO  
Middle Village CDD  
Middle Village CDD  
475 West Town PL  
St. Augustine, FI 32092

INVOICE 1121  
DATE 04/02/2025  
TERMS Net 30  
DUE DATE 05/02/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Sales	1P9S4DHK0MN763676 2021 Yamaha Umax Rally 2+2	1	8,500.00	8,500.00
Used Cart	1P9S4DHK9MN763675 2021 Yamaha Umax Rally 2+2	1	8,500.00	8,500.00

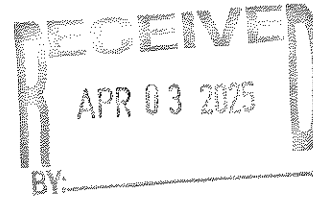
BALANCE DUE

**\$17,000.00**

**Code to:**

**Middle Village Repair and Replacements**

**34-600-538-64000**





**Estimator: Tavie Wilson**

## **BASKETBALL PROPOSAL**

*Submitted To:*

January 23, 2025

Middle Village CDD

845 Oakleaf Plantation Pkwy

Orange Park, FL 32065

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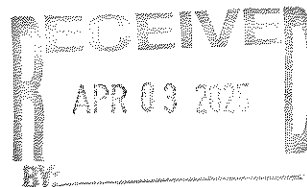
*Payment to be upon completion. Price subject to change after 30 days. Our Base Price to furnish materials and labor as outlined:*

**Two Courts: \$17,280.00**

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### **SCOPE OF WORK:**

- 1) Machine sand surface of court.
- 2) Patch large open cracks 1/16" or larger with acrylic patch mix.
- 3) Sand down small area near 3-point line on east basketball court.
- 4) Flood courts and patch any areas holding water per ASBA and USTA guidelines.
- 5) Apply one (1) coat of Acrylic Resurfacer over the entire surface of the court.
- 6) Apply two (2) coats of Color Coating over the entire surface of the court.
  - a. Inbound Court Color: **TBD**
  - b. Outbound Court Color: **TBD**
  - c. Keys (Optional): **TBD**
- 7) Paint regulation basketball court markings with white textured line paint.



### **NOTES:**

- 1) It is recommended owner should spray insects and vegetation on or around courts two weeks prior to work commencement.
- 2) Water must be allowed to drain from court surface. Do not block water flow on side of court with grass or landscaping.
- 3) Owner to provide suitable access for equipment, water, and electric as required.
- 4) Should owner request additional material applied or other work performed to the surface of court which is not outlined above, it will be at an extra cost.

### **CRACKS IN BASKETBALL COURTS:**

It should be noted that as your basketball court ages, it will develop cracks. After resurfacing, new cracks may appear and repaired cracks will reappear. Cracks develop in basketball courts for various reasons with the most common being:

- 1) Constant expansion and contraction of more than 7,000 square feet of surface per court in response to constant fluctuations in ambient temperatures. These daily fluctuations are often greatest in winter.
- 2) Loss of flexibility of the asphalt as it ages and loses the oils used in the manufacturing process.
- 3) Changes in subsurface stability reflecting through the court surface.

Nidy does **NOT** provide any written or implied guarantee of basketball courts being free from existing or new cracks; thus, cannot and does not warrant against new cracks appearing or old cracks reappearing after the court has been resurfaced.

**Estimator: Tavie Wilson**

**WARRANTY:**

Color Coating is warranted against any excessive fading for a period of one year from application. Surface is warranted against peeling and flaking for a period of one year from application. Problems from normal wear, vandalism, and improper care are excluded.

Owner's Name & Billing Address: \_\_\_\_\_

Job Site's Contact Name & Phone: \_\_\_\_\_

Job Site's Address: \_\_\_\_\_

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Total Dollar Amount Authorized

\_\_\_\_\_  
Date



A DIVISION OF:

**sciens**  
Building Solutions

2251 Rosselle Street, Jacksonville, FL 32204 • Phone 904-387-7973 • Fax 904-394-7261  
2500 NE Terrace, Gainesville, FL 32609 • Phone 352-380-0317 • Fax 352-378-1454

<https://sciensbuildingsolutions.com/>

March 10, 2025

**Re:** Clubhouse Dry Head Replacement  
370 Oakleaf Village Parkway  
Orange Park, FL 32065  
904-342-1441  
**Jay Soriano**



W. W. Gay Fire Protection, Inc., a Division of Sciens Building Solutions, is pleased to provide pricing for the above referenced project.

Proposal based on:

- Walk through
- *Contractor to provide job schedule for review, and W.W. Gay Fire & Integrated System's approval prior to proceeding with the work. Price is subject to schedule approval.*
- *W.W. Gay Fire Protection scope of work and Terms & Conditions must be included in Award Contract.*

**Scope of Work:**

- Remove and replace 23 existing painted dry pendent white poly-coated heads.
- All work to be performed in accordance with NFPA 13 & 25 requirements.
- All work to be performed during normal working hours.

