

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

*JULY 14, 2025*

## *AGENDA*

# Middle Village Community Development District

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

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July 7, 2025

Board of Supervisors  
Middle Village Community Development District

Dear Board Members:

The Middle Village Community Development District Board of Supervisors Meeting is scheduled to be held **Monday, July 14, 2025 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
  - A. Approval of the Minutes of the June 9, 2025 Meeting
  - B. Financial Statements
  - C. Assessment Receipts Schedule
  - D. Check Register
- IV. Discussion of Continued Landscape Maintenance
- V. Discussion of the Fiscal Year 2026 Budget
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer – Acceptance of the 2025 Annual Engineer’s Report
  - C. District Manager
  - D. Operations Manager
    - 1. Memorandum

2. Update on Open Items (Deer View Column Repair and Lap Pool Pump Replacement)

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

VIII. Next Scheduled Meeting – August 18, 2025 @ 6:00 p.m. at the Plantation Oaks Amenity Center

IX. Adjournment

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

Sincerely,

*Marilee Giles*

Marilee Giles  
District Manager

### *THIRD ORDER OF BUSINESS*

*A.*

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

The regular meeting of the Board of Supervisors of the Middle Village Community Development District was held Monday, **June 9, 2025** at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Michael Steiner	Chairman
Sherrie Mifsud	Vice Chairperson
Gerald Bowen	Assistant Secretary
Eric Marx	Assistant Secretary
Julie Arnau	Assistant Secretary

Also present were:

Marilee Giles	District Manager, GMS
Mike Eckert <i>by phone</i>	District Counsel, Kutak Rock
Jay Soriano	GMS
Chalon Suchsland	VerdeGo
Triston Cottrell	S3 Security
Jennifer Stanton	S3 Security

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

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

Ms. Giles stated the only members in the audience is the staff. If it is alright with the Board, we will move on to the next item.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Approval of the Minutes of the May 12, 2025 Meeting.**

Ms. Giles stated item three is approval of the consent agenda items. On page 7 are the minutes of your May 12, 2025 meeting. Unless there are any corrections or changes, I would just look for a motion to approve the May 12<sup>th</sup> minutes.

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor, the Minutes of the May 12, 2025 Meeting, were approved.

**B. Financial Statements**

**C. Assessment Receipts Schedule**

**D. Check Register**

Ms. Giles stated on page 34 are your financial statements as of April 30, 2025. Your assessment receipt summary is on page 46. It shows we are 99% collected. Your check register is on page 48 for the period that ends May 31, 2025. I see no unusual variances with any of the consent agenda items or the financials. Unless there are any comments or questions on the check register, I just look for a motion to approve it.

On MOTION by Ms. Mifsud seconded by Mr. Marx all in favor, the Check Register, was approved.

**FOURTH ORDER OF BUSINESS**

**Discussion of Continued Landscape Maintenance**

Ms. Giles stated this item is on here just for continued Board discussion about landscape maintenance. I will open that up to the Board if they want to have further discussion on this.

Ms. Steiner stated nothing at this time.

**FIFTH ORDER OF BUSINESS**

**Discussion of the Draft Supplemental O&M Assessment Methodology**

Ms. Giles stated this is the draft assessment methodology that we looked at a few months ago. Certainly, we can discuss anything in it, but on the last page you can see the numbers that are plugged in based on the proposed FY26 budget and how it affects each of those product types. We did use this assessment methodology to prepare the budget for you today. There are two tables on your budget, one using this and one not. We will go over that when we get to the budget. This item on the agenda is for discussion and then when we get to Resolution 2025-03,

we will approve that resolution approving the proposed budget and the methodology. But for this agenda item, this is just further discussion for the Board.

Mr. Steiner stated basically on this if I understand correctly, what this has done is basically set all of the categories to an ERU of one.

Ms. Giles stated on Table 7 is the benefits and allocation for parks and aquatics. We changed the high-density multifamily aquatics from a 0.7 to a 1 in line with the single family and multifamily. This agenda item is just a discussion item for the Board. No motion here. The motion will be made when we get to Resolution 2025-03. If there is no further discussion on this, we can move on. But if there is, we can pause here.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Resolution 2025-03, Approving the Proposed Budget for Fiscal Year 2026, Approving a Revised O&M Assessment Methodology and Setting a Public Hearing Date**

Ms. Giles stated item six on the agenda starts on page 169 and that is Resolution 2025-03 approving the proposed budget for Fiscal Year 2026 and approving a revised O&M assessment methodology and setting a public hearing date. Today we are going to approve the proposed budget and set that date for adoption. Once we approve the budget, we will provide a copy to Clay County in accordance with Chapter 190 of the Florida Statute. We will set an adoption date no sooner than 60 days. That is the requirement in the Florida Statute. That public hearing date, staff is proposing to be August 18<sup>th</sup> at your 6:00 p.m. meeting. As long as the Board is okay with us adopting on the same date as your meeting, that is good. Mike, is there anything specific on the resolution that you want to go over?

Mr. Eckert stated only that it mentions the new assessment methodology and states if the Board adopts it, that is what we will use moving forward. But if the Board does not adopt it then we will just be using the methodology we have. That is the concept that will be repeated when we actually have our assessment hearing. That is all I have.

Ms. Giles stated thanks Mike. Since we do have a member of the public present, I will just go ahead and give a broad overview of the budget if that is alright. Sir, there is a copy of the budget on the table back there, you don't have to but if you want to follow along you can. The budget you have before you has four funds that we will talk about. We usually talk about three of

these funds every meeting. You have the general fund, the rec fund, the debt service fund and the capital reserve fund. On page 12 of your hard copy, page 185 of your iPad. On page 12 there shows that side by side comparison of FY25 and FY26 but it also shows two tables. The top table is using the proposed O&M assessment methodology that we have been talking about for a couple of months and below is if we don't use the proposed assessment methodology. Jay and I are prepared to go over any budget line item in the general fund, the rec fund or capital reserve fund that the Board wants to discuss in detail. Just looking at this table, you can see how the assessments are affected using this methodology. The single-family decreases. Multifamily decreases. Multifamily high-density decreases. Multifamily High Density Aquatics increases. At this time are there any specific questions about the budget? Jay, is there anything specific on the budget that you want to point out or go over?

Mr. Soriano stated no. There were a lot of lines that we looked at and actually had the opportunity to increase and even making sure we are putting enough money aside for things like your capital reserve. You guys are sitting really well and that is where we kind of want to stay as much as possible. We are always putting in 100%, if not more that was expected in the capital reserve study that was done a couple of years ago. Also trying to keep it at that for times when we need a big repair project done or maybe there is something new that we want to do out there. It doesn't really affect our regular operating budget for that year because the district has a good amount in the bank and that is where you guys are sitting right now, is that we are able to fund that and even stick extra in that. It has not affected our annual assessments. We are still able to stay flat this year.

Mr. Steiner stated without nitpicking the budget, I just had a curiosity question. On page 4 of the budget, which is page 177 in the packet, down in common area maintenance, are you seeing something with streetlighting and electric?

Mr. Soriano stated no, the common area maintenance went from \$80,000 to \$84,000. We don't generally use all of that. That does go towards a lot of your hourly maintenance guys. That is the biggest part of it. If you recall last year, we did ask to put an extra guy on. It has not really affected us that much. I wouldn't say it's adding a huge amount \$60,000 or \$70,000 but it does add a good amount. That a lot of times is split between different areas so common area maintenance is one.

Mr. Steiner stated within common area maintenance, the cost breakdown on electric and on streetlighting went down.

Mr. Soriano stated electric and streetlighting are going by actual bills that we have received. The common area maintenance doesn't. Common area maintenance is kind of guessed by how many hours we might put in or what we think we are seeing as far as projects and those hourly charges. But electric and some of our utilities so even irrigation sometimes, I can look at actual bills and get a good idea of I know we should only be at this much of an increase or we did good. For the last two years, we have had \$10,000 less than what was planned, let's take it down a little bit. That is kind of what we did here.

Mr. Steiner stated the only reason I asked Jay is the fact that looking at the numbers for electric, it starts out we went in and budgeted \$20,000, prorated went on through, the projected amount is \$20,000 but we dropped it by \$2,000. I am just saying I can understand the labor or anything like that but I think as a resident, I don't anticipate a drop in my power bill. I am going to see something that is going to be going up. Streetlighting is the same way. I know that we are trying to get away from certain streetlighting but I don't know if that is what you have got calculated in here. The hours I have no trouble with.

Mr. Soriano stated it's a couple of years so I am not sure if Marilee actually sees where we ended up last year and the year before but we have been under that \$20,000 budget for the last couple of years. I like padding even if it is only a \$1,000 to \$2,000 extra.

Mr. Steiner stated I am just concerned with the fact that we are showing a drop in an area that I don't think most people will go ahead and agree that it will drop.

Mr. Soriano stated if we were running close but we have under each year, that was the biggest reason for it. I don't want it to sit out there and look like we have had it at \$6,000, \$7,000, \$8,000 every year and that could be going toward something else we know we could use.

Mr. Steiner stated I don't mean to nitpick but it was just an anomaly that I saw.

Mr. Soriano stated that is actually pretty good. Like I said there are certain things that we can kind of guess on by projects but there are other things we actually use those bills that we see every month and go back for the last couple of years to see whether we were under on some of these lines, could we adjust them down or do we constantly see that trend up. Which most things we do, things don't get cheaper but electric was one that we are generally pretty high in.

Ms. Giles stated she put a small contingency in there just like Jay saying, we don't over pad any of these lines but if it is something like electric or streetlighting that we don't have any control over, you will see on the narrative page, she tells you what the monthly bill is on the average. She put a small contingency there on streetlighting contingency. She put \$100 a month in there for \$1,200 for the year for contingency and that is how she got there. Some of these lines you will see on the narrative, she puts a small contingency but we don't ever want to over inflate that.

Mr. Steiner stated as I said I have no trouble with the hours, the billings, all of that but I would look at them going up and need to pad to go over what we have been paying this year to go ahead to be in the next budget. I wouldn't expect that padding to go down.

Ms. Giles stated right.

Mr. Steiner stated if I saw that we were having money left over, so to speak, from what last year was graded. But according to what I saw here and again I apologize I get caught up on little anomalies like that.

Ms. Giles stated we definitely appreciate when you all dig into this.

Mr. Steiner stated that was one of them and there was one or two others. It was just that item in there if this was something or a pattern, there is no problem from my standpoint. It should be in there. In fact, a lot of cases, I pushed Jay a lot of years to put in something. I don't know if the rest of the Board caught anything on it. But everything in the budget looks fine.

Mr. Marx stated I did have one question out of curiosity. Do we pay \$1,300 a month for two phone lines? Is that normal?

Ms. Giles stated if you will tell us which page you are on too so we can get there.

Mr. Marx stated page 7 amenity center with two phone lines \$1,300 per month.

Mr. Soriano stated yes so, the biggest problem with those is those are old copper analog lines that are very expensive. We are required to have those two lines. These are not the lines that anybody can call and get staff or anything like that. They serve your fire panel, which we are required to have and your burglary panel. Now the burglary panel I can switch and put on to what is called voiceover IP at an extra \$20 per month. These are old AT&T copper lines. We did try to switch fiber this last year. That has been a pain in the butt. If you notice, they have the poles out front where they dug up. It took them months to even get the fiber to the building. I still don't have the lines. I have internet but no lines yet. That fiber will be cheaper than the old

analog style. But yeah, those old copper lines are outrageously expensive and most people don't even do them anymore. AT&T is actually trying to get rid of them. They don't want those old analog lines. They want to go to fiber but the fire marshal does tell you that you have to have a type of service in the building that has 100% uptime. So, you can't go to like a Comcast line. Comcast gets knocked out a lot around here. Again because of the fire panel and commercial building, I have to have that 100% uptime. Those lines are kind of expensive in the building. That is actually much cheaper. All of our lines used to be AT&T here so we had seven different lines. You had a line that goes out to tenants. You had a line for the pool. You had a line for the fitness center downstairs. You had burglary lines. The rest I was able to switch over to Comcast so that is part of that bill. But that is talking maybe \$150 to \$200 a month there. But AT&T is a \$700 to \$800 bill every month that we get for those analog lines.

Mr. Marx stated makes sense, thank you.

Mr. Soriano stated I am trying to change that. That is one that I want to be able to get away from whether they finalize the fiber lines or there is something else that we can get. Because even that is getting to a point since they don't really service the copper lines anymore, I don't see how they can guarantee 100% uptime on those either. Almost everybody is switching to either voiceover IP or fiber optic. Hopefully that will be change soon.

Ms. Giles stated thanks Eric. Julie, did you have anything?

Ms. Arnau stated no.

Mr. Soriano stated I did look really quick on September of this last year so right before we were finished, our actual was actually less than where we are at right now. We were at \$5,000 for electric for this building and we are at \$8,000 right now so we are expecting higher because it is the summer months with all of the pool equipment and everything out there, the tennis lights and activities going on all night. We generally do spend a lot more in the summer but even by September of last year, we weren't at \$20,000. We probably just looked at that pattern and cut down. I didn't cut it down too much. I'm sure there is still padding there.

Mr. Steiner stated okay.

Ms. Giles asked for any other comments or questions on the budget.

Mr. Bowen stated I have a comment here on security.

Ms. Giles asked what page are you on Jerry.

Mr. Bowen stated page 4 under common area maintenance. You have security and then security Clay County. I guess my question is I don't have a problem with that but if we can verify the service that we are getting. I brought it up to Jay before, just like are we paying this to make us feel good or are we actually getting a service from them?

Ms. Giles asked are you referring to like maybe a report from their shift.

Mr. Bowen stated yeah, some type of report knowing that hey they were actually out here.

Mr. Soriano stated there's actually times required here but we can't really talk too much about the times in a public meeting but there are times they are here. They actually check in and check in with staff and security and will also check out because they aren't here as much as some of the other staff is.

Mr. Bowen asked do we have anything showing that.

Ms. Giles stated you get a report don't you Jay?

Mr. Soriano stated not really a report unless there is a problem, I don't ask them to do it. If they stay here all night and staff doesn't have any issues whether it's security or the other staff they don't have to fill out a report. They do whenever they have an issue, whether its trespass citation, things like that they will fill out information to give to me. Our security guards will also have that and staff will have it.

Mr. Bowen asked is that an off-duty person or on duty person.

Mr. Soriano stated they are actually off duty. The security line there for Clay County is an off-duty officer. We pay \$50 to \$55 an hour right now.

Mr. Bowen stated I was looking at some of the invoices yesterday and it is confusing as heck to me as to what we were actually paying for. I have no problem as long as we are getting our money's worth.

Mr. Soriano stated yes, the biggest thing to me is making sure they do what we ask. There is always a little bit of trouble sometimes between them acting as an actual officer or them acting as an agent for us. They are being employed as a secondary agent basically and they follow our policies. Now an officer not an off-duty officer getting paid here but an officer doesn't have to follow our policies. They're just dealing with Clay County statutes. We call them in for things like say trespass. It is just the county statute. They don't get involved with let's say somebody wearing the right clothes at the pool. The officer won't get involved in that but they will get

involved in the trespass citations. Once they are asked to leave, if they don't leave that is county violation so then they can do that. The off-duty officers are acting as our agent just like a security guard or a check in staff person. They can pretty much do anything as long as it is following the policies so that is a little different. Like I said, that is where they get those reports when there is an issue like that. As far as hours we do have them on when they are here.

Mr. Bowen asked is there any overlap between them and the private security.

Mr. Soriano stated oh yeah, there is. They are here together.

Mr. Bowen stated so we are paying double.

Mr. Soriano stated there are times where you pay double, yes.

Mr. Steiner stated but they are covering different areas.

Mr. Soriano stated the biggest issue is response. Because remember, your private security can only do so much. If there is an issue like a trespass citation, fighting, whatever, something a little bigger, your security guards can really only report it and kind of help out. They can't contain it and they can't do an arrest report or anything like that. They still have to call Clay County Sheriff's office so now you are going to get the officer for Clay County in this area to show up and usually it's not quick. There is a difference between putting an off-duty officer on. So now as far as if you wanted to cut down some of that overlap, that maybe you would cut out some of your regular security guard hours. That would be a little harder and there would be a change in shift. We bring the off-duty officers in a lot of the part time hours both off season and during the summer.

Mr. Bowen stated but with the private security we know when and where they are, correct?

Mr. Soriano stated we know when the sheriffs' officers are here. There are actually certain times they are here, but like I said, I can't talk right now. We know when they are here. I can see them. They don't go off into the neighborhood. There used to be a problem with that. People thought that we were handling the off-duty officers that go into the neighborhoods. We don't do that. Our off-duty officer is just here. You will see the car down there.

Mr. Bowen stated in this area.

Mr. Soriano stated yes, just the amenity center.

Mr. Bowen stated so we are paying \$40? How much is it?

Mr. Soriano stated right now I think we are at 43 or 47 is the budget. We were at I believe 80 or 90 so that was just changed about a year ago. We dropped that so we did cut a lot of hours when we went through this meeting for both security and off-duty officers.

Ms. Giles asked for any other Board discussion on the budget. On page 89 is that assessment methodology report. I just bring that up again because the resolution is tied to both of these, resolution 2025-03 is approving the proposed budget for FY26 and approving a revised O&M methodology. Both of which will be at the public hearing in August. Mike, anything to add to either one of those before I look for a motion. Unless there is anything else on the budget or the revised O&M assessment methodology, just looking for a motion to adopt resolution 2025-03. If a motion is made, if you will just specify if that budget is with the proposed O&M assessment methodology or not.

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor, Resolution 2025-03 Approving the Proposed Budget for Fiscal Year 2026 and Approving the Revised O&M Methodology & Setting the Public Hearing for August 18, 2025 at 6:00 p.m., was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

Ms. Giles stated item seven we will start with staff reports and District Counsel.

#### **A. District Counsel**

Mr. Eckert stated we did hear back from the county attorney who provided us some additional information. This is in relation to the monument that we have that is leaning. Jay, you have a copy of that. I think if we can go into that now or we can have a staff meeting and talk about it. But if you are prepared to talk about responding to what her comments were. Really, I thought it was a helpful response but they agreed that our monument did not damage the pipe. They are lining the pipe so they are not doing anything. They also questioned whether or not it was located on our land or the county's land. At the end of that, they said let's determine that and then afterwards if we determine it is on county land and that is what we have got to do then we will go ahead and she will work with me on the language changes I think that we had requested on getting that thing fixed. With that said I am going to turn it over to Jay. Jay and I have not had a chance to talk about this since I just got the response from her on Friday.

Mr. Soriano stated if you'll look at the email they sent us, you will see the two pictures of our property, those are from the property appraiser's map. I always warn everybody that is not a survey. That monument isn't in that little area which can be a problem. Hopefully, we did have easements applied for correctly for that monument to sit in their property. It is closer to the road and right of way than you would see here. This was 21-22 years ago now. We can do some digging for that. But it also creates another problem. If you see the bottom line actually has the green line where the pipe is supposedly sitting in that map. Either our monument sits more on their property or the pipe actually goes through our property. It is odd to me that you see those three driveways there. Each one of those are falling. They sit right along that pipeline and are each sinking. They have them all marked out. They are sinking because of wet ground. I think it is odd that they would tell us that our monument is just coincidental that it is sinking but has nothing to do with the wet ground and the pipe that is underneath of it. That kind of bothers me especially since I met with public works out there already and already knew this was going on. They told me that they were going to fix the pipe but it was just lining and they didn't know when. This was a year and a half ago when we started this process. I don't think we have a timeline now so it may be two, three or four years before this pipe gets lined. That is my biggest concern is letting that monument sit there. We are stuck because we really need their help and I know that is where Mike is at to make sure the legal side is handled. To fix it, we have to drive in pylons are 23 ft. deep so that is going to be right next to that pipe and we want to make sure we don't damage anything and don't want to be held accountable if something does happen. You guys have even approved paying for this so the county doesn't have to do anything. We just need to be released from them really, so that we can fix it is our biggest concern. The one on the other side, I don't know if they realize there is a column on the other side. That is what they were talking about. It wasn't for removing them. There is a column on each side. The column on the right side is fine. It is nice and straight. There is no problem there. It's the one on the left side that just happens to be. That is kind of where we are at now. My concern is if we are going to continue with this where it is kind of back and forth, we only have so much time. It is moving. We just started kind of measuring it out this last month. Unless I can see major movement within a months' time, it is hard to tell. But when you look at it compared to if any of you guys saw it a year ago, that thing is sinking. I don't know that it would reach the road if it fell over. I know Mike Silverstein our engineer talked about going out there and wrap it with caution tape to make

sure people are staying away from it. The sidewalk does not run right up to it so that shouldn't be a problem of it falling on you. That is not my concern but my concern is it falling out towards the road. Could it make the road, maybe. It is not a real tall column but it's not cheap to fix either. I would suggest that this is going to keep taking some time. Unfortunately, we may have to spend some money to almost demo it and take the parts off that I need that I can't get remade real easy. We rebuilt one of the tall columns at Double Branch on Oakleaf Village Parkway years ago if you remember. The cost of repairing the columns was around \$14,000. The demo was another \$45,000. It took out most of it, and it was kind of hanging on by a thread, so we had to knock it down. There is a lot of stuff on there that I can't rebuild. Those little oakleaf C&C stone that is in there is very hard to get. I would have to get that chiseled out and set it aside in the shop and keep it until we have to put it back up. My suggestion would be we may just have to spend some funds to almost cut it down to the base so it can't topple over so we can be safe for now. The county could be another year or two years before they actually line that pipe. Unless we can get to a point where we can make this repair and not be held liable for any issues, I wouldn't be comfortable just leaving this constantly sinking and sinking and sinking. That would be the next thought, is how long we want to wait before we do something.

Ms. Arnau stated Jay my question is say we do get to a point where we can fix the pillar. The county still hasn't fixed the pipe. When they go in to fix the pipe, what is the ripple effect, is the pillar going to be in jeopardy again when they go in to fix the pipe.

Mr. Soriano stated it shouldn't be. By this, they said they were planning lining it. They run this big rubber liner through the pipe. The crack doesn't actually get repaired. It is just now coated. Now the ground would be soft and water can't come out. You can't have flooding issues and soaking into the ground around the pipe. That makes it more solid. We might be able to do something like hydraulic foam that they pump under driveways. They can actually lift up pretty heavy things. So even this column could be straightened out with something like that. My concern is doing that right now even if you pump a whole bunch of this hydraulic foam in there, the ground underneath that foam is soft. It is still going to eventually sink. The idea of those pylons going out is they are going so deep that they are getting beyond that pipe and beyond anywhere that is wet. Deep enough down, it is just clay and sand down there. That is what this fix was going to be. But the concern is the pipe is right there and we don't want to hurt the pipe.

Ms. Arnau stated well that's my concern. When they finally decide to go in and get to the pipe, is it going to jeopardize if we spend the money and we've already stabilized it.

Mr. Soriano stated not for the pylons. If we do this fix, as long as we don't hit the pipe or anything like that there are no concerns with liability, then its pretty much filling it straight. We won't have to worry about whether they don't fix the pipe for three or four years or they do. We're going to be straight and it's going to be fine. And then lining it, they don't have to do any digging. They don't have to come back in and move the pipe around or anything. Our problem would be if they decide, hey we are not going to line this anymore, we're actually going to do that big pipe up, that would be more of an issue. Then our fix would be kind of wasted because it is right there next to that pipe. So again, just the mechanics of the whole thing where if you go put pylons in now, let's say inadvertently damage the pipe more, wouldn't that be better than doing it after they fix the pipe? I kind of want that to happen.

Mr. Marx stated so again, just the mechanics of the whole thing where if you go put pylons in now, let's say inadvertently damage the pipe more, wouldn't that be better than doing it after they fix the pipe? I kind of want that to happen.

Mr. Eckert stated well or if we prevent them from being able to fix it through a liner because of what we do, that could be an expensive thing for us to deal with. So right now, they can fix it with the liner at least that is what we are hearing there but if for some reason our contractor goes out there and damages it to the point where you can't do that, that would be a problem for us.

Ms. Arnau stated that is the issue we are having with them releasing this from.

Mr. Eckert stated yeah that is the right of way agreement that they provided basically we are assuming all risk of damaging all of their stuff and we are kind of like its already damage. The one thing you could do but it is spending money is to get a survey to determine if it is on our property or not. It sounds like Jay thinks it is on their property and not ours.

Mr. Soriano stated but even if it's part on our property, it still creates a problem is that we have to be able to fix it.

Mr. Eckert stated right and not damage the pipe at the same time.

Mr. Soriano stated yeah like I said, so right now even if it is on our property, their pipe runs under our property. They even have marked behind the column where that pipe runs through underneath the first houses driveway. So that pipe does run into private property there, which can

happen they have an easement. I can't see the easement from the property appraiser website, but we probably have it on a whole survey plat. But that means that pipe is still underneath of our column either way, and we're kind of stuck.

Mr. Steiner stated Jay what did you say the cost of demoing the tower?

Mr. Soriano stated the big one on the other side is around \$4,000 or \$5,000. Now that is the demo. They knock it down. The only thing they save for me there was that big concrete cap. You have those white slanted caps. They were able to stick, it's called a long reach like a giant forklift, stick that underneath then lift that off and put it on the ground for us. We are able to kind of tuck it away for a couple of months while they rebuild the brick columns. Everything else just have it knocked down. Here, I would actually look to spend a little more money so that they save more of the bricks. Because that is also the hard part.

Mr. Steiner stated that is what I was going to suggest was the fact that rather than doing a full demo, go ahead and basically cut it in half. The big problem that is only going to get worse is the fact of finding matching stones. Therefore, if we go ahead and take it and reduce that top heavy part of it, that should slow or alleviate the pitch. Then we could simply come back in and have material, if it's done right, should have the material to restore that back to its current state once we get the problem solved underneath, however long it is going to be. But the longer we keep going, the more of a risk it's going to be that it could cause additional damage or injury. It also goes ahead and is going to exacerbate the supply for doing a rebuild because the material can't be gotten now. There is no indication that we will get anything to match. You said there are two columns there, right? What we are really looking at is not just creating something and yeah, it's different but you will get used to it. You are going to have two different entry enhancements in that drive area.

Mr. Soriano stated the labor would probably be a little more because are going to ask them to take the time and cut it apart and try to save all of the brick. It is called Boston brick. That was a problem we had when we were redoing the one on the other side. We were having problems with even finding that type of brick. So, we ended up getting the closest thing we could find. Now, as you drive through Oakleaf Parkway you can probably see the one that looks a little bigger. We got it to match pretty well, but there's still. You got four columns and one's different. To try to match a lot of those brick colors and even the perfect sizes is kind of tough. If I can get them to take it apart, it's just going to be a little more labor that is all.

Mr. Steiner stated the big thing also I think that is going to need to be done is conveyed to the homeowners in that area that community why its being done and yes, it's not going to be there for a while but we still have to wait for the county to fix the problem. That hopefully can be dressed up a little bit while its sitting in a demo state.

Mr. Soriano stated what I would do is when you look at them. I brought you guys a picture before, I didn't think about bringing a copy this time. But when you look at them, there is actually a sandstone base to it that has the solid near bases, kind of like our big clock tower and bell tower. You have these big kind of light tan-colored bases that would get chopped off right there at the base so all of the red brick, all of the fancy design plus concrete work on top would be what comes off and hopefully saved as much as possible. The base would just stay there.

Mr. Marx stated is there the possibility that the county if they do for some reason replace that pipe, that base will be in their way and we will have to remove it, would it damage it?

Mr. Soriano stated if they want to dig up but that would be the case anyway, even if there is an easement there. If they ever have to dig something up, they get the right to go through that property so we would eventually have to remove the base if that is what they do. But right now, like I said with their statement, their plan is to line it.

Mr. Marx stated I wouldn't trust what they say from month to month.

Mr. Eckert stated it is a significant cost difference for them, like hundreds of thousands is my understanding.

Mr. Soriano stated yeah, it's a big pipe.

Ms. Mifsud stated the experience I have had with public works fixing deep down like in Oak Point at that culvert, that took years. I think it was probably like two to three years. Does the damage to the pipe that is currently there, in two to three years and lets just assume that it's going to take that long because that is what the past is telling us, will they even be able to line it at that point. Does the crack continue to degrade and at some point, they need to replace the pipe?

Mr. Eckert stated it could be.

Mr. Marx stated I think the most prudent course of action is we take it down now and let it sit dormant until they fix it and then we put it back up later. I have to imagine we have plumbing running underneath many of the other monuments going through the area and this is the only one that is a problem. We fix the pipe, fix the ground, it gets compacted again and put

the tower back up with no pillars, nothing crazy and everything is back to normal. I don't think there is any point in us doing anything that could either damage the plumbing further or that they are going to tear up.

Mr. Soriano stated I can take that as direction because even if its more than \$4,000 to \$5,000 of demo, I have plenty of money there that I can use as a discretionary. It's just I wouldn't have gone that route the last couple of months this last year, because I would rather fix it. We had a quote for \$4,800; it was less than five grand just to do the pylons and fix it rather than spend money to take it down and then just have to put it back up. Whether it is one month of waiting or a year of waiting, those bricks are going to be in the shop and protected, but there would be no column there. So, I wouldn't have originally spent that money, but if that's the direction, like I said, for concern of how long this takes, safety, and the fact that if it were to topple over, I will lose lot of stuff that I have trouble finding a way to get it built again. If that is the direction, I can work on getting it cut down.

Mr. Marx stated I assume you'll also make sure, because as soon as there's a platform there, some kid is going to start playing on it, so just make sure they can't hurt themselves.

Mr. Soriano stated yes it will still be capped off just not with the nice fancy concrete slant caps you guys have. We will probably just pour concrete on the top. I shouldn't need anything. Like I said, unless it comes back that the labor is going to be \$12,000 to do something like that, I shouldn't need anything from you guys other than this direction.

Mr. Eckert stated thanks Jay. The second item I had on my report is the amended and restated license agreement with the church. Remember that is the one we brought back to you because we don't own the road anymore. They signed that and we have that document so that should be buttoned up. There was no change in the ethics requirement so you still have to do the four hours by the end of the year. There are a couple of other classes that have been added but nothing to exciting. If you need more information on that, let me know. I am sure Marilee will remind you about your Form 1 so I am not going to do that. An update on the potential impact fee credit sales. I did talk to the broker over the last week. She has been talking to a developer who is interested in buying some impact fee credits but it is a little bit different than what we have seen before in the sense that historically when we have done it, we have sold them to a builder and the builder has needed them right there. This developer is looking for potentially purchasing them and then holding them then selling them to the builders that come into his

development. The reason why that may make a difference to you is the amount that he may offer because he is going to hold them for a couple of years maybe a little bit lower. We don't have a firm offer yet but we have been talking to the broker about ranges that we think the Board might be interested in and we will certainly bring that back to you. I will say that she said if the developer is going to purchase any it would be at least be a \$1M worth of credits that the developer was looking to purchase. Again, you have an agreement I think with the other District that you all would sell if it was \$1M worth of credits, you would each sell \$500K of them and then you would get the revenue from that based on the percentage minus the broker commission. Nothing real to be able to have you act on today but hopefully if she is right on this one, maybe we will have something next month for you to look at. That's it. I am happy to answer any questions.

**B. District Engineer**

Ms. Giles stated for District Engineer, I know Jay has been working with him on finishing up the annual Engineer's Report. It is that time of year again. Every year it is a requirement for him to do that. He is working on your next annual Engineer's Report. I think it is due in July. Last year we received it in October. There was a little delay. He is working on that and wanted to let you know. Unless there is anything else for the engineer, I will move on.

**C. District Manager**

Ms. Giles stated just a reminder about your Form 1. Three of you have completed that. The other two, Eric I am going to follow up with Courtney on yours. I can't see it but I am sure she can. Sherrie, we have already talked. Like Mike said your ethics training. Mike, I may just ask for the new training links because I have an email that I think I got from your office that they can click on the different links. Something more exciting will be better.

**D. Operations Manager****1. Memorandum****2. Update on Open Items (Deer View Column Repair)**

Ms. Giles stated Jay's report starts on page 205.

Mr. Soriano stated we do have a couple items that were neighborhood events that we just went through. We did get our first scheduled dive in out of the way. That was here on your side.

