### MIDDLE VILLAGE Community Development District

*AUGUST 18, 2025* 



### Middle Village Community Development District

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

August 11, 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, August 18, 2025 at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
  - A. Approval of the Minutes of the July 14, 2025 Meeting
  - B. Financial Statements
  - C. Assessment Receipts Schedule
  - D. Check Register
- IV. Acceptance of the Engagement Letter from Grau & Associates for the Fiscal Year 2025 Audit
- V. Public Hearings
  - A. Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget; Consideration of Resolution 2025-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026
  - B. Public Hearing for the Purpose of Adopting a Supplemental Operations & Maintenance Assessment Methodology; Consideration of Resolution 2025-05, Adopting a Supplemental Operations & Maintenance Assessment Methodology

C. Public Hearing for the Purpose of Imposing Special Assessments for Fiscal Year 2026; Consideration of Resolution 2025-06, Imposing Special Assessments and Certifying an Assessment Roll

### VI. Staff Reports

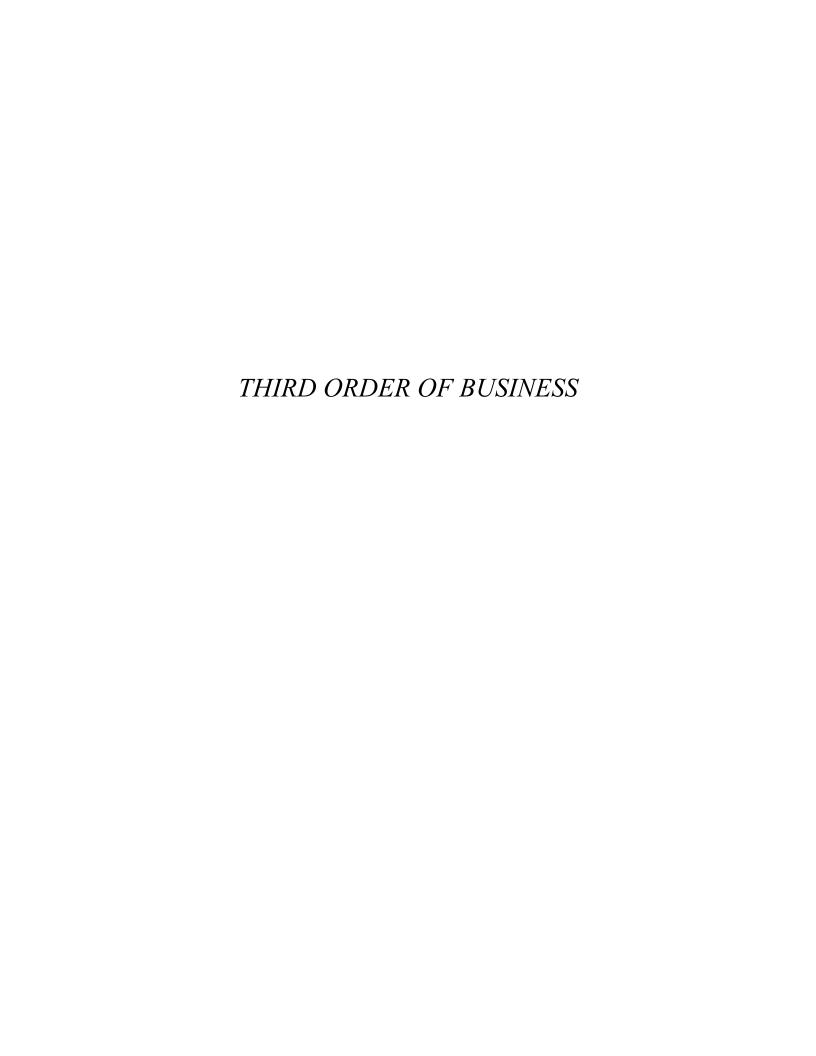
- A. District Counsel
- B. District Engineer
- C. District Manager
  - 1. Discussion of the Fiscal Year 2026 Goals and Objectives
  - 2. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026
- D. Operations Manager
  - 1. Memorandum
  - 2. Update on Open Items (Deer View Column Repair and Lap Pool Pump Replacement)
- VII. Audience Comments (limited to three minutes) / Supervisor Requests
- VIII. Next Scheduled Meeting September 8, 2025 @ 2:00 p.m. at the Plantation Oaks Amenity Center
  - IX. Adjournment

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

Sincerely,

Marilee Giles

Marilee Giles District Manager



A.

# MINUTES OF MEETING MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

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

### Present and constituting a quorum were:

Michael Steiner Chairman

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

### Also present were:

Marilee Giles District Manager, GMS
Mike Eckert District Counsel, Kutak Rock
Jay Soriano Operations Manager, GMS

Chalon Suchsland VerdeGo

Mike Silverstein by phone

Triston Cottrell

Jennifer Stanton

District Engineer
S3 Security
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 item three.

#### THIRD ORDER OF BUSINESS

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### **Approval of Consent Agenda**

### A. Approval of the Minutes of the June 9, 2025 Meeting.

Ms. Giles stated item three is the approval of the consent agenda. On page seven are the minutes of the June 9, 2025 meeting. Unless there any comments or corrections, I just look for a motion to approve.

On MOTION by Vice Chair Mifsud seconded by Chairman Steiner with all in favor, the Minutes of the June 9, 2025 Meeting, were approved.

- **B.** Financial Statements
- C. Assessment Receipts Schedule
- D. Check Register

Ms. Giles stated on page 33 of their financial statements as of May 31<sup>st</sup>, followed by the assessment receipt schedule on page 45, showing the assessments are 99% collected. The total of the check register is \$133,898.38. I see no unusual variances in the check register. Unless there's any comments or questions, I just look for a motion to approve.

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

#### FOURTH ORDER OF BUSINESS

### Discussion of Continued Landscape Maintenance

Ms. Giles stated item four on the agenda is discussion of continued landscape maintenance. Until the Board asks me to remove this from the agenda, we will leave it on there to give the Board the opportunity to talk about the landscape enhancements along the major roads there. Any discussion?

Chairman Steiner noted there was nothing at this time.

### FIFTH ORDER OF BUSINESS Discussion of the Fiscal Year 2026 Budget

Ms. Giles stated item five on the agenda starts on page 155, it is the approved Fiscal Year 2026 budget. Just as a reminder, at your June meeting, the Board approved the FY26 budget. She stated the Board had approved this budget in the June meeting. Some of those changes include assessments using the approved assessment methodology. Assessments decreased just a little for

single family multifamily and multifamily high density and increased for multifamily high density, aquatics. The budget adoption is set for August 18, which is your next meeting at 6:00 p.m. Jay, is there anything to add to the any budget discussion?

Mr. Soriano stated I think we covered everything last month pretty well. We're doing pretty good. There wasn't a concern that it really. The biggest change this last year was the methodology issue. So as far as line items, there's really nothing that concerns me.

Ms. Giles stated it's an agenda item for Board discussion if there's any changes you'd like to see made between now and then.

#### SIXTH ORDER OF BUSINESS

### **Staff Reports**

### A. District Counsel

Mr. Eckert stated he had one item. I did talk to the broker for the impact fee credits. The one sale she was looking at, the project was outside of the impact fee zone but close to its boundaries. She said the county would not approve that transfer because it was outside of the zone. I'll make another follow up call to her just to get an idea of how far outside the zone it was and whether or not it might make some sense for me to reach out to Clay County Attorney's Office and talk to them about whether or not it can be used or actually sold, because I don't know if the broker got a response from staff or she got a legal answer. The way the statute is written, it says that you can use it outside the zone if in fact the improvements that you constructed benefit that area, but you must prove that. Typically, what you'll see is when you can sell them outside your zone is when it's something that's right on the border, that their access is the road that you built, even though it's not in that zone technically. I could reach out to the county and see if there is any more movement there depending on what the broker says. She said that she'll keep working on trying to find buyers. I have no reason to doubt it because she doesn't get paid anything unless she finds a buyer with a deal that you all would accept. That is where we are at on that and happy to answer any questions.

Chairman Steiner stated nothing at this time.

### B. District Engineer - Acceptance of the 2025 Annual Engineer's Report

Ms. Giles stated the next item on the agenda is District Engineer, Mike Silverstein. Anything to add to your report? His report is on page 173.

Mr. Silverstein stated nothing to add. I guess once you guys start chipping away at it, just like last year, let us know when you got some substantial completion on it. We could start striking stuff off.

Ms. Giles asked Jay, anything to add?

Mr. Soriano stated no. Some of these things are repeats from last year. They've already been taken out. We will go through and adjust those, as we mentioned, a little earlier compared to last year. I am still catching up with finishing. Really the only things for your District that we had on the last report were more lake issues, clearing out the stuff in front of the valve walls, things of that nature that have been handed off lake doctors. I know they are having a hard enough time trying to deal with the algae this summer. I will be getting on them and what will happen is, they will send me pictures when they finish certain columns, and I can send that to Mike. On here we have some sidewalks, these are different areas that were not known. We went out last year and did a lot of areas that they noted, but these are new areas. You have a lot of sidewalks within your playground area, and whenever we have new concerns for trip involved, we go out and grind those. I even started last year looking at purchasing our own sidewalk scarifier. It is a grinder because we do this pretty much every year. We're going around doing some of these spots, and rather than renting it for a few hundred bucks every day when we go out, this would be something I think would be efficient for us to do it that way. There are also a couple things on there that I think timing wise when Mike's group was starting the report. If you notice you have your courts on there, those have been all resurfaced. Some of that stuff is already done now, even though they just got the report to us. I'll work with Mike and his group and start knocking off some of these for this report. We are almost done with the last report and catch up and then do this again next year.

Vice Chair Mifsud stated I do have a question about the fencing around the softball fields and the baseball fields. I noticed last month, and I see it in the report as well, it looks bad in this area. We have these nice beautiful new basketball courts with nice new fencing, and then it is a tale of two cities over there. When you look on one side it is nice and on the other side it looks a little sad. What are our plans for that?

Mr. Soriano stated we can go ahead and fix those areas up. That is our fence. It is a different discussion for you guys to start having though. Originally that fence was installed and even partially paid for and maintained by OSA, because you give OSA free usage of your fields.

That has been the way it has worked since their inception. About 12 to 14 years ago, Middle Village and Double Branch gave a lot of money, about a million dollars or so, and land to the county, to take that part and that part of that agreement was, we would also put somebody in place that would be the sports organization coordinators over the organization. That ended up being OSA and we stepped back. The District does not do anything with that type of park. The county did not build the park up big enough, or at least to what they said they were going to do, so OSA needed more space. They came to you guys, and they have always used those fields. In return for not charging them, whether it is meetings in this room or usage of a feature, they helped with putting up the fences, they built the back stops. They helped build most of the dugout. The dugouts weren't here originally, so they did a lot of that work. That has now ended probably four or five years ago, and we have not gotten anything from them. That organization has changed a lot, there are a lot of different people. Some of the people that were here when that originally happened, their kids are grown, and they are no longer part of those wards. We really do not get any help from them at all. Again, everybody still uses your property. I think that should be a bigger discussion since it is a great amount of work there for some of you guys that live nearby. You see it during the fall when we are battling football groups. Football groups have practice out here and they are constantly driving their cars on the field. They must keep their cars off the grass. They sometimes park over observers or even spend money to build blockades there to stop that from happening. It is a group that really puts a lot of usage on your facilities. In the original years, we leaned on them to help us, and not that we could not afford it. We can. However, there should be some kind of agreement. I think even in the last six or seven years, Double Branch, our sister District, has gone to charging the two organizations that are over there, and soccer has all started paying over the years for usage for all their kids. There are about 200 kids, and they get \$10 a child, a couple thousand dollars for every season for about \$6,000. This offsets whatever you are doing up there, like receiving irrigation work, because it is their usage. At least Elite and I9 there is a bigger company that is involved and makes money on the organization. I would say the other is completely volunteer. It is a little different kind of our three groups that we have contracts with to use District facilities. But that is a discussion I think we should have for the future since that is good wear and tear on it. It is also something they need, if they want a good-looking fence around the dugouts, they should be helpful.