**Exclusions:**

- Shop drawings and As-builts.
- Weekend and holiday workdays.
- Permits.
- Engineering or professional stamp drawings.

Fire Sprinkler & Suppression Systems • Fire Alarm Systems • Fire Extinguishers • Tele/Data Communications  
Access Controls/Intrusion/CCTV • Fiber Optics  
W.W. Gay Fire Protection, Inc. (dba W.W. Gay Fire & Integrated Systems, Inc.)



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2251 Rosselle Street, Jacksonville, FL 32204 • Phone 904-387-7973 • Fax 904-394-7261  
2500 NE Terrace, Gainesville, FL 32609 • Phone 352-380-0317 • Fax 352-378-1454

<https://sciensbuildingsolutions.com/>

Our price for the above scope of work is Eleven Thousand Eight Hundred Seventy-Nine Dollars (\$11,879.00).

W. W. Fire Protection, Inc.

Mike Bishop

Code to:

Estimating Manager

Capital Improvement



34-600-538-64000

Global Supply Chain Disruption/Tariffs Clause:

We acknowledge that the global trade environment, including tariff changes and trade restrictions, may impact the cost of goods and services provided. As a result, we want to make you aware that any tariffs, duties, or trade policy changes implemented by relevant authorities after the effective date of this proposal may influence the final pricing or delivery schedules of the products or services listed herein. As such, Sciens reserves all rights to additional compensation based upon unforeseen costs incurred related to materials, labor, or mobilization caused by tariffs. While we provide this notice as a precaution, we assure you that we are doing everything in our power to avoid delays or increased prices.

Contract Information:

- Contracts should be issued to W.W. Gay Fire Protection, Inc. with Tim Tickle [ttickle@sciensbuildingsolutions.com](mailto:ttickle@sciensbuildingsolutions.com) noted as authorized signatory.
- For contract awards via Letter of Intent, W.W. Gay Fire Protection will only begin preliminary design functions. Submittal documentation (including design/shop drawings, Certificates of Insurance, permits, etc), material procurement or installation labor will not proceed until a fully executed contract is in place.



**Com-Pac Filtration, Inc.**  
P.O. Box 40071  
Jacksonville, FL 32203  
(904) 356-4003 • FAX

## QUOTE

<b>Bill To</b>		<b>Date</b> 04-04-25	<b>Expiration Date</b> 04-05-25	<b>Quote No.</b> 040425-10DT	<b>Quote Requested By</b> Jay Soriano
<b>Double Branch CDD</b>		<b>Project Name</b> Double Branch (Oakleaf)			
		<b>Customer Terms</b>			
<b>Phone</b> (904) 562-0249	<b>Email</b> jsoriano@gmsnf.com	<b>Lead Time</b> To Be Determined		<b>Quoted By</b> Dale Trask	

Item	Description	Qty	Unit Price	Ext Price
PP-M-25-1800-TEFC-284JM-3	25hp TEFC 284JM Premium Efficiency Motor 3-phase 1800rpm	1	5,361.32	5,361.32

<b>Notes</b>	<b>Sub-Total</b>	\$5,361.32
	<b>- Discount</b>	\$2,653.85
	<b>Sales Tax</b>	\$0.00
	<b>Freight</b>	\$0.00
	<b>Total</b>	<b>\$2,707.47</b>

Sales taxes and/or shipping cost are excluded from this quote unless otherwise specified within the body of this document.

Deposits are calculated from the subtotal only. Sales taxes and/or shipping charges will be added to the customer's Final Invoice. Deposits are due prior to manufacturing.

Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full. Purchaser agrees that any legal action shall be subject to the laws of the State of Florida with exclusive venue being Jacksonville, Duval County, Florida. In the event of litigation for nonpayment of amounts owed, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorney fees, including those amounts incurred on appeal.

Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.

By signing below, the customer agrees to all terms specified within this quote.

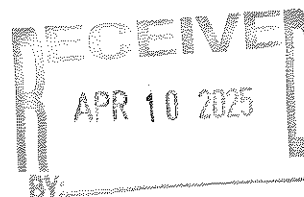
Customer may use this quote to assign a purchase order number by completing the specified field below.

