

Middle Village

Community Development District

Approved Budget
FY 2026

Presented by:



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Middle Village
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$ 222,749	\$ 221,677	\$ 2,001,066	\$ 2,222,743	\$ 200,594
Interest income	1,000	312	50	362	1,000

TOTAL REVENUES	\$ 223,749	\$ 221,990	\$ 2,001,116	\$ 2,223,106	\$ 201,594
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EXPENDITURES:

Administrative

Supervisors Fees	\$ 12,000	\$ 6,600	\$ 5,000	\$ 11,600	\$ 12,000
FICA Expense	918	505	383	887	918
Travel per Diem	200	-	100	100	200
Engineering	7,000	4,533	3,468	8,000	8,000
Trustee Fee	15,000	15,000	-	15,000	15,000
Dissemination Agent	3,933	2,494	1,438	3,933	4,129
Assessment Roll Administration	8,483	8,483	0	8,483	8,907
Attorney	50,000	15,830	17,000	32,830	40,000
Arbitrage Rebate	700	-	700	700	700
Annual Audit	6,600	6,700	-	6,700	6,800
Management Fees	72,865	42,505	30,361	72,865	76,509
Information Technology	2,865	1,671	1,194	2,865	3,008
Telephone	300	224	76	300	300
Postage	1,500	363	1,137	1,500	1,500
Printing	2,500	281	2,219	2,500	2,500
Insurance General Liability	14,109	13,724	-	13,724	15,443
Legal Advertising	2,500	514	1,987	2,500	2,500
Other Current Charges	150	45	105	150	150
Office Supplies	200	5	195	200	200
Website Maintenance	2,528	1,475	1,053	2,528	2,655
Dues, Licenses & Subscriptions	175	175	-	175	175
Capital Reserve Funding	19,222	-	19,222	19,222	-

TOTAL ADMINISTRATIVE	\$ 223,749	\$ 121,126	\$ 85,637	\$ 206,763	\$ 201,594
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TOTAL EXPENDITURES	\$ 223,749	\$ 121,126	\$ 85,637	\$ 206,763	\$ 201,594
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 100,863	\$ 1,915,479	\$ 2,016,342	\$ -
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Middle Village
Community Development District
Budget Narrative General Fund
Fiscal Year 2026

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Travel per Diem

These expenses represent supervisor's travel expenses to attend meetings.

Engineering

The District's engineering firm will be providing general engineering services to the District including attendance and preparation for monthly board meetings, review invoices, etc. England, Thims & Miller serves as the District's engineering firm.

Trustee Fees

The District 2018/2022 Bond Series trustee fees is based on the agreement between Hancock Bank and the District.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Attorney

The District's legal counsel will be providing general legal services to the District including attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Kutak Rock LLP serves as the District's legal counsel.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2018/2002 Bonds. Grau & Associates serves as the District's independent certified public accounting firm to calculate the rebate liability and submit reports to the District.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Grau & Associates currently serves as the District's Independent Auditor.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Telephone

New internet and Wi-Fi service for Office.

Postage

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Middle Village
Community Development District
Budget Narrative General Fund
Fiscal Year 2026

Expenditures - Administrative (continued)
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Printing

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Middle Village
Community Development District
Approved Budget
Recreation Fund