Vice Chair Mifsud asked if this damage was caused by the tree limbs.

Mr. Soriano stated some of it was. We do have the one from the tree limb. We removed some of the damaged pipe areas. There was one large pipe that I cannot get out and we will have to cut it apart, unfortunately. I would like to remove that tree. We have been coat racking it over the last year or two where we take off dead limbs, but that tree is hollow. We could get two or three more years out of it, but if we are concerned it is going to damage the fence more, we should probably just remove it. It would probably be a good four or five grand worth.

Vice Chair Mifsud stated there were also still honeybees in there.

Mr. Soriano stated they had to fight the bees when they were taking down a branch.

Ms. Giles asked if there was anything else on the engineer's report to go over? Any questions from the Board?

Ms. Arnau stated I have one question I did not notice in here when I was looking at the sidewalks and that walkway down by the water here, the bricks are starting to come up and they are bad. It is getting to be a bad trip hazard. Are we fixing that anytime soon?

Mr. Soriano stated we have been, but in sections. If we are going to do the whole thing, you are just a quarter mile of bricks out there, and that is not long. We will be doing it all at one time. We will probably do 20 to 30 feet at a time. I try to prioritize areas that look bad or an area that gets pointed out. I am going to try and get that flattened out, but that is a large paper area.

Ms. Arnau stated there is an area near the end down here right in front of the tree. It has got to be the tree that is tearing up the whole section. I have seen a couple of people almost fall.

Mr. Soriano stated I think I know the area. There has been a furnace on this last year and have had a lot of work both for us and preserves. We have had a lot of equipment out there. You will notice the sidewalks have been repaired a lot. Sidewalks have the greatest expectation to be flat and level, with pavers and asphalt following. The lowest is mulch. For mulch there is not expectation that there is a trip hazard. That is why sidewalks are high on the priority list. However, we will cleanup at that area. What we could do is bring in our masons that work on other areas. The mason that I used to do the gazebo area is also the one that we are going to go with to take apart the hill, and I will see if he has time. Maybe he can do some extra work for us so we can almost double up on Monday. You are going to pay more like that, but that gets more done at one time. Even if it is not a primary need if it gets pointed out in a porter, we want to take care of its kind of figurative, because I do not want him sitting on the court and being here next year again. Like I said, some of these things that are on here, those are already done. That is

a good thing because I can say that was pointed out in last year's report, which we have already finished. it. It was just timing when they came out and took pictures, but it is the same thing. I do not want them to be on there for two years in a row.

Ms. Giles stated unless there were any other comments or questions, I just look for a motion to accept the annual Engineer's report.

On MOTION by Chairman Steiner seconded by Vice Chair Mifsud all in favor, Accepting the 2025 Annual Engineer's Report, was approved.

### C. District Manager

Ms. Giles stated I just want to say thank you. All Supervisors completed their Form 1s prior to the deadline, and I appreciate that. Just as a reminder you still have the ethics training. I think three of you have completed it and the other two, you have until December 31<sup>st</sup> to complete that. I will give you a reminder every once in a while.

### **D.** Operations Manager

### 1. Memorandum

Ms. Giles stated jay's report is on page 237.

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

Mr. Soriano stated since I have seen you last; we actually have had a lot of community events. However almost all of them this last month were over at our sister district. Double Branch had a makeup drive-in, that we held at the beginning of the year. They have another drive-in scheduled, and more poolside events. There was a party at the pool that was supposed to start at 5:00 p.m., but began storming at 4:30 p.m. We had to close the pools down, but people were just coming in. in. By the time we got to about 7:00, there was around 70 people standing around the pool, hanging out, talking, having some adult beverages. Everybody really seemed to enjoy themselves. I would say overall probably about 100 to130 people attended that night, which was a good bit. This lower picture is the kid's event. We just kind of asked that toddlers or infants be left with somebody else to watch the kids for the night, because this was an adult only event. Even the deck, we just did not want kids on the deck. There was also a set-up for the

middle-aged group. There was a painting program with about 17 families that dropped off 20 kids all together. That ended up getting one of our bigger kid's events. It actually cost us more in our special event budget than the adult event. There were some cases of beer leftover from the adult even, so that is going to go to this next event that we are going to do over here at Middle Village this next month and we're going to try to expand, maybe do something more with the kids the teenager group was still kind of the group that we saw down there. 12, 13, 14-year-olds are able to come to the pool by themselves, and we kept them off the other side where there is another pool. We will probably have a couple options for the kids the same way so the parents do not feel like they cannot come attend the event. Like I said, we had a lot of calls, emails, people thanking us, and asked when we were going to hold the next one. It has been a long time since we had anything that was really geared towards the adults only. Back when the developer was here, we did that stuff a lot. It's a little different now. Once we took over, everything was family oriented. Our next event will have a full band. The gentleman has keyboards and horns and such so it should be fun. I got one email concerned from a resident that was not happy that this gentleman played a lot of rock and roll and country music. I did not really respond on to them in a way that I think he would have been happy. When you are playing an acoustic guitar that kind of lends to certain genres. I do not get a lot of hip hop and rap on acoustic guitar so, but we will get that with the band. We have some of that stuff, they do covers. Next year, I might even do a steel drum band out in the pool. I think that would be fitting. I am looking at a way to put it into our schedule some more for next year too, but it will have to work for the band's too, so we have not finalized a date. It will either the last week of July or the first week of August. The kids go back to school on August 11th, and we are thinking about having a back-to-school party that weekend, as well. We have one week where we must fill, and we were thinking about sports. Then, just to update, the swim team has been working well with us for relocation and changing the practices around. They are coming to an end. Now my biggest concern is the pool. So, I was supposed to have an update last week from Compac. They are the ones that are fabricating all the devices to put our new motor on. They kind of avoided me. I called them three different times last week and no one's coming back in. I am sure it is because he is behind, but the hope was that they would have some devices. To me, whether it is this week, or next, we can start pulling the old stuff out and putting the new stuff in. We are at eight weeks now after tomorrow. I need to get this up and running. My concern now is you have typically two high schools that use your pools and they are

able to start the next. I have already let them know that I do not know if that is going to work out. We will see if we can get everything as quick as possible, but I do not have a date yet. I don't even know if they have finished with welding and fabricating up there. I do not have a way to get everything else yet, and residents are asking. We are going as fast as we can right now to get back up and running, but hopefully I will hear something soon and then I can work with the high schools also to get them in. I can tell them they need to make plans if they really want to start early. They may need to make plans to either squeeze in at Double Branch, but we are limited over there and they can't do certain things like practice diving over that pool. They may need to work with Cecil Field the same way with summer recreational team. I am sure we will hear from the year-round team, but I am going to ask if they can do month-to-month. So, these are those families that are coming from the recreational that want to continue month to month like we did last year and worked out there was a good 20 or so kids in those months. I do not think that was a bad thing. I do not think it was as big as they thought it was going to be. But it worked out to where it was not more of a hassle, I would say on us than it was beneficial to the swimmers. I am working as fast as I can on that. Right now, I do not have much of an update for the residents.

Vice Chair Mifsud asked how often do we send information to the residents about the status of the pool being gathered? That seems to be the thing that causes the most friction. Misinformation.

Mr. Soriano stated we have sent out three, but the biggest problem is people want a timeline. I cannot get a timeline and if we give a timeline and it gets broken, that is going to be worse. I can send out another one because the last one we sent out was the day after our last meeting and it was kind of the same thing. Pay attention to the emails. But then the light smart group does update them when they come through.

Chairman Steiner asked is there any way or do we have posted on the resident's website that the pool is closed for maintenance or still closed for maintenance?

Mr. Soriano stated it was not on the website. The email blast and then after pools. We did encounter an issue this last month. I thought I had it kind of figured out until this past weekend, but I opened the deck. Since this has happened, we allowed the adults to go out there and hang out on the deck because they don't like to be with their kids or families. We have a very problematic few that like to swim in the water and we have told them that there is no filtration. We were manually keeping it clear by adding chemicals pretty much every day. It makes it easier

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when we open it back up, so we do not have to deal with the green. I then stopped and let it turn green, hoping they would not get in. However, we got reports of multiple people getting kicked out this weekend because they were back there swimming around. I may have to close the deck to stop these people from going in and swimming in the pool.

Vice Chair Mifsud asked if there were no cover they could use.

Mr. Soriano stated if I put the cover on for the heater, we will have to close the deck. I was trying to give the residents something, but yeah, we have one. I understand you don't want to be around the family, but really, if you just want to cool off, it is a few feet, you got to walk to get to the other pool. This weekend it was green, and I do not think they will get in if it is green.

Vice Chair Mifsud stated they were still in there when it was green.

Mr. Soriano stated I was hoping that were deter them, but I guess not.

Chairman Steiner stated what I was talking about was we have a lot of folks that will go to our website, and it lists the pools. In fact, we even get them an email blast that went out and said the pool, all the pools were open. It was on the holiday schedule, I believe, and I knew what you meant. But there needs to possibly be a couple of words put on the website informing the residents of the pool.

Mr. Soriano stated I can post it on the website. We have gotten a lot of people signed up for email. I want them to be signed up not just for the lap pool, but everything else we do. If I have an issue, I got to close the fitness center or when the county contacts me because of a major concern shutting down the roadway. That is how we send it out. I do not put stuff on the website other than our long term plans a lot of times.

Chairman Steiner stated just while we are through this process right now, something that they go to the web page to look for a phone number and it is right there for them to know.

Mr. Soriano stated we have that at the top. That explains things like the adult swim at your own risk, stuff like that, in big red letters. We can do that with the adult pool here. Adult pools still currently closed, and something stating to sign up for the newsletter. When I met you guys' last month, these afternoon Florida storms, first couple months of summer break, it was hot, it was clear by then. We are already starting to get our daily closings for thunder and storms, so have been using the old Twitter. If you guys remember, way back in 2017, 18, 19, we used Twitter to tell everybody of the pool closures or when it was open. Back then, they had a service called Fast Follow. If you were a person that did not have a smartphone or Twitter account, Fast

Follow would send the tweet as a text message. Now it is X, and it is the same user profile. They hear that thunder, the lifeguards get everybody out of the pool. That supervisor is sending out a post saying Middle Village Phase 2 pools are closed and then they will send out an update on Twitter that they have closed, and another one when it is back open. They do not do it every time, only for open and close. Sometimes there's a case where these guys will close and they'll be open for a good half hour, hour before the storm moves it up to where it's a problem. It's rare, but it does happen, and that allows me to see it. They have been doing updates that way too.

Vice Chair Mifsud asked do we still have Fast Follow?

Mr. Soriano stated since Twitter has become X, they do not have Fast Follow anymore, and that was a large reason we stopped Twitter during COVID. I also had so many complaints of people who did not want Twitter. A lot of people back then definitely didn't want to have a smartphone or must sign up for a social thing. Now I tell you, my grandmother's on TikTok, so no problem putting it out there. I like Instagram more because you cannot reply if we set it up that way. This is one of the first things that you see when you go to this site. It does not monitor each post; we turn off the reply for that reason. We do not need them telling me about every other issue because it is not a social page. I am also not allowed to delete anything, so I would rather just turn off replies. However, it would need to be set up differently because it is pictures, unlike X. We will be working that so we can set others up as well.