<b>Print Name</b>	<b>Title</b>	<b>Purchase Order Number</b> (optional)
<b>Signature</b>	<b>Date</b>	

Code to :

Middle Village Capital

34.600.538.64000







**Com-Pac Filtration, Inc.**  
P.O. Box 40071  
Jacksonville, FL 32203  
(904) 356-4003 • FAX

## QUOTE

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<b>Double Branch CDD</b>		<b>Project Name</b> Double Branch (Oakleaf)			
		<b>Customer Terms</b>			
<b>Phone</b> (904) 562-0249	<b>Email</b> jsoriano@gmsnf.com	<b>Lead Time</b> To Be Determined		<b>Quoted By</b> Dale Trask	

Item	Description	Qty	Unit Price	Ext Price
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<b>Notes</b>	<b>Sub-Total</b>	\$5,361.32
	<b>- Discount</b>	\$2,653.85
	<b>Sales Tax</b>	\$0.00
	<b>Freight</b>	\$0.00
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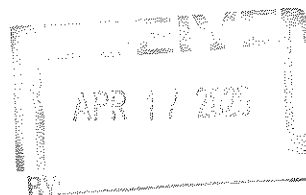
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<b>Print Name</b>	<b>Title</b>	<b>Purchase Order Number</b> (optional)
<b>Signature</b>	<b>Date</b>	

Code to:

Middle Village Repair and Replacements

34-600-538-64000





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

# Invoice

Invoice #: 2461  
Invoice Date: 4/11/25  
Due Date: 4/11/25  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance March 1 - March 31, 2025	632.7	40.00	25,308.00
Facility Maintenance Mileage March 1 - March 31, 2025	140	0.445	62.30
Code to:			
<del>Middle Village Facility Maintenance</del>			
<del>2.320.572.466 - (\$5,750.00)</del>			
<del>Middle Village Facility Maint. Contingency</del>			
<del>2.330.572.622 - (\$875.00)</del>			
<del>Middle Village Common Area Maint</del>			
<del>2.320.572.46500 - (\$6,750.00)</del>			
<del>Middle Village Lighting repairs</del>			
<del>2.320.572.46630 - (\$800.00)</del>			
<del>Middle Village Tennis Court Maint.</del>			
<del>2.330.572.344 - (\$5,875.30)</del>			
<del>Middle Village Special Events</del>			
<del>2.330.572.49400 - (\$300.00)</del>			
Middle Village Repair and Replacements			
34.600.538.64000 - (\$5,019.70)			
Total			\$25,370.30
Payments/Credits			\$0.00
Balance Due			<del>\$25,370.30</del>
			\$5,019.70

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/25	1.5	J.M.	Additional court maintenance
3/2/25	2.58	J.M.	Additional court maintenance
3/3/25	9	T.C.	Worked on pavers for tennis
3/3/25	8	B.G.	Laid pavers for tennis
3/3/25	4	E.W.	Removed debris from all common areas
3/3/25	3.7	J.S.	Additional court maintenance
3/4/25	8.48	T.C.	Worked on locks for gates around amenity center, worked on pavers for tennis, picked up supplies
3/4/25	8	B.G.	Laying pavers and taking scrap pavers to scrap pile
3/4/25	8.07	J.K.	Laid pavers, checked and changed trash receptacles, uncovered pool, moved all scrap pieces of pavers to scrap pile
3/4/25	4	E.W.	Removed debris from all common areas
3/4/25	5.03	J.S.	Additional court maintenance
3/4/25	2	J.M.	Additional court maintenance
3/5/25	8	B.G.	Worked on laying pavers, uncovered pool, removed all scrap palled to landscaping yard
3/5/25	7.45	J.K.	Worked on laying pavers, uncovered pool, removed all trash from shop and pallets to the back, cleaned out wet saw
3/5/25	2.48	E.W.	Removed debris from all common areas
3/5/25	3.02	J.S.	Additional court maintenance
3/6/25	8	T.C.	Worked on tennis pavers, picked up supplies
3/6/25	8	B.G.	Changed stop sign at entry, removed all flower pots to shop yard, cleaned and removed all scrap pavers and skids, continue laying pavers
3/6/25	8.02	J.K.	Uncovered pool, take plants from behind fitness center to shop, drain and clean up driveway and blew out shop, replaced stop sign and installed pole at exit of amenity and at second exit in parking lot, worked on laying pavers and started spreading sand
3/6/25	4.25	C.W.	Skimmed splash pool, put braces back on splash pool, blew leaves around splash pool
3/6/25	4	E.W.	Removed debris from all common areas
3/6/25	5.13	J.S.	Additional court maintenance
3/6/25	2	J.M.	Additional court maintenance
3/7/25	8	T.C.	Worked on tennis pavers
3/7/25	8	B.G.	Cut vinyl board for signs, painted sign board with two part paint, installed two sign posts at boardwalk
3/7/25	7.57	J.K.	Uncover pool, leveled a sign by baseball bathroom, spread sand over pavers, wet sand and repeat
3/7/25	3.57	C.W.	Detail clean under sinks and toilets, wiped down walls in bathroom, fix pavers and spray down lifeguard stands, removed duck feces
3/7/25	4	E.W.	Removed debris from all common areas
3/7/25	3.17	J.S.	Additional court maintenance
3/8/25	2.17	J.M.	Additional court maintenance
3/10/25	8	T.C.	Set up CDD meeting, drained water from driveway with pump, light inspection and changed two lights, worked on sign backers, covered pool
3/10/25	8.55	J.K.	Set up meeting, wiped down club room, drained shop driveway, cut and cleaned posts and painted posts and post caps, finished painting and sanding, cleaned up signs, covered pool, light inspection
3/10/25	4	E.W.	Removed debris from all common areas
3/10/25	3.08	J.S.	Additional court maintenance
3/11/25	8	T.C.	Uncovered pool, worked on pavers at tennis, put out signs along promenade, picked up supplies
3/11/25	8	B.G.	Installed two signs at the boardwalk entrance, uncovered pool, flipped trash can to correct position, installed last signs at Providon entrance, pushed sand into cracks on pavers
3/11/25	7.85	J.K.	Pushed sand into cracks over pavers, wet, pack and sand repeatedly, uncovered pool, flipped trash can on pool deck and removed debris around them, put three signs out on Providon entrances
3/11/25	4	E.W.	Removed debris from all common areas
3/11/25	5.1	J.S.	Additional court maintenance
3/11/25	2.12	J.M.	Additional court maintenance
3/12/25	4	T.C.	Worked on pavers for tennis, picked up supplies
3/12/25	8	B.G.	Fixed pavers at adult pool that sunk, lifted the pavers to remove debris or roots, level with sand and relayed pavers, uncovered the adult pool, brushing sand into pavers then wet pavers at the tennis courts
3/12/25	7.87	J.K.	Uncovered pool, worked on pavers on lap pool deck, spread sand over pavers at tennis and wet pavers
3/12/25	4	E.W.	Removed debris from all common areas
3/12/25	3.17	J.S.	Additional court maintenance
3/13/25	8	T.C.	Uncovered pool, worked on pavers at tennis
3/13/25	8	B.G.	Uncover pool, take trees out from guard shack and water them, finished up using sand on pavers around lap pool and splash pool, removed drain covers and cleaned them out around pool, spread sand over cracks by pool