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments - Tax Roll	\$ 2,180,719	\$ 2,170,228	\$ 10,436	\$ 2,180,665	\$ 2,256,317
Interest Income	5,000	17,034	7,500	24,534	5,000
Miscellaneous Revenue	1,000	84	35	119	1,000
Amenities Revenue	100,000	79,129	25,000	104,129	100,000
Cost Share Revenue-South Village	36,022	39,299	-	39,299	-
TOTAL REVENUES	\$ 2,322,741	\$ 2,305,775	\$ 42,971	\$ 2,348,746	\$ 2,362,317
EXPENDITURES:					
Administrative					
Management Fees - On Site Staff	\$ 356,649	\$ 208,047	\$ 148,602	\$ 356,649	\$ 374,481
Insurance	96,279	90,075	-	90,075	97,141
Other Current Charges	6,000	3,396	2,604	6,000	6,000
Permit Fees	1,650	1,529	121	1,650	1,650
TOTAL ADMINISTRATIVE	\$ 460,578	\$ 303,047	\$ 151,327	\$ 454,374	\$ 479,272
Operations & Maintenance					
Common Area Maintenance					
Security	\$ 136,335	\$ 62,747	\$ 73,588	\$ 136,335	\$ 136,335
Security Clay County	47,304	26,579	20,725	47,304	47,304
Electric	20,000	8,358	11,641	20,000	18,000
Streetlighting	35,000	17,283	17,717	35,000	32,400
Irrigation Maintenance	5,000	-	2,500	2,500	5,000
Landscape Maintenance	557,230	315,583	225,415	540,998	557,230
Common Area Maintenance	80,000	44,159	35,841	80,000	84,000
Lake Maintenance	25,000	11,158	13,842	25,000	25,000
TOTAL COMMON AREA MAINTENANCE	\$ 905,868	\$ 485,867	\$ 401,270	\$ 887,137	\$ 905,269
Recreation Facility					
Amenity Staff	\$ 190,000	\$ 63,046	\$ 126,954	\$ 190,000	\$ 190,000
Janitorial	59,500	28,989	30,511	59,500	62,475
Telephone	18,000	11,641	6,359	18,000	18,000
Electric	75,000	26,523	48,477	75,000	69,600
Water / Sewer	45,000	27,932	22,068	50,000	54,200
Gas/Heat (Pool)	20,000	18,207	1,793	20,000	20,000
Refuse Service	35,000	26,466	13,534	40,000	42,000
Pool Maintenance & Chemicals	43,000	29,061	13,939	43,000	43,000
Cable	8,000	4,532	3,468	8,000	8,000
Special Events	10,000	6,274	3,726	10,000	10,000
Office Supplies and Equipment	1,500	-	1,500	1,500	1,500
Facility Maintenance - General	65,000	36,236	28,764	65,000	68,250
Facility Maintenance - Preventive Contracts	15,950	1,305	10,000	11,305	15,950
Facility Maintenance - Contingency	7,500	4,988	2,512	7,500	7,875
Elevator Maintenance	10,000	6,170	3,830	10,000	10,000
Recreation Passes	4,000	3,519	481	4,000	4,000
Lighting Repairs	12,000	5,527	6,473	12,000	12,000
Tennis Court Maintenance	65,725	53,143	12,582	65,725	69,011
Capital Reserve	271,120	-	271,120	271,120	271,914
TOTAL RECREATION FACILITY	\$ 956,295	\$ 353,561	\$ 608,089	\$ 961,650	\$ 977,776
TOTAL EXPENDITURES	\$ 2,322,741	\$ 1,142,475	\$ 1,160,686	\$ 2,303,161	\$ 2,362,317
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 1,163,300	\$(1,117,714)	\$ 45,585	\$ -

Middle Village
Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2026

REVENUES

Special Assessments-Tax Roll

The District will levy a non ad-valorem special assessment on all assessable property within the District to fund all of the Recreational Operating Expenditures for the fiscal year.

Interest Income

The District will have funds invested in a money market fund with Hancock Bank. The amount is based upon the estimated balance invested throughout the year.

Miscellaneous Revenue

Any Revenues not mentioned above.

Amenities Revenue

- Income received from resident/non-resident rental of Grand Banquet Room, Furniture and Grand Lawn.
- Income from proceeds from access cards.
- Income earned from the sales of vending items.
- Income received from the non-resident user fee for the Recreation Facility.
- Income received from tennis lessons, ball machine rental, and equipment repair.

Expenditures - Administrative

Management Fees - On Site Staff

The District has contracted with Governmental Management Services, LLC ("GMS") for the supervision and on-site management of the District's amenities. The responsibilities include management of District maintenance contracts, scheduling special events, management of District employees, rental of facilities, scheduling of special events, resident inquiries and other maintenance related items. The District shares the cost of a community manager, aquatics director, fitness center/access director, rental coordinator and administrative assistant with the Double Branch Community Development District.

Insurance

The District's Property and Liability Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Permit Fees

Costs of various occupational licenses and pool permits.