Chairman Steiner asked if they send out an email, do they send out another one the next day?

Mr. Soriano stated we send out about three or four a week.

Chairman Steiner stated the main thing I am getting at is, as a resident, if I get an email and two days from then I want to go back to the pool. How do I find out if the pool is still closed? That is why I say to add it to the website.

Mr. Soriano stated on there it says, you will get another update.

Chairman Steiner stated the thing about that is, if they haven't gotten the update, they may want to go to the pool, only to realize it is not open.

Mr. Soriano stated it is a convenience thing; however, people must look for that system and be a part of it. If you have not clicked on or taken part in anything on it in a year or two, sometimes it can help if you open it up and read it. If you click on the link, you are a part of it. If you do not do anything for a certain amount of time, it will boot you out of the system. We are

only sending out emails about once or twice a month. We will never hit it because even at every household. We have 7,000 units. At 30,000 we will be fine. I think it is 50,000 is what our level of pay is until we get to the next one up.

Chairman Steiner stated they are going to get burnout with that number, and they will want to throw them in the trash. This is a way for them to go our website and see an update.

Mr. Soriano stated he can at least send out an email for the pool. Overall, I have only had three people actually emailing me, and it is mostly complaints. When they want to complain about something, they do not want to take the time to investigate. But yes, that is not an issue. I will put a note at the top of the page, like in red asterisk, "Adult pool still closed". Like I said, I cannot put a timeline on it, until I have something more from the vendors. If they tell me all of the parts are in, it should only take a week. There is a lot of work to do out there, but our pool contractor did a good job. Almost the same thing that happened to Double Branch last year. They were replacing their slide motor, and one thing that they did is rearrange it, instead of the slide motor sitting horizontally, it sat vertically. The reason for that was we have seen this problem here where if we have a flood, whether it is a hurricane or what, those tanks sit underground below the rig. Well, if we a flood, that floods the motor. They now stand upright, with the electronic portion of the motor sitting out of the tank. Even if the tank floods, it will not damage the motor. It has taken 19, 20 years for us to come up with that idea. We did drown out three or four different motors over the years, but they did have to do the work to fabricate a new stand for it to sit upright on and rebolt everything. 10-inch, 12-inch pipes are not easy to bend or move. As soon as we have part, I will feel better saying we should.

Chairman Steiner stated be ready in about a week? I would say it may be better to wait until you get down to about two days before providing a timeline.

Mr. Soriano stated we can put that on the website. Moving on, on that report you will see our usage did even out. I was worried last month when I talked to you guys that we were getting busier than we have been in about 20 years. Two things I think happened. One, the weather helps kind of cut down and keep people out. But two, it was outrageously hot. There were some days where it was 104, 105 feeling out there and, and the pools were not crowded. I was really surprised. I mean there was a few families floating around. I'm thinking where's everybody at? They were hiding in air conditioning. However, that only lasted a week or two. It slowed down where I did not have any concerns that we were going to be hitting capacity and asking people to

wait outside or anything like that. That is always my concern, however I am not sure if you can actually hit that point. Double Branch can probably hold around 300 or so people. We have to start asking people to wait outside until the family leaves. It has been years since we have done that. I actually think it was before we put the computers in. The computers helped us to catch some of those people that were not supposed to be here. It also evened out then, which made me feel better. It will slow down even more because the kids will be back in school soon. Moving on to maintenance, the only thing was the update on the pool. I just mentioned that unless there were any other questions. I will show you some items that we talked about last time. This is our repair to the parking lot, if you have seen it. That was finished the week after the last meeting. When we went in, we did cut everything out. We cut it big, big square so that we can try to find any abscesses. The hole was pretty big, but we did not find one specific spot that I was concerned with on the pipe. It still did seem like from what the original asphalt guys told me, we just did not do a good job of compacting it. When we did the first repair, it kind of sunk back down, because we have had a lot of rain. However, there is an issue, so we were able to find it. We have done a lot of asphalt repair over the last couple years, and I bought a little compactor. This little compactor does a great job for us. Heavy plate and it helps us flatten everything out, and then then we go back in and seal it. This is all waterproof too. However, while we were compacting, we were able to see this is the pipe I had concern with. There is a hairline crack right here inside that circle. As we were compacting, we were able to see a little bit of sand. You see it coming out now laying down there on the bottom. What is happening is there is a crack on the outside of the box, and as water goes through, we are pushing it down and it is making the sand through, just slow enough to make an abscess behind the box. Nobody ever wants to dig up a pipe, especially one that is this far down. This is about six feet below the asphalt level. We would have to dig down on the outside to get to that pipe. I still have to fix this though, because the same thing that is going to happen. It will slowly deposit sand, and we will get a hole behind the box. If it keeps going, in a year or so, the parking lot will have a sinkhole. I will bring in a company that will take a saw and cut out a chunk of this concrete and they will fill it with a hydrophobic type of cement, that is stronger and blocks the water. That will seal the wall, so we do not have anything coming through the wall anymore. I will work with Mike on and the engineer group, because hopefully they have a picture of this box for me that I can give to the vendor and show them. That might be something that if they did not get, I can get it from Piedmont, who will still have it on-record.

Mr. Silverstein stated I should be able to pull some of that up through the drawings we have on file. You can figure out a day and a time to give me a call and I will send it.

Ms. Giles asked if he needed anything from the Board now.

Mr. Soriano stated he does not need anything at this time. You are talking maybe a couple thousand dollars for somebody to climb in there and cut out. It is not a big crack, only 8 or 9 inches. If I catch it before it is too big, it may be less. Now, if we were to cut into the box and they remove a section, and they see there is a bigger problem, that is when I will come to the Board. At this moment, I do not need anything from the Board. This is a repair we must make. We need to make sure that in the future, there is nothing sinking. I must move forward with the deal whether it is \$500 repair or \$5,000 repair, once that becomes something that too expensive or much larger than what I am trying to show you here, then I bring that back to you guys. So, these are new. I just got them set up. Today Amazon prime was perfect for buying some new devices, but we are going to be putting TV's up in this room, which I have requested for years. I got to figure out something way to make it look better. I will send out my reports beforehand, so that you can always open these up and peruse what concerns I will be talking about during the meeting. I will also have these little devices that will allow that way you guys can put us on TVs, I can throw it into the TV in front of you. I can even do things like open my email and put the email onto the TV for you so you can see if there is any concern. I can put those up on the screen and just limit how much stuff I am printing for you. I will send it to you before the meeting, but we will also have the TVs. Unless there are any other questions, that is it for me.

Ms. Giles asked if there was anything else for jay.

Chairman Steiner stated there was not.

Ms. Giles asked if Ms. Suchsland had anything for the Board.

Ms. Suchsland stated the tree guys are coming up at the end of the week, starting on Wednesday. We do have a pine tree down by the bell tower. I think it got struck by lightning and we need to take it down. More that have fallen will also need to be cleaned up. There was also an accident in the center island down here that took out a Crepe Myrtle and part of it is across the road, because they had to move it out of the way.

Mr. Soriano stated we will get that cleaned up.

### SEVENTH ORDER OF BUSINESS

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

Ms. Giles stated there were no members of the audience present. We will move on to Supervisor's requests.

Chairman Steiner stated I would like to do is remind the Board that it came to my attention, that we must come up with objectives, Board accomplishments for the coming year. Be thinking along the lines of what might be considered objectives that we can go ahead and submit.

Mr. Eckert stated that is a good summary. The new legislation that you all implemented last year requires every local government, including special Districts, to come up with what your annual goals and objectives are and then what your performance measures are to see if you have met those goals. Because that statute was brand new last year, your management team put together some goals and objectives that were, I would say, a little bit more high level and not real detailed in terms of what a specific goal you might want to accomplish in the next year is. An example of a goal and objective would be evaluating whether we should add more pickleball courts or something like that. Did you do the evaluation? Yes. What was the result? And there is no number of goals and objectives that you must have under the statute. You just must have something. I think what the chair is suggesting is if there is anything you would like the Board to study or have as a goal over the next year, then be thinking about that. I think we are going to deal with that in September.

Ms. Giles stated I was going to add it to your August agenda for just discussion, but this is a great high-level overview of that so I can add it to September, since you just went through that.

Chairman Steiner stated thank you, that is all I had.

### **EIGHTH ORDER OF BUSINESS**

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

Ms. Giles stated the next meeting is scheduled for August 18th here at the same location at 6:00 p.m. I will try to send a reminder text, as it is out of cycle for us.

### NINTH ORDER OF BUSINESS

### Adjournment

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

On MOTION by Chairman Ste all in favor the meeting was adjo	einer seconded by Ms. Arnau with burned.
	<del>-</del>
Secretary/Assistant Secretary	Chairman/Vice Chairman



Community Development District

Unaudited Financial Reporting June 30, 2025



# Middle Village Community Development District Combined Balance Sheet

June 30, 2025

		General Fund		Recreation Fund		Debt Service Fund	Сар	oital Reserve Fund	Gove	Totals Governmental Funds	
Assets:											
Cash:		==0.4=0		EE 4 400				<b>50.00</b> 6		4.455.000	
Operating Account	\$	550,472	\$	554,122	\$	-	\$	53,086	\$	1,157,680	
Due from Other		-		141		-		-		141	
Due from General Fund		-		153,142		122,290		-		275,432	
Investments:											
State Board of Administration (SBA)		5,261		1,214,718		-		878,293		2,098,273	
Custody Account		7,770		-		-		-		7,770	
Series 2022											
Revenue		_		_		111,228		-		111,228	
Reserve		_		_		159,069		-		159,069	
Principal		_		_		127		-		127	
Interest		_		_		21		_		21	
Cost of Issuance		_		_		17,925		_		17,925	
Prepayment		_		_		4,355		_		4,355	
Series 2018-2						1,000				1,000	
Reserve		_		_		122,910		_		122,910	
Prepayment		_		_		32,768		_		32,768	
Sinking				_		16		_		16	
Interest						6				6	
Deposits		-		13,383		-		-		13,383	
Total Assets	\$	563,504	\$	1,935,506	\$	570,714	\$	931,379	\$	4,001,103	
Liabilities:											
Accounts Payable	\$	14,041	\$	59,767	\$	-	\$	39,048	\$	112,856	
Due to Debt Service		122,290		-		-		-		122,290	
Due to Recreation Fund		153,142		-		-		-		153,142	
Total Liabilites	\$	289,473	\$	59,767	\$	-	\$	39,048	\$	388,288	
Fund Balance:											
Nonspendable:											
Deposits	\$	_	\$	13,383	\$	_	\$	_	\$	13,383	
Restricted for:	•		•		-		,		*	,	
Debt Service - Series		_		_		570,714		_		570,714	
Assigned for:						2.2,.22				,	
Capital Reserve Fund		_		_		_		892,331		892,331	
Unassigned		274,031		1,862,356		-		-		2,136,387	
Total Fund Balances	\$	274,031	\$	1,875,739	\$	570,714	\$	892,331	\$	3,612,815	
Total Liabilities & Fund Balance	\$	563,504	\$	1,935,506	\$	570,714	\$	931,379	\$	4,001,103	
Total Liabilities & Fund Balance	- 3	503,504	•	1,935,506	- 3	5/0,/14	<b></b>	931,379	\$	4,001,103	