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/13/25	8	J.K.	Uncovered pool, take trees from guard shack and water, finished up using sand on pavers around lap pool and splash pool, picked up drain covers for gutters around pool deck and cleaned out, spread sand over cracks on pool deck
3/13/25	4.01	E.W.	Removed debris from all common areas
3/13/25	5	J.S.	Additional court maintenance
3/13/25	2.17	J.M.	Additional court maintenance
3/14/25	5	T.C.	Worked on pavers for tennis, uncovered the pool
3/14/25	8	B.G.	Moved four potted trees to pool front gate, at the adult pool brushing and watering out excessive sand off pavers, uncovering pools, removing sand out at tennis court with water
3/14/25	4	E.W.	Removed debris from all common areas
3/14/25	3.02	J.S.	Additional court maintenance
3/15/25	1.98	J.M.	Additional court maintenance
3/16/25	2.03	J.M.	Additional court maintenance
3/17/25	8	T.C.	Worked on pavers, covered the pool
3/17/25	8	B.G.	Brushing pavers and applying sealer on seam
3/17/25	8.5	J.K.	Blew off pavers at tennis and swept and scrubbed off sand, covered up pool, put acrylic sealer in paver seams at tennis
3/17/25	4.01	E.W.	Removed debris from all common areas
3/17/25	3.55	J.S.	Additional court maintenance
3/17/25	2.03	J.M.	Additional court maintenance
3/18/25	8	T.C.	Uncovered pool, sealed pavers, worked on signs, picked up supplies
3/18/25	8	B.G.	Blew off pavers and added more sealer, picked up two large vinyl boards from the front closet to shop, uncovered pool, painted six poles that will be used for signs, cut out five vinyl signs and painted them to be installed
3/18/25	7.63	J.K.	Uncovered pool, removed debris from shop, put acrylic sealer over pavers and brushed, blew off pavers, cut out and paint with two part paint for sign backs, paint stop sign post second exit from amenity center, paint posts for signs
3/18/25	4	E.W.	Removed debris from all common areas
3/18/25	5	J.S.	Additional court maintenance
3/18/25	2.1	J.M.	Additional court maintenance
3/19/25	8	T.C.	Uncovered pool, sealed pavers, worked on signs, picked up supplies
3/19/25	8	B.G.	Painted more signs and reinstalled at Providon entrance sidewalks, added three more gallons of sealer to the pavers, uncovered pool, painted shop door
3/19/25	7.72	J.K.	Finished painting poles and put signs on backs, put out signs on Providon, uncovered pool, sprayed acrylic sealer on pavers and walkway at tennis
3/19/25	4	E.W.	Removed debris from all common areas
3/19/25	3.12	J.S.	Additional court maintenance
3/20/25	4	T.C.	Attached new ladder to playground feature, painted bike racks, uncovered pool
3/20/25	5	B.G.	Replace chains on showers on pool deck, paint leash sign and bike racks at amenity center, cut, paint and sawed down more sign backers and poles, uncovered pool
3/20/25	5	J.K.	Paint leash signs and bike racks at amenity center, cut, paint, sand more sign backers and poles, replaced chains on showers on pool deck, uncovered pool
3/20/25	1	C.W.	Dug holes in playground to add ladder then drilled holes into platform and mounted
3/20/25	4	E.W.	Removed debris from all common areas
3/20/25	5.08	J.S.	Additional court maintenance
3/20/25	2.2	J.M.	Additional court maintenance
3/21/25	8	T.C.	Worked on promenade bulkhead pavers, picked up supplies
3/21/25	6	B.G.	Clean up paint tools and organize, finished painting backers for signs and start painting four new signs backers, took down meeting, light inspection grand banquet and replaced lights, lake on Providon to recover pavers for border, pump pond in driveway, removed excavator toy from playground and cover holes, uncover pool
3/21/25	8.08	J.K.	Finished painting backers for signs and start painting four new sign backers, took down meeting, light inspection grand banquet and replaced bathroom lights, recovered pavers on providon lake for border, thirty missing recovered twenty, pump pond in driveway, removed excavator toy from playground and cover hole, cleaned up paint tools and organized
3/21/25	4	E.W.	Removed debris from all common areas
3/21/25	3.2	J.S.	Additional court maintenance
3/22/25	3.15	J.M.	Additional court maintenance
3/23/25	4.33	J.M.	Additional court maintenance
3/24/25	8	B.G.	Use anchor adhesive to replace pavers that were missing at the providon, painted the other side of two signs and later installed them back on the gates
3/24/25	8	J.K.	Put out pavers that were in lake back out on providon border and washed and glued each one, light inspection and