Description	Annual	
Competition Pool Permit	\$	300
Family Pool Permit		300
Spray Pool Permit		200
ASCAP/BMI/MOOD/Pandora		850
Total	\$	1,650

Expenditures - Common Area Maintenance

Security

The District will have a contract with S3 Security, a security company to provide Athletic Center and Common area security services and a roving guard.

Description	Monthly		Annual	
Security Contract	\$	10,833	\$	130,000
Contingency/Extra Coverage		528		6,335
Total	\$	11,361	\$	136,335

Security Clay County

The District will contract with off-duty Clay County Officers 24 hours/week random patrols (cost split 50/50 with Double Branch).

Middle Village
Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2026

Expenditures – Common Area Maintenance (continued)

Electric

The cost of electricity provided by Clay Electric Cooperative, Inc. for signage lighting, entry feature lighting, landscape lighting, etc.

Account #	Description	Monthly	Annual
6082986	885 Misty Oak Drive	\$ 40	\$ 476
6144521	384 Oakleaf Plantation Blvd	90	1,078
6177042	726-1 Chestnut Chase Drive	50	600
6214282	707 Oak Leaf Plantation Pkwy	100	1,200
6411763	4222-1 Plantation Oaks Blvd	400	4,800
7131568	893-1 Cardinal Hills Street	40	477
7131600	508-1 Chestwood Chase Drive	40	485
7131634	3215-1 Live Oak Hollow Drive	50	600
7131642	1016-1 Oakleaf Plantation Parkway	40	485
7131691	1225-1 Deerview Lane	40	484
7138258	3786-1 Timberline Drive	40	484
7709488	711-1 Oak Leaf Plantation	70	840
7778707	4219-1 Planation Oaks Blvd	100	1,198
8339848	1097-1 Oakleaf Plantation U/G	50	600
8455321	713-1 Oakleaf Plantation Pkwy	70	840
8455347	573-2 Oakleaf Plantation Pkwy	70	840
	Contingency	209	2,513
	Total	\$ 1,500	\$ 18,000

Streetlighting

The cost of roadway lighting provided by Clay Electric Cooperative, Inc.:

Account #	Description	Monthly	Annual
6301196	Westside of Brannanfield	\$ 2,600	\$ 31,200
	Contingency	100	1,200
	Total	\$ 2,700	\$ 32,400

Irrigation Maintenance

Miscellaneous irrigation repairs and maintenance incurred by the district.

Landscape Maintenance

The District has contracted with Verdego to provide landscaping and irrigation maintenance services to all of the common areas within the District as well as the Amenity Center.

Description	Monthly	Annual
Landscape Contract	\$ 46,436	\$ 557,230

Common Area Maintenance

Represents the estimated day-to-day maintenance of the Districts common areas. Services include:

-Pressure washing of District fences, entrance signage and pillars, pool areas, tennis facilities, gazebos, amenity center, field house, parks, park equipment and sidewalks. The estimated annual amounts for these services are based upon contractor proposals.

The estimated cost for the following is based upon past history and current hourly rates:

- All common area easements and park litter clean up
- Storm sewer grate inspections and cleaning
- Removal of unauthorized signage and maintenance of community signage
- Traffic/car accident clean up
- Inspections and repairs to all park equipment such as playground, picnic tables and benches.
- Lake inspections and cleanup

Lake Maintenance

The District has contracted with The Lake Doctors to provide monthly water management services and annual carp as needed per the contract to the 13 lakes within the District. Contingency includes monthly lake inspections and clean-up of outfall structures and barriers.

Description	Monthly	Annual
Lake Maintenance Contract	\$ 1,917	\$ 23,000
Contingency	167	2,000
Total	\$ 2,083	\$ 25,000

Middle Village
Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2026

Expenditures – Recreation Facility

Amenity Staff

The District pays direct salaries for one front desk staff at the fitness center and to provide lifeguard services from District employees during pool operating season, Mid-March through October.

Janitorial

The District has contracted with Riverside Management Services, LLC to provide janitorial services and scheduled carpets cleanings to the District. Janitorial services are being provided seven days a week and carpets will be cleaned 9xs a year unless otherwise needed. Supplies will be purchased directly from ERC Wiping Products and Supplyworks.