This was a little tough. This was the first one since I've got our new movie screen. It doesn't fit on your pool deck. We may have to move things around. We used to put it back there where you have this big screen seating area and steps. The kid's kind of hang on the side of the pool area. The adults sit in the seating area. But the new movie screen that we bought last year is about twice the size so it doesn't fit there. We had to move it to the end of the pool, and it actually stretches out over top of the pool, which is kind of an inflatable screen holder. So, it's just a little different setup, but everybody seemed to enjoy it. The one thing I do notice is that we just don't have the turnout here that we do at Double Branch when we have movies and events. There's always kind of an overflow over there. I just worry about everybody having a seat in an area to sit on the deck where here it's just size. We have plenty of space but people just won't turn out the same way. They do come and get food from the food trucks and hangout and watch the beginning of the movie and then take off. A little lower when it comes to attendance. Except for your school's out party. We did have our school's out party on the last day of school. We went through 25 pies on each side so there were a lot of people here. They were pretty happy and having fun but this is the first year since before the 2020 pandemic that we've been hitting kind of high numbers at the pool consistently. So, on the weekend we do have numbers that kind of match that pre-pandemic time. I even worry about are we getting close to capacity on days. I don't think you guys will have that problem. You can fit about 700 plus people on that pool deck before we start worrying about capacity issues. But that is tough on the lifeguard people. When we get 300 to 350 people out there, it's tough for them to deal with everybody and make sure they're watching everybody. Over the other side, they actually had issues in the past. Not this year yet, but they've had issues in the past where they get to a point that they actually have to stop families, even if they're residents, they have to wait out in the parking lot until a family leaves and then they can come in. That changed years ago once we put the computers in. It helps out quite a bit of keeping track and making sure people are here that are supposed to be here and not somebody else trying to sneak into the pool or people bringing too many guests or anything like that. The computers have helped out a lot. But then like I said, kind of that 2020 time, the usage dropped off quite a bit. We're just getting back to that now and it might have something to do with it being outrageously hot. Everybody's going to enjoy the pools. We do have some of those events coming up. In fact, this next week we actually, it's this Friday we have our next dive in. We have a poolside event that was put on the schedule for your sister District. I'm not sure

how well it's going to work out. This is live music and entertainment. We will see how they do. If everybody enjoys it and it's well attended, we will schedule one here for the end of summer at your pools too. And then we do have to get in the one rescheduled dive in from April. Moving on, the summer swim team has had to make adjustments so your lap pool is down. Two weeks ago, we did have an issue where the very large motor that handles your adult only lap pool was fried during one of our storms. This is an older motor. It is about 14 years old now and we have had problems with it in the past. About three years ago, I had an issue with the seal on it. We did get a quote then to replace that motor. Luckily, I didn't have to. We were able to pick it up and reseal it and reseal it and it's made it for a few more years. But this was electrical issue where it actually burned out of the legs and the back of the motor the next day. I didn't realize. I was sitting there trying to reset the breakers and it's kind of leaking oil out of the back from overheating. Unfortunately, it is not something that we can repair that motor. When I got it quoted a few years ago, it is a specialized motor, it was \$20,000. It's not one that they carry anywhere around here. It's called a spec motor. They do work really, really well. I don't know that it's worth 20 grand. Fourteen years is a long time to go. But even if we replaced it two or three times in that time period, we wouldn't get 20 grand. So, I do have our contractor looking up to this point. It has been two weeks and they haven't found one that we can simply unbolt and put the new one in place even at 20 grand. But the next option would be to change the piping where it comes in and put a regular motor so that we can get back up and running. But there would have to be adjustments because there is a specialized setup. We can't just swap that and put any other motor in there. It won't bolt on the same way. They do have to move stuff around. There are 10-inch PVC pipes that come into your pool back area so they will have to adjust that to get it to work. But the first step was seeing if they could replace with something easy so that this would be quick. It wouldn't be cheap either way. But I do consider that more of an emergency operation so even when we find the fix, if it's above my amount I will work with your chairman and get this back up and running for our residents really quick and then next month we ratify it. Because of that though we have had to adjust a lot. We have 110 kids on our swim team. Right now, they are shuffling practices. They practice at Double Branch. Double Branch has allowed them to go back there. Years ago, before we had this pool, that's where the summer swim team actually swam and practiced and did their meets. You can't really do meets there too easy anymore. The biggest issue is that pool is considered too shallow, so they are not allowed to do diving. A long

time ago we took out the blocks. They can go off the edge the way they need but because it's shallow it's not a real fast pool either. A deeper pool is faster for the bigger kids so they don't like to do meets there. But they have been able to make way with practice. They are practicing in the morning and then another practices at night. The middle of the day, the older kids are actually going over to Cecil Field. They pay for a lane per hour and then I will reimburse the coach at the end of the year. It shouldn't be that much money but we've already brought in all the registration fees for the kids. This was easier than canceling the season. We are doing what we can to try to get them back and work with the other teams, we only have two home meets, so to try to move those meets someplace else. Hopefully that will work out for those two meets. Our first one was this weekend and they were able to take care of this one. I haven't heard of the second meet yet whether that's going to be finalized. But if we can get that pump back and running before then, it wouldn't be an issue anyway. Moving on, you do see our numbers there. Like I said, those are coming back up to where you're going to see high usage. On Memorial Day we were actually above that number. It was 258 on Memorial Day at Double Branch, not your side. Your side was even worse. But at Double Branch we had 387 different check ins so these were different cars that actually scanned the system over Memorial Day weekend. So that right there you're seeing the average daily use is 258. That's even including a little slower during the week. But weekends it gets really crowded here. Moving on to the maintenance items. Our fire system repairs are done. They actually finished Friday. I am concealing a hole that we had to cut for them for access for one last pendant. But all of the pendants outside have now been placed. So now we can go through our inspections and get our contracted company to finish up any of their little repairs so that I can get a good clean check off on our sprinkler system. But that has been finished as of last week. Like I said, I did have to cut an access hole. You'll see it when you walk out. The one pendant that sits over top of the stairway landing is one that I guess didn't get thought about really good when they were refinishing the roof. There's no access to it. There is a crawl panel out here that makes it all the way around because you can't crawl into the attic that's over top of the stairwell. So, we had to cut a way for them to reach up and change that one pendant. I believe the guys were able to put a little door there to hide it, but we did have to cut into that roof. There was no way to do that last pendant.

Mr. Steiner stated Jay was this the original contractor because I know we were having problems before.

Mr. Soriano stated this is the one that had been taking a while. This is the old W.W. Gay. They are split signs; it's the new company. But there's a lot of guys that are W.W. Gay Fire Protection system. They're the ones that actually did the work. The lower amount that we did with contract, but they were about half of what our current contracted vendor is to do all of these pendants. But those are the guys that's Jacksonville Sound and Cox Fire. Those are the guys that will come through and do the inspection once, all of this is cleared up. Like I said, that was Friday. I sent them an email saying we're good to go. So as soon as they schedule their inspection time, we'll be complete with this part. And then unless there's any questions on some of these other maintenance items, that's actually it for me.

Mr. Steiner stated the only thing I was going to ask you is how we stand on the leak on the other pool.

Mr. Soriano stated the spray ground is still leaking a bit but nowhere near what it was. Our autofill doesn't run 24 hours. Unfortunately, I think it is going to be at that main drain pipe and the only way to repair that is going to be when we actually take that big spray system down, whether its next year or the year after, you are going to have to dig into the marcite and fix that main drain. We can find little leaks everywhere else and plug those up and that is what has helped but I think the biggest leak is at that main drain. We have plugged it up as best as we can with epoxy around the pipe but we can't reach all the way around where it is at and that is where I believe it is still leaking.

Mr. Steiner stated and the drain out here in the parking lot where we are sinking.

Mr. Soriano stated that one I did have a couple of companies come back out and look. I am going to talk to Mike Silverstein about it. Most of them actually look at it and think that we just didn't do a good job of patching before. They want to try to patch it again before they do any deep digging. There is no sand coming into our drain or culvert. If there was a crack in the pipe, you would see that dirt making it into the pipe and that is where you would get your sinking from. But we're not seeing that anywhere. So, they believe it was just an abscess or we didn't pack in well enough and that could be the case. My maintenance guys might not have done a really good job at packing it. Then they go up to the asphalt on top and with the first rain, it sinks. But if you've noticed, we've had a lot of rain the last I would say four to six weeks. It's not sinking any more than that right there so it very well could have just been they didn't do the best job packing it before they put the new asphalt on top. We are going to repack it and then we'll

watch it when it rains. Because for them to dig, they're going to have to come in. If anybody thought there was a problem with that pipe underneath, we have to dig to the bottom of that box and it's about seven feet down. That would cut off part of your parking lot and would be a big project. Since both of them felt that this was an easier fix, I'm going to go with that first.

Mr. Steiner asked do you have an idea when you might be able to get to it?

Mr. Soriano stated so the last one was out two weeks ago. So hopefully this month we'll be able to pack that back in and see and then we'll just have to watch it during the rain.

Mr. Steiner stated I'm just concerned with the increased folks coming up to the area here, we don't have a problem show up.

Ms. Giles asked anything else for Jay.

Ms. Mifsud stated I have a question. Do we have a schedule for pressure cleaning? I see you are pressure cleaning some of the stuff. Do we do the pillars as well?

Mr. Soriano stated we do. They are actually getting to that next. They did Deer View last month. They did all the vinyl on Deer View. You may have seen them out on Hamilton Glen. We are pretty much done with all the white.

Ms. Mifsud asked did they do the pillars though?

Mr. Soriano stated yes. We do the white vinyl fences first. That's always the biggest one because that's the one that starts to get green at this time of year and everybody complains. Once we're done with all those, we go to the big signs, the yellow signs and, the pillars and then the buildings are done actually a few times over the year. We will get back to doing just the outside of the building, kind of a quick wash. The one thing we did different this year that hasn't been done in 20 years is I did the parking lot. If you've been out there, you notice a lot of curbs on the parking lot were cleaned up. They didn't quite finish because they did have to move to Hamilton Glen and Dear View. I started to get complaints from residents already so I moved them out there for their schedule. But they'll come back and finish the parking lot. It made a big difference. It's not something that is in our normal schedule, cleaning curbs and for the county, any of our roadways, we don't clean curbs. The county doesn't really like us pressure washing anything of theirs. Their sidewalks, their curbs or anything like that. Just for the concern is if we damage something and leave it like that, they're liable for it, it's their curb and their sidewalk. Everywhere else, you'll never really see that curb get done. But we did it here and it looks good

and in the parking lot so I'm going to have them finish up there. The columns will be next and then we will go onto the brick.

Ms. Mifsud stated thank you.

Mr. Soriano stated we won't be pressure washing that one column.

Ms. Mifsud stated on the playground equipment.

Mr. Soriano stated we are just behind from a lot of projects and some of these other projects mainly when it came to the pools were more of a priority that's all. Hopefully I can start this month. We are going to be on Deer View. I have some new picnic tables and items like that, that came in that also will go out there that were noted on our last report. The picnic tables were old and rusty so a lot of that stuff is going out there so if we can get to the playground too and do repairs on that we will be finished with that.

Mr. Marx asked out of curiosity do you ever grease the springs?

Mr. Soriano stated not really.

Mr. Marx asked, could you? Right in front of my house, very loud.

Mr. Soriano stated we can. Even with industrial grease, since it is outdoors it doesn't last long. We do inspections. The one think you will notice, they get squeakier when the metal starts to rub. We can actually see that wearing down and we have to put new hangers in when that happens. We will take a look. If it is really, really bad then it could be time for new hangers.

Ms. Giles stated thanks Jay. Any other staff comments, Chalon or Triston?

Mr. Triston stated no, nothing from us.

## **EIGHTH ORDER OF BUSINESS**

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

Ms. Giles stated item eight is audience comments and Supervisors requests. Mr. Chairman who would you like to go first?

Mr. Bowen stated I have one question, I hope this is the right time. I was looking over some of the invoices, and I have a question on one. It's on page 167 on the iPad. It was a tree removal. It was damaged at the bell tower due to an accident.

Mr. Soriano stated unfortunately I don't have any reports on it. It looks like somebody rode up onto our property and took out a nice magnolia.

Mr. Bowen asked do we have any reports on it at all?

Mr. Soriano stated not from Clay sheriff's office. I think Chalon did find some parts of the vehicle, some plastic parts but we don't have anybody that we can blame or hit any kind of insurance company for it. It was basically a hit and run. There have been a lot more people out there because the property right next to it is getting a lot of traffic due to the development. That big building is being changed for Orange Park but this was coming around the back side. They have a fence there so I don't believe it was any of them. It did happen in the middle of the night.

Ms. Suchsland stated I think what happened is they came around and they went through that light so fast. You can see where they hit the curb and came up and hit the magnolia. I am surprised they didn't go into the pond behind but from the parts that were scattered around, it was a white vehicle and was a Kia headlight. That is what we know.

Mr. Soriano stated the vehicle wasn't there the next morning. I am guessing they got it out and took off before anybody was able to report it. Whenever I can find somebody, the sheriff's office or anybody that gets an actual report and they give us an insurance company, I can bill the insurance company for at least the cleanup bill. We may not replace the tree. I don't think it's needed over there. In fact, nobody might even notice that magnolia is gone now. The cleanup does cost too.

Ms. Giles asked for any other Supervisor requests or comments.

#### **NINTH ORDER OF BUSINESS**

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

Ms. Giles stated the next meeting is scheduled for July 14<sup>th</sup> here at the same location at 2:00 p.m.

#### **TENTH ORDER OF BUSINESS**

#### **Adjournment**

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

On MOTION by Mr. Steiner seconded by Ms. Mifsud 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***  
***May 31, 2025***



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

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 526,848	\$ 702,744	\$ -	\$ 14,832	\$ 1,244,424
Due from Other	-	141	-	-	141
Due from General Fund	-	135,538	94,122	-	229,660
<b>Investments:</b>					
State Board of Administration (SBA)	5,242	1,210,274	-	924,939	2,140,455
Custody Account	7,743	-	-	-	7,743
<b>Series 2022</b>					
Revenue	-	-	110,856	-	110,856
Reserve	-	-	158,537	-	158,537
Principal	-	-	127	-	127
Interest	-	-	21	-	21
Cost of Issuance	-	-	17,865	-	17,865
Prepayment	-	-	15	-	15
<b>Series 2018-2</b>					
Reserve	-	-	122,474	-	122,474
Prepayment	-	-	32,073	-	32,073
Sinking	-	-	16	-	16
Interest	-	-	6	-	6
Assessments Receivable	-	-	14,111	-	14,111
Prepaid Expenses	-	5,384	-	-	5,384
Deposits	-	13,383	-	-	13,383
<b>Total Assets</b>	<b>\$ 539,833</b>	<b>\$ 2,067,464</b>	<b>\$ 550,223</b>	<b>\$ 939,770</b>	<b>\$ 4,097,291</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 2,512	\$ 37,815	\$ -	\$ 8,654	\$ 48,981
Due to Debt Service	108,233	-	-	-	108,233
Due to Recreation Fund	135,538	-	-	-	135,538
<b>Total Liabilities</b>	<b>\$ 246,283</b>	<b>\$ 37,815</b>	<b>\$ -</b>	<b>\$ 8,654</b>	<b>\$ 292,752</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ -	\$ 5,384	\$ -	\$ -	\$ 5,384
Deposits	-	13,383	-	-	13,383
Restricted for:					
Debt Service - Series	-	-	550,223	-	550,223
Assigned for:					
Capital Reserve Fund	-	-	-	931,116	931,116
Unassigned	293,550	2,010,883	-	-	2,304,432
<b>Total Fund Balances</b>	<b>\$ 293,550</b>	<b>\$ 2,029,649</b>	<b>\$ 550,223</b>	<b>\$ 931,116</b>	<b>\$ 3,804,538</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 539,833</b>	<b>\$ 2,067,464</b>	<b>\$ 550,223</b>	<b>\$ 939,770</b>	<b>\$ 4,097,291</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 222,749	\$ 222,749	\$ 221,677	\$ (1,071)
Interest Income	1,000	667	387	(280)
<b>Total Revenues</b>	<b>\$ 223,749</b>	<b>\$ 223,415</b>	<b>\$ 222,064</b>	<b>\$ (1,351)</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisors Fees	\$ 12,000	\$ 8,000	\$ 7,400	\$ 600
FICA Expense	918	612	566	46
Travel per Diem	200	133	-	133
Engineering	7,000	4,667	6,064	(1,397)
Trustee Fee	15,000	15,000	19,000	(4,000)
Dissemination Agent	3,933	2,622	2,822	(200)
Assessment Roll Administration	8,483	8,483	8,483	0
Attorney	50,000	33,333	16,735	16,598
Arbitrage Rebate	700	-	-	-
Annual Audit	6,600	6,700	6,700	-
Management Fees	72,865	48,577	48,577	0
Information Technology	2,865	1,910	1,910	0
Telephone	300	200	260	(60)
Postage	1,500	1,000	433	567
Printing	2,500	1,667	322	1,345
Insurance General Liability	14,109	14,109	13,724	385
Legal Advertising	2,500	1,667	666	1,001
Other Current Charges	150	100	45	55
Office Supplies	200	133	6	128
Website Maintenance	2,528	1,685	1,685	0
Dues, Licenses & Subscriptions	175	175	175	-
Capital Reserve Funding	19,222	-	-	-
<b>Total General &amp; Administrative Expenditures</b>	<b>\$ 223,749</b>	<b>\$ 150,773</b>	<b>\$ 135,572</b>	<b>\$ 15,201</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 72,642</b>	<b>\$ 86,492</b>	<b>\$ (16,552)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 72,642</b>	<b>\$ 86,492</b>	<b>\$ (16,552)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 207,058</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 293,550</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 30,376	\$ 180,194	\$ 3,152	\$ 3,094	\$ 3,056	\$ 1,805	\$ -	\$ -	\$ -	\$ -	\$ -	221,677
Interest Income	53	51	49	49	46	45	19	74	-	-	-	-	387
<b>Total Revenues</b>	<b>\$ 53</b>	<b>\$ 30,427</b>	<b>\$ 180,243</b>	<b>\$ 3,201</b>	<b>\$ 3,140</b>	<b>\$ 3,101</b>	<b>\$ 1,824</b>	<b>\$ 74</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 222,064</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisors Fees	\$ 1,000	\$ 1,000	\$ 600	\$ 1,200	\$ 800	\$ 800	\$ 1,200	\$ 800	\$ -	\$ -	\$ -	\$ -	7,400
FICA Expense	77	77	46	92	61	61	92	61	-	-	-	-	566
Travel per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	2,230	420	-	438	608	440	398	1,532	-	-	-	-	6,064
Trustee Fee	-	-	-	-	-	15,000	-	4,000	-	-	-	-	19,000
Dissemination Agent	328	328	528	328	328	328	328	328	-	-	-	-	2,822
Assessment Roll Administration	8,483	-	-	-	-	-	-	-	-	-	-	-	8,483
Attorney	1,437	1,698	662	4,842	-	4,177	3,014	905	-	-	-	-	16,735
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	6,700	-	-	-	-	-	6,700
Management Fees	6,072	6,072	6,072	6,072	6,072	6,072	6,072	6,072	-	-	-	-	48,577
Information Technology	239	239	239	239	239	239	239	239	-	-	-	-	1,910
Telephone	37	28	23	21	19	58	39	35	-	-	-	-	260
Postage	28	83	20	11	90	65	66	70	-	-	-	-	433
Printing	63	45	36	6	35	35	61	41	-	-	-	-	322
Insurance General Liability	13,724	-	-	-	-	-	-	-	-	-	-	-	13,724
Legal Advertising	139	70	-	153	76	-	76	153	-	-	-	-	666
Other Current Charges	-	-	10	10	-	25	-	-	-	-	-	-	45
Office Supplies	1	1	1	0	1	1	1	1	-	-	-	-	6
Website Maintenance	211	211	211	211	211	211	211	211	-	-	-	-	1,685
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total General &amp; Administrative Expenditures</b>	<b>\$ 34,243</b>	<b>\$ 10,269</b>	<b>\$ 8,447</b>	<b>\$ 13,622</b>	<b>\$ 8,539</b>	<b>\$ 27,511</b>	<b>\$ 18,495</b>	<b>\$ 14,446</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 135,572</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (34,191)</b>	<b>\$ 20,158</b>	<b>\$ 171,796</b>	<b>\$ (10,421)</b>	<b>\$ (5,399)</b>	<b>\$ (24,410)</b>	<b>\$ (16,671)</b>	<b>\$ (14,371)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 86,492</b>
<b>Net Change in Fund Balance</b>	<b>\$ (34,191)</b>	<b>\$ 20,158</b>	<b>\$ 171,796</b>	<b>\$ (10,421)</b>	<b>\$ (5,399)</b>	<b>\$ (24,410)</b>	<b>\$ (16,671)</b>	<b>\$ (14,371)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 86,492</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 2,180,719	\$ 2,180,719	\$ 2,170,228	\$ (10,491)
Interest Income	5,000	5,000	21,624	16,624
Miscellaneous Revenue	1,000	667	84	(583)
Amenities Revenue	100,000	66,667	93,611	26,944
Cost Share Revenue-South Village	36,022	36,022	39,299	3,277
<b>Total Revenues</b>	<b>\$ 2,322,741</b>	<b>\$ 2,289,074</b>	<b>\$ 2,324,846</b>	<b>\$ 35,771</b>
<b>Expenditures:</b>				
<b><u>Administrative:</u></b>				
Management Fees - On Site Staff	\$ 356,649	\$ 237,766	\$ 237,768	\$ (2)
Insurance	96,279	96,279	90,075	6,204
Other Current Charges	6,000	4,000	4,183	(183)
Permit Fees	1,650	1,650	2,304	(654)
<b>Subtotal Administrative</b>	<b>\$ 460,578</b>	<b>\$ 339,695</b>	<b>\$ 334,330</b>	<b>\$ 5,365</b>
<b><u>Maintenance:</u></b>				
Security	\$ 136,335	\$ 90,890	\$ 71,984	\$ 18,906
Security Clay County	47,304	31,536	30,791	745
Electric	20,000	13,333	9,832	3,501
Streetlighting	35,000	23,333	19,745	3,588
Irrigation Maintenance	5,000	3,333	-	3,333
Landscape Maintenance	557,230	371,487	360,666	10,820
Common Area Maintenance	80,000	53,333	53,738	(405)
Lake Maintenance	25,000	16,667	12,752	3,915
<b>Subtotal Maintenance</b>	<b>\$ 905,868</b>	<b>\$ 603,912</b>	<b>\$ 559,508</b>	<b>\$ 44,404</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b><i>Recreation Facility:</i></b>				
Amenity Staff	\$ 190,000	\$ 126,667	\$ 86,318	\$ 40,348
Janitorial	59,500	39,667	33,114	6,553
Telephone	18,000	12,000	13,128	(1,128)
Electric	75,000	50,000	30,343	19,657
Water / Sewer	45,000	30,000	34,030	(4,030)
Gas/Heat (Pool)	20,000	18,207	18,207	-
Refuse Service	35,000	35,000	37,251	(2,251)
Pool Maintenance & Chemicals	43,000	28,667	33,297	(4,631)
Cable	8,000	5,334	5,193	141
Special Events	10,000	6,667	6,916	(249)
Office Supplies and Equipment	1,500	1,000	14	986
Facility Maintenance - General	65,000	43,333	41,687	1,646
Facility Maintenance - Preventive Contracts	15,950	10,633	1,305	9,328
Facility Maintenance - Contingency	7,500	5,000	5,738	(738)
Elevator Maintenance	10,000	6,667	6,170	496
Recreation Passes	4,000	2,667	3,594	(927)
Lighting Repairs	12,000	8,000	6,277	1,723
Tennis Court Maintenance	65,725	43,817	60,806	(16,989)
Capital Reserve	271,120	-	-	-
<b>Subtotal Recreation Facility</b>	<b>\$ 956,295</b>	<b>\$ 473,324</b>	<b>\$ 423,389</b>	<b>\$ 49,935</b>
<b>Total Expenditures</b>	<b>\$ 2,322,741</b>	<b>\$ 1,416,931</b>	<b>\$ 1,317,227</b>	<b>\$ 99,704</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 872,144</b>	<b>\$ 1,007,619</b>	<b>\$ (63,933)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 872,144</b>	<b>\$ 1,007,619</b>	<b>\$ (63,933)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,022,030</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 2,029,649</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Revenues:</u></b>													
Special Assessments - Tax Roll	\$ -	\$ 297,385	\$ 1,764,104	\$ 30,859	\$ 30,291	\$ 29,919	\$ 17,671	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,170,228
Interest Income	2,024	1,824	1,827	1,782	1,604	3,253	4,720	4,589	-	-	-	-	21,624
Miscellaneous Revenue	-	-	38	46	-	-	-	-	-	-	-	-	84
Amenities Revenue	7,572	2,498	2,767	12,458	16,989	13,896	22,951	14,482	-	-	-	-	93,611
Cost Share Revenue-South Village	-	-	-	-	39,299	-	-	-	-	-	-	-	39,299
<b>Total Revenues</b>	<b>\$ 9,596</b>	<b>\$ 301,706</b>	<b>\$ 1,768,736</b>	<b>\$ 45,145</b>	<b>\$ 88,182</b>	<b>\$ 47,068</b>	<b>\$ 45,342</b>	<b>\$ 19,071</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,324,846</b>
<b><u>Expenditures:</u></b>													
<b><u>Administrative:</u></b>													
Management Fees - On Site Staff	\$ 29,721	\$ 29,721	\$ 29,721	\$ 29,721	\$ 29,721	\$ 29,721	\$ 29,721	\$ 29,721	\$ -	\$ -	\$ -	\$ -	\$ 237,768
Insurance	89,920	-	-	-	155	-	-	-	-	-	-	-	90,075
Other Current Charges	490	429	356	319	682	679	440	787	-	-	-	-	4,183
Permit Fees	-	795	-	222	13	499	-	775	-	-	-	-	2,304
<b>Subtotal Administrative</b>	<b>\$ 120,131</b>	<b>\$ 30,945</b>	<b>\$ 30,077</b>	<b>\$ 30,262</b>	<b>\$ 30,571</b>	<b>\$ 30,899</b>	<b>\$ 30,161</b>	<b>\$ 31,283</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 334,330</b>
<b><u>Maintenance:</u></b>													
Security	\$ 9,223	\$ 8,996	\$ 9,279	\$ 8,657	\$ 8,374	\$ 9,336	\$ 8,883	\$ 9,237	\$ -	\$ -	\$ -	\$ -	\$ 71,984
Security Clay County	490	5,563	4,183	3,600	1,060	7,756	3,928	4,213	-	-	-	-	30,791
Electric	1,362	1,398	1,241	1,338	1,178	827	1,015	1,473	-	-	-	-	9,832
Streetlighting	2,506	2,463	2,463	2,463	2,463	2,462	2,462	2,462	-	-	-	-	19,745
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	45,083	45,083	45,083	45,083	45,083	45,083	45,083	45,083	-	-	-	-	360,666
Common Area Maintenance	-	6,667	5,567	5,567	6,113	13,060	7,186	9,579	-	-	-	-	53,738
Lake Maintenance	1,594	1,594	1,594	1,594	1,594	1,594	1,594	1,594	-	-	-	-	12,752
<b>Subtotal Maintenance</b>	<b>\$ 60,258</b>	<b>\$ 71,764</b>	<b>\$ 69,410</b>	<b>\$ 68,302</b>	<b>\$ 65,865</b>	<b>\$ 80,118</b>	<b>\$ 70,151</b>	<b>\$ 73,641</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 559,508</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Recreation Facility:</b>													
Amenity Staff	\$ 18,645	\$ 6,835	\$ 5,896	\$ 5,018	\$ 5,120	\$ 5,405	\$ 16,127	\$ 23,272	\$ -	\$ -	\$ -	\$ -	\$ 86,318
Janitorial	4,125	4,125	4,125	4,239	4,125	4,125	4,125	4,125	-	-	-	-	33,114
Telephone	1,397	2,815	1,398	1,663	1,486	1,397	1,486	1,486	-	-	-	-	13,128
Electric	4,483	3,815	3,846	3,836	3,745	3,351	3,448	3,820	-	-	-	-	30,343
Water / Sewer	3,444	3,967	3,907	3,516	3,440	4,304	5,354	6,098	-	-	-	-	34,030
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	5,341	5,444	-	-	-	-	37,251
Pool Maintenance & Chemicals	4,039	4,039	4,039	4,236	4,236	4,236	4,236	4,236	-	-	-	-	33,297
Cable	629	629	629	661	661	661	661	661	-	-	-	-	5,193
Special Events	720	1,164	333	3,265	492	300	-	642	-	-	-	-	6,916
Office Supplies and Equipment	-	-	-	-	-	-	-	14	-	-	-	-	14
Facility Maintenance - General	5,415	4,250	-	5,500	5,161	10,911	5,000	5,451	-	-	-	-	41,687
Facility Maintenance - Preventive Contracts	175	260	-	175	260	260	175	-	-	-	-	-	1,305
Facility Maintenance - Contingency	886	530	-	350	875	1,597	750	750	-	-	-	-	5,738
Elevator Maintenance	2,875	-	-	479	-	2,326	490	-	-	-	-	-	6,170
Recreation Passes	368	950	-	38	-	768	1,396	75	-	-	-	-	3,594
Lighting Repairs	1,000	700	-	777	800	1,550	700	750	-	-	-	-	6,277
Tennis Court Maintenance	9,480	7,548	1,040	7,690	6,957	12,944	7,483	7,662	-	-	-	-	60,806
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Recreation Facility</b>	<b>\$ 61,841</b>	<b>\$ 50,589</b>	<b>\$ 36,032</b>	<b>\$ 49,413</b>	<b>\$ 41,497</b>	<b>\$ 62,760</b>	<b>\$ 56,771</b>	<b>\$ 64,486</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 423,389</b>
<b>Total Expenditures</b>	<b>\$ 242,230</b>	<b>\$ 153,297</b>	<b>\$ 135,519</b>	<b>\$ 147,978</b>	<b>\$ 137,933</b>	<b>\$ 173,776</b>	<b>\$ 157,082</b>	<b>\$ 169,411</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,317,227</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (232,634)</b>	<b>\$ 148,409</b>	<b>\$ 1,633,216</b>	<b>\$ (102,833)</b>	<b>\$ (49,751)</b>	<b>\$ (126,709)</b>	<b>\$ (111,741)</b>	<b>\$ (150,340)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,007,619</b>
<b>Net Change in Fund Balance</b>	<b>\$ (232,634)</b>	<b>\$ 148,409</b>	<b>\$ 1,633,216</b>	<b>\$ (102,833)</b>	<b>\$ (49,751)</b>	<b>\$ (126,709)</b>	<b>\$ (111,741)</b>	<b>\$ (150,340)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,007,619</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,772,172	\$ 1,772,172	\$ 1,733,021	\$ (39,151)
Interest Income	10,000	10,000	22,232	12,232
<b>Total Revenues</b>	<b>\$ 1,782,172</b>	<b>\$ 1,782,172</b>	<b>\$ 1,755,253</b>	<b>\$ (26,919)</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	189,828	189,769	58
Principal 5/1	1,153,000	1,153,000	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	47,250	47,125	125
Principal 5/1	130,000	130,000	130,000	-
Principal Prepayment 5/1	-	-	5,000	(5,000)
<b>Total Expenditures</b>	<b>\$ 1,757,155</b>	<b>\$ 1,757,155</b>	<b>\$ 1,770,972</b>	<b>\$ (13,817)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 25,017</b>	<b>\$ 25,017</b>	<b>\$ (15,719)</b>	<b>\$ (40,736)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 25,017</b>	<b>\$ 25,017</b>	<b>\$ (15,719)</b>	<b>\$ (40,736)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 283,240</b>		<b>\$ 565,942</b>	
<b>Fund Balance - Ending</b>	<b>\$ 308,257</b>		<b>\$ 550,223</b>	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<b>Revenues</b>				
Transfer In from General Fund	\$ 19,222	\$ -	\$ -	\$ -
Transfer In from Recreation Fund	271,120	-	-	-
Interest	15,000	15,000	28,140	13,140
<b>Total Revenues</b>	<b>\$ 305,342</b>	<b>\$ 15,000</b>	<b>\$ 28,140</b>	<b>\$ 13,140</b>
<b>Expenditures:</b>				
Repairs & Replacements	\$ 250,000	\$ 166,667	\$ 235,380	\$ (68,713)
<b>Total Expenditures</b>	<b>\$ 250,000</b>	<b>\$ 166,667</b>	<b>\$ 235,380</b>	<b>\$ (68,713)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 55,342</b>		<b>\$ (207,239)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 55,342</b>		<b>\$ (207,239)</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>\$ 931,116</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	\$ 158,537
Reserve Fund Balance	158,537