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			changed three lights in grand banquet, finished painting signs, cleaned up shop, covered pool
3/24/25	4	E.W.	Removed debris from all common areas
3/24/25	3.55	J.S.	Additional court maintenance
3/25/25	4.18	T.C.	Worked on promenade pavers, picked up supplies
3/25/25	8	B.G.	Installed three signs at the landscaping yard gates, uncovered pool, assisted porter with two trash cans entry all garbage bins in dumpster from shop, glued more pavers at the providon, added more sand at tennis brushing and wetting it
3/25/25	8	J.K.	Uncovered pool, took all trash from shop to dumpster, removed trash cans on providon, pushed sand and wet on pavers at tennis and let sit, finished placing pavers for wall along providon and put sealer on
3/25/25	4	E.W.	Removed debris from all common areas
3/25/25	5.08	J.S.	Additional court maintenance
3/25/25	2.08	J.M.	Additional court maintenance
3/26/25	6	T.C.	Sealed pavers at tennis, cleaned up and painted pavers, picked up supplies
3/26/25	8	B.G.	Pushed sand into pavers and added water on both sides of tennis, cleaned out hanging plant baskets and spray painted the baskets and chains
3/26/25	4	E.W.	Removed debris from all common areas
3/26/25	3.18	J.S.	Additional court maintenance
3/27/25	6	T.C.	Took apart fitness center equipment in shop, finished sealing pavers, cleaned shop
3/27/25	8	B.G.	Brush off pavers and applied acrylic sealer, load up old furniture to trailer from shop to be taken to dump yard, cleaned out shop and took apart gym equipment for parts and scrap, retrieved golf cart from lake
3/27/25	8.35	J.K.	Brush and blew off pavers at tennis then applied acrylic sealer in seams, unloaded gym equipment from trailer and load up old furniture for dump, cleaned out shop and took apart gym equipment for parts and scraps, retrieved golf cart from lake
3/27/25	3.88	E.W.	Removed debris from all common areas
3/27/25	5	J.S.	Additional court maintenance
3/27/25	2.53	J.K.	Additional court maintenance
3/28/25	4	T.C.	Picked up trash bags at parks, promenade and amenity center
3/28/25	8	B.G.	Cleaning out shop moving garbage cans to dumpster, clean the back of shop moved beach chairs back inside, loaded trailer with exercise machine to be taken to scrap yard, removed debris from promenade, cleaned out fountain
3/28/25	7.87	J.K.	Load up trailer full of old gym equipment, take out trash from shop and clean inside of shop and out back behind shop, fold up tarp and put away, cleaned out fountain filters and lions heads, picked up debris and changed trash cans on providon
3/28/25	3.13	J.S.	Additional court maintenance
3/29/25	2.13	J.M.	Additional court maintenance
3/30/25	2.72	J.M.	Additional court maintenance
3/31/25	4.01	T.C.	Set up pumps to drain pool, start draining pool
3/31/25	8	B.G.	Taking off signs by the river to replace wood to vinyl board, installed two men and women signs at the pool bathrooms, inspected three power washer hooked up water hose to see if they work properly, pumped out water at shop driveway
3/31/25	2.72	J.K.	Cleaned off bricks from pile in back of shop, cleaned up shop and moved old equipment to door to be loaded and hauled off
3/31/25	6.4	E.W.	Removed debris from all common areas
3/31/25	3.05	J.S.	Additional court maintenance
<b>TOTAL</b>	<u>632.7</u>		
<b>MILES</b>	<u>140</u>		