Description	Monthly	Annual
Janitorial Contract	\$ 4,331	\$ 51,975
Contingency	175	2,100
Supplies	700	8,400
Total	\$ 5,206	\$ 62,475

Telephone

The Amenity Center currently pays AT&T for 2 phone lines. The amounts are based upon the following:

Description	Monthly	Annual
AT&T Telephone Contract	\$ 1,300	\$ 15,600
Contingency	150	1,800
Total	\$ 1,450	\$ 17,400

Electric

Cost of electric billed to the District by Clay Electric for the Amenity Center.

Account #	Description	Monthly	Annual
6301188	845 Oakleaf Plantation Pkwy	\$ 3,500	\$ 42,000
8353831	853 Oakleaf Plantation Pkwy (Pool)	2,000	24,000
	Contingency	300	3,600
	Total	\$ 5,800	\$ 69,600

Water/Sewer

Cost of water and sewer service from JEA and Clay County Utility Authority for the Amenity Center.

Account #	Description	Monthly	Annual
94337379	845 Oakleaf Plantation - Water	\$ 500	\$ 6,000
94337379	845 Oakleaf Plantation - Sewer	650	7,800
514013067	845 Oakleaf Plantation - Pool	1,100	13,200
	Total JEA	\$ 2,250	\$ 27,000
A00011541	3214-1 Tower Oaks Drive Rec	\$ 900	\$ 10,800
A00013767	701-1 Turkey Point Drive Rec	30	360
A00013768	878-1 Songbird Drive Rec	50	600
A00013769	738-1 Chestwood Chase Drive	45	540
A00014209	3214-2 Tower Oaks Drive Rec	85	1,020
A00016729	1089 Oakleaf Plantation Pkwy	400	4,800
A00016730	1092 Oakleaf Plantation Pkwy	200	2,400
A00016858	3713-1 Chasing Falls Rd Rec/Irrig	30	360
A00016856	533-1 Southwood Way Irrig	40	480
A00016857	533-2 Southwood Way Rec/Irrig	70	840
	Total CCUA	\$ 1,850	\$ 22,200
	Contingency	417	5,000
	Total Water/Sewer/Reclaim	\$ 4,517	\$ 54,200

Gas/Heat (Pool)

Cost of gas to heat the pool water during wintertime. The District uses Wilford Propane Gas as a gas supplier.

Refuse Service

The District receives Refuse removal service from Southland Waste Service for the Amenity Center. Two dumpsters during busy summer months (June-Aug).

Middle Village
Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2026

Expenditures – Recreation Facility (continued)

Pool Maintenance & Chemicals

The District currently has a contract with Poolsure to supply chemicals and chemical feeders for the Amenity Center pools. The District is contracted with RMS for the cleaning, water testing, and treatment of the Amenity Center pools. During summer months, district employees will help with basic poolside cleaning such as brushing, skimming, and tile cleaning. Additionally, GMS staff handles the annual maintenance projects on the pool and deck features. The amount is based upon the following:

Description	Monthly	Annual
Pool Maintenance/Chemicals	\$ 2,917	\$ 35,000
Contingency	667	8,000
Total	\$ 3,583	\$ 43,000

Cable

The District currently uses Comcast for cable services.

Description	Monthly	Annual
Tennis	\$ 95	\$ 1,136
Fitness	572	6,864
Total	\$ 667	\$ 8,000

Special Events

Monthly events and organized functions the Amenity Center Director provide for all residents of Oakleaf Plantation.

Office Supplies & Equipment

Office supplies for the Amenity Center.

Facility Maintenance-General

Represents estimated cost for general maintenance throughout the District based upon historical cost.

Facility Maintenance-Preventative Contracts

Cost of routine repairs and maintenance.

Facility Maintenance-Contingency

Represents estimated amount based upon historical cost for fence repairs, graffiti clean-up, signage repairs, wall cap replacements and damaged park equipment.

Elevator Maintenance

The District has a contract with Coastal Elevator Service for the maintenance of the Amenity Center Elevator as well as the annual state inspection.

Description	Monthly	Annual
Contract	\$ 725	\$ 8,700
Inspection	-	250
Contingency	88	1,050
Total	\$ 813	\$ 10,000

Recreation Passes

Entry cards are issued to all CDD residents for facility access. Recreation Passes include the cards, ribbon, cleaner, guest cards etc.