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)
Less: May 1, 2025 (Mandatory)	(1,153,000)

<b>Current Bonds Outstanding</b>	<b>\$ 13,231,000</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	\$ 122,474
Reserve Fund Balance	122,474

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)
Less: May 1, 2025 (Mandatory)	(130,000)
Less: May 1, 2025 (Optional)	(5,000)

<b>Current Bonds Outstanding</b>	<b>\$ 1,750,000</b>
----------------------------------	---------------------

*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
10	05/06/25	14,110.69	1,804.95	17,670.53	33,586.17
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		1,733,021.44	221,677.40	2,170,228.07	4,124,926.91

TAX ROLL DUE / RECEIVED - (DISCOUNTS NOT TAKE	8,333.96	1,066.03	10,436.45	19,836.45
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PERCENT COLLECTED	DEBT		O&M	TOTAL
TOTAL PERCENT COLLECTED	99.52%		99.52%	99.52%

*D.*

# Middle Village

## Community Development District

### Check Run Summary

June 30, 2025

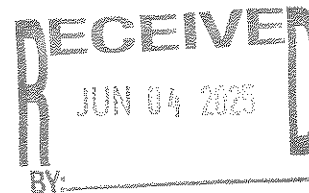
Fund	Date	Check No.	Amount
<b>General Fund</b>			
Accounts Payable	6/6/25	1810-1812	\$ 7,227.01
	6/16/25	1813	1,531.59
Sub-Total			\$ 8,758.60
<b>Recreation Fund</b>			
Accounts Payable - HW	6/6/25	985-995	\$ 67,151.35
	6/16/25	996-999	34,156.00
	6/24/25	1000-1017	10,346.66
	6/26/25	1018-1021	1,740.00
Sub-Total			\$ 113,394.01
<b>Capital Reserve Fund</b>			
Accounts Payable	6/6/25	819	\$ 3,900.00
	6/24/25	820-823	6,104.70
	6/26/25	824-828	1,741.07
Sub-Total			\$ 11,745.77
<b>Total</b>			<b>\$ 133,898.38</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/06/25	00113	6/04/25 15	202506 310-51300-31300		*	100.00	
		AMORT SCHED SE2018-2					
		6/04/25 15	202506 310-51300-31300		*	100.00	
		AMORT SCHED SE2022					
DISCLOSURE SERVICES LLC							200.00 001810
6/06/25	00026	6/01/25 2475	202506 310-51300-34000		*	6,072.08	
		JUN MANAGEMENT FEES					
		6/01/25 2475	202506 310-51300-52000		*	210.67	
		JUN WEBSITE ADMIN					
		6/01/25 2475	202506 310-51300-35100		*	238.75	
		JUN INFO TECH					
		6/01/25 2475	202506 310-51300-31300		*	327.75	
		JUN DISSEM AGENT SRVCS					
		6/01/25 2475	202506 310-51300-51000		*	1.17	
		OFFICE SUPPLIES					
		6/01/25 2475	202506 310-51300-42000		*	26.91	
		POSTAGE					
		6/01/25 2475	202506 310-51300-42500		*	44.85	
		COPIES					
		6/01/25 2475	202506 310-51300-41000		*	28.58	
		TELEPHONE					
GOVERNMENTAL MANAGEMENT SERVICES							6,950.76 001811
6/06/25	00117	5/29/25 25-00185	202505 310-51300-48000		*	76.25	
		6/9 NTC OF BOS MTG					
JACKSONVILLE DAILY RECORD							76.25 001812
6/16/25	00125	6/10/25 193408	202505 310-51300-31100		*	1,531.59	
		MAY ENGINEERING SERVICES					
MATTHEWS DESIGN GROUP LLC							1,531.59 001813
TOTAL FOR BANK A						8,758.60	
TOTAL FOR REGISTER						8,758.60	

1005 Bradford Way  
Kingston, TN 37763

Date	Invoice #
6/4/2025	15

Bill To
Middle Village CDD C/O GMS



Terms	Due Date
Net 30	7/4/2025

Description	Amount
Amortization Schedule Series 2018-2 5-1-25	100.00
Amortization Schedule Series 2022 5-1-25	100.00
<div></div>	

<b>Total</b>	\$200.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

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

# Invoice

Invoice #: 2475  
Invoice Date: 6/1/25  
Due Date: 6/1/25  
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 - June 2025		6,072.08	6,072.08
Website Administration - June 2025		210.67	210.67
Information Technology - June 2025		238.75	238.75
Dissemination Agent Services - June 2025		327.75	327.75
Office Supplies		1.17	1.17
Postage		26.91	26.91
Copies		44.85	44.85
Telephone		28.58	28.58
<div data-bbox="414 1165 722 1354"><p><b>RECEIVED</b> JUN 04 2025 BY: _____</p></div>			

**Total** \$6,950.76

**Payments/Credits** \$0.00

**Balance Due** \$6,950.76

# Jacksonville Daily Record

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

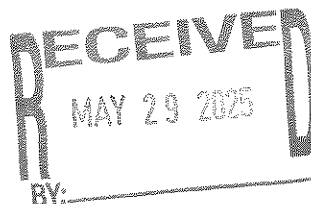
P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

May 29, 2025

Date

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



Serial #	25-00185C	PO/File #		\$76.25
				<b>Payment Due</b>
Notice of Meeting of the Board of Supervisors				
				\$76.25
				<b>Publication Fee</b>
Middle Village Community Development District				
Case Number				<b>Amount Paid</b>
Publication Dates	5/29			
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 # 25-00185C on your  
check or remittance advice.

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

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

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

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

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

Notice is hereby given that the Board of Supervisors of the Middle Village Community Development District is scheduled to be meet on **Monday, June 9, 2025, at 2:00 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

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

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

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

Marilee Giles  
District Manager  
May 29 00 (25-00185C)

Project Manager      Alex Acree

Matthews | **DCCM**

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

Engineering - Architecture - Planning - Surveying

June 10, 2025

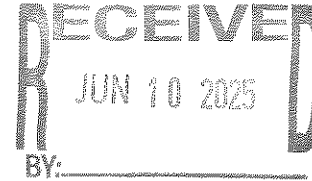
Invoice #

193408

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
- Updates to Punch List
- CDD Meeting



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

For billing inquiries, please contact our Accounting Department.

**Professional Services through May 31, 2025**

Phase                      0001                      Engineering Services

	Hours	Rate	Amount	
Sr. Construction Inspector	7.00	210.00	1,470.00	
Project Administrator	.25	120.00	30.00	
<b>Total Labor</b>				<b>1,500.00</b>

Phase                      0999                      Reimbursable Expenses

**Reimbursable Expenses**

Mileage/Parking/Tolls	31.59	
<b>Total Reimbursables</b>	<b>31.59</b>	<b>31.59</b>

**Total Due:** 1,531.59

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	1,500.00	13,930.00	15,430.00
Expense	31.59	0.00	31.59
Unit	0.00	11.78	11.78
Interest	0.00	23.93	23.93
<b>Totals</b>	<b>1,531.59</b>	<b>13,965.71</b>	<b>15,497.30</b>

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | [www.matthews.dccm.com](http://www.matthews.dccm.com)

LICENSE #26535, LB5590, LA6666877

**Invoices are due upon receipt.**

Prompt payments are critical to keeping your project on schedule. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued. We appreciate your business and cooperation with timely payments.

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/07/25	PAGE	1
*** CHECK DATES 06/01/2025 - 06/30/2025 ***														
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 #
6/06/25	00072	5/29/25 05292025	202505 320-57200-34510 3/28-4/10 REIMB SEC SRVCS		*	1,800.00	
				DOUBLE BRANCH CDD			1,800.00 000985
6/06/25	00072	5/29/25 05292025	202505 320-57200-34510 3/14-3/27 REIMB SEC SRVCS		*	1,800.00	
				DOUBLE BRANCH CDD			1,800.00 000986
6/06/25	00026	5/29/25 2478	202505 300-36900-10200 5/16 TENNIS REVENUE		*	436.50	
				GOVERNMENTAL MANAGEMENT SERVICES			436.50 000987
6/06/25	00026	5/29/25 2479	202505 300-36900-10200 5/23 TENNIS REVENUE		*	445.50	
				GOVERNMENTAL MANAGEMENT SERVICES			445.50 000988
6/06/25	00026	5/29/25 2480	202505 300-36900-10200 5/2 TENNIS REVENUE		*	918.00	
				GOVERNMENTAL MANAGEMENT SERVICES			918.00 000989
6/06/25	00026	6/03/25 2481	202505 300-36900-10300 MAY FACILITY EVENT STAFF		*	1,200.00	
				GOVERNMENTAL MANAGEMENT SERVICES			1,200.00 000990
6/06/25	00062	6/01/25 278745B	202506 320-57200-46800 JUN LAKE MAINTENANCE		*	1,594.00	
				THE LAKE DOCTORS			1,594.00 000991
6/06/25	00139	6/01/25 13129562	202506 330-57200-46400 JUN POOL CHEMICALS		*	4,235.86	
				POOLSURE			4,235.86 000992
6/06/25	00437	5/20/25 12997767	202505 330-57200-49400 5/30 SCHOOLS OUT PARTY		*	642.00	
				PROGRESSIVE ENTERTAINMENT			642.00 000993
6/06/25	00823	6/01/25 11107	202506 320-57200-34500 JUN SECURITY SERVICES		*	8,996.22	
				SECURITY DEVELOPMENT GROUP LLC			8,996.22 000994
6/06/25	00704	6/02/25 22413	202506 320-57200-46200 JUN LANDSCAPE MAINTENANCE		*	45,083.27	
				VERDEGO LLC			45,083.27 000995
6/16/25	00534	5/21/25 05212025	202505 300-36900-10600 SWIM TEAM REFUND		*	210.00	
				ERIN BENNETT			210.00 000996

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/16/25	00026	6/01/25 2476	202506 310-51300-34000		*	22,251.17		
		JUN FACILITY MANAGEMENT			*	7,469.83		
		6/01/25 2477	202506 310-51300-34000					
		JUN TENNIS FAC MANAGEMENT		GOVERNMENTAL MANAGEMENT SERVICES			29,721.00	000997
6/16/25	00261	6/01/25 365	202506 330-57200-34200		*	4,125.00		
		JUN JANITORIAL SERVICES		RIVERSIDE MANAGEMENT SERVICES INC			4,125.00	000998
6/16/25	01194	9/28/24 09282024	202506 300-36900-10600		*	100.00		
		SWIM TEAM REFUND		RIZMEL BOBIAS			100.00	000999
6/24/25	00583	6/16/25 06162025	202506 300-36900-10300		*	100.00		
		DEPOSIT REFUND		AARON JONES			100.00	001000
6/24/25	01195	6/16/25 06162025	202506 300-36900-10300		*	100.00		
		DEPOSIT REFUND		ANDJIE LOUIS			100.00	001001
6/24/25	01196	6/17/25 06172025	202506 300-36900-10300		*	100.00		
		DEPOSIT REFUND		ASHLEY BOURDEAU			100.00	001002
6/24/25	01197	6/16/25 06162025	202506 300-36900-10300		*	100.00		
		DEPOSIT REFUND		BRIDGET SHEPARD			100.00	001003
6/24/25	01198	6/17/25 06172025	202506 300-36900-10300		*	500.00		
		DEPOSIT REFUND		EDNA BOATRIGHT			500.00	001004
6/24/25	00026	5/30/25 2488	202504 330-57200-41000		*	88.05		
		APR PHONES			*	14.20		
		5/30/25 2488	202504 320-57200-49300		*	75.00		
		APR OFFICE SUPPLIES			*	625.36		
		5/30/25 2488	202504 330-57200-34400		*			
		APR PERMITS & LICENSE		GOVERNMENTAL MANAGEMENT SERVICES			802.61	001005
6/24/25	00026	6/12/25 2482	202506 300-36900-10200		*	1,120.50		
		6/2 TENNIS REVENUE		GOVERNMENTAL MANAGEMENT SERVICES			1,120.50	001006
				MVIL MIDDLE VILLAGE OKUZMUK				

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/07/25	PAGE	3
*** CHECK DATES 06/01/2025 - 06/30/2025 ***														
MIDDLE VILLAGE - REC FUND														
BANK E HANCOCK WHITNEY														

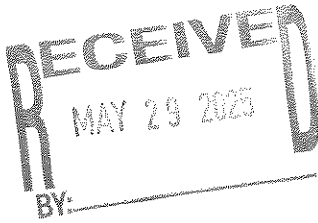
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/24/25	00026	6/12/25 2483	202506 300-36900-10200		*	2,169.00	
		6/10 TENNIS REVENUE		GOVERNMENTAL MANAGEMENT SERVICES			2,169.00 001007
6/24/25	00026	6/17/25 2487	202506 300-36900-10300		*	1,425.00	
		JUN FACILITY EVENT STAFF		GOVERNMENTAL MANAGEMENT SERVICES			1,425.00 001008
6/24/25	00026	6/20/25 2492	202506 300-36900-10200		*	1,507.50	
		6/18 TENNIS REVENUE		GOVERNMENTAL MANAGEMENT SERVICES			1,507.50 001009
6/24/25	01199	6/16/25 06162025	202506 300-36900-10300		*	100.00	
		DEPOSIT REFUND		JEANETTE RAMIREZ			100.00 001010
6/24/25	00907	6/16/25 06162025	202506 300-36900-10300		*	100.00	
		DEPOSIT REFUND		JOSHUA RENICK			100.00 001011
6/24/25	01200	6/16/25 06162025	202506 300-36900-10300		*	500.00	
		DEPOSIT REFUND		KERISHA KENNEDY			500.00 001012
6/24/25	01201	6/16/25 06162025	202506 300-36900-10300		*	100.00	
		DEPOSIT REFUND		MAKAYLA NANKERVIS			100.00 001013
6/24/25	01202	6/16/25 06162025	202506 300-36900-10300		*	500.00	
		DEPOSIT REFUND		MAURICE THOMPSON			500.00 001014
6/24/25	00949	6/16/25 06162025	202506 300-36900-10300		*	100.00	
		DEPOSIT REFUND		MEREDITH ANIDO			100.00 001015
6/24/25	01203	6/16/25 06162025	202506 300-36900-10300		*	500.00	
		DEPOSIT REFUND		TRACI PARKER			500.00 001016
6/24/25	00786	5/28/25 45390	202505 330-57200-34400		*	522.05	
		SCREEN PRINT FRONT 2COLOR		WINNING CONCEPTS USA INC			522.05 001017
6/26/25	01204	6/23/25 06232025	202506 300-36900-10300		*	500.00	
		DEPOSIT REFUND		CARMELITA DURHAM			500.00 001018

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/26/25	01205	6/23/25 06232025	202506 300-36900-10300	DEPOSIT REFUND	*	100.00	
				ELIZABETH LOPEZ-DOWNS			100.00 001019
6/26/25	00026	6/18/25 2490	202505 330-57200-34400	MAY FACILITY MAINTENANCE	*	1,040.00	
				GOVERNMENTAL MANAGEMENT SERVICES			1,040.00 001020
6/26/25	01206	6/23/25 06232025	202506 300-36900-10300	DEPOSIT REFUND	*	100.00	
				JOSEPH BOUCHARD			100.00 001021
TOTAL FOR BANK E						113,394.01	
TOTAL FOR REGISTER						113,394.01	

MVIL MIDDLE VILLAGE OKUZMUK



**Middle Village**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Rec Fund**

**Check Request**

Date	Amount	Authorized By
May 29, 2025	\$1,800.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72
-----------------------

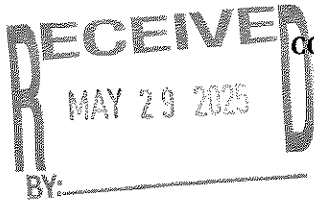
Date Check Needed:

Budget Category:

ASAP	002-320-57200-34510
------	---------------------

Intended Use of Funds Requested:

3/28/25-4/10/25 Reimb for Security Services
(Attach supporting documentation for request.)



**Middle Village  
COMMUNITY DEVELOPMENT DISTRICT**

**Rec Fund**

**Check Request**

Date	Amount	Authorized By
May 29, 2025	\$1,800.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72
-----------------------

Date Check Needed:

Budget Category:

ASAP	002-320-57200-34510
------	---------------------

Intended Use of Funds Requested:

3/14/25-3/27/25 Reimb for Security Services
(Attach supporting documentation for request.)

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

**Invoice #:** 2478  
**Invoice Date:** 5/29/25  
**Due Date:** 5/29/25  
**Case:**  
**P.O. Number:**

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

RECEIVED  
MAY 29 2025  
BY: \_\_\_\_\_

<b>Total</b>	<b>\$436.50</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$436.50</b>

*Middle Village CDD*

### Breakdown of Revenues

5.16.25 & 5.23.25

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

5.16.25 & 5.23.25	\$	980.00	\$	882.00	\$	98.00
-------------------	----	--------	----	--------	----	-------

<b>Subtotal</b>	\$	980.00	\$	882.00	\$	98.00
-----------------	----	--------	----	--------	----	-------

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

\$ - \$ -

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

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

5.16.25 & 5.23.25	\$	-	\$	-
-------------------	----	---	----	---

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

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

5.16.25 & 5.23.25	\$	-
-------------------	----	---

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

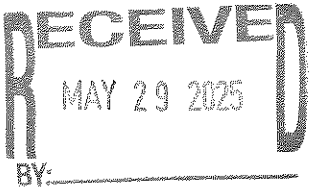
<b>Total Revenues</b>	\$	980.00	\$	882.00	\$	98.00
-----------------------	----	--------	----	--------	----	-------

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

# Invoice

Invoice #: 2479  
Invoice Date: 5/29/25  
Due Date: 5/29/25  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 5/23/25		445.50	445.50
			

<b>Total</b>	<b>\$445.50</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$445.50</b>

# *Middle Village CDD*

## Breakdown of Revenues

5.16.25 & 5.23.25

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

5.16.25 & 5.23.25 \$ 980.00 \$ 882.00 \$ 98.00

Subtotal \$ 980.00 \$ 882.00 \$ 98.00

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

\$ - \$ -

Subtotal \$ - \$ - \$ -

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

5.16.25 & 5.23.25 \$ - \$ -

Subtotal \$ - \$ - \$ -

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

5.16.25 & 5.23.25 \$ -

Subtotal \$0 \$0 \$ -

Total Revenues \$ 980.00 \$ 882.00 \$ 98.00

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

**Invoice #:** 2480  
**Invoice Date:** 5/29/25  
**Due Date:** 5/29/25  
**Case:**  
**P.O. Number:**

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

RECEIVED  
MAY 30 2025  
BY: \_\_\_\_\_

<b>Balance Due</b>	<b>\$918.00</b>
--------------------	-----------------

# *Middle Village CDD*

## Breakdown of Revenues

5.2.25

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

5.2.25 \$ 1,020.00 \$ 918.00 \$ 102.00

Subtotal \$ 1,020.00 \$ 918.00 \$ 102.00

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

\$ - \$ -

Subtotal \$ - \$ - \$ -

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

5.2.25 \$ - \$ -

Subtotal \$ - \$ - \$ -

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

5.2.25 \$ -

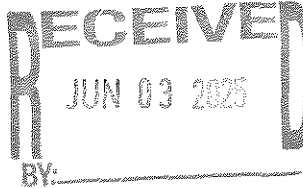
Subtotal \$0 \$0 \$ -

Total Revenues \$ 1,020.00 \$ 918.00 \$ 102.00

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

# Invoice

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



**Invoice #:** 2481  
**Invoice Date:** 6/3/25  
**Due Date:** 6/3/25  
**Case:**  
**P.O. Number:**

Description	Hours/Qty	Rate	Amount
Facility Event Staff through May 31, 2025 2.300.369.103	48	25.00	1,200.00

**Total** \$1,200.00

**Payments/Credits** \$0.00

**Balance Due** \$1,200.00

6/3/25  
gth

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

**Middle Village CDD**

**Facility Event Staff Service Hours**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
48	Facility Event Staff	\$ 25.00	\$ 1,200.00

Covers Period End: May 31, 2025

Amenities Revenue # 2.300.369.103

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	6/1/2025	\$1,594.00

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

00000000027159001000000027874500000015940092

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 6/11/2025

Invoice 278745B

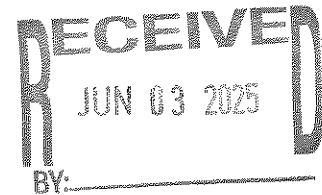
PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/1/2025	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



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

# Invoice

Date  
Invoice#

6/1/2025  
131295628990

Terms	Net 20
Due Date	6/21/2025
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

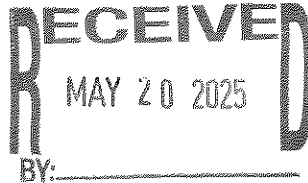
Subtotal \$4,235.86

Tax \$0.00

Total \$4,235.86

Amount Paid/Credit Applied \$0.00

Balance Due \$4,235.86



[Click Here to Pay Now](#)



131295628990



## Invoice

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904) 645-9082

E-mail: [bookme@progressiveent.com](mailto:bookme@progressiveent.com)

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

**Invoice date:** 5/20/2025 **Invoice #** 12997767 **Terms:** Due by event date **PO#**  
**Customer name:** Middle Village CDD-Oakleaf (Phase 2) **Type of Event:** Schools Out Party  
**Billing address:** 845 Oakleaf Plantation Parkway, Orange Park, FL 32065  
**Original contact person:** Lisa Carter **Wk:** 904-375-9285 ext. 7 **E-mail/ fax:** [residentassistant@oakleafresidents.com](mailto:residentassistant@oakleafresidents.com)  
**At event contacts with cell:** Jay Soriano Cell-904-342-1441 [manager@oakleafresidents.com](mailto:manager@oakleafresidents.com)  
**Event date:** Friday May 30, 2025 **Hours of event:** 1:00 pm-4:00 pm **Hours of service:** Same  
**Approximate set up time:** Between: 12:00 and 12:15 pm  
**Location name and address:** Poolside- Phase 2, 845 Oakleaf Village Parkway, Orange Park, FL 32065  
**Where to set up at location:** Under covering **Power within 75':** Yes  
**Set up-grass or pavement:** PV **Water within 75':** NA **Covered area for entertainer:** Yes  
**Notes:**

### SERVICES NEEDED:

- \* Interactive Mobile DJ Services
- \* Travel & Concession Delivery
- \* Sno Cone Machine
- \* 200 Savings Sno Cones Juice and Cups
- \* (2) Sno Cone Pumps

3.0 hrs.

Reg. Rate	\$	595.00	Your Cost	\$	450.00
Reg. Rate	\$	45.00	Your Cost	\$	45.00
Reg. Rate	\$	95.00	Your Cost	\$	79.00
Reg. Rate	\$	62.00	Your Cost	\$	52.00
Reg. Rate	\$	18.00	Your Cost	\$	16.00
Reg. Total	\$	815.00	Your Total	\$	642.00
Total Savings	\$	173.00			

Code to:

2-330-572-49400

Middle Village Special

Event

Sub Total:	\$	642.00
Sales Tax:	\$	-
Invoice Total:	\$	642.00
Credit Card Fee		
Total with card		
Payments received	\$	-
Current Balance	\$	642.00
Due by event date or \$50 Late Fee		

### CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

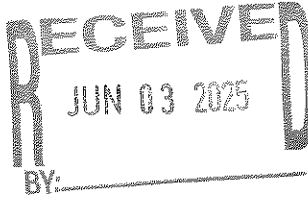
Customer signature required x \_\_\_\_\_ Date: \_\_\_\_\_



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

## INVOICE

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



**INVOICE #** 11107  
**DATE** 06/01/2025  
**DUE DATE** 06/30/2025  
**TERMS** End of the month

**SERVICE MONTH**  
June

ACTIVITY	QTY	RATE	AMOUNT
<b>APPROVED</b>			8,996.22T
<b>Code to:</b>			8,996.22
<b>Middle Village Security</b>			0.00
<b>2-320-572-345</b>			8,996.22
			<b>\$8,996.22</b>



# Invoice

Invoice #: 22413

Date: 06/02/25

Customer PO:

DUE DATE: 07/02/2025

## 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 June 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

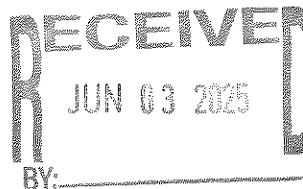
Remit to Address:  
VerdeGo Landscape  
PO Box 200341  
Dallas, TX 75320-0341

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**

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

# Invoice

Invoice #: 2476  
Invoice Date: 6/1/25  
Due Date: 6/1/25  
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 - June 2025		22,251.17	22,251.17
<div>RECEIVED JUN 06 2025 BY: _____  Alison Mossing 6-5-25</div>			
Total			\$22,251.17
Payments/Credits			\$0.00
Balance Due			\$22,251.17

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

# Invoice

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

Invoice #: 2477  
Invoice Date: 6/1/25  
Due Date: 6/1/25  
Case:  
P.O. Number:

Description	Hours/Qty	Rate	Amount
Tennis- Facility Management - Oakleaf Plantation - June 2025		7,469.83	7,469.83
<div data-bbox="410 1209 719 1394"><p>RECEIVED JUN 06 2025 BY: _____</p></div> <div data-bbox="378 1482 777 1610"><p>Alison Moring 6-5-25</p></div>			

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

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

# Invoice

Invoice #: 365  
Invoice Date: 6/1/2025  
Due Date: 6/1/2025  
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 - June 2025		4,125.00	4,125.00
<div data-bbox="485 1272 799 1476"><p>RECEIVED JUN 06 2025 BY: _____</p><p><i>Alison Mossing</i> 6-5-25</p></div>			

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

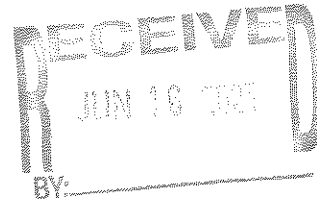
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - AARON JONES  
**Date:** June 16, 2025 at 4:05 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**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) 3:30 P.M. to 7:30 P.M.
  - DATE OF VENUE – JUNE 7, 2025
  - RESIDENT – **AARON JONES**
  - ADDRESS – 538 CHESTWOOD CHASE DRIVE, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **\$100.00**
  - BOOKING FEE/DEPOSIT was via VISA (292?):
    - DATED: 5/6/25
    - SEQ#: ?
    - BATCH#: 1264?
    - INVOICE#: ?
    - APPROVAL CODE: 02956?
    - 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 on August 18 - 26, 2025.

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

Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation  
[venuerentals@oakleafresidents.com](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 - ANDJIE LOUIS  
**Date:** June 16, 2025 at 3:57 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)

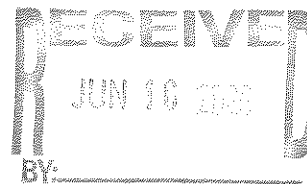
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Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SATURDAY) 11:00 A.M. to 3:00 P.M.
  - DATE OF VENUE – MAY 31, 2025
  - RESIDENT – **ANDJIE LOUIS**
  - ADDRESS – 3929 LEATHERWOOD DRIVE, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **\$100.00**
  - BOOKING FEE/DEPOSIT was via MC (3912):
    - DATED: 4/21/25
    - SEQ#: 4?
    - BATCH#: 124?
    - INVOICE#: 4?
    - APPROVAL CODE: 05634?
    - 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 on August 18 - 26, 2025.

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

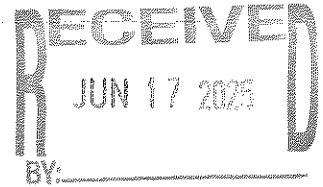
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation  
[venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

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 - ASHLEY BOURDEAU  
**Date:** June 17, 2025 at 5:01 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) 11:00 A.M. to 3:00 P.M.
  - DATE OF VENUE – JUNE 14, 2025
  - RESIDENT – **ASHLEY BOURDEAU**
  - ADDRESS – 3683 BLUE WING COURT, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **\$100.00**
  - BOOKING FEE/DEPOSIT was via VISA (5047):
    - DATED: 5/13/25
    - SEQ#: ?
    - BATCH#: 127?
    - INVOICE#: ?
    - APPROVAL CODE: 18865?
    - 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 on August 18 - 26, 2025.

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

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

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

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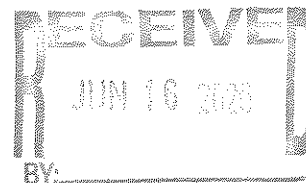
**From:** Oakleaf Venues [venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - BRIDGET SHEPARD  
**Date:** June 16, 2025 at 4:02 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**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) 11:00 A.M. to 3:00 P.M.
  - DATE OF VENUE – JUNE 7, 2025
  - RESIDENT – **BRIDGET SHEPARD**
  - ADDRESS – 3076 LITCHFIELD DRIVE, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **\$100.00**
  - BOOKING FEE/DEPOSIT was via VISA (5684):
    - DATED: 4/22/25
    - SEQ#: 2?
    - BATCH#: 125?
    - INVOICE#: 2?
    - APPROVAL CODE: S8395?
    - 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 on August 18 - 26, 2025.

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

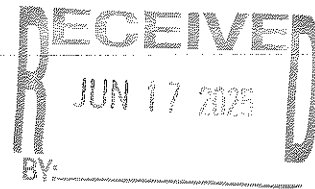
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation  
[venuere rentals@oakleafresidents.com](mailto:venuere rentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

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**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - EDNA BOATRIGHT  
**Date:** June 17, 2025 at 5:05 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 9:00 P.M. (ET 4:00 P.M. TO 7:00 P.M.)
  - DATE OF VENUE – JUNE 14, 2025
  - RESIDENT – EDNA BOATRIGHT
  - ADDRESS – 3510 LIVE OAK HOLLOW DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - **\$500.00**
  - BOOKING FEE/DEPOSIT was via AMEX (3419):
    - DATED: 3/20/25
    - SEQ#: ?
    - BATCH#: 127?
    - INVOICE#: ?
    - APPROVAL CODE: 89161?
    - 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 on August 18 - 26, 2025.