### **Community Development District**

### **General Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

		Adopted	Prorated Budget		Actual			
		Budget	Thr	u 06/30/25	Thr	u 06/30/25	V	ariance
Revenues:								
Revenues:								
Special Assessments - Tax Roll	\$	222,749	\$	222,749	\$	223,476	\$	727
Interest Income		1,000		750		434		(316)
<b>Total Revenues</b>	\$	223,749	\$	223,499	\$	223,909	\$	411
Expenditures:								
General & Administrative:								
Supervisors Fees	\$	12,000	\$	9,000	\$	8,400	\$	600
FICA Expense		918		689		643		46
Travel per Diem		200		150		-		150
Engineering		7,000		7,000		10,965		(3,965)
Trustee Fee		15,000		15,000		19,000		(4,000)
Dissemination Agent		3,933		2,949		3,350		(400)
Assessment Roll Administration		8,483		8,483		8,483		0
Attorney		50,000		37,500		24,970		12,530
Arbitrage Rebate		700		-		-		-
Annual Audit		6,600		6,700		6,700		-
Management Fees		72,865		54,649		54,649		0
Information Technology		2,865		2,149		2,149		0
Telephone		300		225		288		(63)
Postage		1,500		1,125		460		665
Printing		2,500		1,875		367		1,508
Insurance General Liability		14,109		14,109		13,724		385
Legal Advertising		2,500		1,875		666		1,209
Other Current Charges		150		113		45		68
Office Supplies		200		150		7		143
Website Maintenance		2,528		1,896		1,896		0
Dues, Licenses & Subscriptions		175		175		175		-
Capital Reserve Funding		19,222		-		-		-
Total General & Administrative Expenditures	\$	223,749	\$	165,812	\$	156,936	\$	8,876
Excess (Deficiency) of Revenues over Expenditures	\$		\$	57,687	\$	66,973	\$	(8,465)
Net Change in Fund Balance	\$	-	\$	57,687	\$	66,973	\$	(8,465)
Fund Balance - Beginning	\$	_			\$	207,058		
Tuna Salance Deginning	Ψ				Ψ	207,000		
Fund Balance - Ending	\$	-			\$	274,031		

## Middle Village Community Development District

**General Fund** Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	30,376 \$	180,194 \$	3,152 \$	3,094 \$	3,056 \$	1,805 \$	- \$	1,798 \$	- \$	- \$	- \$	223,476
Interest Income	53	51	49	49	46	45	19	74	47	-	-	-	434
Total Revenues	\$ 53 \$	30,427 \$	180,243 \$	3,201 \$	3,140 \$	3,101 \$	1,824 \$	74 \$	1,845 \$	- \$	- \$	- \$	223,909
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000 \$	1,000 \$	600 \$	1,200 \$	800 \$	800 \$	1,200 \$	800 \$	1,000 \$	- \$	- \$	- \$	8,400
FICA Expense	77	77	46	92	61	61	92	61	77	-	-	-	643
Travel per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	2,230	420	-	438	608	440	398	1,532	4,901	-	-	-	10,965
Trustee Fee	-	-	-	-	-	15,000	-	4,000	-	-	-	-	19,000
Dissemination Agent	328	328	528	328	328	328	328	328	528	-	-	-	3,350
Assessment Roll Administration	8,483	-	-	-	-	-	-	-	-	-	-	-	8,483
Attorney	1,437	1,698	662	4,842	-	4,177	3,014	905	8,235	-	-	-	24,970
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	6,072	-	-	-	54,649
Information Technology	239	239	239	239	239	239	239	239	239	-	-	-	2,149
Telephone	37	28	23	21	19	58	39	35	29	-	-	-	288
Postage	28	83	20	11	90	65	66	70	27	-	-	-	460
Printing	63	45	36	6	35	35	61	41	45	-	-	-	367
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	1	-	-	-	7
Website Maintenance	211	211	211	211	211	211	211	211	211	-	-	-	1,896
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative Expenditures	\$ 34,243 \$	10,269 \$	8,447 \$	13,622 \$	8,539 \$	27,511 \$	18,495 \$	14,446 \$	21,364 \$	- \$	- \$	- \$	156,936
Excess (Deficiency) of Revenues over Expenditures	\$ (34,191) \$	20,158 \$	171,796 \$	(10,421) \$	(5,399) \$	(24,410) \$	(16,671) \$	(14,371) \$	(19,519) \$	- \$	- \$	- \$	66,973
Net Change in Fund Balance	\$ (34,191) \$	20,158 \$	171,796 \$	(10,421) \$	(5,399) \$	(24,410) \$	(16,671) \$	(14,371) \$	(19,519) \$	- \$	- \$	- \$	66,973

### **Community Development District**

### **Recreation Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Pro	rated Budget		Actual		
	Budget	Thr	u 06/30/25	Th	ru 06/30/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 2,180,719	\$	2,180,719	\$	2,187,832	\$	7,113
Interest Income	5,000		5,000		26,068		21,068
Miscellaneous Revenue	1,000		750		84		(666)
Amenities Revenue	100,000		75,000		97,253		22,253
Cost Share Revenue-South Village	36,022		36,022		39,299		3,277
Total Revenues	\$ 2,322,741	\$	2,297,491	\$	2,350,536	\$	53,045
Expenditures:							
Administrative:							
Management Fees - On Site Staff	\$ 356,649	\$	267,487	\$	267,489	\$	(2)
Insurance	96,279		96,279		90,075		6,204
Other Current Charges	6,000		4,500		5,008		(508)
Permit Fees	1,650		1,650		2,709		(1,059)
Subtotal Administrative	\$ 460,578	\$	369,916	\$	365,281	\$	4,635
Maintenance:							
Security	\$ 136,335	\$	102,251	\$	80,980	\$	21,271
Security Clay County	47,304		35,478		36,840		(1,362)
Electric	20,000		15,000		12,293		2,707
Streetlighting	35,000		26,250		22,240		4,010
Irrigation Maintenance	5,000		3,750		-		3,750
Landscape Maintenance	557,230		417,922		405,750		12,173
Common Area Maintenance	80,000		60,000		59,488		512
Lake Maintenance	25,000		18,750		14,346		4,404
Subtotal Maintenance	\$ 905,868	\$	679,401	\$	631,937	\$	47,464

### **Community Development District**

### **Recreation Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Pro	rated Budget		Actual		
	Budget	Thi	ru 06/30/25	Th	ru 06/30/25	7	arian <i>c</i> e
Recreation Facility:							
Amenity Staff	\$ 190,000	\$	142,500	\$	121,739	\$	20,761
Janitorial	59,500		44,625		37,239		7,386
Telephone	18,000		13,500		14,702		(1,202)
Electric	75,000		56,250		33,261		22,989
Water / Sewer	45,000		33,750		40,021		(6,271)
Gas/Heat (Pool)	20,000		18,207		18,207		-
Refuse Service	35,000		35,000		42,634		(7,634)
Pool Maintenance & Chemicals	43,000		32,250		37,533		(5,283)
Cable	8,000		6,000		5,854		146
Special Events	10,000		7,500		8,021		(521)
Office Supplies and Equipment	1,500		1,125		14		1,111
Facility Maintenance - General	65,000		48,750		47,472		1,278
Facility Maintenance - Preventive Contracts	15,950		11,963		1,305		10,658
Facility Maintenance - Contingency	7,500		5,625		6,613		(988)
Elevator Maintenance	10,000		7,500		6,170		1,330
Recreation Passes	4,000		4,000		4,770		(770)
Lighting Repairs	12,000		9,000		7,077		1,923
Tennis Court Maintenance	65,725		65,725		66,977		(1,252)
Capital Reserve	271,120		-		-		-
Subtotal Recreation Facility	\$ 956,295	\$	543,269	\$	499,609	\$	43,660
Total Expenditures	\$ 2,322,741	\$	1,592,587	\$	1,496,827	\$	95,759
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$	704,905	\$	853,709	\$	(42,714)
Net Change in Fund Balance	\$ -	\$	704,905	\$	853,709	\$	(42,714)
Fund Balance - Beginning	\$ -			\$	1,022,030		
Fund Balance - Ending	\$ -			\$ 1,875,739			

## Middle Village Community Development District

**Recreation Fund** Month to Month

	 Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	297,385 \$	1,764,104 \$	30,859 \$	30,291 \$	29,919 \$	17,671 \$	- \$	17,604 \$	- \$	- \$	- \$	2,187,832
Interest Income	2,024	1,824	1,827	1,782	1,604	3,253	4,720	4,589	4,444	-	-	-	26,068
Miscellaneous Revenue	-	-	38	46	-	-	-	-	-	-	-	-	84
Amenities Revenue	7,572	2,498	2,767	12,458	16,989	13,896	22,951	14,482	3,643	-	-	-	97,253
Cost Share Revenue-South Village	-	-	-	-	39,299	-	-	-		-	-	-	39,299
Total Revenues	\$ 9,596 \$	301,706 \$	1,768,736 \$	45,145 \$	88,182 \$	47,068 \$	45,342 \$	19,071 \$	25,691 \$	- \$	- \$	- \$	2,350,536
Expenditures:													
Administrative:													
Management Fees - On Site Staff	\$ 29,721 \$	29,721 \$	29,721 \$	29,721 \$	29,721 \$	29,721 \$	29,721 \$	29,721 \$	29,721 \$	- \$	- \$	- \$	267,489
Insurance	89,920	-	-	-	155	-	-	-	-	-	-	-	90,075
Other Current Charges	490	429	356	319	682	679	440	787	825	-	-	-	5,008
Permit Fees	-	795	-	222	13	499	-	775	405	-	-	-	2,709
Subtotal Administrative	\$ 120,131 \$	30,945 \$	30,077 \$	30,262 \$	30,571 \$	30,899 \$	30,161 \$	31,283 \$	30,951 \$	- \$	- \$	- \$	365,281
Maintenance:													
Security	\$ 9,223 \$	8,996 \$	9,279 \$	8,657 \$	8,374 \$	9,336 \$	8,883 \$	9,237 \$	8,996 \$	- \$	- \$	- \$	80,980
Security Clay County	490	5,563	4,183	3,600	1,060	7,756	3,928	4,213	6,049	-	-	-	36,840
Electric	1,362	1,398	1,241	1,338	1,178	827	1,015	1,473	2,461	-	-	-	12,293
Streetlighting	2,506	2,463	2,463	2,463	2,463	2,462	2,462	2,462	2,495	-	-	-	22,240
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	45,083	45,083	45,083	45,083	45,083	45,083	45,083	45,083	45,083	-	-	-	405,750
Common Area Maintenance	-	6,667	5,567	5,567	6,113	13,060	7,186	9,579	5,750	-	-	-	59,488
Lake Maintenance	1,594	1,594	1,594	1,594	1,594	1,594	1,594	1,594	1,594	-	-	-	14,346
Subtotal Maintenance	\$ 60,258 \$	71,764 \$	69,410 \$	68,302 \$	65,865 \$	80,118 \$	70,151 \$	73,641 \$	72,429 \$	- \$	- \$	- \$	631,937