Lighting Repairs

Represents costs for fixtures, bulb and ballast, replacement, and electrician labor based upon past history.

Tennis Court Maintenance

Represents cost of clay replacement and installation (twice per year), irrigation and equipment repairs, drainage cleaning/repairs.

Capital Reserve

Money set aside for future replacements of capital related items and operating capital.

Middle Village

Community Development District

Approved Budget

Debt Service Series 2018A-2 and 2022 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$ 1,772,172	\$ 1,733,021	\$ 8,334	\$ 1,741,355	\$ 1,772,172
Interest Earnings	10,000	10,782	5,000	15,782	10,000
Carry Forward Surplus ⁽¹⁾	283,240	286,847	-	286,847	272,829

TOTAL REVENUES	\$ 2,065,412	\$ 2,030,650	\$ 13,334	\$ 2,043,984	\$ 2,055,001
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EXPENDITURES:

Series 2022

Interest 11/1	\$ 189,828	\$ 189,828	\$ -	\$ 189,828	\$ 177,731
Principal Prepayment 11/1	-	4,000	-	4,000	-
Interest 5/1	189,828	-	189,828	189,828	177,731
Principal 5/1	1,153,000	-	1,153,000	1,153,000	1,177,000

Series 2018A-2

Interest 11/1	47,250	47,250	-	47,250	44,000
Principal Prepayment 11/1	-	5,000	-	5,000	-
Interest 5/1	47,250	-	47,250	47,250	44,000
Principal 5/1	130,000	-	130,000	130,000	140,000
Principal Prepayment 5/1	-	-	5,000	5,000	-

TOTAL EXPENDITURES	\$ 1,757,155	\$ 246,078	\$ 1,525,078	\$ 1,771,155	\$ 1,760,462
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Other Sources/(Uses)

Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL EXPENDITURES	\$ 1,757,155	\$ 246,078	\$ 1,525,078	\$ 1,771,155	\$ 1,760,462
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EXCESS REVENUES (EXPENDITURES)	\$ 308,257	\$ 1,784,573	\$(1,511,744)	\$ 272,829	\$ 294,540
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$ 205,157

Middle Village
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2022 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 13,232,000			\$ 177,731	\$ 1,532,462
05/01/26	13,232,000	2.2215%	1,177,000	177,731	
11/01/26	12,055,000			164,657	1,533,315
05/01/27	12,055,000	2.3474%	1,204,000	164,657	
11/01/27	10,851,000			150,526	1,533,052
05/01/28	10,851,000	2.4631%	1,232,000	150,526	
11/01/28	9,619,000			135,353	1,534,707
05/01/29	9,619,000	2.5634%	1,264,000	135,353	
11/01/29	8,355,000			119,153	1,535,305
05/01/30	8,355,000	2.6548%	1,297,000	119,153	
11/01/30	7,058,000			101,936	1,535,873
05/01/31	7,058,000	2.7417%	1,332,000	101,936	
11/01/31	5,726,000			83,677	1,537,353
05/01/32	5,726,000	2.8224%	1,370,000	83,677	
11/01/32	4,356,000			64,343	1,538,686
05/01/33	4,356,000	2.8925%	1,410,000	64,343	
11/01/33	2,946,000			43,951	1,538,902
05/01/34	2,946,000	2.9549%	1,451,000	43,951	
11/01/34	1,495,000			22,513	1,540,026
05/01/35	1,495,000	3.0118%	1,495,000	22,513	
Total			\$ 13,232,000	\$ 2,317,463	\$ 15,549,463