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

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

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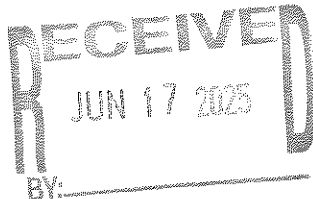
**Governmental Management Services, LLC**  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 2488  
Invoice Date: 6/30/25  
Due Date: 6/30/25  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) -Statement Closing Date 4/20/25		88.05	88.05
2.310.513.49300 (MV Office Supplies) - Statement Closing Date 4/20/25		14.20	14.20
<del>34.600.538.64000 (MV Repair &amp; Replacements) -Statement Closing Date 4/20/25</del>		<del>1,831.20</del>	<del>1,831.20</del>
2.310.513.49300 (MV Permits & License) - Statement Closing Date 4/20/25		75.00	75.00
2.330.572.34400 (MV Tennis Maintenance) - Statement Closing Date 4/20/25		625.36	625.36



<b>Total</b>	<b>\$2,633.81</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b><del>\$2,633.81</del></b>

*\$802.61*

Double Branch / Middle Village American Express Charges  
GMS Statement Closing Date – April 19, 2025

Totals by GL

**Double Branch: \$5,390.93**

2.320.572.4100 (DB Phones) – \$88.04

2.320.572.5100 (DB Office Supplies) – \$65.18

34.600.538.6200 (DB Repair and Replacements) - \$5,237.71

**Middle Village: \$2,633.81**

2.330.572.4100 (MV Phones) – \$88.05

2.310.513.49300 (MV Office Supplies) – \$14.20

34.600.538.64000 (MV repair & replacements) – \$1,831.20

2.310.513.49300 (MV Permit and License) - \$75.00

2.330.572.34400 (MV Tennis Maintenance) - \$625.36

Double Branch / Middle Village American Express Charges  
GMS Statement Closing Date – April 19, 2025

Purchase Date	Vender	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
3/25/2025	Amazon	247.77	Repair and Replacement	34.600.538.64000	171.88	034.600.538.621	75.9	247.78
3/26/2025	Walmart	122	Repair and Replacement	34.600.538.64000	61	034.600.538.621	61	122
3/27/2025	HeadPenn	528.95	Tennis Maintenance	2.330.572.34400	528.95			528.95
3/27/2025	HeadPenn	96.41	Tennis Maintenance	2.330.572.34400	96.41			96.41
3/27/2025	ionos	6	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	6
3/31/2025	harbor freight	505.22	Repair and Replacement	34.600.538.64000	252.61	034.600.538.621	252.61	505.22
4/1/2025	Walmart	102.31	Repair and Replacement	34.600.538.64000	51.16	034.600.538.621	51.15	102.31
4/2/2025	ring central	176.09	Phones	2.330.572.4100	88.05	2.320.572.4100	88.04	176.09
4/3/2025	Amazon	655.8	Repair and Replacement	34.600.538.64000	327.9	034.600.538.621	327.9	655.8
4/6/2025	Amazon	186.99	Repair and Replacement	34.600.538.64000	93.5	034.600.538.621	93.49	186.99
4/6/2025	Amazon	17.12	Repair and Replacement	34.600.538.64000	8.56	034.600.538.621	8.56	17.12
4/7/2025	CCMP	650	Repair and Replacement			034.600.538.621	650	650
4/7/2025	Sherwin Williams	128.89	Repair and Replacement			034.600.538.621	128.89	128.89
4/8/2025	ionos	22.4	Office Supplies	2.330.572.51000	11.2	2.320.572.5100	11.2	22.4
4/12/2025	CCMP	2384.45	Repair and Replacement			034.600.538.621	2384.45	2384.45
4/12/2025	Amazon	15.09	Repair and Replacement	34.600.538.64000	7.55	034.600.538.621	7.54	15.09
4/16/2025	Amazon	275.16	Repair and Replacement	34.600.538.64000	137.58	034.600.538.621	137.58	275.16
4/16/2025	DBPR	75	Permits/Licenses	2.310.513.49300	75			75
4/16/2025	Amazon	10.7	Repair and Replacement	34.600.538.64000	5.35	034.600.538.621	5.35	10.7
4/17/2025	Swingset mall	945.55	Repair and Replacement	34.600.538.64000	472.78	034.600.538.621	472.77	945.55
4/17/2025	WaterLine Tech	225.19	Repair and Replacement			034.600.538.621	225.19	225.19
4/17/2025	Walmart	114	Repair and Replacement			034.600.538.621	114	114
4/18/2025	USA Vinyl	482.66	Repair and Replacement	34.600.538.64000	241.33	034.600.538.621	241.33	482.66
4/18/2025	Staples	50.98	Office Supplies			2.320.572.5100	50.98	50.98
<b>Totals</b>		<b>\$8,024.73</b>			<b>\$2,633.81</b>		<b>\$5,390.93</b>	<b>\$8,024.74</b>


Details for Order # D01-1843086-8784221

Print this page for your records.

Amazon.com order number: D01-1843086-8784221

Order Total: \$15.09

Digital Order: April 12, 2025	
<b>Items Ordered</b>	<b>Price</b>
Prime Membership Fee	\$14.99
Quantity: 1	
Sold By: Amazon.com Services LLC	
Item(s) Subtotal: \$14.99	
-----	
Total Before Tax: \$14.99	
Tax Collected: \$0.10	
-----	
Total for this Order: \$15.09	

Payment Information	
<b>Payment method</b>	Item(s) Subtotal: \$14.99
 AMEX ending	Total Before Tax: \$14.99
in 3053	Tax Collected: \$0.10
<b>Billing address</b>	Grand Total: \$15.09
Jay Soriano	
475 W TOWN PL	
SAINT AUGUSTINE,	
FL 32092-3648	
United States	
+19043421441	

Return to the Order Summary.

Please note: This is not a VAT invoice.

amazon.com

**Final Details for Order #113-3533719-1121817**

Print this page for your records.

**Order Placed:** March 25, 2025

**Amazon.com order number:** 113-3533719-1121817

**Order Total:** \$247.77

---

**Shipped on March 25, 2025**

**Items Ordered**

**Price**

1 of: *Wall Mounted Retractable Belt Barrier, Stainless Steel Rope Safety barriers with 6.5ft red Belt, Barking System Supported* \$23.99

Sold by: CC Life (seller profile)

Supplied by: CC Life (seller profile)

Condition: New

**Shipping Address:**

Jay Soriano

370 OAKLEAF VILLAGE PKWY

ORANGE PARK, FL 32065-4259

United States

**Shipping Speed:**

FREE Prime Delivery

---

**Shipped on March 25, 2025**

**Items Ordered**

**Price**

1 of: *Wall Mounted Retractable Belt Barrier, Stainless Steel Rope Safety barriers with 6.5ft red Belt, Barking System Supported* \$23.99

Sold by: CC Life (seller profile)

Supplied by: CC Life (seller profile)

Condition: New

**Shipping Address:**

Jay Soriano

370 OAKLEAF VILLAGE PKWY

ORANGE PARK, FL 32065-4259

United States

**Shipping Speed:**

FREE Prime Delivery

---

**Shipped on March 25, 2025**

**Items Ordered**

**Price**

1 of: *Wall Mounted Retractable Belt Barrier, Stainless Steel Rope Safety barriers with 6.5ft red Belt, Barking System Supported* \$23.99

Sold by: CC Life (seller profile)

Supplied by: CC Life (seller profile)

Condition: New

**Shipping Address:**

Jay Soriano

370 OAKLEAF VILLAGE PKWY

ORANGE PARK, FL 32065-4259

United States

**Shipping Speed:**  
FREE Prime Delivery

---

**Shipped on March 25, 2025**

Items Ordered	Price
10 of: <i>SmartSign "Caution - Floor May Be Slippery When Wet" Sign   7" x 10" Plastic</i>	\$8.56
Sold by: Amazon.com Services, Inc	
Supplied by: Other	
Condition: New	

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

**Shipping Speed:**  
FREE Prime Delivery

---

**Shipped on March 26, 2025**

Items Ordered	Price
1 of: <i>Geetery 4 Pcs Closed for Cleaning Floor Sign Bilingual Two Sided Folding Closed for Cleaning Sign Bright Yellow Warning Signs for Commercial Use, English and Spanish</i>	\$49.99
Sold by: Lecuanne (seller profile)	
Supplied by: Lecuanne (seller profile)	
Condition: New	

**Shipping Address:**

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

**Shipping Speed:**

FREE Prime Delivery

---

**Shipped on March 25, 2025**

**Items Ordered**

	<b>Price</b>
1 of: <i>Acrylic Sign Holder 8.5 x 11 Vertical Double-Sided Flyer Display Stands, Plastic Table Menu Stand, Clear Picture Paper Frames for Office Home Store Restaurant 6Pack</i> , Seencool	\$22.94

Sold by: Seencool (seller profile)

Supplied by: Seencool (seller profile)

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

FREE Prime Delivery

---

**Payment information**

**Payment Method:**

Item(s) Subtotal: \$230.50

American Express ending in 3053

Shipping & Handling: \$0.00

**Billing address**

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

Total before tax: \$230.50

Estimated tax to be collected: \$17.27

**Grand Total: \$247.77**

**Credit Card transactions**

AmericanExpress ending in 3053: March 26, 2025: \$247.77

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**Final Details for Order #113-7330201-7461067**

**Order Placed:** April 16, 2025

**Amazon.com order number:** 113-7330201-7461067

**Order Total:** \$10.70

**Shipped on** April 16, 2025

Items Ordered	Price
2 of: AIMHDUTY BNC Female to Female Connector 10- Pack BNC Coupler for CCTV Security Camera Adapter Extender Connector	\$4.98
Sold by: AIMHDUTY ( <a href="#">seller profile</a> )	
Supplied by: AIMHDUTY ( <a href="#">seller profile</a> )	

**Shipping Address:**

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

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

American Express ending in 3053

Item(s) Subtotal:

Shipping & Handling:

**Billing address**

- Jay Soriano,475 W TOWN PL,SAINT AUGUSTINE, FL 32092-3648

Total before tax:

Estimated tax to be collected

**Grand Total:**

Amex ending in 3053: April 16, 2025:

\$10.70

amazon.com

**Final Details for Order #113-0457448-6603416**

Print this page for your records.

**Order Placed:** April 16, 2025

**Amazon.com order number:** 113-0457448-6603416

**Order Total:** \$275.16

---

**Shipped on April 16, 2025**

**Items Ordered**

4 of: *S.R. Smith 900-1000 Pool Lift seat Belt, Blue*

**Price**  
\$63.99

Sold by: Poolweb (seller profile)

Supplied by: Other

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

Economy Shipping

---

**Payment information**

**Payment Method:**

American Express ending in 3053

Item(s) Subtotal:	\$255.96
Shipping & Handling:	\$0.00
	-----

**Billing address**

Total before tax:	\$255.96
-------------------	----------

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

Estimated tax to be collected: \$19.20  
-----  
**Grand Total: \$275.16**

**Credit Card transactions**

AmericanExpress ending in 3053: April 16, 2025: \$275.16

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amazon.com

**Final Details for Order #113-0455193-2543465**

Print this page for your records.

**Order Placed:** April 3, 2025

**Amazon.com order number:** 113-0455193-2543465

**Order Total:** \$186.99

---

**Shipped on April 6, 2025**

**Items Ordered**

**Price**

2 of: *Self-Closing Shower Valve with Pull Chain, Chrome, Indoor or Outdoor Use*

**\$26.99**

Sold by: Premier deals Inc (seller profile)

Supplied by: Premier deals Inc (seller profile)

Condition: New

1 of: *BONTEC Mobile TV Stand TC003B, Tilt Rolling TV Cart with Media Shelf, Locking Wheels, Fits 23-60" LED, LCD, OLED Flat/Curved TVs, Holds Up to 55lbs, Max VESA 400x400mm, Black*

**\$39.99**

Sold by: The BONTEC (seller profile)

Supplied by: The BONTEC (seller profile)

Condition: New

**Shipping Address:**

Jay Soriano

370 OAKLEAF VILLAGE PKWY

ORANGE PARK, FL 32065-4259

United States

**Shipping Speed:**

Amazon Day Delivery

---

**Shipped on April 7, 2025**

**Items Ordered**

	<b>Price</b>
2 of: <i>BONTEC Mobile TV Stand TC003B, Tilt Rolling TV Cart with Media Shelf, Locking Wheels, Fits 23-60" LED, LCD, OLED Flat/Curved TVs, Holds Up to 55lbs, Max VESA 400x400mm, Black</i>	<b>\$39.99</b>

Sold by: The BONTEC (seller profile)

Supplied by: The BONTEC (seller profile)

Condition: New

**Shipping Address:**

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

**Shipping Speed:**

Amazon Day Delivery

---

**Payment information**

**Payment Method:**

American Express ending in 3053

**Billing address**

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

**Credit Card transactions**

Item(s) Subtotal:	<b>\$173.95</b>
Shipping & Handling:	<b>\$0.00</b>
	-----
Total before tax:	<b>\$173.95</b>
Estimated tax to be collected:	<b>\$13.04</b>
	-----
<b>Grand Total:</b>	<b>\$186.99</b>

AmericanExpress ending in 3053: April 7, 2025: **\$186.99**

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

amazon.com

**Final Details for Order #113-5266513-6477019**

Print this page for your records.

**Order Placed:** April 3, 2025

**Amazon.com order number:** 113-5266513-6477019

**Seller's order number:** 10345112

**Order Total:** \$655.80

---

**Shipped on April 4, 2025**

**Items Ordered**

**Price**

2 of: *S.R.Smith 1001495 Intelligent Control Lift Battery, Beige*

**\$305.02**

Sold by: BackyardPoolSuperstore (seller profile)

Supplied by: Other

Condition: New

**Shipping Address:**

Jay Soriano

370 OAKLEAF VILLAGE PKWY

ORANGE PARK, FL 32065-4259

United States

**Shipping Speed:**

Standard Shipping

---

**Payment information**

**Payment Method:**

American Express ending in 3053

Item(s) Subtotal:

**\$610.04**

Shipping & Handling:

**\$0.00**

-----

**Billing address**

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

**Credit Card transactions**

Total before tax:	\$610.04
Estimated tax to be collected:	\$45.76
	-----
<b>Grand Total:</b>	<b>\$655.80</b>

AmericanExpress ending in 3053: April 4, 2025: \$655.80

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amazon.com

**Final Details for Order #113-6964038-5032231**

Print this page for your records.

**Order Placed:** April 3, 2025

**Amazon.com order number:** 113-6964038-5032231

**Order Total:** \$17.12

---

**Shipped on April 6, 2025**

**Items Ordered**

2 of: *Gagool BNC Male Connector BNC to 2 Screw Terminal Solderless Adapter for Transmit CAT5 Coaxial Cable to CCTV Surveillance Camera BNC Male Balun Connector(10 Pack), Black*

**Price**

**\$7.96**

Sold by: Cardalltry (seller profile)

Supplied by: Cardalltry (seller profile)

Condition: New

**Shipping Address:**

Jay Soriano

370 OAKLEAF VILLAGE PKWY

ORANGE PARK, FL 32065-4259

United States

**Shipping Speed:**

Amazon Day Delivery

---

**Payment information**

**Payment Method:**

American Express ending in 3053

Item(s) Subtotal:

\$15.92

Shipping & Handling:

\$0.00

-----

**Billing address**

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

**Credit Card transactions**

Total before tax:	\$15.92
Estimated tax to be collected:	\$1.20
	-----
<b>Grand Total:</b>	<b>\$17.12</b>

AmericanExpress ending in 3053: April 6, 2025: \$17.12

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

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English

United States

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**SHERWIN-WILLIAMS.**

MIDDLEBURG-CLAY COUNTY Store 725305

1771 BLANDING BLVD  
MIDDLEBURG FL 32068  
(904)203-6157  
Fax (904) 203-6161  
www.sherwin-williams.com

SALE 2:20pm  
Tran # 4522-4 04/07/25  
E32/21689 10  
Kenneth

Order # DE0021036A725305  
DOUBLEBRANCH COMMUN DEV+DIST  
Account XXXX-7803-4  
Job 1 DOUBLEBRANCH COMMUN DEV+DIST  
Tax Record Card 1235520

6504-06317 K33W00253 GALLON K33W253  
DURATION EX SA DB  
2.00 @ 59.95 119.90  
Color: SW6015 GALLERY GREEN

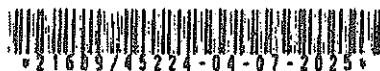
GCE Color Cost	OZ	32	64	128
U1 White	-	11	1	-
B1 Black	2	10	-	1
G2 New Green	2	16	1	1
Y3 Deep Gold	2	25	-	1

Sher-Color Formula

SUBTOTAL BEFORE TAX 119.90  
7.500% SALES TAX:1-103206800 8.99  
TOTAL \$128.89

AMERICAN EXPRESS -128.89  
C/C# XXXXXXXXXXXX3053  
Auth # 176715  
Keyed  
No PIN

Thank You  
receipt required for refund



Customer Copy

State of Florida  
Department of Business and Professional Regulation  
2601 Blair Stone Road  
Tallahassee, FL 32399

## Online Payment Summary

Amount Paid: \$75.00  
Payment Method: American Express  
Validation Number: 248925346  
Batch Trace Number 7228831

Application Number / Misc Charge	License Type Description	Board / Applicant Name License Number	Fee	Trace Number
2101-1343135	Elevator Renew	PLANTATION OAKS License #86778	\$75.00	32043941

## DBPR On-Line Services

If you need to mail additional information to DBPR please include this coversheet.

License Type: **Elevator**

Application Type: **Renew**

File Number: **159078**

Application Number: **1343135**

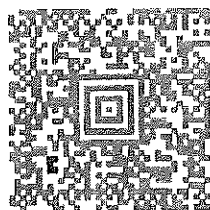
License Number: **86778**

Application Date: **04/16/2025 (mm/dd/yyyy)**

Organization Name: **PLANTATION OAKS**

Mail To:  
Department of Business and Professional Regulation  
Central Intake Unit  
2601 Blair Stone Road  
Tallahassee, FL 32399-0783

If you have any questions please call our Customer Contact Center at 850-487-1395.



State of Florida  
Department of Business and Professional Regulation  
2601 Blair Stone Road  
Tallahassee, FL 32399

### Application Summary

Thank you for submitting an online renewal. The license will be renewed once all fees have been submitted.

**Profession**

License Type:

Elevator

Application Number:

1343135

Application Type:

Renew

Application Date:

04/16/2025 (mm/dd/yyyy)

License Number:

86778

File Number:

159078

**Organization Detail**

Organization Name:

PLANTATION OAKS

**Addresses**

Main Address:

370 Oakleaf OAKLEAF VILLAGE PKWY

ORANGE PARK, FL

32065

US

Phone Number:

9043421441

E-mail Address:

manager@oakleafresidents.com

**License Related Addresses**

License Location:

845 OAKLEAF PLANTATION PKWY

ORANGE PARK, FL

32073

US

---

**Attachments****Fees**

License Fee

\$75.00

Total Amount Due:

\$75.00

---

# HARBOR FREIGHT

ORANGE PARK FL 32065  
1241 Blanding Blvd Ste. 35  
Orange Park, FL 32065  
Telephone: (904) 385-5253

## SALE

Customer Name: Jay Soriano  
Customer Number: 888002359461

63405 2IN. 212CC GAS ENGINE PUMP EP\$289.99  
If opened return via HFPumpRtn.com  
57222 HIGH VOLUME 100FT WATERING KIT\$109.99  
If opened return via HFPumpRtn.com  
63411 2IN X 20FT SUCTION/INTAKE HOSE\$69.99  
\*Subject to Restock Fee\*  
If opened return via HFPumpRtn.com

Subtotal	\$469.97
Sales Tax 0.000%	\$35.25
Total	\$505.22
American Express	\$505.22



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

Sold-to address

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

Customer No. 715220

Invoice 5193811264			
Billing Date 03/26/2025	Ship Date 03/26/2025	Order Date 03/26/2025	Requested Date 03/26/2025
Terms 5% 30 2% 60 NET 61 days			Due Date
Order No. 5103355084	P.O. Number Pro Penn Balls		Order Entered By: OMS3_CPIC
Salesrep: ELIS, JEFF Order Placed By: R118			

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

Authorization no.:

135323 25032530808353

Material	Description	Size	Quantity	List Price	Discount %	Unit Price	Extended Price
522102	PRO PENN MARATHON REGULAR-DU Item 10 HS Tarrif No.: .. Country of Origin: China		144 CA	3.46	0.000	3.46	498.24
Total Number of Units			144				

Shipping Information

Packing Slip, BOL: 5183657948  
Shipping Terms: FOB Origin  
Shipment Origin: PHOENIX AZ  
Shipped Via: FED EX GROUND (PPA)  
Gross Weight: 73.080 LB 33.149 KG

Box Tracking Number

336473670679401

Total Number of Cartons 3

Items total	498.24	USD
Freight Charge	55.62	USD
CC Discount	5.000 %	
Final amount	24.91	USD
Charged to your American Express *****052	528.95	USD
Balance Due	0.00	USD

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

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

To receive your login information please email: [askus@us.head.com](mailto:askus@us.head.com)

Please include stub with your payment			
REMIT TO HEAD/Penn Racquet Sports P.O. Box 53232 Phoenix, AZ 85072-3232	Middle Village CDD	Customer No. 715220 Invoice 5193811264	For payment by EFT or credit card, please contact the office directly. Thank you.
	Amount Enclosed \$		
For questions regarding your order please contact Customer Service (800)289-7366 Option 2			



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

Sold-to address

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

Customer No. 715220

<b>Invoice</b>				<b>5193812006</b>	
Billing Date	Ship Date	Order Date	Requested Date		
03/26/2025	03/26/2025	03/26/2025	03/26/2025		
Terms			Due Date		
Credit Card preauth.					
Order No.	P.O. Number		Order Entered By:		
5103355085	Gravity Team Demo		OMS3_CPIC		
Salesrep: BLIS, JEFF					
Order Placed By: R118					

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

Authorization no.:

122964 25032530808434

Material	Description	Size	Quantity	List Price	Discount %	Unit Price	Extended Price
231145	Gravity TEAM 2025 - DEMO Item 10	U 30	1 PC	169.50	0.000	85.00	85.00
281613	Velocity MLT Power (-NO CHAR Item 11	16 BK	1 PC		0.000		
Total Number of Units		2					

Shipping Information

Packing Slip, BOL: 5183657898  
Shipping Terms: FOB Origin  
Shipment Origin: BALTIMORE MD  
Shipped Via: FED EX GROUND (PPA)  
Gross Weight: 1.650 LB 0.748 KG

Box Tracking Number  
289180171082946

Total Number of Cartons 1

Items total	85.00	USD
Freight Charge	11.41	USD
Final amount	96.41	USD
Charged to your American Express *****052	96.41	USD
Balance Due	0.00	USD

We recommend all dealers use our Online Management Platform (OMS).  
This site allows you to see current stock of goods, place orders,  
track orders, and check invoices 24 hours a day!  
To receive your login information please email: [askus@us.head.com](mailto:askus@us.head.com)

**IONOS Inc.**

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


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

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

**Invoice:** 202053922888  
**Invoice Date:** 03/26/2025  
**Customer ID:** 270980442  
**Contract ID:** 48060001

**Help Center:** [ionos.com/help](https://ionos.com/help)  
**My IONOS:** [my.ionos.com/invoices](https://my.ionos.com/invoices)

**Your IONOS Personal Consultant:**

Tiffany M  
 +1 267 366 6050

## Invoice

Billing period starting: 03/25/2025

Item	Service	Charges	Usage	Taxable Portion	Total
<b>Contract: 48060001 - IONOS Expert</b>					
1	IONOS Website Builder 03/25/2025-04/24/2025	\$6.00 a month	1 mo.	\$0.00	\$6.00
<b>Net Total</b>					<b>\$6.00</b>
<b>Net (non-taxable portion)</b>					<b>\$6.00</b>
<b>Net (taxable portion)</b>					<b>\$0.00</b>
<b>Tax</b>					<b>\$0.00</b>
<b>Total amount due</b>					<b>\$6.00</b>
Please <b>DO NOT</b> send cash, check or money order					

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

Do you have questions regarding this invoice?  
Please refer to your Help Center or log in to [my.ionos.com](https://my.ionos.com) for further information.

**IONOS Inc.**

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

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


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

**Invoice:** 202054626593  
**Invoice Date:** 04/07/2025  
**Customer ID:** 270980442  
**Contract ID:** 85644648

**Help Center:** [ionos.com/help](https://ionos.com/help)  
**My IONOS:** [my.ionos.com/invoices](https://my.ionos.com/invoices)

**Your IONOS Personal Consultant:**

Tiffany M

 +1 267 366 6050

## Invoice

Billing period starting: 04/06/2025

Item	Service	Charges	Usage	Taxable Portion	Total
<b>Contract: 85644648 - IONOS MyWebsite Creator+</b>					
1	Basic Fee 04/06/2025-05/05/2025	\$28.00 a month	1 mo.	\$0.00	\$28.00
2	Special Offer Discount for line-item 1	Special Offer		\$0.00	\$-5.60
<b>Net Total</b>					<b>\$22.40</b>
<b>Net (non-taxable portion)</b>					<b>\$22.40</b>
<b>Net (taxable portion)</b>					<b>\$0.00</b>
<b>Tax</b>					<b>\$0.00</b>
<b>Total amount due</b>					<b>\$22.40</b>
Please <b>DO NOT</b> send cash, check or money order					

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

Do you have questions regarding this Invoice?

Please refer to your Help Center or log in to [my.ionos.com](https://my.ionos.com) for further information.



## Recurring Statement

### Account Information

**Account Number:** (904) 770-4650  
**Statement Date:** 04/02/2025  
**Subscription Name:** RingEX Standard™  
**Document #:** 12566815001

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

### Statement Summary

**Total Current Charges**

**\$176.09**

*Your credit card ending in [8052] was charged \$176.09*

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

### Statement Details

#### Charges and credits

Period	Description	Unit Price	Quantity	Amount
04/02/2025 - 05/01/2025	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
04/02/2025 - 05/01/2025	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
04/02/2025 - 05/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
04/02/2025 - 05/01/2025	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
04/02/2025 - 05/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
04/02/2025 - 05/01/2025	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
04/02/2025 - 05/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
04/02/2025 - 05/01/2025	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
04/02/2025 - 05/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
04/02/2025 - 05/01/2025	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
04/02/2025 - 05/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
Charges after Discounts and Prorates:				\$134.90
Total Charges:				\$134.90
Total Taxes and Fees:				\$41.19
<b>Total Charged to Credit Card:</b>				<b>\$176.09</b>



2285 Kingsley Blvd, Suite A  
Orange Park, FL 32073  
904-272-0973

Sale

Store: 1066 Register: 1  
Date: 4/18/25 Time: 9:29 AM  
Transaction: 82231 Cashier: 1956135

REWARDS NUMBER \*\*\*\*\*4969

Qty	Item	Price	Amount
	PHILIPS HDMT TO VG		
1	030878392471	32.99	32.99 E
	PHILIPS DVL 10 INCH		
1	030878392518	17.99	17.99 E

Subtotal 50.98  
FLORIDA 7.5% 0.00

Total 50.98

AMERICAN EXPRESS US\$50.98

Card No. : XXXXXXXXXXXX3053 [C]

Chip Read

Auth No. : 817674

Node.: Issuer

ATD.: A000000025010801

TVR.: 0000000000

IAD.: 0855010360A002

TSI.: F800

ARC.: 3030



**Thank you Jay!**

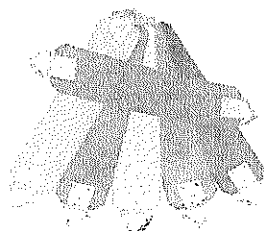
Your order number is **140192**

An email will be sent containing information about your purchase. If you have any questions about your purchase, email us at [cs@swingsetmall.com](mailto:cs@swingsetmall.com) or call us at 1-800-985-7659.

**Create an account for a faster checkout in the future**

### Order Summary

8 Items



5 x CoPoly Commercial Belt Swing Seat  
Color Black

**\$339.75**



3 x High Back Full Bucket Swing Seat  
Color Black

\$539.85

Subtotal

\$879.60

Shipping

Free

Tax

\$65.95

Total (USD)

**\$945.55**

Give us feedback @ survey.walmart.com  
Thank you! ID #:7VP0KV14TPSQ

**Walmart** \*

Walmart Supercenter  
904-214-9411 No: SANA  
1680 BRAHAM FIELD RD  
MIDDLEBURG FL 32068

ST# 03308 OPS 000122 TEB 67 TR# 00957

# ITEMS SOLD 1

TC# 4991 4236 8478 7366 6901 0



PRODUCT SERIAL # 502NTMH4E569

LG 27 MN7 019617410883 114.00 0

SUBTOTAL 114.00

TOTAL 114.00

AMEX TEND 114.00

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

APPROVAL # 815672

REF # 810759144887

TRANS ID - 011907577602306

AID A000000026010801

AAC 62F2CE8205020106

TERMINAL # 5526605

\*\*\*NO SIGNATURE REQUIRED

04/17/20 19:03:32

CHANGE DUE 0.00

\*\*\*CUSTOMER COPY\*\*\*

\*\*\*\*\* RETURN & EXCHANGE POLICY \*\*\*\*\*

Electronics may be returned

for refund or exchange with receipt

WITHIN 30 days

\*\*\*\*\*



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial

04/17/20 19:03:50

Walmart \*

WH Supercenter  
904-214-9411 Mr: SARA  
1580 BRANNAN FIELD RD  
MIDDLEBURG FL 32068

ST# 03308 OP# 004136 TES 73 TR# 00633

\*\*\*\*\*  
# TAX EXEMPT SALE #  
\*\*\*\*\*

ACCES. HOOKS 067618710169	9.97 X
ACCES. HOOKS 067618710169	9.97 X
ACCES. HOOKS 067618710169	9.97 X
SK10 FRAME 003223166550	7.24 X
SK10 FRAME 003223166550	7.24 X
SK10 FRAME 003223166550	7.24 X
SK10 FRAME 003223166550	7.24 X
SK10 FRAME 003223166550	7.24 X
SK10 FRAME 003223166550	7.24 X
SK10 FRAME 003223166550	7.24 X
SK10 FRAME 003223166550	7.24 X
SK10 FRAME 003223166550	7.24 X
SUBTOTAL	102.31

REASON: GOVERNMENT (S)

Tax ID: 858012511046C7

GOVERNMENT (S)

9112/

GOVERNMENT, LOCAL

Single Purchase Exemption  
Consumer's Certificate of Exemption  
DR-14

Issued Pursuant to Chapter 212,

Florida Statute

Certificate Number: 858012511046C7

Expiration Date:

This Certifies that:

DOUBLE BRANCH COMMUNITY DEVELOPMENT

476 W TOWN PL STE 114

ST AUGUSTINE

32052

is exempt from the payment of Florida  
sales and use tax on real property  
rented, transient rental property  
rented, tangible personal property  
purchased or rented, or services  
purchased.

\*\*\*\*\*  
# TAX EXEMPT SALE #  
\*\*\*\*\*

04/01/25 17:09:30

Walmart\*

NH Supercenter  
904-214-9411 Mr: SARA  
1880 BRAHAM FIELD RD  
MIDDLEBURG FL 32068

STE 03308 OPS 003534 TES 66 TR# 08549  
\*\*\*\*\*  
\* TAX EXEMPT SALE \*  
\*\*\*\*\*  
962SUPERCOMB 019264672953 122.00 X  
SUBTOTAL 122.00

REASON: GOVERNMENT (5)  
Tax ID: 858012511046C7  
GOVERNMENT (5)  
9112/  
GOVERNMENT, LOCAL

Single Purchase Exemption  
Certificate of exemption  
DR-14

Issued Pursuant to Chapter 212,  
Florida Statute  
Certificate Number: 858012511046C7  
Expiration Date:  
This Certifies that:  
DOUBLE BRANCH COMMUNITY DEVELOPMENT  
476 N TOWN PL STE 114  
ST AUGUSTINE  
FL 32092

is exempt from the payment of Florida  
sales and use tax on real property  
rented, transient rental property  
rented, tangible personal property  
purchased or rented, or services  
purchased.

\*\*\*\*\*  
\* TAX EXEMPT SALE \*  
\*\*\*\*\*  
03/26/25 10:41:16

## Thanks for Your Order

---

Your order ID is #12006. A summary of your order is shown below.

### Shipping Address

Jay Soriano  
GMS llc  
370 Oakleaf Village Parkway  
Orange Park, Florida 32065  
United States  
9043421441

### Billing Address

Jay Soriano  
GMS llc  
475 west town place  
St. Augustine, Florida 32092  
United States  
9043421441

### Your Order Contains...

Order Items	SKU	Qty	Item Price	Item Total
Items Shipped to: 370 Oakleaf Village Parkway, Orange Park, Florida, 32065, United State				
SR SMITH - Cord Routing Kit - 47 Inch - 120-2000S	120-2000s	1	\$196.71	\$196.71
Subtotal:				\$196.71
Shipping:				\$12.77
Sales Tax:				\$15.71
Grand total:				\$225.19

Waterline Technologies Inc.  
<https://waterlinetechnologies.com>

---

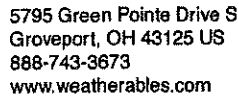
### Purchase Orders

If you would like to use a PO number for your order please email [sales@waterlinetech.com](mailto:sales@waterlinetech.com)

Purchase Orders will only be accepted for customers that have an open account or if you are paying by Credit Card/Wire Transfer.