## Middle Village Community Development District

**Recreation Fund** Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Recreation Facility:													
Amenity Staff	\$ 18,645 \$	6,835 \$	5,896 \$	5,018 \$	5,120 \$	5,405 \$	16,127 \$	23,272 \$	35,420 \$	- \$	- \$	- \$	121,739
Janitorial	4,125	4,125	4,125	4,239	4,125	4,125	4,125	4,125	4,125	-	-	-	37,239
Telephone	1,397	2,815	1,398	1,663	1,486	1,397	1,486	1,486	1,574	-	-	-	14,702
Electric	4,483	3,815	3,846	3,836	3,745	3,351	3,448	3,820	2,918	-	-	-	33,261
Water / Sewer	3,444	3,967	3,907	3,516	3,440	4,304	5,354	6,098	5,991	-	-	-	40,021
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	5,384	-	-	-	42,634
Pool Maintenance & Chemicals	4,039	4,039	4,039	4,236	4,236	4,236	4,236	4,236	4,236	-	-	-	37,533
Cable	629	629	629	661	661	661	661	661	661	-	-	-	5,854
Special Events	720	1,164	333	3,265	492	300	-	642	1,106	-	-	-	8,021
Office Supplies and Equipment	-	-	-	-	-	-	-	14	-	-	-	-	14
Facility Maintenance - General	5,415	4,250	-	5,500	5,161	10,911	5,000	5,451	5,785	-	-	-	47,472
Facility Maintenance - Preventive Contracts	175	260	-	175	260	260	175	-	-	-	-	-	1,305
Facility Maintenance - Contingency	886	530	-	350	875	1,597	750	750	875	-	-	-	6,613
Elevator Maintenance	2,875	-	-	479	-	2,326	490	-	-	-	-	-	6,170
Recreation Passes	368	950	-	38	-	768	1,396	75	1,176	-	-	-	4,770
Lighting Repairs	1,000	700	-	777	800	1,550	700	750	800	-	-	-	7,077
Tennis Court Maintenance	9,480	7,548	1,040	7,690	6,957	12,944	7,483	7,662	6,171	-	-	-	66,977
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Recreation Facility	\$ 61,841 \$	50,589 \$	36,032 \$	49,413 \$	41,497 \$	62,760 \$	56,771 \$	64,486 \$	76,221 \$	- \$	- \$	- \$	499,609
Total Expenditures	\$ 242,230 \$	153,297 \$	135,519 \$	147,978 \$	137,933 \$	173,776 \$	157,082 \$	169,411 \$	179,601 \$	- \$	- \$	- \$	1,496,827
Excess (Deficiency) of Revenues over Expenditures	\$ (232,634) \$	148,409 \$	1,633,216 \$	(102,833) \$	(49,751) \$	(126,709) \$	(111,741) \$	(150,340) \$	(153,910) \$	- \$	- \$	- \$	853,709
Net Change in Fund Balance	\$ (232,634) \$	148,409 \$	1,633,216 \$	(102,833) \$	(49,751) \$	(126,709) \$	(111,741) \$	(150,340) \$	(153,910) \$	- \$	- \$	- \$	853,709

### **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 June 30, 2025

	Adopted Prorated Budget			rated Budget		Actual			
		Budget	Th	ru 06/30/25	Th	ru 06/30/25	1	Variance	
Revenues:									
Special Assessments - Tax Roll	\$	1,772,172	\$	1,772,172	\$	1,747,079	\$	(25,093)	
Special Assessments - Prepayments		-		-		4,919		4,919	
Interest Income		10,000		10,000		23,746		13,746	
Total Revenues	\$	1,782,172	\$	1,782,172	\$	1,775,744	\$	(6,428)	
Expenditures:									
<u>Series 2022</u>									
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		-	
<u>Series 2018-2</u>									
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)	
Total Expenditures	\$	1,757,155	\$	1,757,155	\$	1,770,972	\$	(13,817)	
Excess (Deficiency) of Revenues over Expenditures	\$	25,017	\$	25,017	\$	4,772	\$	(20,245)	
Net Change in Fund Balance	\$	25,017	\$	25,017	\$	4,772	\$	(20,245)	
Fund Balance - Beginning	\$	283,240			\$	565,942			
Fund Balance - Ending	\$	308,257			\$	570,714			
runu daiance - chunig	Ф	300,237			Þ	3/0,/14			

### **Community Development District**

### **Capital Reserve Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted			rated Budget		Actual		
		Budget	Thr	u 06/30/25	Thru 06/30/25		Variance	
Revenues								
Transfer In from General Fund	\$	19,222	\$	-	\$	-	\$	-
Transfer In from Recreation Fund		271,120		-		-		-
Interest		15,000		15,000		31,494		16,494
Total Revenues	\$	305,342	\$	15,000	\$	31,494	\$	16,494
Expenditures:								
Repairs & Replacements	\$	250,000	\$	250,000	\$	277,519	\$	(27,519)
Total Expenditures	\$	250,000	\$	250,000	\$	277,519	\$	(27,519)
Excess (Deficiency) of Revenues over Expenditures	\$	55,342			\$	(246,025)		
Net Change in Fund Balance	\$	55,342			\$	(246,025)		
Fund Balance - Beginning	\$	1,193,255			\$	1,138,355		
Fund Balance - Ending	\$	1,248,596			\$	892,331		

### **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 \$ 159,069
Reserve Fund Balance 159,069

\$ 17,754,000 Bonds outstanding - 1/13/2022 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)

**Current Bonds Outstanding** 

\$ 13,231,000

#### 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 \$ 122,910

Reserve Fund Balance 122,910

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)

*C*.

### MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

**FY2025** Assessments Receipts Summary

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

SUMMARY OF TAX ROLL RECEIPTS							
				RECREATION			
		DEBT SERVICE	GENERAL FUND	FUND O&M			
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	RECEIPTS	O&M RECEIPTS	RECEIPTS	TOTAL RECEIVED		
1	11/07/24	5,383.92	688.68	6,742.17	12,814.77		
2	11/13/24	45,363.74	5,802.65	56,808.11	107,974.50		
3	11/26/24	186,726.83	23,884.94	233,834.27	444,446.04		
4	12/06/24	1,344,652.51	171,999.65	1,683,881.43	3,200,533.59		
5	12/19/24	42,661.48	5,456.99	53,424.13	101,542.60		
6	01/27/25	21,399.94	2,737.35	26,798.71	50,936.00		
7	02/06/25	24,642.29	3,152.09	30,859.05	58,653.43		
8	03/08/25	24,188.46	3,094.04	30,290.72	57,573.22		
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		
11	06/06/25	1,371.02	175.37	1,716.90	3,263.29		
TAX CERTIFICATES	06/17/25	12,686.36	1,622.76	15,886.87	30,195.99		
TOTAL TAX ROLL RECEIPTS		1,747,078.82	223,475.53	2,187,831.84	4,158,386.19		

	TAX ROLL DUE / RECEIVED - (DISCOUNTS NOT TAKE	(5,723.42)	(732.10)	(7,167.32)	(13,622.83)
--	---	------------	----------	------------	-------------

PERCENT COLLECTED	DEBT		O&M	TOTAL
TOTAL PERCENT COLLECTED	100.33%	-	100.33%	100.33%



# Middle Village

# **Community Development District**

# Check Run Summary July 31, 2025

Fund	Date	Check No.		Amount
General Fund				
Accounts Payable	7/3/25	1814-1815	\$	1,504.50
	7/16/25	1816-1820		16,727.99
	7/25/25	1821		546.50
	7/31/25	1822-1823		8,235.18
		Sub-Total	\$	27,014.17
Recreation Fund				
Accounts Payable - HW	7/3/25	1022-1033	\$	41,164.82
	7/16/25	1034-1047		45,580.12
	7/25/25	1048-1055		6,418.75
	7/31/25	1056-1061		19,822.13
		Sub-Total	\$	112,985.82
Capital Reserve Fund				
Accounts Payable	7/3/25	829-834	\$	8,157.04
riccounts rayable	7/16/25	835-839	Ψ	22,772.75
	7/25/25	840-842		4,726.50
	7/31/25	843-846		13,813.83
		Sub-Total	\$	49,470.12
Total			\$	189,470.11

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/10/25 PAGE 1
\*\*\* CHECK DATES 07/01/2025 - 07/31/2025 \*\*\* MIDDLE VILLAGE - GENERAL FUND

*** CHECK DATES	07/01/2025 - 07/31/2025 *** MI BA	DDLE VILLAGE - GENERAL FUND NK A GENERAL FUND			
CHECK VEND# DATE	INVOICE EXPENSED TO DATE INVOICE YRMO DPT ACCT# S	UB SUBCLASS VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
7/03/25 00024	7/02/25 28000 202507 310-51300-3 ARBIT SE2018 FYE 3/31/25	1600	*	600.00	
	INDIT DE2010 111 3, 31, 23	GRAU AND ASSOCIATES			600.00 001814
7/03/25 00119	6/25/25 3583506 202505 310-51300-3 MAY GENERAL SERVICES	1500	*	904.50	
	PHIL CHARACTE PHILATER	KUTAK ROCK LLP 			904.50 001815
7/16/25 00032	7/11/25 144774 202507 310-51300-4	2500	*	1,671.09	
	LOAD, PREP, ADDRESS,PRINT 7/11/25 144774 202507 310-51300-4 POSTAGE	2000	*	1,756.56	
		ADVANCED DIRECT MARKETING			3,427.65 001816
7/16/25 00026	7/01/25 2486 202507 310-51300-3 JUL MANAGEMENT FEES	4000	*	6,072.08	
	7/01/25 2486 202507 310-51300-5 JUL WEBSITE ADMIN		*	210.67	
	7/01/25 2486 202507 310-51300-3 JUL INFO TECH		*	238.75	
	7/01/25 2486 202507 310-51300-3 JUL DISSEM AGENT SRVCS	1300	*	327.75	
	7/01/25 2486 202507 310-51300-5 OFFICE SUPPLIES	1000	*	.87	
	7/01/25 2486 202507 310-51300-4 POSTAGE	2000	*	99.01	
	7/01/25 2486 202507 310-51300-4 COPIES	2500	*	81.75	
	7/01/25 2486 202507 310-51300-4 TELEPHONE	1000	*	41.87	
		GOVERNMENTAL MANAGEMENT SERVICES			7,072.75 001817
7/16/25 00117	7/03/25 25-00232 202507 310-51300-4 7/14 NTC OF BOS MTG		*	76.25	
	7/14 NIC OF BOS MIG	JACKSONVILLE DAILY RECORD			76.25 001818
7/16/25 00125	7/11/25 193582 202506 310-51300-3	1100	*	4,901.34	
	JUN ENGINEERING SERVICES	MATTHEWS DESIGN GROUP LLC			4,901.34 001819
7/16/25 00039	7/07/25 7809667 202507 310-51300-3	1200	*	500.00	
	CUSTODY-ACCEPTANCE FEE 7/07/25 7809667 202507 310-51300-3 CUSTODY-ADMIN FEE ADVANCE	1200	*	750.00	
		U.S. BANK			1,250.00 001820

*** CHECK DATES 07/01/2025 - 07/31/2025 *** MIDDLE	JNTS PAYABLE PREPAID/COMPUTER CH E VILLAGE - GENERAL FUND A GENERAL FUND	ECK REGISTER	RUN 8/10/25	PAGE 2
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	TRUOMA	CHECK AMOUNT #
7/25/25 00117 7/24/25 25-00256 202507 310-51300-48000	)	*	546.50	
NTC PH FY26 BUD/BOS MTGS  JAC	CKSONVILLE DAILY RECORD			546.50 001821
7/31/25 00119 4/17/25 3553008 202503 310-51300-31500		*	4,596.04	
MAR GENERAL SERVICES KUT	TAK ROCK LLP			4,596.04 001822
7/31/25 00119 7/25/25 3598059 202506 310-51300-31500		*	3,639.14	
JUN GENERAL SERVICES KUT	TAK ROCK LLP			3,639.14 001823
	TOTAL FOR BANK	A	27,014.17	
	TOTAL FOR REGIS	TER	27,014.17	

#### **Grau and Associates**

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

Phone: 561-994-9299

Fax: 561-994-5823

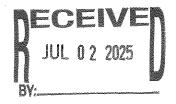
Middle Village Community Development District 1001 Bradford Way Kingston, TN 37763

Invoice No.