Middle Village
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2018A-2 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 1,760,000	5.000%		\$ 44,000	\$ 44,000
05/01/26	1,760,000	5.000%	\$ 140,000	44,000	
11/01/26	1,620,000	5.000%		40,500	224,500
05/01/27	1,620,000	5.000%	145,000	40,500	
11/01/27	1,475,000	5.000%		36,875	222,375
05/01/28	1,475,000	5.000%	150,000	36,875	
11/01/28	1,325,000	5.000%		33,125	220,000
05/01/29	1,325,000	5.000%	160,000	33,125	
11/01/29	1,165,000	5.000%		29,125	222,250
05/01/30	1,165,000	5.000%	170,000	29,125	
11/01/30	995,000	5.000%		24,875	224,000
05/01/31	995,000	5.000%	180,000	24,875	
11/01/31	815,000	5.000%		20,375	225,250
05/01/32	815,000	5.000%	190,000	20,375	
11/01/32	625,000	5.000%		15,625	226,000
05/01/33	625,000	5.000%	200,000	15,625	
11/01/33	425,000	5.000%		10,625	226,250
05/01/34	425,000	5.000%	205,000	10,625	
11/01/34	220,000	5.000%		5,500	221,125
05/01/35	220,000	5.000%	220,000	5,500	225,500
Total			\$ 1,760,000	\$ 521,250	\$ 2,281,250

Middle Village
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M	Bonds 2018/22 Units	Annual Maintenance Assessments				Annual Debt Assessments		
			FY 2026	FY 2025	Increase/ (decrease)		FY 2026	FY 2025	Increase/ (decrease)
Single Family	1,059	1,053	\$953.88	\$954.96	-\$1.08	0%	\$851.86	\$851.86	\$0.00
Multi Family	1,056	1,274	\$732.56	\$740.24	-\$7.67	-1%	\$609.16	\$609.16	\$0.00
High Density MF	228	0	\$665.56	\$675.20	-\$9.64	-1%	\$0.00	\$0.00	\$0.00
High Density MF&Aqutics	704	0	\$665.56	\$574.16	\$91.40	14%	\$0.00	\$0.00	\$0.00
Commercial/Office	330,000	320,900	\$0.635	\$0.62	\$0.01	2%	\$0.66	\$0.66	\$0.00
Total	333,047	323,227							

Middle Village
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<u>REVENUES:</u>					
Transfer In from General Fund	\$ 19,222	\$ -	\$ 19,222	\$ 19,222	\$ -
Transfer In from Recreation Fund	271,120	-	-	-	271,914
Interest	15,000	24,633	10,000	34,633	15,000
Carry Forward Balance	1,194,696	1,138,355	-	1,138,355	899,814
TOTAL REVENUES	\$ 1,500,038	\$ 1,162,988	\$ 29,222	\$ 1,192,210	\$ 1,186,728
<u>EXPENDITURES:</u>					
<u>Capital Outlay</u>					
Repairs & Replacements	\$ 250,000	\$ 217,396	\$ 75,000	\$ 292,396	\$ 250,000
TOTAL EXPENDITURES	\$ 250,000	\$ 217,396	\$ 75,000	\$ 292,396	\$ 250,000
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 250,000	\$ 217,396	\$ 75,000	\$ 292,396	\$ 250,000
EXCESS REVENUES (EXPENDITURES)	\$ 1,250,038	\$ 945,592	\$ (45,778)	\$ 899,814	\$ 936,728

Middle Village
Community Development District
Exhibit "A"
Allocation of Operating Reserve

Allocation of Operating Reserves

Estimated Funds Available

General Fund - Beginning Fund Balance - 10/1/24	\$ 207,058
Recreation Fund - Beginning Fund Balance - 10/1/24	1,022,030
Estimated General Excess Revenues - Fiscal Year 2025	2,016,342
Estimated Recreation Excess Revenues- Fiscal Year 2025	45,585
Total Estimated Operating Funds Available - 9/30/2025	<u>\$ 3,291,015</u>

Allocation of Funds Available

General Fund Operating Reserve - First Quarter Operating Capital	\$ 50,399
Recreation Fund Operating Reserve - First Quarter Operating Capital	522,601
Total Reserve	<u>\$ 572,999</u>
 Total Working Capital Surplus	 <u><u>\$ 2,718,016</u></u>
 Capital Reserve- Beginning Fund Balance - 10/1/24	 \$ 1,138,355
Projected Capital Excess Revenues - Fiscal Year 2025	<u>(238,541)</u>
Total Estimated Reserve Funds Available - 9/30/25	<u><u>\$ 899,814</u></u>
 Capital Projects Reserve	 \$ 271,914
General Fund Reserve	0
Total Funding FY 2026	<u><u>\$ 271,914</u></u>
 Total Estimate Reserve Fund Balances - 9/30/26	 <u><u>\$ 1,171,728</u></u>