If you would like to open an account with terms please request a credit application.

Thank You



Quote Date	4/17/2025
Expires	5/2/2025
Terms	PREPAID

**Ship To**  
Jay Soriano  
Double Branch Community Development District  
370 Oakleaf Village Parkway  
Orange Park FL 32065

Order Contact	
Sales Rep	Shawn Sutton
Sales Rep Phone	(614) 295-0783
Customer Phone	(904) 342-1441
PO #	
Sales Type	Small Order
Shipping Method	Ground - Custom Quote
Shipping Request	
Delivery Instructions	
Customer Request	
Customer Notes	

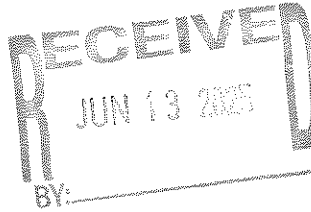
By purchasing products from Weatherables® - The customer agrees to the following terms: Weatherables® is not the installer of said project and is not a licensed contractor. Weatherables® is the seller only, of vinyl products. Purchaser has the sole responsibility to determine whether Weatherables®'s products comply with applicable codes and is appropriate for the intended use - codes vary from city to city and state to state - The Purchaser and Installer should review the intended use of the products with a licensed professional engineer to determine code compliance and the intended use. Building code compliance, permits, set back requirements, and property line issues are property owner's responsibility to handle with county, city, state, and contractor as necessary. Weatherables® is held harmless from any disputes, litigation, disagreements, payments, or any problems that may arise, regarding faulty installation, property line disagreements, permits, set back requirements, swimming pool accidents or injuries, falling accidents or injuries, or any other problems regarding fence, deck or railing installation. This transaction shall be governed by and construed under the laws of the State of Ohio. The parties to this transaction hereby designate the state or federal courts of Franklin County, Ohio as the courts of proper jurisdiction and exclusive venue for any actions or proceedings relating to this transaction or any dispute in connection herewith; hereby irrevocably consent to such designation, jurisdiction, and venue; and hereby waive any objections or defenses relating to jurisdiction or venue with respect to any action or proceeding initiated in such courts. After Delivery, you are allowed 48 hours to inspect your materials in their completion for concealed damage or missing items. Customer responsible for use tax \*\*\*Customer Responsible for unloading materials from truck and vinyl fence panels are unassembled\*\*\* (Weatherables® is a federally registered trademark of USA Vinyl, LLC. ©2023 USA Vinyl, LLC. All rights reserved.)

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

# Invoice

Invoice #: 2482  
Invoice Date: 6/12/25  
Due Date: 6/12/25  
Case:  
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 6/2/25		1,120.50	1,120.50
<b>Total</b>			<b>\$1,120.50</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,120.50</b>

Wells Fargo Bank  
Transaction Receipt

Branch #0066070 06 Deposit

Account Number XXXXXXXXX4262  
CHK 00182

Number of Checks 11  
Check Listing

\$225.00  
\$125.00  
\$150.00  
\$225.00  
\$225.00  
\$20.00  
\$50.00  
\$25.00  
\$50.00  
\$50.00  
\$100.00

Total Checks Amount \$1,245.00  
Total Deposit \$1,245.00

Transaction #107 2121  
04:09PM 06/02/25  
Deposit Credit Date: 06/02/25

Thank you, ALLISON

# *Middle Village CDD*

## Breakdown of Revenues 6.2.25

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

6.2.25	\$ 1,245.00	\$ 1,120.50	\$ 124.50
--------	-------------	-------------	-----------

Subtotal	\$ 1,245.00	\$ 1,120.50	\$ 124.50
----------	-------------	-------------	-----------

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

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

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

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

6.2.25	\$ -	\$ -
--------	------	------

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

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

6.2.25		\$ -
--------	--	------

Subtotal	\$0	\$0
----------	-----	-----

Total Revenues	\$ 1,245.00	\$ 1,120.50	\$ 124.50
----------------	-------------	-------------	-----------

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

Invoice #: 2483

**Invoice Date:** 6/12/25

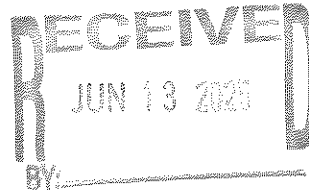
**Due Date:** 6/12/25

**Case:**

P.O. Number:

**To:**

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



Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 6/10/25		2,169.00	2,169.00
<b>Total</b>			<b>\$2,169.00</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$2,169.00</b>

# *Middle Village CDD*

## Breakdown of Revenues

6.10.25

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

6.10.25	\$ 2,410.00	\$ 2,169.00	\$ 241.00
---------	-------------	-------------	-----------

Subtotal	\$ 2,410.00	\$ 2,169.00	\$ 241.00
----------	-------------	-------------	-----------

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

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

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

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

6.10.25	\$ -	\$ -
---------	------	------

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

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

6.10.25		\$ -
---------	--	------

Subtotal	\$0	\$0
----------	-----	-----

Total Revenues	\$ 2,410.00	\$ 2,169.00	\$ 241.00
----------------	-------------	-------------	-----------

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

# Invoice

Invoice #: 2487  
Invoice Date: 6/17/25  
Due Date: 6/17/25  
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 June 14, 2025 2.300.369.103	57	25.00	1,425.00
<div>RECEIVED JUN 17 2025 BY: _____</div>			

**Total** \$1,425.00

**Payments/Credits** \$0.00

**Balance Due** \$1,425.00

6/17/25  
*[Signature]*

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

**Middle Village CDD**

**Facility Event Staff Service Hours**

<b><u>Quantity</u></b>	<b><u>Description</u></b>	<b><u>Rate</u></b>	<b><u>Amount</u></b>
57	Facility Event Staff	\$ 25.00	\$ 1,425.00

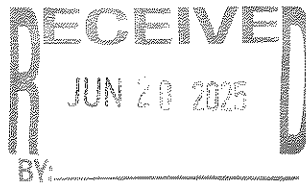
Covers Period End: June 14, 2025

Amenities Revenue # 2.300.369.103

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

**Invoice #:** 2492  
**Invoice Date:** 6/20/25  
**Due Date:** 6/20/25  
**Case:**  
**P.O. Number:**

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



Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 6/18/25		1,507.50	1,507.50
<b>Total</b>			<b>\$1,507.50</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,507.50</b>

**From:** Molly Dryman mdryman@gmstnn.com  
**Subject:** Re: 6.18.25 Tennis Revenue  
**Date:** June 19, 2025 at 9:49 AM  
**To:** Ava Tanner atanner@gmstnn.com  
**Cc:** Oakleaf Tennis tennis@oakleafresidents.com, Chelsey Stewart cstewart@gmstnn.com

Andy,

Hope all is well!

Looks like the below deposit was \$2,000.

\$1,900 for lessons  
90% paid out at \$1,710

Just to confirm we are on the same page. We will instead take off \$225 of the \$1,900 = \$1,675.  
Pay you out 90% at \$1,507.50?

Thank you,  
Molly Dryman  
Governmental Management Services  
Corporate Accounting Manager  
1001 Bradford Way  
Kingston, TN 37763  
865-770-4503  
mdryman@gmstnn.com

On Jun 19, 2025, at 8:40 AM, Ava Tanner <atanner@gmstnn.com> wrote:

Andy,

No worries at all! I will add Molly on here to confirm with her, but I think I will be good just taking it out of this week's amount if that works for her.

Molly, would it be alright to do so with taking the \$225 out of this week's check for Andy?

Thank you,

Ava E. Tanner  
Governmental Management Services  
1001 Bradford Way  
Kingston, TN 37763  
Direct: 865-717-7700  
Cell: (865) 407-1677

On Jun 19, 2025, at 7:41 AM, Oakleaf Tennis <tennis@oakleafresidents.com> wrote:

Hey,  
We had a check returned for \$225 but I didn't realize they had wrote and dated it for the following week of camp. She is going to write me a new check but you can take that out of this weeks tennis revenue if that works better.  
Sorry for the mistake!  
Andy

**Andy Fletcher**  
Director of Tennis  
OakLeaf Plantation  
904-333-6380  
[www.OakleafTennis.com](http://www.OakleafTennis.com)  
<6.18.25TennisRevenue.pdf>

# Middle Village CDD

## Breakdown of Revenues 6.18.25

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

6.18.25 \$ 1,900.00 \$ 1,710.00 \$ 190.00

Subtotal \$ 1,900.00 \$ 1,710.00 \$ 190.00

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

\$ - \$ -

Subtotal \$ - \$ - \$ -

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

6.18.25 \$ - \$ -

Subtotal \$ - \$ - \$ -

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

6.18.25 \$ 100.00 \$ 100.00

Subtotal \$100 \$0 \$ 100.00

Total Revenues \$ 2,000.00 \$ 1,710.00 \$ 290.00

\$1,900  
- 225  
\$1,675.00

9016

\$1,507.50

← pay Andy  
+ bill this  
amount

See Andy's  
email for returned  
\$225 check

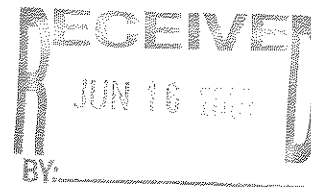
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - JEANETTE RAMIREZ  
**Date:** June 16, 2025 at 4:09 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Allison Mossing [amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SUNDAY) 10:30 A.M. to 2:30 P.M.
  - DATE OF VENUE – JUNE 8, 2025
  - RESIDENT – **JEANETTE RAMIREZ**
  - ADDRESS – 4044 OAK MILL ROAD, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **\$100.00**
  - BOOKING FEE/DEPOSIT was via VISA (6716):
    - DATED: 5/16/25
    - SEQ#: ?
    - BATCH#: 127?
    - INVOICE#: ?
    - APPROVAL CODE: 03692?
    - 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 on August 18 - 26, 2025.

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

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

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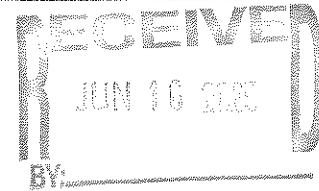
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - JOSHUA RENICK  
**Date:** June 16, 2025 at 3:46 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**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) 3:00 P.M. to 7:00 P.M.
  - DATE OF VENUE – JUNE 1, 2025
  - RESIDENT – **JOSHUA RENICK**
  - ADDRESS – 3521 LIVE OAK HOLLOW DRIVE, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **\$100.00**
  - BOOKING FEE/DEPOSIT was via VISA (3284):
    - DATED: 5/9/25
    - SEQ#: 4?
    - BATCH#: 137?
    - INVOICE#: 4?
    - APPROVAL CODE: 17196?
    - 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 on August 18 - 26, 2025.

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

Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation  
[venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[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 - KERISHA KENNEDY  
**Date:** June 16, 2025 at 3:38 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)

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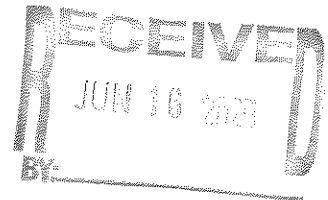
Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (FRIDAY) 2:00 P.M. to 10:00 P.M. (ET 4:00 P.M. TO 8:00 P.M.)
  - DATE OF VENUE – MAY 30, 2025
  - RESIDENT – KERISHA KENNEDY
  - ADDRESS – 1203 BEDROCK DRIVE, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **\$500.00**
  - BOOKING FEE/DEPOSIT was via CHECK drawn on NAVY FEDERAL:
    - CHECK#: 158
    - DATED: 4/28/25
    - DEPOSITED: 4/29/25
    - 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 on August 18 - 26, 2025.

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

Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation  
[venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
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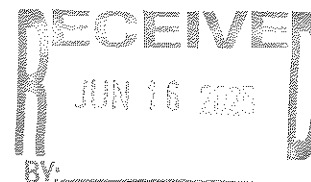
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - MAKAYLA NANKERVIS  
**Date:** June 16, 2025 at 4:12 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**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) 3:00 P.M. to 7:00 P.M.
  - DATE OF VENUE – JUNE 8, 2025
  - RESIDENT – **MAKAYLA NANKERVIS**
  - ADDRESS – 696 CHESTWOOD CHASE DRIVE, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **\$100.00**
  - BOOKING FEE/DEPOSIT was via VISA (9704):
    - DATED: 4/4/25
    - SEQ#: ?
    - BATCH#: 123?
    - INVOICE#: ?
    - APPROVAL CODE: 03113?
    - 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 on August 18 - 26, 2025.

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

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[venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
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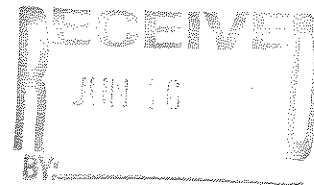
From: Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
Subject: MVCDD refund of deposit request - MAURICE THOMPSON  
Date: June 16, 2025 at 3:41 PM  
To: Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
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) 4:00 P.M. to 12:00 A.M. (ET 5:00 P.M. TO 10:00 P.M.)
  - DATE OF VENUE – MAY 31, 2025
  - RESIDENT – MAURICE THOMPSON
  - ADDRESS – 855 SONGBIRD DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - **\$500.00**
  - BOOKING FEE/DEPOSIT was via VISA(0218):
    - DATED: 1/7/25
    - SEQ#: 2
    - BATCH#: 1165
    - INVOICE#: 2
    - APPROVAL CODE: 014314
    - 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 on August 18 - 26, 2025.

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

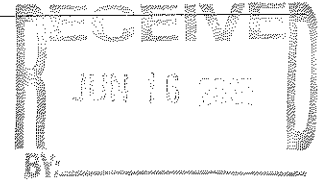
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation  
[venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
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**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - MEREDITH ANIDO  
**Date:** June 16, 2025 at 3:53 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) 3:30 P.M. to 7:30 P.M.
  - DATE OF VENUE – MAY 31, 2025
  - RESIDENT – **MEREDITH ANIDO**
  - ADDRESS – 3550 OLD VILLAGE DRIVE, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **\$100.00**
  - BOOKING FEE/DEPOSIT was via CHECK drawn on VyStar:
    - DATED: 5/1/25
    - CHECK#: 1003
    - DEPOSITED: 5/2/25
    - 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 on August 18 - 26, 2025.

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

Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation  
[venuerentals@oakleafresidents.com](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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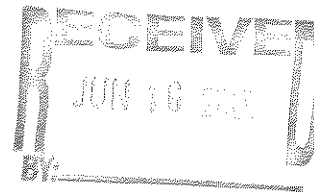
**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - TRACI PARKER  
**Date:** June 16, 2025 at 3:30 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**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) 4:00 P.M. to 12:00 A.M. (ET 6:00 P.M. TO 10:00 P.M.)
  - DATE OF VENUE – JUNE 7, 2025
  - RESIDENT – TRACI PARKER
  - ADDRESS – 1045 DRAKEFEATHER DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - **\$500.00**
  - BOOKING FEE/DEPOSIT was via VISA(2426):
    - DATED: 4/11/25
    - SEQ#: 4?
    - BATCH#: 123?
    - INVOICE#: 4?
    - APPROVAL CODE: 833054?
    - 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 on August 18 - 26, 2025.

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

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

Governmental Management Services

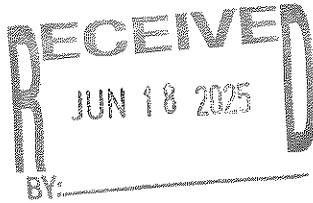
[www.OakLeafResidents.com](http://www.OakLeafResidents.com)

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# INVOICE

Oakleaf Tennis



**Invoice Date**  
May 28, 2025

**Invoice Number**  
45390

**Reference**  
Summer Camp shirts

**Delivery Address**  
950 Blanding Blvd  
ORANGE PARK FL 32065  
US

Winning Concepts USA,  
Inc.  
950 Blanding Blvd Suite 19  
ORANGE PARK FL 32065

Description	Quantity	Unit Price	Tax	Amount USD
Screen print full front 2 color imprint black and lemon yellow	45.00	10.49	7.5%	472.05
On PC380 Port & Company® Performance Tee White- 10 sm, 5 med, 5 Lg, 5 XL				
On PC380Y Port & Company® Youth Performance Tee White- 10 med, 10 Lg				
Screen Charge	2.00	25.00	7.5%	50.00

**Code to:**

**Middle Village Tennis Pro**

**2.330.572.34300**

**Due Date: Jun 11, 2025**

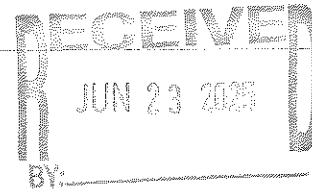
All items are custom and once processed can not be returned.

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



[View and pay online now](#)

**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - CARMELITA DURHAM  
**Date:** June 23, 2025 at 4:24 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) 12:00 P.M. to 12:00 A.M. (ET 6:00 P.M. TO 10:00 P.M.)
  - DATE OF VENUE – JUNE 21, 2025
  - RESIDENT – CARMELITA DURHAM
  - ADDRESS – 3780 CARDINAL OAKS CIRCLE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND - **\$500.00**
  - BOOKING FEE/DEPOSIT was via VISA (8583):
    - DATED: 2/18/25
    - SEQ#: ?
    - BATCH#: 119?
    - INVOICE#: 1?
    - APPROVAL CODE: 60169?
    - 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 on August 18 - 26, 2025.

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

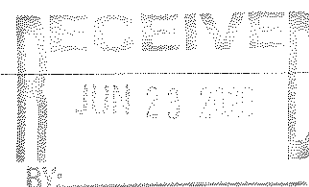
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation  
[venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
(904) 770-4661 voice email  
(904) 375-9285 ext. 3  
[www.oakleafresidents.com](http://www.oakleafresidents.com)

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 - ELIZABETH LOPEZ-DOWNS  
**Date:** June 23, 2025 at 4:38 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) 11:00 A.M. to 3:00 P.M.
  - DATE OF VENUE – JUNE 21, 2025
  - RESIDENT – **ELIZABETH LOPEZ-DOWNS**
  - ADDRESS – 545 CHESTWOOD CHASE DRIVE, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **\$100.00**
  - BOOKING FEE/DEPOSIT was via VISA (8887):
    - DATED: 6/11/25
    - SEQ#: 1?
    - BATCH#: 129?
    - INVOICE#: 1?
    - APPROVAL CODE: 14361?
    - 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 on August 18 - 26, 2025.

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

Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation  
[venuerentals@oakleafresidents.com](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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Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 2490  
Invoice Date: 6/18/25  
Due Date: 6/18/25  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2025 (Tennis) 2.330.572.3440	26	40.00	1,040.00
<div>RECEIVED JUN 23 2025 BY: _____  Alison Morsing 6-23-25</div>			

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

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

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/2/25	2	J.S.	Clean and sweep tennis courts.
5/5/25	2	J.S.	Clean and sweep tennis courts.
5/7/25	2	J.M.	Clean and sweep tennis courts.
5/9/25	2	J.M.	Clean and sweep tennis courts.
5/12/25	2	J.M.	Clean and sweep tennis courts.
5/14/25	2	J.M.	Clean and sweep tennis courts.
5/16/25	2	J.M.	Clean and sweep tennis courts.
5/19/25	2	J.M.	Clean and sweep tennis courts.
5/21/25	2	J.M.	Clean and sweep tennis courts.
5/23/25	2	J.M.	Clean and sweep tennis courts.
5/26/25	2	J.M.	Clean and sweep tennis courts.
5/28/25	2	J.M.	Clean and sweep tennis courts.
5/30/25	2	J.S.	Clean and sweep tennis courts.

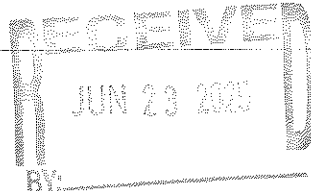
**TOTAL**

---

**26**

---

**From:** Oakleaf Venues [venuerentals@oakleafresidents.com](mailto:venuerentals@oakleafresidents.com)  
**Subject:** MVCDD refund of deposit request - JOSEPH BOUCHARD  
**Date:** June 23, 2025 at 4:28 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com), Oksana Kuzmuk [okuzmuk@gmsnf.com](mailto:okuzmuk@gmsnf.com)  
**Cc:** Marilee Giles [mgiles@gmsnf.com](mailto:mgiles@gmsnf.com), Alison Mossing [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) 3:30 P.M. to 7:30 P.M.
  - DATE OF VENUE – JUNE 21, 2025
  - RESIDENT – **JOSEPH BOUCHARD**
  - ADDRESS – 696 CHESTWOOD CHASE DRIVE, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **\$100.00**
  - BOOKING FEE/DEPOSIT was via VISA (8550):
    - DATED: 5/28/25
    - SEQ#: ?
    - BATCH#: 128?
    - INVOICE#: ?
    - APPROVAL CODE: 56186?
    - 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 on August 18 - 26, 2025.

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

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

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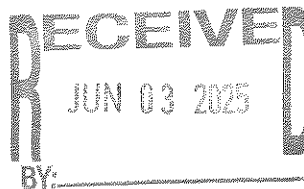
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/06/25	00104	5/27/25 3156	202505 600-53800-64000	RMV/RPLC 3 VALVES & PUMP	*	3,900.00	
				BLUE SOLUTIONS INC			3,900.00 000819
6/24/25	00104	6/04/25 3165	202506 600-53800-64000	POOL REPAIRS	*	2,550.00	
				BLUE SOLUTIONS INC			2,550.00 000820
6/24/25	00009	5/30/25 2488	202504 600-53800-64000	APR REPAIR & REPLACEMENTS	*	1,831.20	
				GOVERNMENTAL MANAGEMENT SERVICES			1,831.20 000821
6/24/25	00022	6/03/25 6511	202506 600-53800-64000	SLING CHAISE LOUNGE	*	773.50	
				HORIZON CASUAL, INC.			773.50 000822
6/24/25	00050	6/11/25 22641	202505 600-53800-64000	4" MAINLINE SIDE PROPERTY	*	950.00	
				VERDEGO LLC			950.00 000823
6/26/25	00054	4/25/25 86190493	202504 600-53800-64000	JANITORIAL SUPPLIES	*	21.98	
				THE HOME DEPOT PRO			21.98 000824
6/26/25	00054	4/25/25 86190493	202504 600-53800-64000	JANITORIAL SUPPLIES	*	89.82	
				THE HOME DEPOT PRO			89.82 000825
6/26/25	00054	4/25/25 86190493	202504 600-53800-64000	JANITORIAL SUPPLIES	*	742.20	
				THE HOME DEPOT PRO			742.20 000826
6/26/25	00054	6/09/25 86858077	202506 600-53800-64000	JANITORIAL SUPPLIES	*	648.90	
				THE HOME DEPOT PRO			648.90 000827
6/26/25	00054	6/09/25 86858077	202506 600-53800-64000	JANITORIAL SUPPLIES	*	238.17	
				THE HOME DEPOT PRO			238.17 000828
TOTAL FOR BANK C						11,745.77	
TOTAL FOR REGISTER						11,745.77	

MVIL MIDDLE VILLAGE OKUZMUK

Blue Solutions Inc  
1015 Idlewild Ave  
Green Cove Springs, FL 32043  
USA  
+19045802210  
Blue\_Solutions@comcast.net  
www.bluesolutionspools.com

## Invoice

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



INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3156	05/27/2025	\$3,900.00	06/01/2025	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> Remove and replace 3 valves and pump	1	3,600.00	3,600.00
<b>Materials</b> Fittings and pipe for the job	1	300.00	300.00
BALANCE DUE			<b>\$3,900.00</b>

**Code to:**

**Middle Village Repair and Replacements**

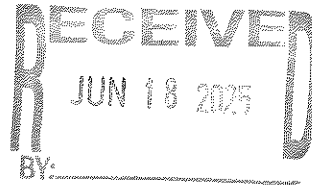
**34-600-538-64000**

Blue Solutions Inc  
1015 Idlewild Ave  
Green Cove Springs, FL 32043  
USA  
+19045802210  
Blue\_Solutions@comcast.net  
www.bluesolutionspools.com

## Invoice

**BILL TO**

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



INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3165	06/04/2025	\$2,550.00	07/01/2025	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> Valves for family pool tank	1	250.00	250.00
<b>Labor</b> Swap pump housing for splash pad	1	425.00	425.00
<b>pipe repair</b> Pipe repair and paver replacment	1	225.00	225.00
<b>tie</b> Tile replaced 2 tiles	1	100.00	100.00
<b>leak check</b> Check for leaks with die.	1	125.00	125.00
<b>Materials</b> bolts, nuts, flanges	1	765.00	765.00
<b>Labor</b> flange replacement not in quote	1	60.00	60.00
<b>Labor</b> Labor and materials for wiring new vfd	1	500.00	500.00
<b>Labor</b> priming and making sure pumps works	1	0.00	0.00
<b>Labor</b> adding chemicals to pool	1	0.00	0.00
<b>Labor</b> grouting and fixing area around pipe for leaks	1	100.00	100.00

**BALANCE DUE**

**\$2,550.00**

**Code to:**

**Middle Village Repair and Replacements**

**34-600-538-64000**

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

# Invoice

Invoice #: 2488  
Invoice Date: 6/30/25  
Due Date: 6/30/25  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
<del>2.330.572.4100 (MV Phones) - Statement Closing Date 4/20/25</del>		<del>88.05</del>	<del>88.05</del>
<del>2.310.513.49300 (MV Office Supplies) - Statement Closing Date 4/20/25</del>		<del>14.20</del>	<del>14.20</del>
34.600.538.64000 (MV Repair & Replacements) - Statement Closing Date 4/20/25		1,831.20	1,831.20
<del>2.310.513.49300 (MV Permits &amp; License) - Statement Closing Date 4/20/25</del>		<del>75.00</del>	<del>75.00</del>
<del>2.330.572.34400 (MV Tennis Maintenance) - Statement Closing Date 4/20/25</del>		<del>625.36</del>	<del>625.36</del>

RECEIVED  
JUN 17 2025  
BY: \_\_\_\_\_

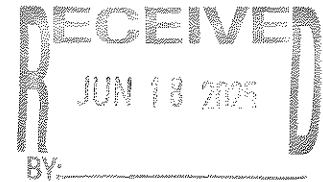
**Total** \$2,633.81

**Payments/Credits** \$0.00

**Balance Due** ~~\$2,633.81~~

\$1,831.20

Horizon Casual, Inc  
P.O Box 1000  
Ocala, FL 34478  
+13526226852  
www.horizoncasual.com



## Estimate

### ADDRESS

Double Branch CDD  
475 W Town Pl  
Ste 114  
St. Augustine, FL 32092-3649

### SHIP TO

Double Branch CDD  
370 Oakleaf Pkwy  
Orange Park, FL 32065

ESTIMATE # 6511

DATE 06/03/2025

### SALES REP

Krysta

QTY	ITEM	DESCRIPTION	RATE	AMOUNT
20	Sling Loung e	Replacement Sling Fabric for Chaise Lounge - 1202SL Seat Only	70.00	1,400.00T
1	Colors	Sling- HC-251 Forest Green	0.00	0.00

To Process your order, Please, sign and date the bottom of the estimate and return via email. Thank you for your business!

All claims must be made within five days after receipt of goods, and claims for loss or damage in transit must be filed at once with carrier. We hold a shipping receipt in good order and accept no liability. If merchandise is damaged in transit and so received, you are responsible for securing proper notation of such damage from your local freight agent in order to secure settlement. Title of shipment passes to you upon delivery to, properly receipted by, transportation carrier. We are not responsible for delays in transit and our terms are not to be affected by such delays. Merchandise returned without written authorization will be refused. Goods listed herein remain property of Horizon Casual Inc. until invoice is paid.

SUBTOTAL	1,400.00
DISCOUNT 2%	-28.00
TAX	0.00
SHIPPING	175.00
TOTAL	<del>\$1,547.00</del>

**\$773.50**

Accepted By

Accepted Date

**Code to: Split 50/50**

**Double Branch Repair and Replacement**

**034.600.538.621**

**Middle Village Repair and Replacements**

**34-600-538-64000**



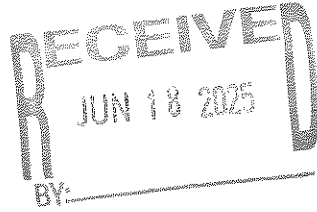
# Invoice

Invoice #: 22641

Date: 06/11/25

Customer PO:

DUE DATE: 07/11/2025



## 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

## AMOUNT

#22443 - Middle Village Mainline May 2025

Repaired a 4" mainline on the Middle Village side of the property.

Location of the mainline break is the same island as the Clock Tower Pump.

<i>Landscape Enhancement</i>				\$950.00
4" coupler (Material)	2.00	\$15.00	\$30.00	
4" elbow (Material)	1.00	\$35.00	\$35.00	
4" pipe (Material)	1.00	\$35.00	\$35.00	
4" slip fix (Material)	1.00	\$135.00	\$135.00	
Irrigation Labor (Labor)	11.00	\$65.00	\$715.00	

## Invoice Notes:

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$950.00**

Please See Our  
Updated Remittance  
Information

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

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

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

**Code to:**

**Middle Village Repair and Replacements**

**34-600-538-64000**



Formerly Home Depot Pro Institutional

- My Account Number 645245
- Currently Shopping As 645245 - DOUBLE BRANCH
- Current Ship-To Address DOUBLE BRANCH 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065

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

Please split between  
DB & MV 50/50  
Repair & Replacement

DB 2,320.572, 63100

MV 34,600, 538, 64000

## Invoice Detail

Customer ID: 645245  
Invoice Number: 861904936  
Invoice Date: 4/25/2025  
Order Number: 62266945  
Purchase Order: LNC4242025

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

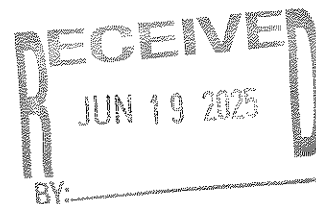
### Shipped To:

DOUBLE BRANCH  
370 OAKLEAF VILLAGE PARKWAY  
ORANGE PARK, FL 32065

Invoice Total ~~\$43.96~~  
\$21.98

### HD Supply Notes:

Items NOT shown here are being shipped from our  
Jacksonville, and Fort Myers warehouses.



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

LINER NATL 23X24 6MIC 10GL TYCVLH2424-06N	1	1	\$43.96	\$43.96
--	---	---	---------	---------

Subtotal \$43.96  
Shipping & Handling \$0.00  
Tax \$0.00  
Web Discount -\$0.00  
Invoice Total \$43.96



Formerly Home Depot Pro Institutional

- My Account Number 645245
- Currently Shopping As 645245 - DOUBLE BRANCH
- Current Ship-To Address DOUBLE BRANCH 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065

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- [Invoice Detail](#)

## Invoice Detail

Please split between  
DB & MV 50/50  
Repair & Replacement  
DB 2,320.572 63100  
MV 34,600.538 64000

Customer ID: 645245  
Invoice Number: 861904936A  
Invoice Date: 4/25/2025  
Order Number: 62266946  
Purchase Order: LNC4242025

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

### Shipped To:

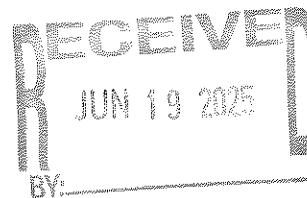
DOUBLE BRANCH  
370 OAKLEAF VILLAGE PARKWAY  
ORANGE PARK, FL 32065


Invoice Total ~~\$179.64~~

\$89.82

### HD Supply Notes:

Items NOT shown here are being shipped from our  
Jacksonville, Atlanta warehouses.