28000

Date

07/02/2025



**SERVICE** 

**AMOUNT** 

Project: Arbitrage - Series 2018 FYE 3/31/25

**Arbitrage Services** 

Arbitrage

600.00

Subtotal:

600.00

Total

600.00

**Current Amount Due** 

600.00

U - 3 <del>U</del>	31- 60	61 - 90	vv	Over 120	
600.00	0.00	0.00	0.00	0.00	600.00

#### TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

June 25, 2025

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

Reference: Invoice No. 3583506 Client Matter No. 14323-1 Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3583506

14323-1

Re: Midd	lle Village CDD -	- General		
For Profession	onal Legal Servic	es Rendered		
05/08/25	K. Haber	0.60	162.00	Prepare heat pump installation agreement; correspond with Soriano and Giles regarding same
05/09/25	M. Eckert	0.40	156.00	Review draft minutes and provide comments
05/10/25	M. Eckert	0.10	39.00	Confer with Grimm regarding leaning column
05/11/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
05/23/25	M. Eckert	0.20	78.00	Review status of pending matters
05/27/25	M. Eckert	0.60	234.00	Review draft minutes
05/29/25	M. Eckert	0.40	156.00	Prepare for and attend agenda call
TOTAL HO	URS	2.60		

Middle Village CDD June 25, 2025 Client Matter No. 14323-1 Invoice No. 3583506 Page 2

3		
TOTAL FOR SERVICES REI	NDERED	\$904.50
TOTAL CURRENT AMOUN	T DUE	\$904.50
UNPAID INVOICES:		
April 17, 2025	Invoice No. 3553008	4,596.04
TOTAL DUE		<u>\$5,500.54</u>

# Advanced Direct Marketing Services

Invoice

3733 Adirolf Rd. Jacksonville, FL 32207-4719 (V) 904.396.3028 (F) 396.6328

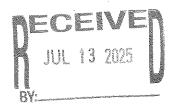
DATE INVOICE#

7/11/2025

144774

#### **BILL TO**

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



	P.O. NO.	TERN	vis	PI	ROJECT
		With C	Order		
SERVICE DESCRIPTION		QTY	RATE		AMOUNT
Middle Village CDD  Load, read, convert files; CASS Certify addresses to enable automatic rates; Create automation based sack/tray tags & postal documents; for addressing		2,252	0.033	33	75.00
Form layout and preparation Laser one sheet front & back Fold customer materials Insert one piece into #10 envelope, seal, sort and mail, Standard Rate		1 2,252 2,252 484	1	35 43	37.50 788.20 145.10 43.66
#10 Window Envelopes printed one color black ink Postage		2,262 2,252		1	581.63 1,756.56
	Subto	tal		\$3	3,427.65
	Sales	Tax (7.5	%)		\$0.00
·	Tota	i		\$3	3,427.65

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

## Invoice

Invoice #: 2486

Invoice Date: 7/1/25 Due Date: 7/1/25

Case:

P.O. Number:

#### Bill To:

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

Description	lours/Qty Rate	Amount
General Fund- Management Fees - July 2025 Vebsite Administration - July 2025 Information Technology - July 2025 Dissemination Agent Services - July 2025 Diffice Supplies Postage Copies Telephone	238 327 0 99 81	2.08 6,072.08 1.67 210.67 2.75 238.75 1.75 327.75 1.87 0.87 1.01 99.07 1.75 81.75 1.87 41.87
JUL. 03 2025		

Total	\$7,072.75			
Payments/Credits	\$0.00			
Balance Due	\$7,072.75			

## **Jacksonville Daily Record**

## A Division of DAILY RECORD & OBSERVER, LLC

P.O. Box 2177 Jacksonville, FL 32203 (904) 356-2466

#### **INVOICE**

July 3, 2025

Date

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

FL 32092



Serial # 25-00232C PO/File #	\$76.25
	Payment Due
Notice of Meeting of the Board of Supervisors	
	\$76.25
Middle Village Community Development District	Publication Fee
Case Number	Amount Paid
Publication Dates 7/3	Payment Due Upon Receipt
County Clay	For your convenience, you may remit payment online at www.jaxdailyrecord.com/ send-payment.
Payment is due before the Proof of Publication is released.	If your payment is being mailed, please reference Serial # 25-00232C on your check or remittance advice.

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

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

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

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

Notice is hereby given that the Board of Supervisors of the Mid-dle Village Community Develop-ment District is scheduled to be meet on Monday, July 14, 2025. at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park,

Florida 32065.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. An electronic copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850) and on the District's website, www.MiddleVillageCDD. com. This meeting may be contin-ued 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 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.

ager'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 00 (25-00232C)

Jul. 3

Project Manager

Alex Acree

Matthews

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

Engineering - Architecture - Planning - Surveying

July 11, 2025

Invoice #

193582

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
- **CDD Meeting**
- Site Inspections for Annual Engineer's Report
- Finalize Engineer's Report



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

For billing inquiries, please contact our Accounting Department.

#### Professional Services through June 30, 2025

Phase	0001	Engineering Services

	Hours	Rate	Amount
Vice President of Production	.50	290.00	145.00
Sr. Construction Inspector	1.25	210.00	262.50
Project Manager 1	18.75	230.00	4,312.50
Project Administrator	.25	120.00	30.00
Total Labor			

Phase 0999

Reimbursable Expenses

Mileage/Parking/Tolis

**Total Reimbursables** 

151.34

151.34

151.34

**Total Due:** 

4,901.34

4,750.00

#### **Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	4,750.00	15,430.00	20,180.00
Expense	151.34	31.59	182.93
Unit	0.00	11.78	11.78
Interest	0.00	23.93	23.93
Totals	4,901.34	15,497.30	20,398.64

Reimbursable Expenses



Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107 Invoice Number:

7809667

Invoice Date: Direct Inquiries To: Phone: 07/07/2025 Schuhle, Scott A (954)-938-2476

Middle Village Community Development District c/o
Attn Jim Oliver
475 West Town Place
Suite 114
St. Augustine, FL 32092
United States
Middle Village Community Development District Custody Account

The following is a statement of transactions pertaining to your account. For further information, please review the attached

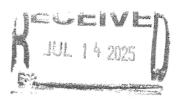
STATEMENT SUMMARY

#### PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$1,250.00

All invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Middle Village Community Development District Custody Account

Invoice t	Jumbe	ir:	tini)		7809667
Current	A				1.250.00
Cunera	∠uc.				, 1,200.00
Direct In	quiries	s To:			e, Scott A
Phone:				(954)-	938-2476

Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





Corporate Trust Services EP-MN-WN3Ł 60 LIVIngston Ave. St. Paul, MN 55107

Invoice Number:

7809667 07/07/2025

Direct Inquiries To: Phone:

Schuhle, Scott A (954)-938-2476

Middle Village Community Development District Custody Account

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP							
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees			
01010 Acceptance Fee	500.00	1.00		\$500.00			
Subtotal Acceptance Fees				\$500.00			
04280 Administration	1.00	750.00	100.00%	\$750.00			
Subtotal Administration Fees - In Adva	nce 07/01/2025 - 06/30/2026			\$750.00			
TOTAL AMOUNT DUE				\$1,250.00			



## **Jacksonville Daily Record**

## A Division of Daily Record & Observer, LLC

P.O. Box 2177 Jacksonville, FL 32203 (904) 356-2466

#### **INVOICE**

July 24, 2025

Date

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

FL 32092



Serial # 25-00256C	PO/File #	\$546.50
		Payment Due
	Consider the Adoption of the FY 2026 Budget;	·
etc.; and Notice of Regular	Board of Supervisors' Meeting	\$546.50
Middle Village Community	y Development District	Publication Fe
Case Number		Amount Paid
Publication Dates 7/24		Payment Due Upon Receipt
County Clay		For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.
Payment is due be the Proof of Public is released.		If your payment is being mailed, please reference Serial # 25-00256C on your check or remittance advice.

#### **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 PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET;
NOTICE OF PUBLIC HEARING TO CONSIDER A PROPOSED CHANGE IN THE OPERATIONS
AND MAINTENANCE ASSESSMENT METHODOLOGY AND THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL,
AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Middle Village Community Development District ("District") will
hold the following public hearings and regular meeting:

DATE:
August 18, 2025
TIME:
6:00 p.m.
LOCATION;
Plantation Oaks Amenity Center
845 Oakleaf Plantation Parkway

LOCATION:

Blantation Oaks Amenity Center

846 Oakleaf Plantation Parkway
Orange Park, FL 32065

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment
and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October
1, 2025, and ending September 30, 2026 ("Proposed Budget") for the fiscal year beginning October
1, 2025, and ending September 30, 2026 ("Proposed Budget") for the fiscal year beginning October
1, 2025, and ending September 30, 2026 ("Proposed Budget") for the fiscal year beginning October
1, 2025, and ending September 30, 2026 ("Proposed Budget") for the fiscal year beginning October
1, 2025, and ending September 30, 2026 ("Proposed Budget") for the fiscal year beginning October
1, 2025, and ending September 30, 2026 ("Proposed Budget for FY 2026"). The second maintenance special assessments ("O&M Assessments")
1, 2026, to consider the adoption of
2, 2

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment	
Single Family	1,059	1.00	\$953.88	
Multi Family	1,056	0.768	\$732.56	
High Density Multi Family	228	0.698	\$665.56	
High Density Multi Family & Aquatics	704	0.698	\$665.56	
Commercial / Office	330,000	.001	\$0.64	

\*includes collection costs and early payment discounts
NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF
UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M
ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.
Please note that the subject of the public hearing will also include a proposed change to the operations and
maintenance special assessment methodology which would have the impact of increasing the annual special
assessment on the High Density Multi Family Aquatics product types and decreasing all other residential product types. This proposed change is outlined in the Supplemental Operations and Maintenance Assessment
Methodology Report dated June 9, 2025, which is on file with the District and available for public inspection.
The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on
assessments collected by the Clay County ("County") Tax Collector on the tax bill. Note, the O&M Assessments
do not include debt service assessments previously levied by the District, if any.
For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on
certain developed property and will directly collect the O&M Assessments on the remaining benefitted property,
if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to
pay your O&M Assessment because failure to pay will cause a tax certificate to be sated against the property
which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which
also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by
direct billing does not preclude the District from later electing to collect those or other assessments in a different
manner at a future time. manner at a future time

manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph.: (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://middlevillag-ecdd.com/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

April 17, 2025

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



Reference: Invoice No. 3553008 Client Matter No. 14323-1 Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3553008

14323-1

Re: Midd	le Village CDD	- General		
For Professio	nal Legal Servi	ces Rendered		
03/01/25	M. Eckert	0.20	78.00	Review Carns' email; research permit; confer with Carns
03/02/25	M. Eckert	0.40	156.00	Research request for easement release; research easement history and plat
03/03/25	M. Eckert	1.30	507.00	Review plat and assignment for easement release request
03/07/25	K. Haber	0.40	108.00	Prepare March board meeting agenda memorandum
03/08/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
03/10/25	M. Eckert	3.50	1,365.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
03/12/25	M. Eckert	1.20	468.00	Review demand of Persaud and related correspondence; research same; follow up from board meeting;

Middle Village CDD April 17, 2025 Client Matter No. 14323-1 Invoice No. 3553008 Page 2

				research and prepare signage for walking paths
03/13/25	D. Wilbourn	0.70	129.50	Prepare new supervisor guide
03/13/25	M. Eckert	0.40	156.00	Attend conference call regarding
05/11/25	IVII DOMOIT	0.,0	100,00	easement release request; confer with
				Giles regarding property valuation
				for auditor; review signage options
03/17/25	K. Haber	0.40	108.00	Correspond with Soriano regarding
				water management permit;
				correspond with Silverstein and
				Acree regarding same
03/18/25	M. Eckert	0.30	117.00	Confer with Soriano regarding
				signage; respond to auditor; prepare
				for budget and assessment
				proceedings
03/18/25	K. Haber	2.40	648.00	Confer with county administrator
				regarding water management permit;
				research drainage easements
				included in permits; correspond with
				Silverstein regarding same
03/19/25	M. Eckert	0.30	117.00	Prepare for and attend meeting with
				St. Johns River Water Management
				District regarding resident request for
02/21/25	D A44	0.40	C4.00	easement release
03/21/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
03/21/25 03/25/25	M. Eckert	0.10	39.00 162.00	Respond to auditor request
03/23/23	K. Haber	0.60	102.00	Prepare fire sprinkler replacement agreement; correspond with Soriano
				and Giles regarding same
03/26/25	M. Eckert	0.70	273.00	Prepare for and attend agenda call
03/20/23	IVI, ECKEIT	0.70	213.00	rrepare for and attend agenda carr
TOTAL HO	URS	13.60		
10111110		10.00		