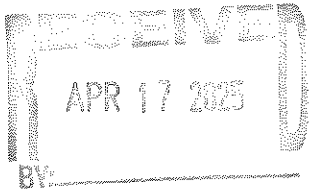
\*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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

# Invoice

Invoice #: 2460  
Invoice Date: 4/11/25  
Due Date: 4/11/25  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		2,086.32	2,086.32
Code to:			
Middle Village Repair and Replacements			
34-600-538-64000			
			
<b>Total</b>			<b>\$2,086.32</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$2,086.32</b>

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 4/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MV				
MIDDLE VILLAGE				
OAKLEAF	3/6/25	Drill Pump Kit	11.22	T.C.
	3/6/25	9" Masonary Blade	40.24	T.C.
	3/6/25	Elongated Toilet Seat	44.99	T.C.
	3/6/25	White Concrete Step Stone (3)	17.15	T.C.
	3/6/25	1/2"x2x4 Starboard Panel (2)	178.80	T.C.
	3/6/25	Microfiber Towels	4.59	T.C.
	3/6/25	1/4-20 Lock Nut 15pc	5.72	T.C.
	3/6/25	1/4x3 Mach Screws 10pc	9.17	T.C.
	3/6/25	Levelling Sand (25)	157.26	T.C.
	3/11/25	Sakrete Concrete Mix (4)	21.48	T.C.
	3/11/25	Bucket	2.29	T.C.
	3/11/25	Nifty Nabber	22.97	T.C.
	3/11/25	Hex Bolt Galv 5/16x4 15pc	19.79	T.C.
	3/11/25	Flat Washer 5/16 100pc	27.51	T.C.
	3/11/25	Hex Nut 5/16 100pc	27.70	T.C.
	3/11/25	Hex Bolt 5/16x4 15pc	19.79	T.C.
	3/12/25	Sand	17.25	T.C.
	3/14/25	Wasp Spray	4.91	J.S.
	3/17/25	Nifty Trash Nabber	22.97	J.S.
	3/17/25	1 Gal Sprayer	6.89	J.S.
	3/17/25	Behr Paver Sealer (4)	174.62	J.S.
	3/17/25	Caution Tape	6.31	J.S.
	3/17/25	1/2x48-8' PVC Sheet (2)	229.95	T.C.
	3/17/25	1/4x3/4 Hex Screw 50pc	11.47	T.C.
	3/17/25	Paracord Black	6.61	T.C.
	3/17/25	Paracord Mult Color	5.46	T.C.
	3/18/25	3" Female Adapter	6.02	T.C.
	3/18/25	PVC Cement	12.17	T.C.
	3/19/25	Behr Paver Sealer (3)	130.96	J.S.
	3/19/25	Nitril Reuse Gloves M	1.71	J.S.
	3/19/25	Nitril Reuse Gloves Large	3.43	J.S.
	3/19/25	BLK Nitrile Gloves 20pk	5.68	T.C.
	3/19/25	Paracord Black	6.61	T.C.
	3/19/25	Pine Sol	25.84	T.C.
	3/19/25	Bleach	11.18	T.C.
	3/19/25	32 Gallon Trash Bags	28.72	T.C.
	3/20/25	Sakrete Concrete Mix (5)	26.85	T.C.
	3/21/25	S Hook 2pk	4.12	T.C.
	3/21/25	Sika Fast Set Anchor Adhesive	30.45	T.C.
	3/21/25	Caulk Gun	2.86	T.C.
	3/24/25	6"x9" Women Restroom Sign	14.87	J.S.
	3/24/25	6"x9" Mens Restroom Sign	14.87	J.S.
	3/24/25	2" Vinyl Number Set	3.99	J.S.
	3/25/25	Set Your Own Combo Lock	21.15	T.C.
	3/25/25	1Qt Mixing Container (6)	15.04	T.C.
	3/25/25	Sealer	43.65	T.C.
	3/25/25	Sika Fast Set Anchor Adhesive (4)	121.81	T.C.
	3/26/25	BLK Gloss Spray Paint (3)	34.43	T.C.
	3/26/25	Behr Low Luster Paver Sealer (2)	87.31	J.S.
	3/26/25	2" Vinyl Letter Set	3.99	J.S.
	3/27/25	1 Gallon Sprayer	13.77	T.C.
	3/31/25	Pine Sol	8.61	T.C.
	3/31/25	Microfiber Towels 8pk	7.46	T.C.
	3/31/25	7" Anvil Guaging Trowel	4.21	T.C.
	4/1/25	2" Wire Brush (2)	9.82	T.C.
	4/1/25	3" Wire Brush (2)	13.27	T.C.
	4/1/25	Safety Glasses	10.34	T.C.
	4/1/25	Coated Gloves 6pk (2)	22.70	T.C.
	4/1/25	5/8"x100" Swan Contractor Hose (4)	137.91	T.C.
	4/1/25	Non-Valve Respirator 10pk	26.42	T.C.
	3/31/25	Gas for Equipment	75.00	T.C.