Description   Item Number	Quantity	Quantity	Unit	Total
	Ordered	Shipped	Price	
 SUPERSTITCH BLEND MOP BLU LG SIN RCPD25306BL	6	6	\$29.94	\$179.64
Subtotal				\$179.64
Shipping & Handling				\$0.00
Tax				\$0.00
Web Discount				-\$0.00
Invoice Total				\$179.64



Formerly Home Depot Pro Institutional

- My Account Number 645245
- Currently Shopping As 645245 - DOUBLE BRANCH
- Current Ship-To Address DOUBLE BRANCH 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065

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- [Invoice Detail](#)

Please Split between  
DB & MV 50/50

Repair & Replacement

DB 2,320.57 63100

MV 34,600.53 8,6400

## Invoice Detail

Customer ID: 645245  
Invoice Number: 861904936 B  
Invoice Date: 4/25/2025  
Order Number: 62266943  
Purchase Order: LNC4242025

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### Shipped To:

DOUBLE BRANCH  
370 OAKLEAF VILLAGE PARKWAY  
  
ORANGE PARK, FL 32065

Invoice Total ~~\$1,484.40~~

\$742.20

### HD Supply Notes:

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

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

RCPD25306BL SUPERSTITCH BLEND MOP BLU LG 5

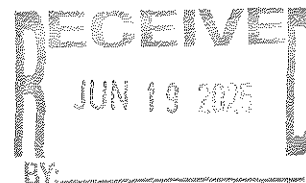
157.95 Handling Charge

Delivery information for this invoice may be

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






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

Atlanta warehouse.



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

TYCVLH2424-D LINER NATL 23X24 6MIC 10GL

Description   Item Number		Quantity Ordered	Quantity Shipped	Unit Price	Total
 RENOWN SINGLE ROLL BATH TISSUE 2PLY <u>REN06125-WB</u>		6	6	\$79.25	\$475.50
 RENOWN LNR 38X58 1.5MIL BLK <u>REN68016-CA</u>		5	5	\$64.62	\$323.10
 MLTIFLD TOWL CWP NTURL 16/CS <u>332178797</u>		6	6	\$42.19	\$253.14
 RENOWN WAVE3D URNAL SCRN MAN <u>REN03121</u>		6	6	\$31.09	\$186.54
 REN CONTROL RL TWL NAT WHT <u>REN06133-WB</u>		3	3	\$79.39	\$238.17

Subtotal \$1,476.45  
Shipping & Handling \$7.95  
Tax \$0.00  
Web Discount -\$0.00  
Invoice Total \$1,484.40



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

Please split between  
DB & MV 50/50

Repair & replacement

DB 2,320.572, 63100

MV 34,600.538, 64000

## Invoice Detail

Customer ID: 647283  
Invoice Number: 868580770  
Invoice Date: 6/9/2025  
Order Number: 62973348  
Purchase Order: LNC662025

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### Shipped To:

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

Invoice Total ~~\$1,297.79~~

\$648.90

### HD Supply Notes:

REN06133-WB REN CONTROL RL TWL NAT WHT

\$7.95 Handling Charge

Delivery information for this invoice may be

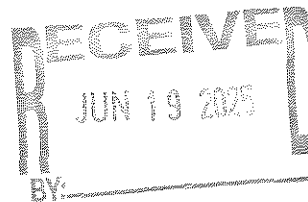
found at: [www.HomeDepotPro.com/Institutional](http://www.HomeDepotPro.com/Institutional)




CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

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

Jacksonville warehouse.

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



Description   Item Number	Quantity Ordered	Quantity Shipped	Unit Price	Total
 RENOWN SINGLE ROLL BATH TISSUE 2PLY <u>REN06125-WB</u>	6	6	\$79.25	\$475.50
 RENOWN 1/2 FLD TLT ST CVR <u>309330283</u>	1	1	\$89.96	\$89.96
 RENOWN LNR 38X58 1.5MIL BLK <u>REN60010-CA</u>	6	6	\$64.62	\$387.72
 RENOWN C-PULL WIPES 8X10 2CA <u>REN15747803</u>	6	6	\$56.11	\$336.66

Subtotal \$1,289.84  
 Shipping & Handling \$7.95  
 Tax \$0.00  
 Web Discount -\$0.00  
 Invoice Total \$1,297.79

# HD SUPPLY

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 DB & MV  
50/50

Repair & Replacement

DB 2,320.572 + 631.00

MV 34,600.535 + 640.00

## Invoice Detail

Customer ID: 647283  
Invoice Number: 868580770 A  
Invoice Date: 6/9/2025  
Order Number: 62973350  
Purchase Order: LNC662025

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### Shipped To:

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

Invoice Total ~~\$476.34~~

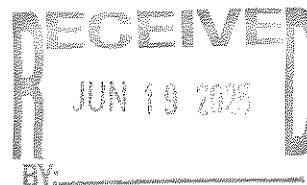
\$238.17

### HD Supply Notes:

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

Items NOT shown here are being shipped from our

Jacksonville warehouse.



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

REN CONTROL RL TWL NAT WHT REN06133-WB	6	6	\$79.39	\$476.34
---	---	---	---------	----------

Subtotal \$476.34  
Shipping & Handling \$0.00  
Tax \$0.00  
Web Discount -\$0.00

Invoice Total      \$476.34

## *FIFTH ORDER OF BUSINESS*

# *Middle Village*

*Community Development District*

*Approved Budget*  
*FY 2026*

*Presented by:*



# Table of Contents

1	<u>General Fund</u>
2-3	<u>General Fund Narratives</u>
4	<u>Recreation Fund</u>
5-8	<u>Recreation Fund Narratives</u>
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10	<u>Amortization Schedule 2022</u>
11	<u>Amortization Schedule 2018</u>
12	<u>Assessment Allocation</u>
13	<u>Capital Reserve Fund</u>
14	<u>Exhibit A</u>

**Middle Village**  
**Community Development District**  
**Approved Budget**  
**General Fund**

Description	Adopted Budget FY 2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
-------------	------------------------------	-------------------------	----------------------------	---------------------------	-------------------------------

**REVENUES:**

Special Assessments - On Roll	\$ 222,749	\$ 221,677	\$ 1,066	\$ 222,743	\$ 200,594
Interest income	1,000	387	50	437	1,000
<b>TOTAL REVENUES</b>	<b>\$ 223,749</b>	<b>\$ 222,064</b>	<b>\$ 1,116</b>	<b>\$ 223,180</b>	<b>\$ 201,594</b>

**EXPENDITURES:**

**Administrative**

Supervisors Fees	\$ 12,000	\$ 7,400	\$ 4,000	\$ 11,400	\$ 12,000
FICA Expense	918	566	306	872	918
Travel per Diem	200	-	100	100	200
Engineering	7,000	6,064	1,936	8,000	8,000
Trustee Fee	15,000	19,000	-	19,000	15,000
Dissemination Agent	3,933	2,822	1,111	3,933	4,129
Assessment Roll Administration	8,483	8,483	0	8,483	8,907
Attorney	50,000	16,735	17,000	33,735	40,000
Arbitrage Rebate	700	-	700	700	700
Annual Audit	6,600	6,700	-	6,700	6,800
Management Fees	72,865	48,577	24,289	72,865	76,509
Information Technology	2,865	1,910	955	2,865	3,008
Telephone	300	260	40	300	300
Postage	1,500	433	1,067	1,500	1,500
Printing	2,500	322	2,178	2,500	2,500
Insurance General Liability	14,109	13,724	-	13,724	15,443
Legal Advertising	2,500	666	1,834	2,500	2,500
Other Current Charges	150	45	105	150	150
Office Supplies	200	6	194	200	200
Website Maintenance	2,528	1,685	843	2,528	2,655
Dues, Licenses & Subscriptions	175	175	-	175	175
Capital Reserve Funding	19,222	-	19,222	19,222	-
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 223,749</b>	<b>\$ 135,572</b>	<b>\$ 75,880</b>	<b>\$ 211,453</b>	<b>\$ 201,594</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 223,749</b>	<b>\$ 135,572</b>	<b>\$ 75,880</b>	<b>\$ 211,453</b>	<b>\$ 201,594</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 86,492</b>	<b>\$ (74,764)</b>	<b>\$ 11,728</b>	<b>\$ -</b>

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

<b>REVENUES</b>
-----------------

**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.

<b>Expenditures - Administrative</b>
--------------------------------------

**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**

<b>Expenditures - Administrative (continued)</b>
--

**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 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments - Tax Roll	\$ 2,180,719	\$ 2,170,228	\$ 10,436	\$ 2,180,665	\$ 2,256,317
Interest Income	5,000	21,624	7,500	29,124	5,000
Miscellaneous Revenue	1,000	84	35	119	1,000
Amenities Revenue	100,000	93,611	15,000	108,611	100,000
Cost Share Revenue-South Village	36,022	39,299	-	39,299	-
<b>TOTAL REVENUES</b>	<b>\$ 2,322,741</b>	<b>\$ 2,324,846</b>	<b>\$ 32,971</b>	<b>\$ 2,357,817</b>	<b>\$ 2,362,317</b>
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
Management Fees - On Site Staff	\$ 356,649	\$ 237,768	\$ 118,881	\$ 356,649	\$ 374,481
Insurance	96,279	90,075	-	90,075	97,141
Other Current Charges	6,000	4,183	1,817	6,000	6,000
Permit Fees	1,650	2,304	-	2,304	1,650
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 460,578</b>	<b>\$ 334,330</b>	<b>\$ 120,698</b>	<b>\$ 455,028</b>	<b>\$ 479,272</b>
<b>Operations &amp; Maintenance</b>					
<b>Common Area Maintenance</b>					
Security	\$ 136,335	\$ 71,984	\$ 64,351	\$ 136,335	\$ 136,335
Security Clay County	47,304	30,791	16,513	47,304	47,304
Electric	20,000	9,832	10,168	20,000	18,000
Streetlighting	35,000	19,745	15,255	35,000	32,400
Irrigation Maintenance	5,000	-	2,500	2,500	5,000
Landscape Maintenance	557,230	360,666	180,332	540,998	557,230
Common Area Maintenance	80,000	53,738	26,262	80,000	84,000
Lake Maintenance	25,000	12,752	12,248	25,000	25,000
<b>TOTAL COMMON AREA MAINTENANCE</b>	<b>\$ 905,868</b>	<b>\$ 559,508</b>	<b>\$ 327,629</b>	<b>\$ 887,137</b>	<b>\$ 905,269</b>
<b>Recreation Facility</b>					
Amenity Staff	\$ 190,000	\$ 86,318	\$ 103,682	\$ 190,000	\$ 190,000
Janitorial	59,500	33,114	26,386	59,500	62,475
Telephone	18,000	13,128	4,872	18,000	18,000
Electric	75,000	30,343	44,657	75,000	69,600
Water / Sewer	45,000	34,030	15,970	50,000	54,200
Gas/Heat (Pool)	20,000	18,207	1,793	20,000	20,000
Refuse Service	35,000	37,251	2,749	40,000	42,000
Pool Maintenance & Chemicals	43,000	33,297	9,703	43,000	43,000
Cable	8,000	5,193	2,807	8,000	8,000
Special Events	10,000	6,916	3,084	10,000	10,000
Office Supplies and Equipment	1,500	14	1,486	1,500	1,500
Facility Maintenance - General	65,000	41,687	23,313	65,000	68,250
Facility Maintenance - Preventive Contracts	15,950	1,305	10,000	11,305	15,950
Facility Maintenance - Contingency	7,500	5,738	1,762	7,500	7,875
Elevator Maintenance	10,000	6,170	3,830	10,000	10,000
Recreation Passes	4,000	3,594	406	4,000	4,000
Lighting Repairs	12,000	6,277	5,723	12,000	12,000
Tennis Court Maintenance	65,725	60,806	4,919	65,725	69,011
Capital Reserve	271,120	-	271,120	271,120	271,914
<b>TOTAL RECREATION FACILITY</b>	<b>\$ 956,295</b>	<b>\$ 423,389</b>	<b>\$ 538,262</b>	<b>\$ 961,650</b>	<b>\$ 977,776</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,322,741</b>	<b>\$ 1,317,227</b>	<b>\$ 986,589</b>	<b>\$ 2,303,815</b>	<b>\$ 2,362,317</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 1,007,619</b>	<b>\$ (953,617)</b>	<b>\$ 54,002</b>	<b>\$ -</b>

**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
<b>Total</b>	<b>\$</b>	<b>1,650</b>

**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
<b>Total</b>	<b>\$</b>	<b>11,361</b>	<b>\$</b>	<b>136,335</b>

**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
	<b>Total</b>	<b>\$ 1,500</b>	<b>\$ 18,000</b>

**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
	<b>Total</b>	<b>\$ 2,700</b>	<b>\$ 32,400</b>

**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
<b>Total</b>	<b>\$ 2,083</b>	<b>\$ 25,000</b>

**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.

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

**Telephone**

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

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

**Electric**

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

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

**Water/Sewer**

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

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
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
	<b>Total JEA</b>	<b>\$ 2,250</b>	<b>\$ 27,000</b>
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
	<b>Total CCUA</b>	<b>\$ 1,850</b>	<b>\$ 22,200</b>
	Contingency	417	5,000
	<b>Total Water/Sewer/Reclaim</b>	<b>\$ 4,517</b>	<b>\$ 54,200</b>

**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:

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

**Cable**

The District currently uses Comcast for cable services.

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

**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.

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

**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 5/31/25	Projected Next 4 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	22,232	5,000	27,232	10,000
Carry Forward Surplus <sup>(1)</sup>	283,240	284,931	-	284,931	282,546

<b>TOTAL REVENUES</b>	<b>\$ 2,065,412</b>	<b>\$ 2,040,184</b>	<b>\$ 13,334</b>	<b>\$ 2,053,518</b>	<b>\$ 2,064,718</b>
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#### **EXPENDITURES:**

##### **Series 2022**

Interest 11/1	\$ 189,828	\$ 189,828	\$ -	\$ 189,828	\$ 177,708
Principal Prepayment 11/1	-	4,000	-	4,000	-
Interest 5/1	189,828	189,769	-	189,769	177,708
Principal 5/1	1,153,000	1,153,000	-	1,153,000	1,178,000

##### **Series 2018A-2**

Interest 11/1	47,250	47,250	-	47,250	43,750
Principal Prepayment 11/1	-	5,000	-	5,000	-
Interest 5/1	47,250	47,125	-	47,125	43,750
Principal 5/1	130,000	130,000	-	130,000	140,000
Principal Prepayment 5/1	-	5,000	-	5,000	-

<b>TOTAL EXPENDITURES</b>	<b>\$ 1,757,155</b>	<b>\$ 1,770,972</b>	<b>\$ -</b>	<b>\$ 1,770,972</b>	<b>\$ 1,760,915</b>
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#### **Other Sources/(Uses)**

Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$ 1,757,155</b>	<b>\$ 1,770,972</b>	<b>\$ -</b>	<b>\$ 1,770,972</b>	<b>\$ 1,760,915</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 308,257</b>	<b>\$ 269,212</b>	<b>\$ 13,334</b>	<b>\$ 282,546</b>	<b>\$ 303,803</b>
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<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$ 204,873

**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	\$ 13,231,000			\$ 177,708	\$ 1,533,415
05/01/26	13,231,000	2.2215%	1,178,000	177,708	
11/01/26	12,053,000			164,623	1,534,246
05/01/27	12,053,000	2.3474%	1,205,000	164,623	
11/01/27	10,848,000			150,480	1,533,960
05/01/28	10,848,000	2.4631%	1,233,000	150,480	
11/01/28	9,615,000			135,295	1,534,590
05/01/29	9,615,000	2.5634%	1,264,000	135,295	
11/01/29	8,351,000			119,094	1,535,189
05/01/30	8,351,000	2.6548%	1,297,000	119,094	
11/01/30	7,054,000			101,878	1,535,756
05/01/31	7,054,000	2.7417%	1,332,000	101,878	
11/01/31	5,722,000			83,618	1,536,236
05/01/32	5,722,000	2.8224%	1,369,000	83,618	
11/01/32	4,353,000			64,299	1,537,598
05/01/33	4,353,000	2.8925%	1,409,000	64,299	
11/01/33	2,944,000			43,921	1,537,842
05/01/34	2,944,000	2.9549%	1,450,000	43,921	
11/01/34	1,494,000			22,498	1,538,996
05/01/35	1,494,000	3.0118%	1,494,000	22,498	
<b>Total</b>			<b>\$ 13,231,000</b>	<b>\$ 2,316,597</b>	<b>\$ 15,547,597</b>

**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	\$ 1,750,000	5.000%		\$ 43,750	\$ 43,750
05/01/26	1,750,000	5.000%	\$ 140,000	43,750	
11/01/26	1,610,000	5.000%		40,250	224,000
05/01/27	1,610,000	5.000%	145,000	40,250	
11/01/27	1,465,000	5.000%		36,625	221,875
05/01/28	1,465,000	5.000%	150,000	36,625	
11/01/28	1,315,000	5.000%		32,875	219,500
05/01/29	1,315,000	5.000%	160,000	32,875	
11/01/29	1,155,000	5.000%		28,875	221,750
05/01/30	1,155,000	5.000%	170,000	28,875	
11/01/30	985,000	5.000%		24,625	223,500
05/01/31	985,000	5.000%	180,000	24,625	
11/01/31	805,000	5.000%		20,125	224,750
05/01/32	805,000	5.000%	185,000	20,125	
11/01/32	620,000	5.000%		15,500	220,625
05/01/33	620,000	5.000%	195,000	15,500	
11/01/33	425,000	5.000%		10,625	221,125
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
<b>Total</b>			<b>\$ 1,750,000</b>	<b>\$ 517,500</b>	<b>\$ 2,267,500</b>

**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	<b>\$953.88</b>	\$954.96	<b>-\$1.08</b>	<b>0%</b>	<b>\$851.86</b>	\$851.86	<b>\$0.00</b>
Multi Family	1,056	1,274	<b>\$732.56</b>	\$740.24	<b>-\$7.67</b>	<b>-1%</b>	<b>\$609.16</b>	\$609.16	<b>\$0.00</b>
High Density MF	228	0	<b>\$665.56</b>	\$675.20	<b>-\$9.64</b>	<b>-1%</b>	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
High Density MF&Aqutics	704	0	<b>\$665.56</b>	\$574.16	<b>\$91.40</b>	<b>14%</b>	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
Commercial/Office	330,000	320,900	<b>\$0.635</b>	\$0.62	<b>\$0.01</b>	<b>2%</b>	<b>\$0.66</b>	\$0.66	<b>\$0.00</b>
Total	333,047	323,227							

**Middle Village**  
**Community Development District**  
**Approved Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY 2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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**REVENUES:**

Transfer In from General Fund	\$ 19,222	\$ -	\$ 19,222	\$ 19,222	\$ -
Transfer In from Recreation Fund	271,120	-	271,120	271,120	271,914
Interest	15,000	28,140	7,000	35,140	15,000
Carry Forward Balance	1,194,696	1,138,355	-	1,138,355	1,178,458

<b>TOTAL REVENUES</b>	<b>\$ 1,500,038</b>	<b>\$ 1,166,495</b>	<b>\$ 297,342</b>	<b>\$ 1,463,837</b>	<b>\$ 1,465,372</b>
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**EXPENDITURES:**

**Capital Outlay**

Repairs & Replacements	\$ 250,000	\$ 235,380	\$ 50,000	\$ 285,380	\$ 250,000
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<b>TOTAL EXPENDITURES</b>	<b>\$ 250,000</b>	<b>\$ 235,380</b>	<b>\$ 50,000</b>	<b>\$ 285,380</b>	<b>\$ 250,000</b>
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**Other Sources/(Uses)**

Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$ 250,000</b>	<b>\$ 235,380</b>	<b>\$ 50,000</b>	<b>\$ 285,380</b>	<b>\$ 250,000</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 1,250,038</b>	<b>\$ 931,116</b>	<b>\$ 247,342</b>	<b>\$ 1,178,458</b>	<b>\$ 1,215,372</b>
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**Middle Village**  
**Community Development District**  
**Exhibit "A"**  
**Allocation of Operating Reserve**

Allocation of Operating Reserves
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Estimated Funds Available
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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	11,728
Estimated Recreation Excess Revenues- Fiscal Year 2025	54,002
<b>Total Estimated Operating Funds Available - 9/30/2025</b>	<b>\$ 1,294,817</b>

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>\$ 721,818</u></u>
 Capital Reserve- Beginning Fund Balance - 10/1/24	 \$ 1,138,355
Projected Capital Excess Revenues - Fiscal Year 2025	40,103
Total Estimated Reserve Funds Available - 9/30/25	<u><u>\$ 1,178,458</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>\$ 1,450,372</u></u>

## *SIXTH ORDER OF BUSINESS*

*B.*



Engineering - Landscape Architecture - Surveying

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | [www.matthews.dccm.com](http://www.matthews.dccm.com)

[mdg.cei@dccm.com](mailto:mdg.cei@dccm.com)

LICENSE #26535, LB8590, LA6666877

## General Information

Project Name	24016 Middle Village CDD		
Prepared By	Branden J Marcinell		
Date Of Visit	06/09/2025 12:41 PM EDT		
Date Prepared	06/23/2025 EDT		
Weather	Cloudy	Temp	91
Site Conditions		Date of Last Report	N/A
Present at Site			

## Site Notes

N/A

## Corrected since last report

N/A

## Observations

## Drainage

1

1

Control structure functioning as designed.

5

5

Control structure functioning as designed.

8

11

Weir is functioning as designed.

9

12

Control structure operating as designed.

10

13

Control structure in retention area, system is charged.

**Observations****Erosion**

47

113

Erosion underneath sidewalk. Backfill to protect against settling and separation or monitor for worsening condition.

**Hardscape**

34

100

Wooden support post in early stages of rot. Observe at future inspections for stability.

39

105

Brick pavers minor settling around grate. Monitor in future inspections.

**Irrigation**

36

102

Erosion around irrigation. Adjust head to correct.

**Misc**

18

49

Rust on picnic table, paint delaminating. observe for worsening condition.

**Storm**

1

1

Control structure functioning as designed.

8

11

Weir is functioning as designed.

9

12

Control structure operating as designed.

10

13

Control structure in retention area, system is charged.

22

88

Control structure MES in pond cracking surface concrete. Observed at future inspections.

**Needs Action****Drainage**

- 2** **2** Weir blocked by vegetation and not functioning correctly. Remove vegetation and clean weir great as needed.
- 3** **3** Control structure operating as designed. Advise removing debris to make sure it does not clog during operation at high volume.
- 6** **6** Control structure operating as designed. Some debris has gathered in the skimmer. Suggest cleaning regiment regularly to avoid clogging.
- 7** **7** Soil/Vegetation on downstream side of weir needs to be cleared. Clean organics and debris from skimmer.

**Erosion**

- 4** **4** Control structure operating as per design. Debris buildup on downstream side of weir. Erosion in pond bank present near control structure. Needs to be addressed.
- 31** **97** Large grade change at pond Bank. Multiple locations of erosion at property lines. Needs to be addressed due to the level of erosion observed.
- 41** **107** Concrete pad being undermine suggest fill and stabilize around corner to protect against cracking and erosion.

**Hardscape**

- 11** **15** Raised edge on sidewalk, trip hazard.
- 12** **16** Corrective action in progress
- 13** **27** Raised sidewalk edge from tree rooting, trip hazard.
- 19** **55** CDD will contact Clay County for corrective action. Clay County has instructed CDD to report sidewalk issues within ROW per JS-facilities manager.
- 33** **99** Landing pad flexes at right corner before stairs. Advise adding corner support to keep from flexing and potential premature ware of stair pads.
- 38** **104** Soft spot in clay surface. Repair / investigate cause.

**Needs Action****Irrigation**

25 91 Possible issue with irrigation. Investigate as needed.

35 101 Erosion around irrigation. Adjust head to correct.

**Misc**

14 40 Corrective action is in progress

15 41 Bike rack loose. Post hole depressions in concrete, trip hazard.

16 42 Fence and backstop fence damaged, broken bench.

17 45 Water fountains damaged, inoperable.

42 108 Fence support down and broken. Repair and reattach for stability.

**Roadway**

40 106 Pot hole next to inlet and parking lot. Possible issue with pipe underground. Patch hole with pavement or investigate cause for complete repair.

**Safety**

20 71 Railing loose. Suggest repair to resecure.

21 87 Retaining wall separating from walkway. Advised inspection for safety.

24 90 Expose rusted metal on landing. Landing flexes under adult load. Protect against sharp edges.

28 94 Broken concrete creating a trip hazard. Replaced sidewalk segment to repair damaged area flush to existing concrete.

29 95 Support post for pavilion area rotting out at the base. Advised inspection by structural engineer.

**Needs Action**

**30** **96** Exposed rusted metal on landing. Landing flexes under adult load. Multiple areas showing exposed rust and sharp edges. Advise protection against sharp edges.

**32** **98** Abrupt grade change in sidewalk due to shaving. Advised painting, yellow, or softening grade change.

**43** **109** Broken sidewalk with trip hazard. Repair flush with existing sidewalk.

**44** **110** Broken sidewalk with trip hazard. Repair flush with existing sidewalk.

**45** **111** Broken sidewalk with trip hazard. Repair flush with existing sidewalk.

**46** **112** Broken sidewalk with trip hazard. Repair flush with existing sidewalk.

**Storm**

**2** **2** Weir blocked by vegetation and not functioning correctly. Remove vegetation and clean weir grate as needed.

**3** **3** Control structure operating as designed. Advise removing debris to make sure it does not clog during operation at high volume.

**6** **6** Control structure operating as designed. Some debris has gathered in the skimmer. Suggest cleaning regiment regularly to avoid clogging.

**7** **7** Soil/Vegetation on downstream side of weir needs to be cleared. Clean organics and debris from skimmer.

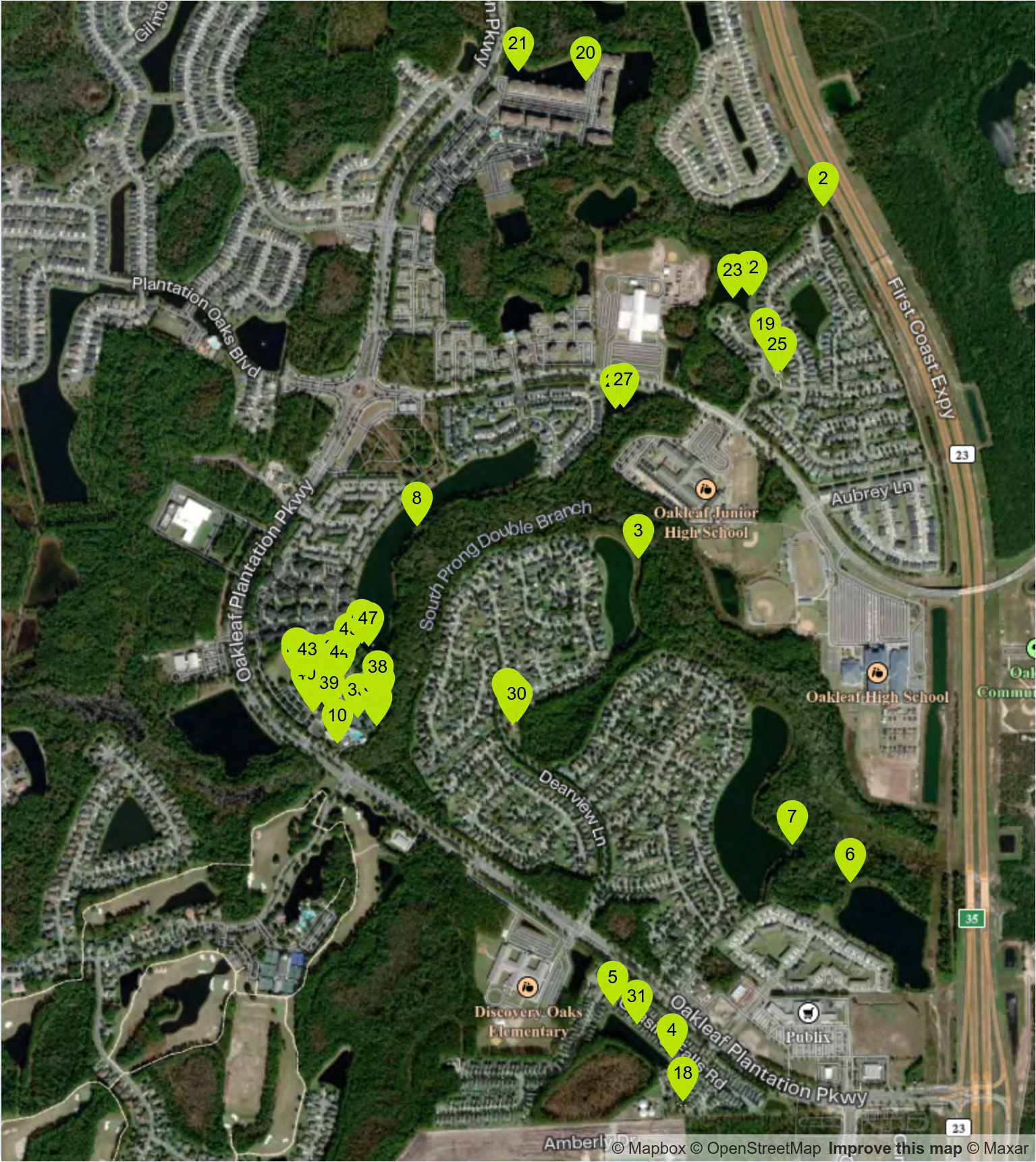
**23** **89** Dead vegetation on Pond Bank. Reestablish vegetation to stabilize and protect against erosion.

**26** **92** Weir blocked by vegetation and not functioning correctly. Remove vegetation and clean weir grate as needed.

**27** **93** Dead vegetation on Pond Bank. Reestablish vegetation to stabilize and protect against erosion.

**37** **103** Trench drain along court's edge clogged. Advise cleaning to improve drainage.

Map Overview



Map Overview



Action Items

1

1

Observation

Pin Type: General

Categories:

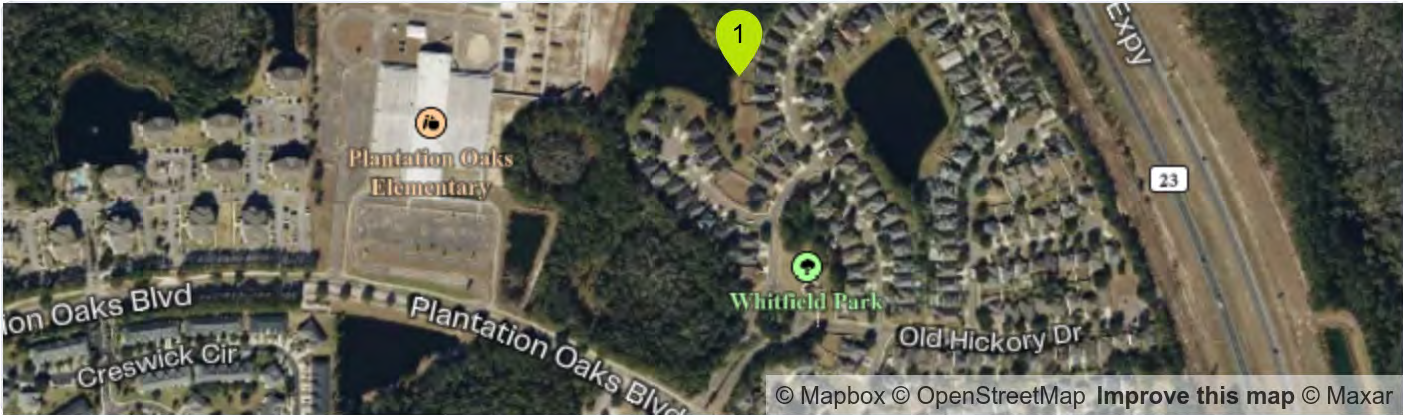
- Drainage
- Storm

Location:

Created by:

Branden J Marcinell

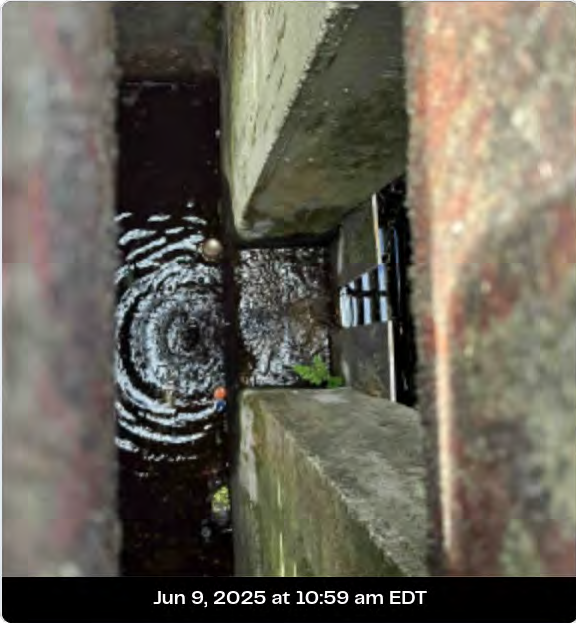
Jun 9, 2025 at 10:59 am EDT



Notes:

**Branden J Marcinell** June 9, 2025 10:59 AM EDT  
Control structure functioning as designed.

Photos:



2

2

Needs Action

Pin Type: General

Categories:

- Drainage
- Storm

Location:

Created by:

Branden J Marcinell

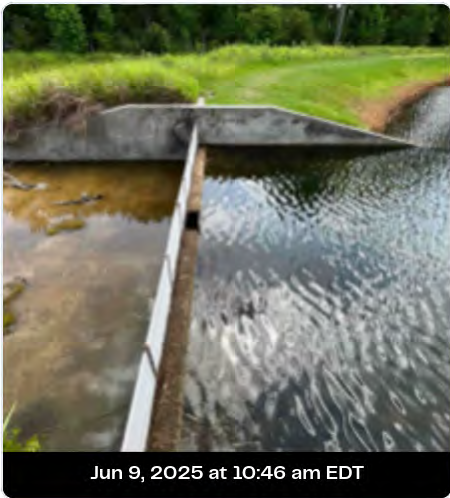
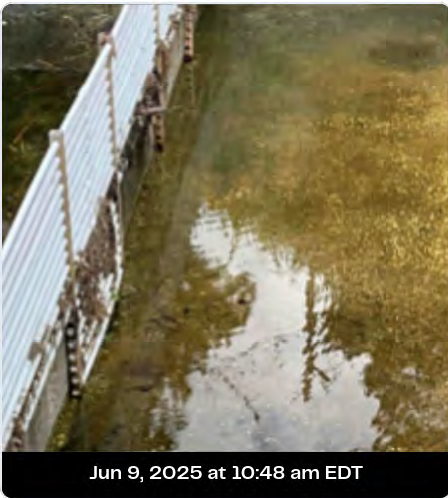
Jun 9, 2025 at 10:48 am EDT



Notes:

**Branden J Marcinell** June 9, 2025 10:48 AM EDT  
Weir blocked by vegetation and not functioning correctly. Remove vegetation and clean weir great as needed.