**DISBURSEMENTS** 

Travel Expenses 21.04

TOTAL DISBURSEMENTS

TOTAL FOR SERVICES RENDERED

21.04

\$4,575.00

Middle Village CDD April 17, 2025 Client Matter No. 14323-1 Invoice No. 3553008 Page 3

TOTAL CURRENT AMOUNT DUE

\$4,596.04

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

#### TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

July 25, 2025



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

Reference: Invoice No. 3598059 Client Matter No. 14323-1 Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3598059

14323-1

Re: Middl	le Village CDD - 0	General		
For Professio	nal Legal Services	Rendered		
05/12/25 06/01/25	K. Buchanan M. Eckert	1.50 0.60	532.50 234.00	Prepare for and attend board meeting Draft resolution for O&M assessment methodology change; confer with Giles and Hogge
06/02/25	M. Eckert	0.30	117.00	Confer with Breeding regarding impact fee credits; confer with Steiner; prepare budget and assessment documents
06/03/25	M. Eckert	0.40	156.00	Review potential sale of impact fee credits; follow up on right of way maintenance agreement with church; confer with Riddick
06/06/25	K. Haber	0.50	135.00	Prepare June board meeting agenda memorandum
06/08/25	M. Eckert	0.20	78.00	Prepare for board meeting; confer with Grimm
06/09/25	M. Eckert	4.90	1,911.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up; inspect leaning column

Middle Village CDD July 25, 2025 Client Matter No. 14323-1 Invoice No. 3598059 Page 2

06/10/25	K. Haber	0.20	54.00	Correspond with board of supervisors regarding ethics training requirements
06/22/25	M. Eckert	0.10	39.00	Review budget and assessment documents and proceedings status
06/25/25	M. Eckert	0.40	156.00	Prepare for and attend agenda call
06/30/25	K. Haber	0.50	135.00	Prepare budget notices and resolutions
TOTAL HO	OURS	9.60		

TOTAL FOR SERVICES RENDERED \$3,547.50

**DISBURSEMENTS** 

19.79 Meals Travel Expenses 71.85

TOTAL DISBURSEMENTS 91.64

TOTAL CURRENT AMOUNT DUE \$3,639.14

UNPAID INVOICES:

April 17, 2025 Invoice No. 3553008 4,596.04

TOTAL DUE <u>\$8,235.18</u> AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/10/25 PAGE 1
\*\*\* CHECK DATES 07/01/2025 - 07/31/2025 \*\*\* MIDDLE VILLAGE - REC FUND
BANK E HANCOCK WHITNEY

BANK E HANCOCK WHITNEY					
CHECK VEND# DATE	INVOICE EXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/03/25 01207	6/30/25 06302025 202506 300-36900-3	10300	*	500.00	
		ANIA AMADOR CUETO			500.00 001022
7/03/25 00509	6/21/25 CAK-2068 202506 330-57200-	49300	*	1,175.74	
	PROXIMITY CARDS	CARDS AND KEYFOBS			1,175.74 001023
7/03/25 00008	6/25/25 847 202505 320-57200-3	34510	*	420.00	
	MAY ADMIN FEE 6/25/25 847 202505 320-57200-	34510	*	192.50	
	MAY ADMIN SCHED	CLAY COUNTY UTILITY AUTHORITY			612.50 001024
7/03/25 00026	6/18/25 2489 202505 320-57200- MAY FACILITY MAINTENANCE		*	5,450.68	
	6/18/25 2489 202505 330-57200-6 MAY FAC MAINT CONTINGENCY		*	750.00	
	6/18/25 2489 202505 320-57200-4 MAY COMMON AREA MAINT		*	5,350.00	
	6/18/25 2489 202505 330-57200-4 MAY LIGHTING REPAIRS		*	750.00	
	6/18/25 2489 202505 330-57200-1 MAY TENNIS COURT MAINT	34400	*	5,475.00	
		GOVERNMENTAL MANAGEMENT SERVICES			17,775.68 001025
7/03/25 00026	6/25/25 2493 202506 300-36900-36/24 TENNIS REVENUE		*	2,488.50	
		GOVERNMENTAL MANAGEMENT SERVICES			2,488.50 001026
7/03/25 00026	7/02/25 565A 202506 300-36900-: JUN FACILITY EVENT STAFF	10300	*	725.00	
	JUN FACILITY EVENT STAFF	GOVERNMENTAL MANAGEMENT SERVICES			725.00 001027
7/03/25 01208	6/30/25 06302025 202506 300-36900-3		*	100.00	
	DEPOSII REFUND	JASON O'NEILL			100.00 001028
7/03/25 00139	7/01/25 13129562 202507 330-57200-		*	4,235.86	
	TOD FOOD CHEMICADS	POOLSURE			4,235.86 001029
7/03/25 00261	5/14/25 363 202505 320-57200- MAY PRESSURE WASHING SRVC	46500	<b></b> *	1,229.00	<b>_</b>
		RIVERSIDE MANAGEMENT SERVICES INC			1,229.00 001030

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/10/25 PAGE 2
\*\*\* CHECK DATES 07/01/2025 - 07/31/2025 \*\*\* MIDDLE VILLAGE - REC FUND

CAECK MEMD#		ANK E HANCOCK WHITNEY	STATUS	⊼ M⊖I INTT	CHECK
DATE DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	SUB SUBCLASS	SIAIUS	AMOUNT	AMOUNT #
7/03/25 00261	5/14/25 364 202505 320-57200- MAY PRESSURE WASHING SRVC	46500	*	3,000.00	
	MAI FRESSORE WASHING SKVC	RIVERSIDE MANAGEMENT SERVICES II	NC		3,000.00 001031
7/03/25 00823	7/01/25 11176 202507 320-57200- JUL SECURITY SERVICES	34500	*	9,222.54	
		SECURITY DEVELOPMENT GROUP LLC			9,222.54 001032
7/03/25 01209	6/30/25 06302025 202506 300-36900- DEPOSIT REFUND		*	100.00	
		STEPHANIE FUHS			100.00 001033
7/16/25 01212	212 7/14/25 07142025 202507 300-36900- DEPOSIT REFUND		*	50.00	
		ARIEL BRITT			50.00 001034
7/16/25 00072	0072 7/05/25 07052025 202504 320-57200- 4/25-5/8 REIMB SEC SRVCS	34510	*	1,800.00	
		DOUBLE BRANCH CDD			1,800.00 001035
7/16/25 00072	7/05/25 07052025 202505 320-57200- 5/9-5/22 REIMB SEC SRVCS	34510	*	1,875.00	
		DOUBLE BRANCH CDD			1,875.00 001036
7/16/25 00072	7/05/25 07052025 202504 320-57200- 4/11-4/24 REIMB SEC SRVCS	34510	*	1,800.00	
		DOUBLE BRANCH CDD			1,800.00 001037
7/16/25 00026	6/30/25 2496 202505 330-57200-		*	88.04	
	MAY PHONES 6/30/25 2496 202505 310-51300- MAY OFFICE SUPPLIES	49300	*	160.20	
	6/30/25 2496 202505 330-57200- MAY TENNIS MAINTENANCE	34400	*	256.31	
	MAY IENNIS MAINIENANCE	GOVERNMENTAL MANAGEMENT SERVICE	S		504.55 001038
	6/30/25 2497 202506 330-57200- JUN PHONES	41000	*	88.05	
	6/30/25 2497 202506 310-51300- JUN OFFICE SUPPLIES	49300	*	244.98	
	6/30/25 2497 202506 330-57200- JUN SPECIAL EVENTS	49400	*	555.54	
	JUN SPECIAL EVENTS	GOVERNMENTAL MANAGEMENT SERVICE	S		888.57 001039
7/16/25 00026	7/01/25 2484 202507 310-51300- JUL TENNIS FAC MANAGEMENT	34000	*	7,469.83	
	JUL TENNIS FAC MANAGEMENT	GOVERNMENTAL MANAGEMENT SERVICE:	S		7,469.83 001040

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/10/25 PAGE 3
\*\*\* CHECK DATES 07/01/2025 - 07/31/2025 \*\*\* MIDDLE VILLAGE - REC FUND

	BA	ANK E HANCOCK WHITNEY			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/16/25 00026	7/01/25 2485 202507 310-51300-3 JUL FACILITY MANAGEMENT		*	22,251.17	
	7/11/25 2400 202507 200 2000 3	GOVERNMENTAL MANAGEMENT SERVICES			22,251.17 001041
7/16/25 00026	7/11/25 2498	10200	*	2,322.00	
	/// TENNIS REVENUE	GOVERNMENTAL MANAGEMENT SERVICES			2,322.00 001042
7/16/25 00062	7/01/25 286936B 202507 320-57200-4		*	1,594.00	
	OUL DAKE MAINTENANCE	THE LAKE DOCTORS			1,594.00 001043
7/16/25 01210	7/14/25 07142025 202507 300-36900-1	 L0300	*	700.00	
	DEFOSII REPOND	MARK SWARTZ			700.00 001044
7/16/25 01211	7/14/25 07142025 202507 300-36900-1	10300	*	100.00	
	DEFOSII REPOND	RACHEL DEGUZMAN			100.00 001045
7/16/25 00261	7/01/25 366 202507 330-57200-3 JUL JANITORIAL SERVICES	34200	*	4,125.00	
		RIVERSIDE MANAGEMENT SERVICES INC			4,125.00 001046
7/16/25 01028	7/14/25 07142025 202507 300-36900-1 DEPOSIT REFUND		*		
		SARAH VANCE			100.00 001047
7/25/25 00256	7/21/25 937 202506 320-57200-3 JUN ADMIN FEES	34510	*	381.25	
	7/21/25 937 202506 320-57200-3 JUN ADMIN SCHED	34510	*	192.50	
		CLAY COUNTY SHERIFF'S OFFICE			573.75 001048
7/25/25 00026	7/15/25 2499 202507 300-36900-1 JUL FACILITY EVENT STAFF			337.50	
		GOVERNMENTAL MANAGEMENT SERVICES			337.50 001049
7/25/25 00026	7/18/25 2502 202506 330-57200-3 JUN FACILITY MAINTENANCE	34400	*	1,040.00	
	OUN FACIBITI MAINTENANCE	GOVERNMENTAL MANAGEMENT SERVICES			1,040.00 001050
7/25/25 00026	7/24/25 2507 202507 300-36900-1 7/16 TENNIS REVENUE	10200	*	1,611.00	_
	'\'IO IEMMIS KEVENOE	GOVERNMENTAL MANAGEMENT SERVICES			1,611.00 001051

AP300R YEAR-	O-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER	RUN	8/10/25	PAGE	4
*** CHECK DATES 07/01/2025 - 07/31/2025 ***	MIDDLE VILLAGE - REC FUND				
	BANK E HANCOCK WHITNEY				