**TOTAL \$2,086.32**

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

# Invoice

Invoice #: 361  
Invoice Date: 4/15/2025  
Due Date: 4/15/2025  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Pressure Washed Parking Lot Curb and Sidewalk		1,055.00	1,055.00
Pressure Washed Sidewalk Surrounding Tennis Court Area behind Main Building		783.00	783.00
Code to:			
Middle Village Repair and Replacements			
34-600-538-64000			
RECEIVED APR 17 2025 BY: _____			

Total	\$1,838.00
Payments/Credits	\$0.00
Balance Due	\$1,838.00

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

**Service Detail**

**Bill To:** Middle Village CDD

**Invoice Date:** 4/1/25

**Due Date:** Upon Receipt

**Amount Due:** \$ 1,838.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
	Pressure washed parking lot curb and sidewalk	\$1,055.00
	Pressure washed sidewalk surrounding tennis court area behind main building	\$783.00

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

**TOTAL AMOUNT DUE:** \$1,838.00

Should you have any questions, please contact Rich Gray @ (904) 759-8890  
or rgray@rmsnf.com

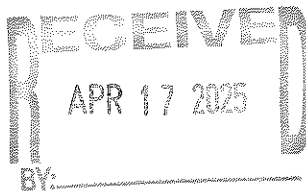
**Remit Payment**





**Kiefer Aquatics**  
**The Lifeguard Store**

903 Morrissey Drive  
Bloomington, IL 61701  
P (309) 451-5858  
F (309) 451-5959



# Invoice

DATE	INVOICE #
04/10/2025	INV001493263

**BILL TO**

Oakleaf Plantation  
Jay Soriano  
370 Oakleaf Village Pkwy  
Orange Park, FL 32065

**SHIP TO**

GMS, LLC - Oak Leaf Plantation  
Jay Soriano  
370 Oakleaf Village Pkwy  
Orange Park, FL 32065

**Account Number: 265527**

P.O. NUMBER	TERMS	REP	SHIP	VIA	Order Number	
	NET 30	050	04/10/2025	FEDEX_GROUND	ORD001364086.1	
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT
6	LGSGBTRS	RISE Guard Tee Color: Red Size: Small			\$7.25	\$43.50
12	LGSGBSRM	RISE Guard Tee Color: Red Size: Medium			\$7.25	\$87.00
4	LGSGBSRL	RISE Guard Tee Color: Red Size: Large			\$7.25	\$29.00
2	LGSGBSRXL	RISE Guard Tee Color: Red Size: XLarge			\$7.25	\$14.50
3	LGSGBSRXXXL	RISE Guard Tee Color: Red Size: XXXLarge			\$7.25	\$21.75
2	LGS30GUSRXXL	RISE Guard Male Flex Board Short Color: Red Size: XXLarge			\$26.00	\$52.00
3	LGS11GUR36	RISE Guard Poly MB Back w/Shelf Bra Color: Red Size: 36			\$33.50	\$100.50
25	710AWLR	Waterpark Guard Hip Pack Color: Red			\$7.43	\$185.75
20	120	Seal Rite Mask w/1-way valve			\$7.25	\$145.00
12	LGS32GURM	RISE Guard Male Flex Board Short Color: Red Size: Medium			\$26.00	\$312.00
6	LGS32GURL	RISE Guard Male Flex Board Short Color: Red Size: Large			\$26.00	\$156.00

**Code to: Split 50/50**

Page 1 of 1

Tracking Number:

287415220844

287415220991

**Middle Village Repair and Replacements**

**34-600-538-64000**

**Double Branch Repair and Replacement**

**034.600.538.621**

	Subtotal	\$1,147.00
	Discount Amount	\$0.00
	Shipping, Packaging & Handling	\$0.00
	Tax	\$0.00
	<b>TOTAL</b>	<b>\$1,147.00</b>

All Balances must be paid within thirty (30) days of invoice date. A 1.5% monthly finance charge will be applied to all over due balances.