Photos:



3

3

Needs Action

Pin Type: General

Categories:

- Drainage
- Storm

Location:

Created by:

Branden J Marcinell

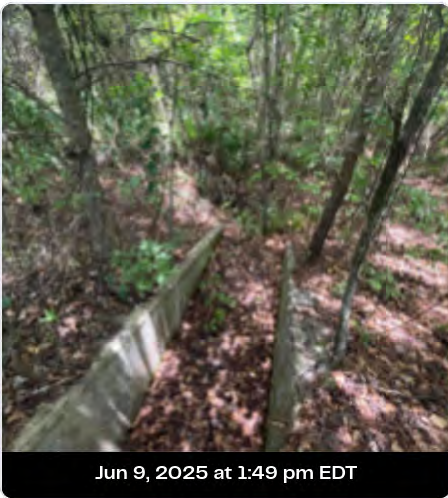
Jun 9, 2025 at 1:50 pm EDT



Notes:

**Branden J Marcinell** June 9, 2025 1:50 PM EDT  
Control structure operating as designed. Advise removing debris to make sure it does not clog during operation at high volume.

Photos:



3

3

**Needs Action**(continued)

Created by:



Branden J Marcinell

*Jun 9, 2025 at 1:50 pm EDT*

**Pin Type:** General

**Photos:**



Jun 9, 2025 at 1:48 pm EDT



Jun 9, 2025 at 1:47 pm EDT

4

4

Needs Action


Pin Type: General

Categories:

Erosion

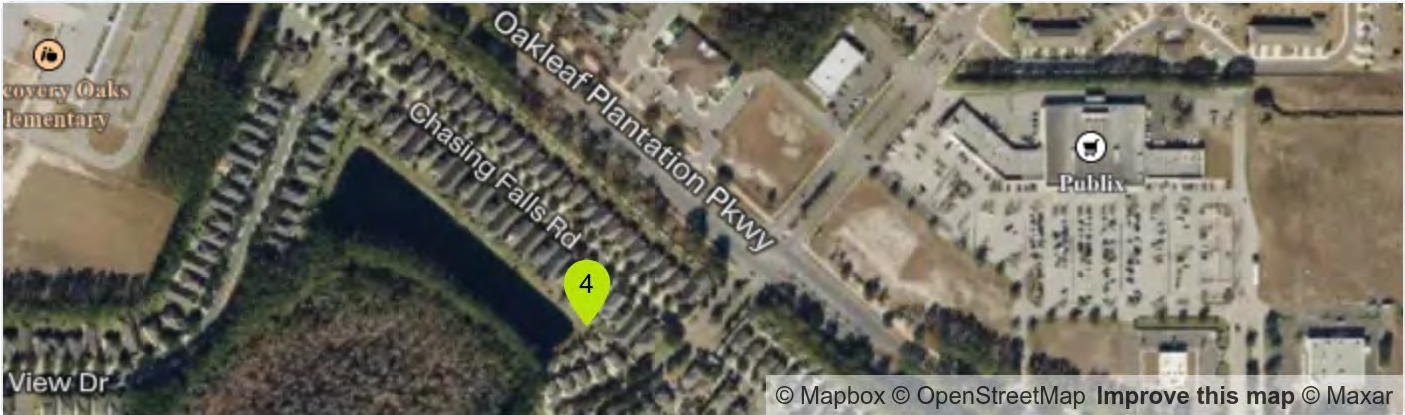
Location:

Created by:



Branden J Marcinell

Jun 10, 2025 at 10:09 am EDT

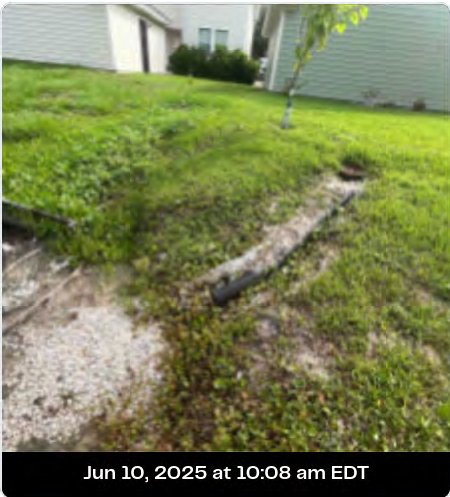


Notes:

**Branden J Marcinell** June 10, 2025 10:09 AM EDT

Control structure operating as per design. Debris buildup on downstream side of weir. Erosion in pond bank present near control structure. Needs to be addressed.

Photos:



4

4

**Needs Action** *(continued)*

Created by:



Branden J Marcinell

*Jun 10, 2025 at 10:09 am EDT*

**Pin Type:** General

**Photos:**



Jun 10, 2025 at 10:07 am EDT



5

Observation

Pin Type: General

Categories:

Drainage

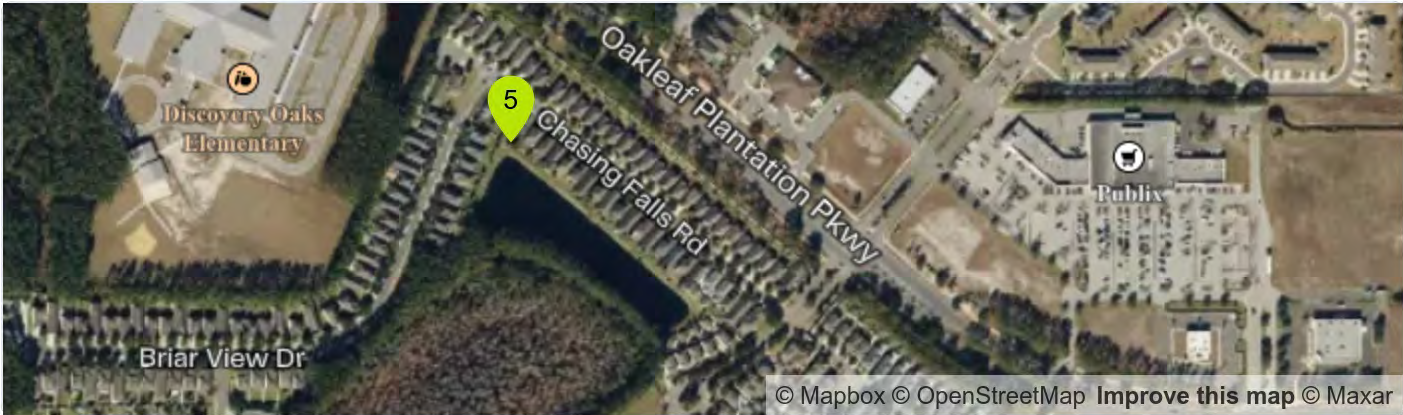
Location:

Created by:



Branden J Marcinell

Jun 10, 2025 at 10:03 am EDT



Notes:

**Branden J Marcinell** June 10, 2025 10:03 AM EDT  
Control structure functioning as designed.

Photos:



Jun 10, 2025 at 10:02 am EDT



Jun 10, 2025 at 10:01 am EDT



Jun 10, 2025 at 10:01 am EDT

5

5

Observation(continued)

Created by:



Branden J Marcinell

Jun 10, 2025 at 10:03 am EDT

Pin Type: General

Photos:



Jun 10, 2025 at 10:01 am EDT

6

6

Needs Action

Pin Type: General

Categories:

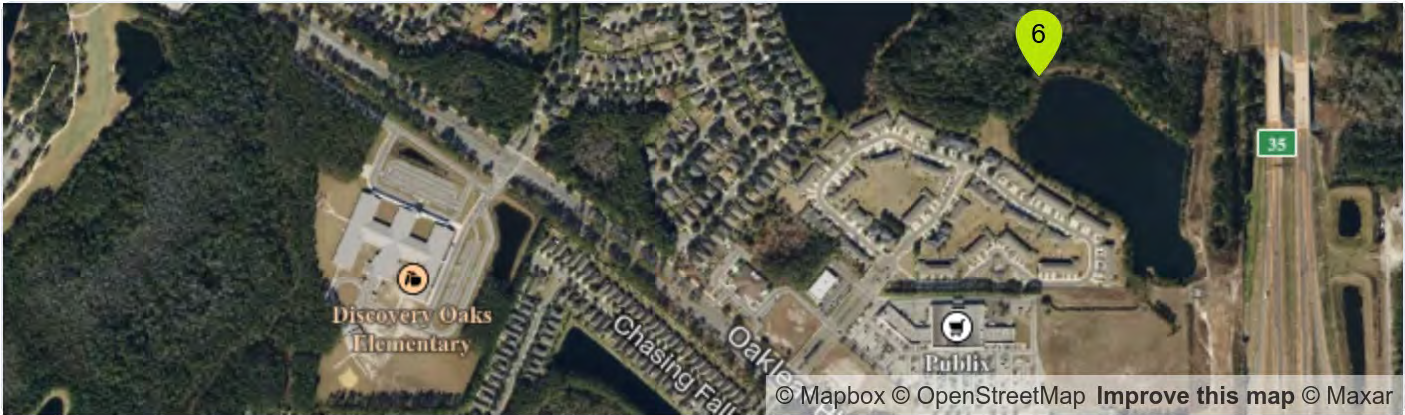
- Drainage
- Storm

Location:

Created by:

Branden J Marcinell

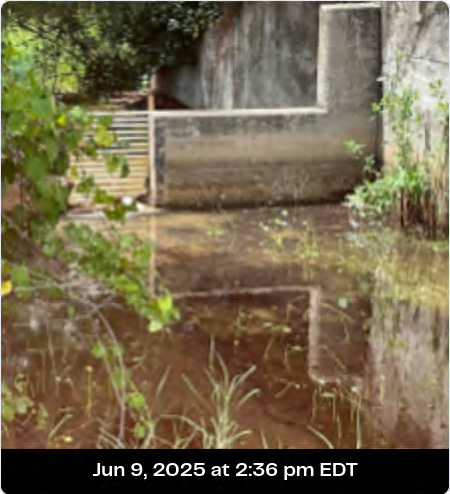
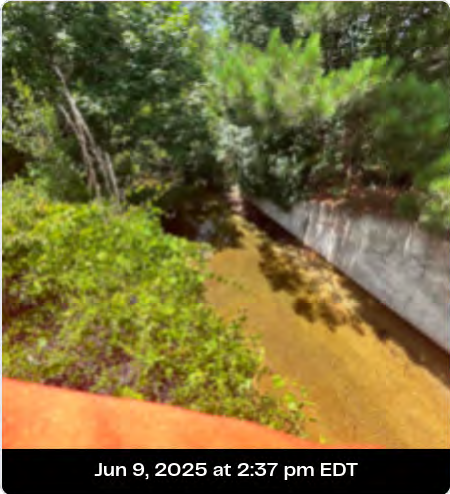
Jun 9, 2025 at 2:38 pm EDT



Notes:

**Branden J Marcinell** June 9, 2025 2:38 PM EDT  
Control structure operating as designed. Some debris has gathered in the skimmer. Suggest cleaning regiment regularly to avoid clogging.

Photos:



7

7

Needs Action

Pin Type: General

Categories:

- Drainage
- Storm

Location:

Created by:

Branden J Marcinell

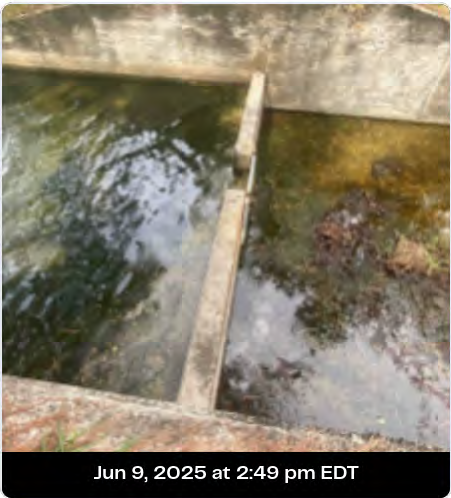
Jun 9, 2025 at 2:50 pm EDT



Notes:

**Branden J Marcinell** June 9, 2025 2:50 PM EDT  
Soil/Vegetation on downstream side of weir needs to be cleared. Clean organics and debris from skimmer.

Photos:



8

11

Observation

Created by:



Branden J Marcinell

Jun 9, 2025 at 12:51 pm EDT

Pin Type: General

Categories:

Drainage

Storm

Location:



Notes:

**Branden J Marcinell** June 9, 2025 12:51 PM EDT

Weir is functioning as designed.

Photos:



Jun 9, 2025 at 12:50 pm EDT



Jun 9, 2025 at 12:50 pm EDT



12


Observation

Pin Type: General

Categories:

Drainage Storm

Location:

Created by:  
 Branden J Marcinell  
Jun 9, 2025 at 1:13 pm EDT



Notes:

Branden J Marcinell June 9, 2025 1:13 PM EDT  
Control structure operating as designed.

Photos:



Jun 9, 2025 at 1:12 pm EDT



Jun 9, 2025 at 1:12 pm EDT



Jun 9, 2025 at 1:11 pm EDT



13

Observation

Pin Type: General

Categories:

Drainage

Storm

Location:

Created by:



Branden J Marcinell

Jun 9, 2025 at 1:21 pm EDT



Notes:

**Branden J Marcinell** June 9, 2025 1:21 PM EDT

Control structure in retention area, system is charged.

Photos:



Jun 9, 2025 at 1:21 pm EDT



Jun 9, 2025 at 1:20 pm EDT



Jun 9, 2025 at 1:20 pm EDT

11

15

Needs Action

Pin Type: General

Categories:

Hardscape

Location:

Created by:



Ryan Morgan  
CEI Field Technician

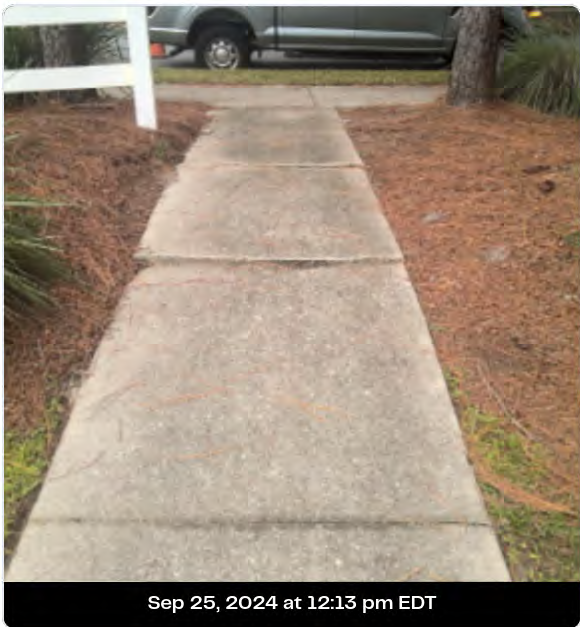
Sep 25, 2024 at 12:13 pm EDT



Notes:

**Ryan Morgan** September 25, 2024 12:13 PM EDT  
Raised edge on sidewalk, trip hazard.

Photos:




**12** **16** **Needs Action**

**Pin Type:** General

Categories:

Hardscape

**Location:**

**Created by:**  
 Mike Silverstein  
Senior Construction Inspector  
*May 2, 2025 at 1:05 pm EDT*



**Notes:**

**Mike Silverstein** May 2, 2025 1:05 PM EDT  
Corrective action in progress

**Photos:**



13

27

Needs Action

Pin Type: General

Categories:

Hardscape

Location:

Created by:



Ryan Morgan  
CEI Field Technician

Sep 25, 2024 at 1:33 pm EDT



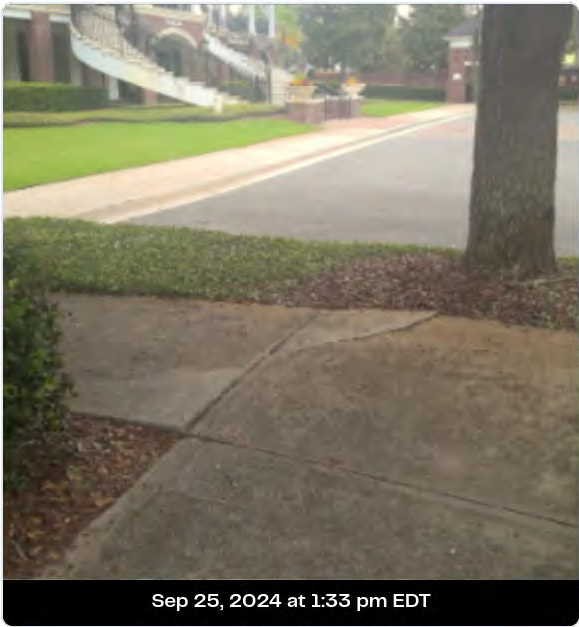
Notes:

Ryan Morgan

September 25, 2024 1:33 PM EDT

Raised sidewalk edge from tree rooting, trip hazard.

Photos:



14

40

Needs Action

Pin Type: General

Categories:

Misc

Location:

Created by:

Mike Silverstein  
Senior Construction Inspector

May 2, 2025 at 1:05 pm EDT

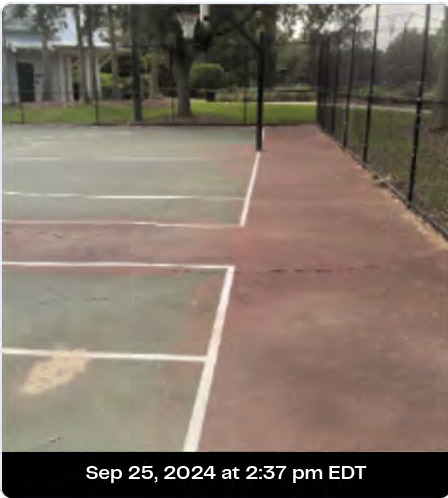


Notes:

Mike Silverstein May 2, 2025 1:05 PM EDT

Corrective action is in progress

Photos:



14

40

**Needs Action**(continued)

Created by:



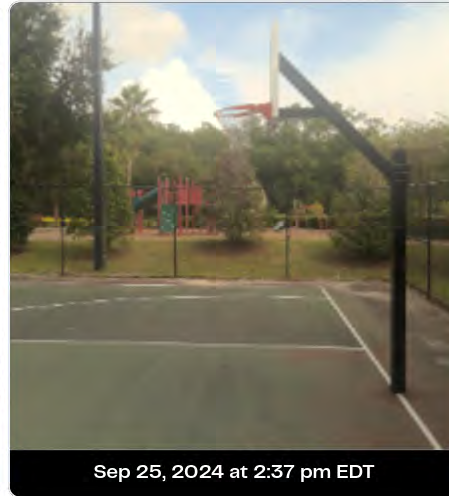
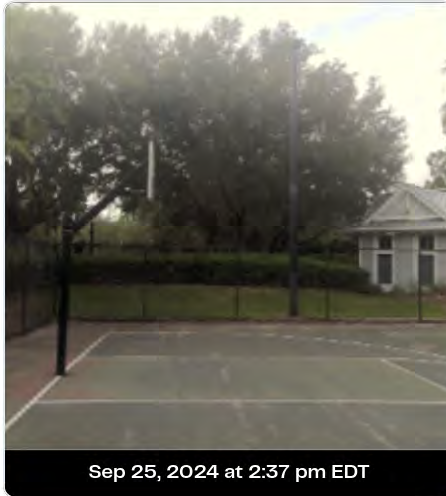
Mike Silverstein

Senior Construction Inspector

*May 2, 2025 at 1:05 pm EDT*

**Pin Type:** General

**Photos:**



15

41

Needs Action

Pin Type: General

Categories:

Misc

Location:

Created by:



Ryan Morgan  
CEI Field Technician

Sep 25, 2024 at 2:38 pm EDT



Notes:

Ryan Morgan September 25, 2024 2:38 PM EDT

Bike rack loose. Post hole depressions in concrete, trip hazard.

Photos:



16

42

Needs Action

Pin Type: General

Categories:

Misc

Location:

Created by:

 Ryan Morgan  
CEI Field Technician

Sep 25, 2024 at 2:53 pm EDT



Notes:

**Ryan Morgan** September 25, 2024 2:53 PM EDT  
Fence and backstop fence damaged, broken bench.

Photos:



16

42

Needs Action(continued)

Created by:



Ryan Morgan  
CEI Field Technician

Sep 25, 2024 at 2:53 pm EDT

Pin Type: General

Photos:



Sep 25, 2024 at 2:53 pm EDT



Sep 25, 2024 at 2:53 pm EDT

17

45

Needs Action

Pin Type: General

Categories:

Misc

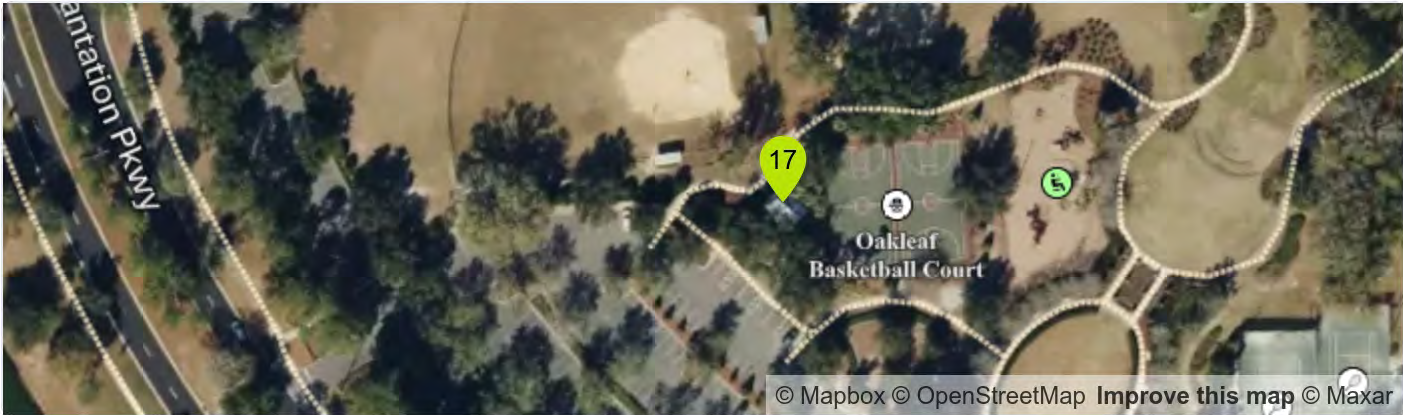
Location:

Created by:



Ryan Morgan  
CEI Field Technician

Sep 26, 2024 at 10:44 am EDT



Notes:

Ryan Morgan September 26, 2024 10:44 AM EDT

Water fountains damaged, inoperable.

Photos:



18

49


Observation

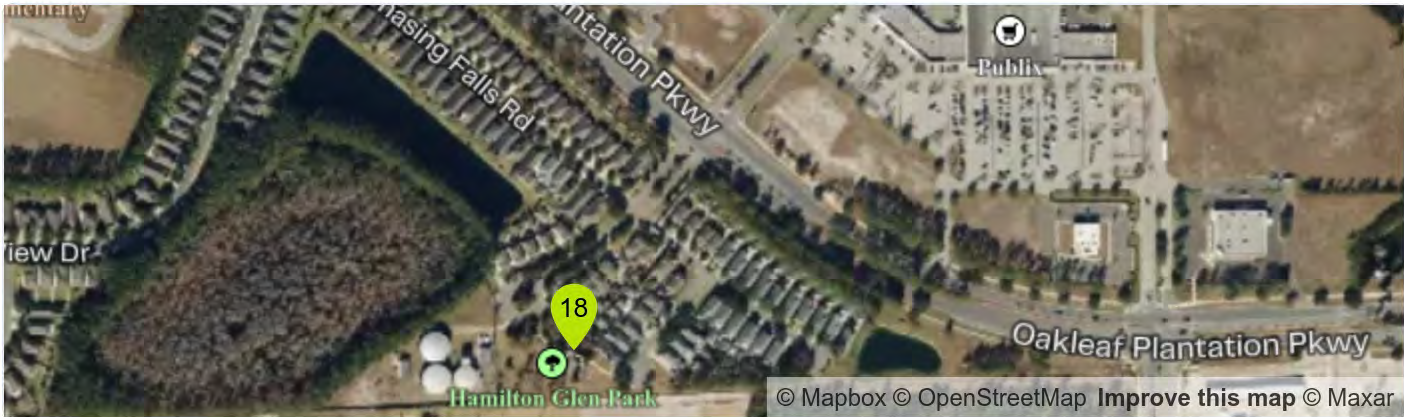
Pin Type: General

Categories:

Misc

Location:

Created by:  
 Branden J Marcinell  
Jun 10, 2025 at 10:41 am EDT



Notes:

**Branden J Marcinell** June 10, 2025 10:41 AM EDT  
Rust on picnic table, paint delaminating. observe for worsening condition.

Photos:



19

55

Needs Action

Pin Type: General

Categories:

Hardscape

Location:

Created by:

Mike Silverstein  
Senior Construction Inspector

May 2, 2025 at 8:56 am EDT

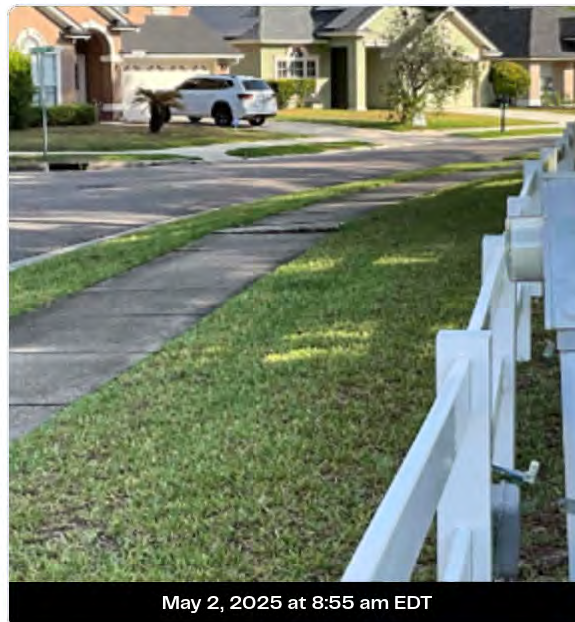


Notes:

**Mike Silverstein** May 2, 2025 8:56 AM EDT

CDD will contact Clay County for corrective action. Clay County has instructed CDD to report sidewalk issues within ROW per JS-facilities manager.

Photos:



**20** **71** **Needs Action**

**Pin Type:** General

**Categories:**

**Safety**

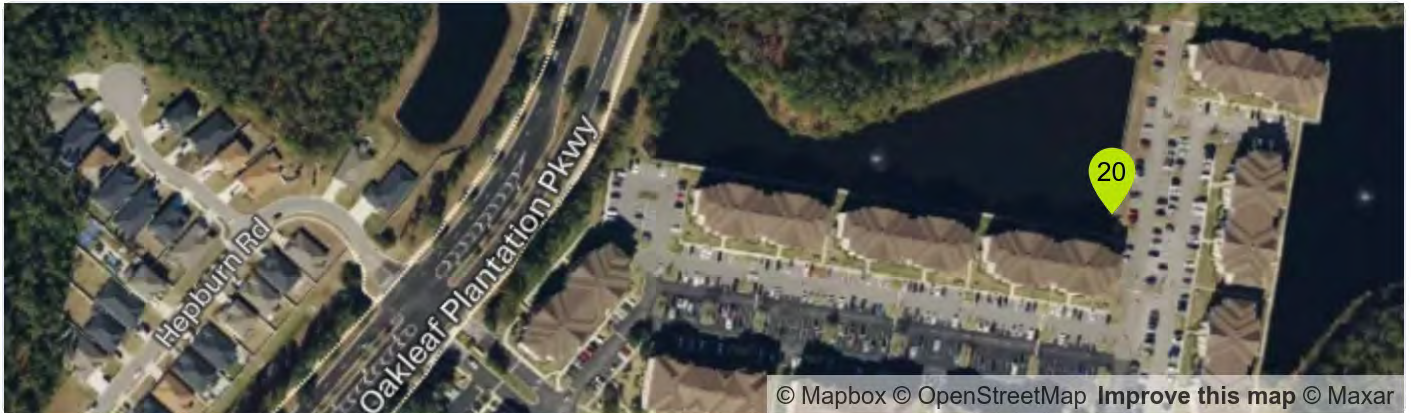
**Location:**

**Created by:**



Branden J Marcinell

*Jun 9, 2025 at 10:24 am EDT*

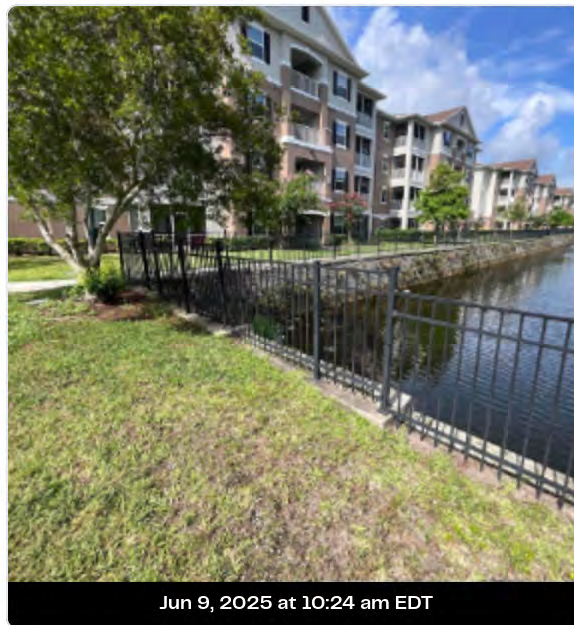


**Notes:**

**Branden J Marcinell** June 9, 2025 10:24 AM EDT

Railing loose. Suggest repair to resecure.

**Photos:**



21

87

Needs Action


Pin Type: General

Categories:

Safety

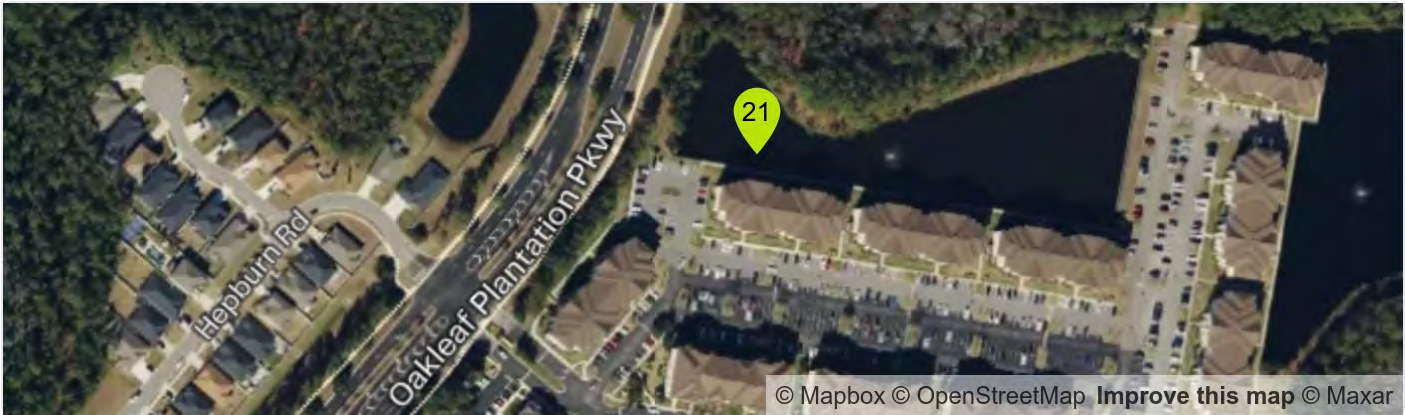
Location:

Created by:



Branden J Marcinell

Jun 9, 2025 at 10:35 am EDT

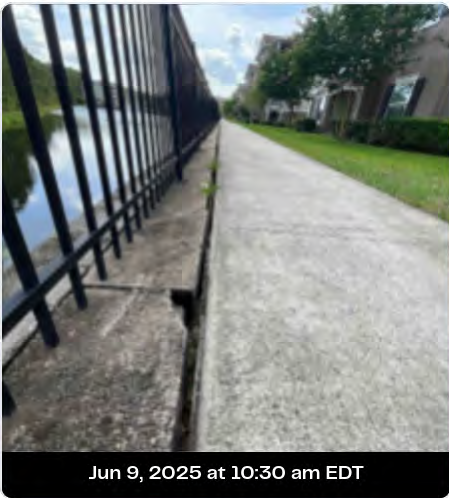


Notes:

**Branden J Marcinell** June 9, 2025 10:35 AM EDT

Retaining wall separating from walkway. Advised inspection for safety.

Photos:



21

87

**Needs Action** *(continued)*

Created by:

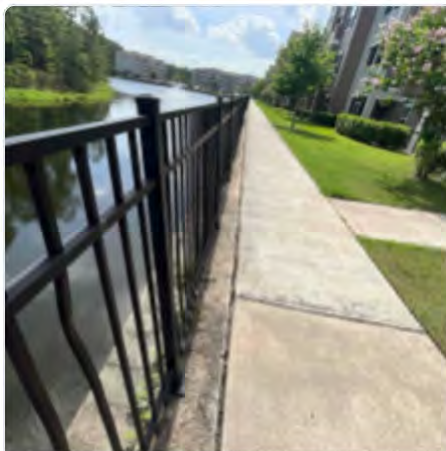


Branden J Marcinell

*Jun 9, 2025 at 10:35 am EDT*

**Pin Type:** General

**Photos:**



Jun 9, 2025 at 10:29 am EDT


**22** **88** **Observation**

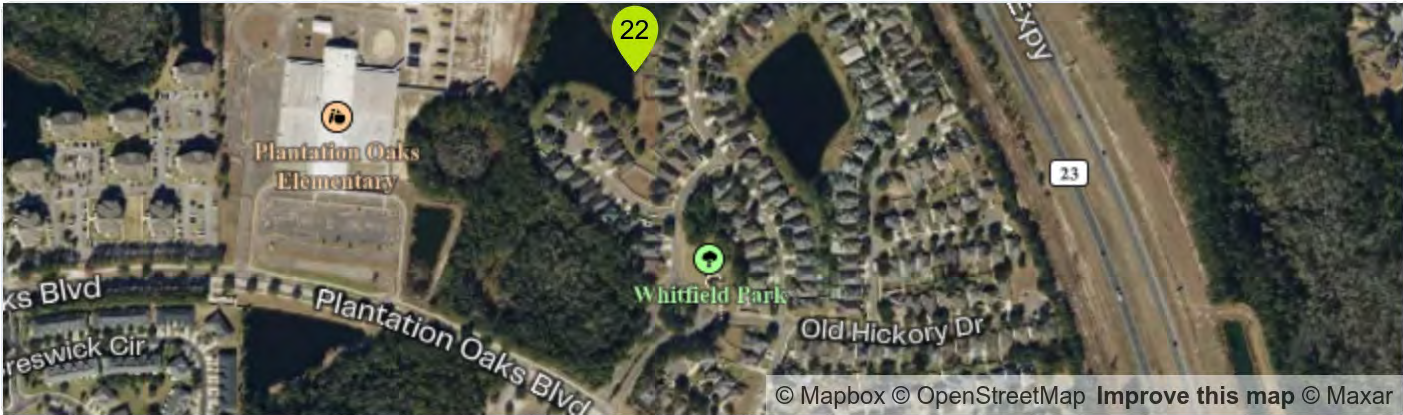
**Pin Type:** General

**Categories:**

**Storm**

**Location:**

**Created by:**  
 **Branden J Marcinell**  
*Jun 9, 2025 at 11:01 am EDT*



**Notes:**

**Branden J Marcinell** June 9, 2025 11:01 AM EDT  
Control structure MES in pond cracking surface concrete. Observed at future inspections.

**Photos:**



23

89

Needs Action

Pin Type: General

Categories:

Storm

Location:

Created by:

Branden J Marcinell

Jun 9, 2025 at 11:04 am EDT



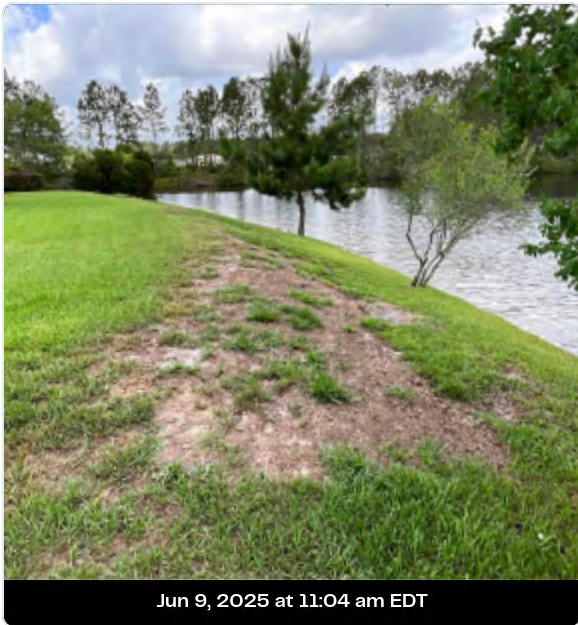
Notes:

Branden J Marcinell

June 9, 2025 11:04 AM EDT

Dead vegetation on Pond Bank. Reestablish vegetation to stabilize and protect against erosion.

Photos:



**24** **90** **Needs Action**

**Pin Type:** General

**Categories:**

**Safety**

**Location:**

**Created by:**



Branden J Marcinell

*Jun 9, 2025 at 11:24 am EDT*

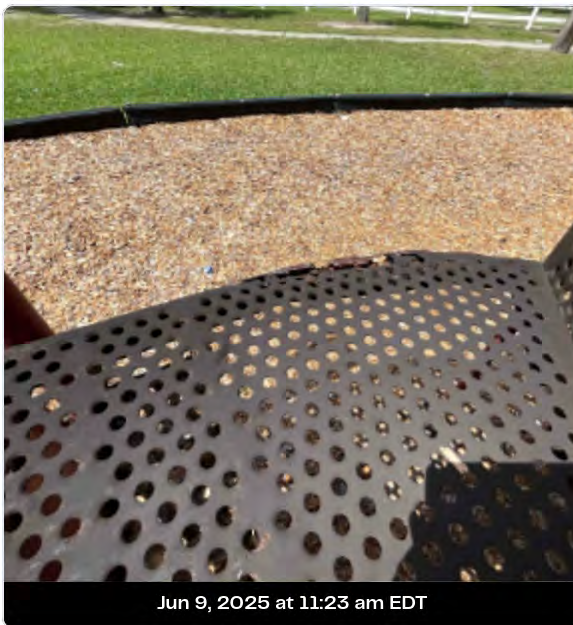


**Notes:**

**Branden J Marcinell** June 9, 2025 11:24 AM EDT

Expose rusted metal on landing. Landing flexes under adult load. Protect against sharp edges.

**Photos:**




**25** **91** **Needs Action**

Pin Type: General

Categories:

Irrigation

Location:

Created by:  
 Branden J Marcinell  
Jun 9, 2025 at 11:25 am EDT



Notes:

**Branden J Marcinell** June 9, 2025 11:25 AM EDT  
Possible issue with irrigation. Investigate as needed.

Photos:



26

92

Needs Action


Pin Type: General

Categories:

Storm

Location:

Created by:



Branden J Marcinell

Jun 9, 2025 at 12:03 pm EDT



Notes:

Branden J Marcinell

June 9, 2025 12:03 PM EDT

Weir blocked by vegetation and not functioning correctly. Remove vegetation and clean weir grate as needed.

Photos:



27

93

Needs Action


Pin Type: General

Categories:

Storm

Location:

Created by:



Branden J Marcinell

Jun 9, 2025 at 12:10 pm EDT



Notes:

Branden J Marcinell

June 9, 2025 12:10 PM EDT

Dead vegetation on Pond Bank. Reestablish vegetation to stabilize and protect against erosion.

Photos:



Jun 9, 2025 at 12:05 pm EDT



Jun 9, 2025 at 12:05 pm EDT



Jun 9, 2025 at 12:04 pm EDT

27

93

**Needs Action**(continued)

Created by:



Branden J Marcinell

*Jun 9, 2025 at 12:10 pm EDT*

**Pin Type:** General

**Photos:**



Jun 9, 2025 at 12:04 pm EDT

**28** **94** **Needs Action**

**Pin Type:** General

**Categories:**

**Safety**

**Location:**

**Created by:**



Branden J Marcinell

*Jun 9, 2025 at 2:08 pm EDT*



**Notes:**

**Branden J Marcinell** June 9, 2025 2:08 PM EDT

Broken concrete creating a trip hazard. Replaced sidewalk segment to repair damaged area flush to existing concrete.

**Photos:**



29

95

Needs Action


Pin Type: General

Categories:

Safety

Location:

Created by:



Branden J Marcinell

Jun 9, 2025 at 2:09 pm EDT



Notes:

**Branden J Marcinell** June 9, 2025 2:09 PM EDT  
Support post for pavilion area rotting out at the base. Advised inspection by structural engineer.

Photos:



30

96

Needs Action

Pin Type: General

Categories:

Safety

Location:

Created by:

Branden J Marcinell

Jun 9, 2025 at 2:15 pm EDT



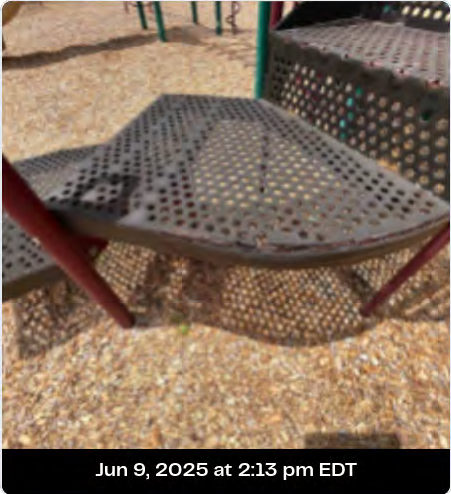
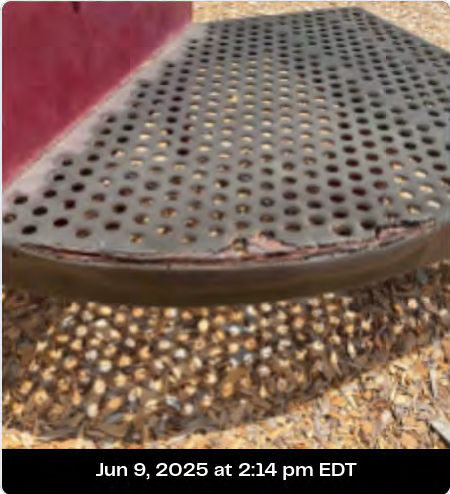
Notes:

Branden J Marcinell

June 9, 2025 2:15 PM EDT

Exposed rusted metal on landing. Landing flexes under adult load. Multiple areas showing exposed rust and sharp edges. Advise protection against sharp edges.

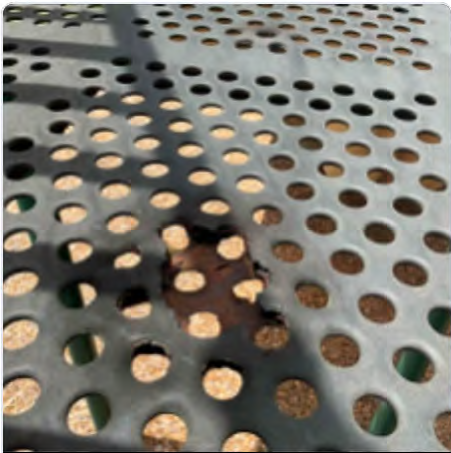
Photos:





Pin Type: General

Photos:



Jun 9, 2025 at 2:12 pm EDT



Jun 9, 2025 at 2:12 pm EDT



Jun 9, 2025 at 2:12 pm EDT

31

97

Needs Action

Pin Type: General

Categories:

Erosion

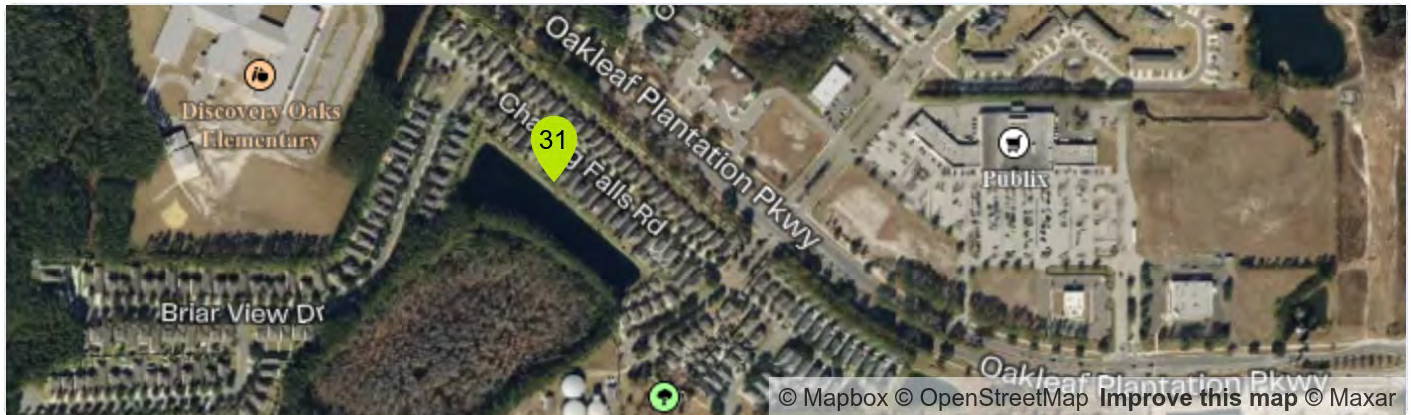
Location:

Created by:



Branden J Marcinell

Jun 10, 2025 at 10:16 am EDT



Notes:

**Branden J Marcinell** June 10, 2025 10:16 AM EDT

Large grade change at pond Bank. Multiple locations of erosion at property lines. Needs to be addressed due to the level of erosion observed.

Photos:



Jun 10, 2025 at 10:13 am EDT



Jun 10, 2025 at 10:12 am EDT



Jun 10, 2025 at 10:12 am EDT

31

97

Needs Action *(continued)*

Created by:

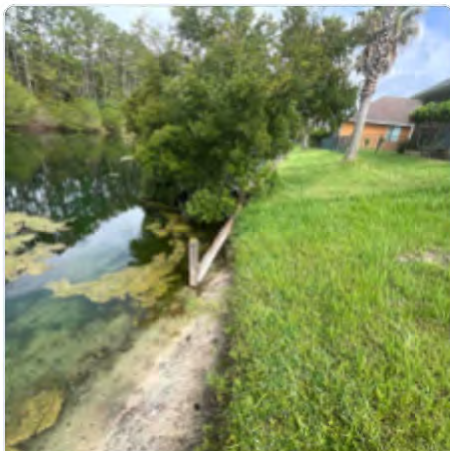


Branden J Marcinell

Pin Type: General

*Jun 10, 2025 at 10:16 am EDT*

Photos:



Jun 10, 2025 at 10:11 am EDT



Jun 10, 2025 at 10:10 am EDT

**32** **98** **Needs Action**

**Pin Type:** General

**Categories:**

**Safety**

**Location:**

**Created by:**



Branden J Marcinell

*Jun 10, 2025 at 11:36 am EDT*



**Notes:**

**Branden J Marcinell** June 10, 2025 11:36 AM EDT

Abrupt grade change in sidewalk due to shaving. Advised painting, yellow, or softening grade change.

**Photos:**



Jun 10, 2025 at 11:35 am EDT

33

99

Needs Action


Pin Type: General

Categories:

Hardscape

Location:

Created by:



Branden J Marcinell

Jun 10, 2025 at 11:40 am EDT



Notes:

**Branden J Marcinell** June 10, 2025 11:40 AM EDT  
Landing pad flexes at right corner before stairs. Advise adding corner support to keep from flexing and potential premature ware of stair pads.

Photos:



34

100

Observation


Pin Type: General

Categories:

Hardscape

Location:

Created by:



Branden J Marcinell

Jun 10, 2025 at 11:44 am EDT



Notes:

Branden J Marcinell

June 10, 2025 11:44 AM EDT

Wooden support post in early stages of rot. Observe at future inspections for stability.

Photos:



35

101

Needs Action


Pin Type: General

Categories:

Irrigation

Location:

Created by:

 Branden J Marcinell

Jun 10, 2025 at 11:48 am EDT

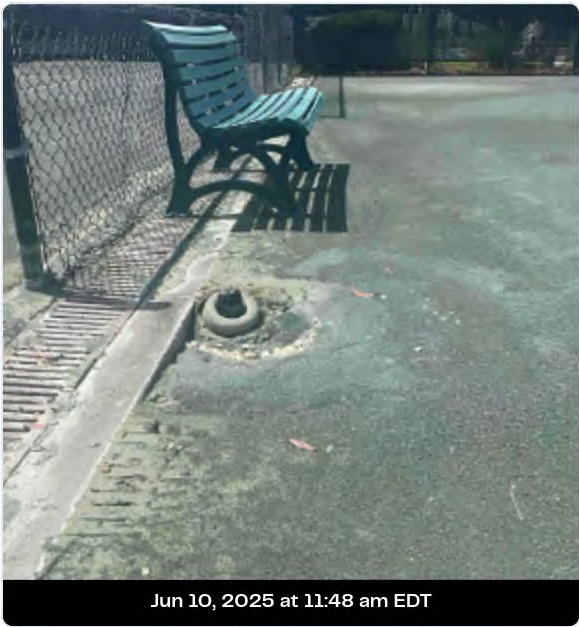


Notes:

Branden J Marcinell June 10, 2025 11:48 AM EDT

Erosion around irrigation. Adjust head to correct.

Photos:



**36** **102** Observation

Pin Type: General

Categories:

Irrigation

Location:

Created by:



Branden J Marcinell

Jun 10, 2025 at 11:55 am EDT

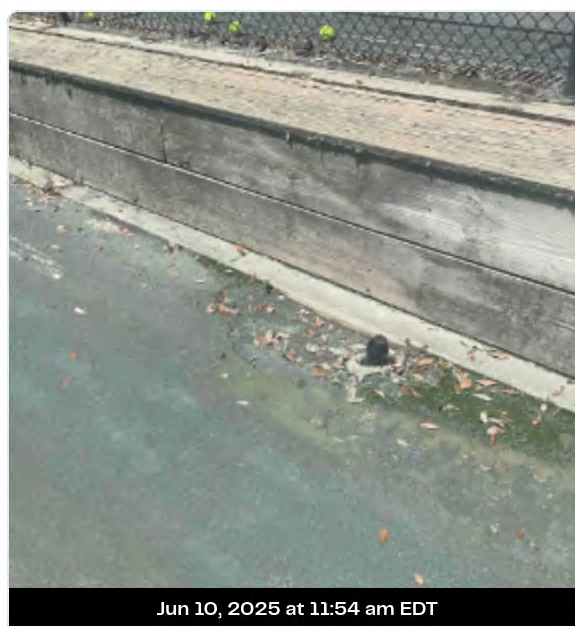


Notes:

**Branden J Marcinell** June 10, 2025 11:55 AM EDT

Erosion around irrigation. Adjust head to correct.

Photos:



Jun 10, 2025 at 11:54 am EDT

37

103


Needs Action

Pin Type: General

Categories:

Storm

Location:

Created by:  
 Branden J Marcinell  
Jun 10, 2025 at 11:57 am EDT



Notes:

**Branden J Marcinell** June 10, 2025 11:57 AM EDT  
Trench drain along court's edge clogged. Advise cleaning to improve drainage.

Photos:



38

104

Needs Action


Pin Type: General

Categories:

Hardscape

Location:

Created by:  

 Branden J Marcinell  
Jun 10, 2025 at 12:02 pm EDT



Notes:

**Branden J Marcinell** June 10, 2025 12:02 PM EDT  
Soft spot in clay surface. Repair / investigate cause.

Photos:



39

105


Observation

Pin Type: General

Categories:

Hardscape

Location:

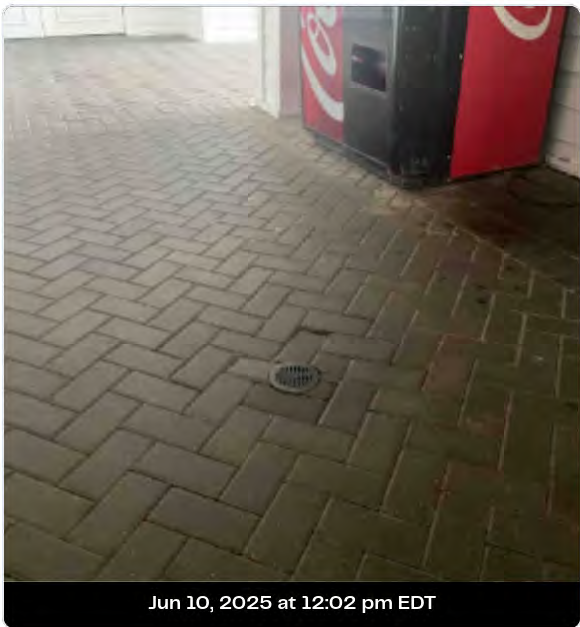
Created by:  
 Branden J Marcinell  
Jun 10, 2025 at 12:03 pm EDT



Notes:

**Branden J Marcinell** June 10, 2025 12:03 PM EDT  
Brick pavers minor settling around grate. Monitor in future inspections.

Photos:



40

106

Needs Action


Pin Type: General

Categories:

Roadway

Location:

Created by:  

 Branden J Marcinell  
Jun 10, 2025 at 12:50 pm EDT



Notes:

**Branden J Marcinell** June 10, 2025 12:50 PM EDT  
Pot hole next to inlet and parking lot. Possible issue with pipe underground. Patch hole with pavement or investigate cause for complete repair.

Photos:



**41** **107** **Needs Action**

**Pin Type:** General

**Categories:**

**Erosion**

**Location:**

**Created by:**



Branden J Marcinell

*Jun 10, 2025 at 12:53 pm EDT*

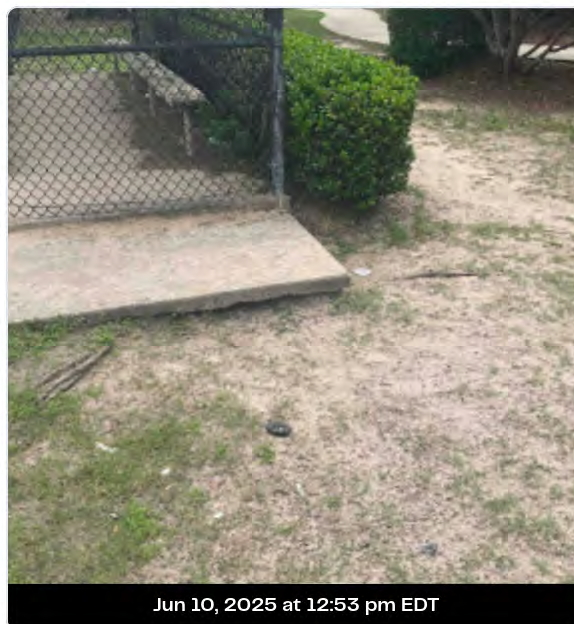


**Notes:**

**Branden J Marcinell** June 10, 2025 12:53 PM EDT

Concrete pad being undermine suggest fill and stabilize around corner to protect against cracking and erosion.

**Photos:**



Jun 10, 2025 at 12:53 pm EDT

**42** **108** **Needs Action**

**Pin Type:** General

**Categories:**

Misc

**Location:**

**Created by:**



Branden J Marcinell

*Jun 10, 2025 at 12:57 pm EDT*



**Notes:**

**Branden J Marcinell** June 10, 2025 12:57 PM EDT

Fence support down and broken. Repair and reattach for stability.

**Photos:**




**43** **109** **Needs Action**

Pin Type: General

Categories:

Safety

Location:

Created by:  
 Branden J Marcinell  
Jun 10, 2025 at 12:57 pm EDT



Notes:

**Branden J Marcinell** June 10, 2025 12:57 PM EDT  
Broken sidewalk with trip hazard. Repair flush with existing sidewalk.

Photos:



44

110

Needs Action


Pin Type: General

Categories:

Safety

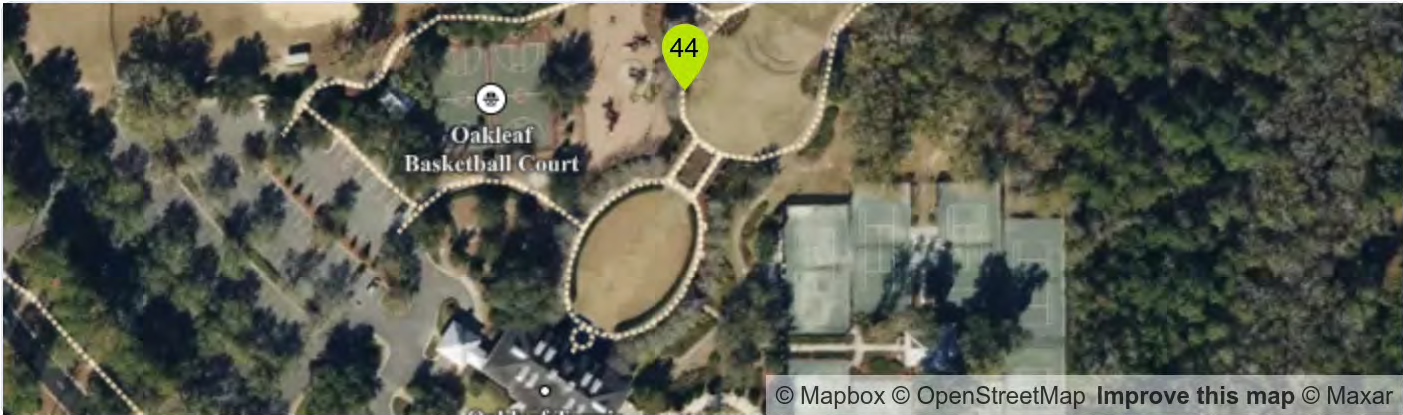
Location:

Created by:



Branden J Marcinell

Jun 10, 2025 at 12:59 pm EDT



Notes:

Branden J Marcinell

June 10, 2025 12:59 PM EDT

Broken sidewalk with trip hazard. Repair flush with existing sidewalk.

Photos:



45

111

Needs Action


Pin Type: General

Categories:

Safety

Location:

Created by:

 Branden J Marcinell

Jun 10, 2025 at 1:01 pm EDT



Notes:

**Branden J Marcinell** June 10, 2025 1:01 PM EDT  
Broken sidewalk with trip hazard. Repair flush with existing sidewalk.

Photos:



Jun 10, 2025 at 1:01 pm EDT

46

112

Needs Action

Created by:



Branden J Marcinell

Jun 10, 2025 at 1:03 pm EDT

Pin Type: General

Categories:

Safety

Location:



Notes:

Branden J Marcinell June 10, 2025 1:03 PM EDT

Broken sidewalk with trip hazard. Repair flush with existing sidewalk.

Photos:



Jun 10, 2025 at 1:03 pm EDT

47

113

Observation

Created by:



Branden J Marcinell

Jun 10, 2025 at 1:06 pm EDT

Pin Type: General

Categories:

Erosion

Location:



Notes:

Branden J Marcinell June 10, 2025 1:06 PM EDT

Erosion underneath sidewalk. Backfill to protect against settling and separation or monitor for worsening condition.

Photos:



Jun 10, 2025 at 1:05 pm EDT



Jun 10, 2025 at 1:05 pm EDT

*D.*

## 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:** July 2025  
**To:** Board of Supervisors  
**From:** GMS – OakLeaf Operations Manager

### Community:

#### Special Events

- Report – DB Dive in, Poolside event, DB re-scheduled Dive-in
- Upcoming – MV Dive in, MV Poolside event, Back to School events ( both pools)

#### Aquatics

- Summer Recreational Swim Team – adjustments and re-locations
- Pool Schedule on full until August, will adjust when kids start school

#### Amenity Usage

- *Total Facilities Usage – 8458*
- *Average daily usage – 282*

#### *Card counts:*

MV Owners	109
MV Renters	105
MV Replacements	34
MV Updated	24

*Total cards printed: 618 (both districts)*

#### Rentals

- *14 of 30 days rented in June , 4.5 of 4.5 weekends rented*
- *16 Grand Ballroom rentals, 1 Grand Lawn rental, 3 Bridal Suite rentals, 11 patio rentals*
- *30 tours (approx. 65hours)/89 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 Pool work – lap pool motor replacement

**MAINTENANCE**

- Preventative Maintenance performed on new Golf Carts - oil changes and filters replaced, and computer codes checked and cleared
- Install controllers for Pool chemicals (Enzyme) additions
- Pressure washing of Hamilton Glenn playground and park structures and sidewalks
- Pressure washing of Whitfield playground and park structures and sidewalks
- Pressure washing of Deerview playground and park structures and sidewalks
- Completed pressure washing at parking lot (curbing )
- Coordinate closure of Deerview playground and begin repair/removal process
- Pest removal (honey bees building nests inside of rear pool building pillars)
- Completed asphalt repair at parking lot, inspect and diagnose any damages to drain
- Coordinate vendor inspections for repair to drain box ( pipe in good repair)
- Met with vendors for quotes/ planning of column disassembly
- Install new uprights for check in station shade sail replacement
- Preventative Maintenance on Fitness Center Equipment
- Install of posts for shade sail install above slide pump control boxes
- Replace lift at slide pool- coordinate repair of previous lift. Will use as back up
- Repair of multiple lounge chair bottom slings
- Take delivery of re-strapped and coated pool furniture ( completed as warranty work)
- Build multiple television carts for AV system at Grand Banquet room
- Repair multiple areas of pavers around entry circle
- 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 6/08 Forest Brook, Creekview, Oakpoint, and Timberlake completed 6/23

**Landscaping**

- Monthly report for June. 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)