Balance Due

~~\$1,147.00~~

\$573.50



**Kiefer Aquatics**  
**The Lifeguard Store**  
903 Morrissey Drive  
Bloomington, IL 61701  
P (309) 451-5858  
F (309) 451-5959

# Invoice

DATE	INVOICE #
04/15/2025	INV001494795

**BILL TO**

Oakleaf Plantation  
Jay Soriano  
370 Oakleaf Village Pkwy  
Orange Park, FL 32065

**SHIP TO**

GMS, LLC - Oak Leaf Plantation  
Jay Soriano  
370 Oakleaf Village Pkwy  
Orange Park, FL 32065

**Account Number: 265527**

P.O. NUMBER		TERMS	REP	SHIP	VIA	Order Number
		NET 30	050	04/15/2025	FEDEX_GROUND	ORD001364086.2
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT
3	LGS32GURXXXL	RISE Guard Male Flex Board Short Color: Red Size: XXXLarge			\$26.00	\$78.00

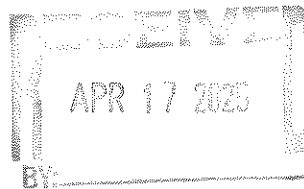
Page 1 of 1

Tracking Number:  
287595042589

Code to:

Middle Village Repair and Replacements

34-600-538-64000



	Subtotal	\$78.00
	Discount Amount	\$0.00
	Shipping, Packaging & Handling	\$0.00
	Tax	\$0.00
	<b>TOTAL</b>	<b>\$78.00</b>

All Balances must be paid within thirty (30) days of invoice date, A 1.5% monthly finance charge will be applied to all over due balances.

**Balance Due \$78.00**

## *SIXTH ORDER OF BUSINESS*

*C.*

2.



# Chris H. Chambliss

## Supervisor of Elections Clay County, Florida

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April 15, 2025

Middle Village Community Development District  
Attn.: Michael C. Eckert  
107 West College Avenue  
Tallahassee, Florida 32301

Dear Mr. Eckert,

I have queried the number of eligible voters residing within the Middle Village Community Development District as of April 15, 2025. At this time, there are 4,759 registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at [Lynn.Gaver@ClayElections.gov](mailto:Lynn.Gaver@ClayElections.gov).

In an effort to keep our records updated please notify us of any changes to the Board due to resignations or appointments.

*Thank you,*

*Lynn Gaver, MFCEP*

Clay County Supervisor of Elections Office  
P.O. Box 337 | 500 North Orange Ave.  
Green Cove Springs, FL 32043  
(904) 269-6350 Fax (904) 284-0935

*D.*

*1.*



## Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

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

### Memorandum

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

### Community:

#### Special Events

- Report – Spring Garage Sale, Virtual Egg Hunt
- Upcoming - 1<sup>st</sup> Dive in, rescheduled dive-in

#### Aquatics

- Summer Recreational Swim Team registration underway
- Year Round Swim Team?
- Heaters turned off and prepped for summer down time
- CPR, first- aid, baby-sitters class, community class schedule

#### Amenity Usage

- *Total Facilities Usage – 5697*
- *Average daily usage – 190*

#### *Card counts:*

MV Owners	78
MV Renters	93
MV Replacements	23
MV Updated	23

*Total cards printed: 432 (both districts)*

#### Rentals

- 14 of 30 days rented in April , 4 of 4 weekends rented
- 17 Grand Ballroom rentals, 2 Grand Lawn rental, 2 Bridal Suite rentals, 3 patio rentals
- 30 tours (approx. 68 hours)/ 93 hours used for scheduling, administrative, etc.

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

845 Plantation Oaks Parkway, Orange Park, FL 32065

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

**Memorandum**

**Operations: Open Items**

- Update on Fire system repairs and planning
- Update on Basketball surfacing
- Update on Pool work

**MAINTENANCE**

- Complete stain/marble cleaning at pools
- Coordinated warranty work along with next set of chair and lounge repairs
- Leak detection work completed at sprayground
- Coordinate repairs of multiple leaks at sprayground
- Pest control (bee removal) at sprayground
- Pressure washing of pool deck and facilities
- Valve replacement at slide/family pools
- Multiple locations – Sidewalk pressure washing
- Coordinate motor/volute replacement at slide/family pool
- Coordinate piping repair at slide / family pool
- Gutter replacement at tennis building
- Coordinate drain jetting/cleaning at tennis building downspout drains
- Install wet floor signage at Amenity pool bathrooms
- Pick up new golf cart for trash runs
- Test and rotate into use new lift batteries
- Prep for deck plantings install
- 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 4/12 Forest Brook, Creekview, Oakpoint, and Timberlake completed 4/22

**Landscaping**

- Tree work completed at Amenity Center
- Monthly report for April. submitted and filed at Operations office

For questions, comments, or clarification, please contact:

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

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







# Middle Village 2013 CDD

## Clay County, Florida

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

GENERATED BY THE GIS DEPARTMENT 05/02/2013

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