			NCOCK WIIIINEI			
CHECK VEND# DATE	INVOICEEXPENS DATE INVOICE YRMO DP	ED TO T ACCT# SUB SUB	VENDOR NAME CLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/25/25 00026	7/24/25 2508 202507 30	0-36900-10200		*	2,506.50	
	7/23 TENNIS REVEN	GOVERN	MENTAL MANAGEMENT SERVI	ICES		2,506.50 001052
7/25/25 01214	7/23/25 07232025 202507 30			*	150.00	
	DEPOSIT REFUND	JOHN P	HILIBERT			150.00 001053
7/25/25 01138	7/21/25 07212025 202507 30	0-36900-10300			 100.00	
7/23/23 01130	DEPOSIT REFUND		TMA CTIVA DVANGDITOMA			
		MARGAR				
7/25/25 01213	7/21/25 07212025 202507 30 DEPOSIT REFUND	0-36900-10300		*	100.00	
		MICHEL	LE COMER KIKER			100.00 001055
7/31/25 01215	7/25/25 07252025 202507 30				100.00	
	DEPOSIT REFUND	AUTUMN	CARR			100.00 001056
7/31/25 01197	7/28/25 07282025 202507 30			*	100.00	
	DEPOSIT REFUND		T CHEDARN			100 00 001057
7/31/25 01216	7/28/25 07282025 202507 30 DEPOSIT REFUND			*	100.00	
		CARLOS	DIAZ			100.00 001058
7/31/25 00026	7/18/25 2503 202506 33 JUN FACILITY MAIN	0-57200-62000		*	5,785.00	
	7/18/25 2503 202506 33	0-57200-62200		*	875.00	
	JUN FAC MAINT CON 7/18/25 2503 202506 32	0-57200-46500		*	5,750.00	
	JUN COMMON AREA M 7/18/25 2503 202506 33			*	800.00	
	JUN LIGHTING REPA 7/18/25 2503 202506 33			*	4,875.15	
	JUN TENNIS COURT	MAINT			•	
	7/18/25 2503 202506 33 JUN SPECIAL EVENT	C			550.00	
		GOVERN	MENTAL MANAGEMENT SERVI	ICES		18,635.15 001059
7/31/25 01217	7/25/25 07252025 202507 30		·	*	450.00	<b>_</b>
	DEPOSIT REFUND	KAREN	ZAPATA			450.00 001060

*** CHECK DATES 07/01/2025 - 07/31/2025 *** MIDDLE V	S PAYABLE PREPAID/COMPUTER CHECK REGISTER YILLAGE - REC FUND IANCOCK WHITNEY	RUN 8/10/25	PAGE 5
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB SU	VENDOR NAME STATUS UBCLASS	AMOUNT	CHECK AMOUNT #
7/31/25 00130 7/28/25 81781 202507 330-57200-34400 2 TENNIS COURT NETS	*	436.98	
	TENNIS COURTS, INC.		436.98 001061
	TOTAL FOR BANK E	112,985.82	
	TOTAL FOR REGISTER	112,985.82	

From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: MVCDD refund of deposit request - ANIA AMADOR CUETO (non-resident)

Date: June 30, 2025 at 6:47 PM

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

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION GRAND BANQUET (SATURDAY) 10:00 A.M. to 12:00 MIDNIGHT (ET 5:00 P.M. TO 10:00 P.M.)
  - DATE OF VENUE JUNE 28, 2025
  - RESIDENT ANIA AMADOR CUETO
  - ADDRESS 2901 FORREST DRIVE S, ORANGE PARK, FL 32073
  - AMOUNT OF REFUND \$500.00
  - BOOKING FEE/DEPOSIT was via VISA (7890):

DATED: 1/9/25

■ SEQ#: 5

BATCH#: 1167

INVOICE#: 6

APPROVAL CODE: 063018

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.

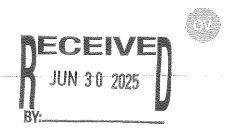
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be 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
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

#### www.OakLeafResidents.com

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



## Invoice / Order Detail

#### Thank you for ordering at CardsAndKeyfobs.com

#### **Order Detail**

Order ID: #20683 Invoice: #CAK-20683 Date Added: 06/21/2025

Payment Method: Purchase Order (#JSO62125) Shipping Method: USPS Priority (Weight: 27.00lb)

#### **Bill To**

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

#### Ship To (if different address)

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

Product Name	Model	Quantity	Price	Total
Printable Proximity Card - Kantech® ioProx® XSF/26bit P20DYE Compatible - Slot Punch: None	PrtPrx- Kan26	1200	\$1.79	\$2,148.00
Clamshell Proximity Card - Kantech® ioProx® XSF/26bit P10SHL Compatible	CshPrx- Kan26	75	\$2.24	\$168.00
			Sub-Total:	\$2,316.00
			USPS Priority (Weight:	

27.00lb):

\$35.49

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



#### **Order Comments**

PO Number: JSO62125

Code to: 50/50 split

2-330-572-49300

Middle Village Rec Passes

2-330-572-6200

Double Branch Rec. Passes



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

CUSTOMER	INVOICE DATE	INVOICE	NUMBER	AMOUNT PA	UD DUE	DATE	INVOICE TOTAL DUE
OAKLEAF PLANTATION CDD	06/25/2025	8	47	\$0.	.00 07/1	0/2025	\$1,225.00
LAST PAYMENT DATE	LAST PAYMENT A	МОИМТ		PAST DUE A	моинт		ACCOUNT BALANCE
05/28/2025		5982.50			\$0,00		\$360,00
DESCRIPTION	QUANTITY	PRICE	MOÜ	ORIGINAL BILL	ADJUSTED	P/	AID AMOUNT DUE
OFF DUTY ADMIN MAY 2025	168.00	\$5,000000	EACH	\$840.00	\$0.00	\$0	.00 \$840.00
OFF DUTY SCHEDULING FEE	1.00	\$385,000000	EACH	\$385.00	\$0.00	\$0	.00 \$385,00
				Involce			\$1,225.00
				\$420.	.00+\$1°	92,50	=\$612.50





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

Remit Portion

Invoice Date

06/25/2025

Invoice Number

847

Customer Number

30

Amount Paid

PERSONAL PROPERTY OF THE PROPE	nation in the work was a fine to be a control of	1964-1961-1969-1969-1965-1975-09 ASSESS
		\$25000000000000000000000000000000000000
Due Date		17/16 (17/10)245
Pine Folia		
Invoice Total Due		\$1 226 00
HINDING LOTHING		

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

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

#### Governmental Management Services, LLC

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

## Invoice

Invoice #: 2489

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 Facility Maintenance Mileage May 1 - May 31, 2025	470.42 175	40.00 0.445	18,816.80 77.88
Code to:	And the second s		
Middle Village Facility Maintenance			
2.320.572.466 - (\$5,450.68)			William Control of the Control of th
Middle Village Facility Maint. Contingency			
2.330.572.622 - (\$750.00)			A PARTIE CONTRACTOR CO
Middle Village Common Area Maint			et and a second
2.320.572.46500 - (\$5,350.00)			odiaje ingenitarije operativa operativa operativa operativa operativa operativa operativa operativa operativa
Middle Village Lighting repairs	Activities and activities activities activities activities and activities activities and activities		nova de la compania del compania del compania de la compania del la compania de la compania del la compani
2.320.572.46630- (\$750.00)	A. St. St. St. St. St. St. St. St. St. St		are to accompany of the second
Middle Village Tennis Court Maint.	Li describitados que estra contrata que estra contr		
2.330.572.344 - (\$5,475.00)			
Middle Village Repair and Replacements		Spirite Suismen ee ja kirjamis Salis alkansiis van die Eristiin valsiere val kiristiis.	en e
34.600.538.64 <del>000 - (\$1,119.00) -</del>	Total	enn ent feit Toppteignig besteht somste eine Andersonschaft eine Ansteine eine Ansteine eine Ansteine eine Anst	\$18,894.68
<del>Ψητουσίουτου</del> (ψ1, ε το.ου)	Payments/Credits		\$0.00
	Balance	Due	\$18,894.68

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

Date	Hours	Employee	<u>Description</u>
5/1/25	3.98	T.C.	Replace rotten wood on playground at amenity center, remove broken picnic table from deer view park
5/1/25	8	B.G.	Replacing stairs from slide, installing new stairs
5/1/25	2	J.K.	Take off old steps and put up brand new on playground at amenly center
5/1/25	5	J.S.	Additional court maintenance
5/1/25	2	J.M.	Additional court maintenance
5/2/25	8	T.C.	Finished replacing wood on playground at amenity center, concrete hand rails on pool deck, repair lock on gate at amenity center
5/2/25	8	B.G.	Fixing railing with anchoring cement at adult pool, removing rotted bench chair with new wood and painted at playground, finishing up stairs at park with painting
5/2/25	7.08	J.K.	Around pool deck anchoring loose railings, finished putting up new stairs in playground at amenity center and painted, unloaded and get trailer ready, boardwalk inspection
5/2/25	3.02	J.S.	Additional court maintenance
5/3/25	2	J.M.	Additional court maintenance
5/5/25	4.6	T.C.	Grinding sidewalks, return concrete grinder, pool maintenance
5/5/25	5.75	J.K.	Take out ripped fabric from lounge chairs and stacked in shop, sprinkle pearly in big pool, cleaned up shop to make storage room, blew leaves and debris off sidewalk, paint top of boards we replaced for steps on playground and sprinkle sand to add grit multiple times
5/5/25	2	C.W.	Removed debris from all common areas
5/5/25	7.67	A.M.	Removed debris from all common areas
5/5/25	3.75	J.S.	Additional court maintenance
5/5/25	2.07	J.M.	Additional court maintenance
5/6/25	8	T.C.	Worked on sign post, blew off boardwalk, pool maintenance, worked on gate hinges on back gate at amenity center, picked up supplies
5/6/25	5	B.G.	Painting with two part signs posts, cutting up broken table
5/6/25	7.62	C.W.	Blew off boardwalk and shop driveway, removed debris from all common areas and roadways
5/6/25	2.08	J.M.	Additional court maintenance
5/7/25	7	B.G.	Painting sign posts, added cement to a sign post that was leaning, realign the post and poured in cement to straighten it
5/7/25	7.55	A.M.	Removed debris from all common areas
5/8/25	2	T.C.	Set up CDD meeting
5/8/25	8	B.G.	Painted one more post, installing eight signs on post with nuts and bolts, discarded round large table, moved rotted wood from shop to landscape yard, organized shop
5/8/25	1.08	J.K.	Unloaded plants from trailer into truck, pots and liners
5/8/25	2.08	J.M.	Additional court maintenance
5/9/25	4	T.C.	Planted palm trees on the pool deck, pool maintenance
5/9/25	8	B.G,	Replacing rotten wood from bike rack by parking lot, installed new wood post and cement, moved palm trees with hand truck, potted palm trees by the pool with new pot and soil, moved golf cart for mechanic
5/9/25	6.9	J.K.	Fix and replace posts on bike rack in parking lot, plant palm trees in new pot on pool deck by drilling holes filling with soil and gravel, cleaned up pool deck, refill jugs and sprinkle few cups of peony on pool
5/9/25	7.62	A.M.	Removed debris from all common areas
5/10/25	2.02	J.M.	Additional court maintenance
5/12/25	8	T.C.	Set up CDD meeting, cleaned up shop and took trash to dumpster, light inspection at amenity center, pool maintenance
5/12/25	8	B.G.	Painting hanging baskets, set up meeting, dumping garage left by pool motors
5/12/25	7.72	J.K.	Started draining down pools, finished bike rack inspections tightening up bars, set up meeting, light inspection, pulled clear tape, cleaned out shop, empty cans from shop and pool pack
5/12/25	7.6	A.M.	Removed debris from all common areas
5/13/25	4	T.C.	Pressure washed white vinyl fence around pool deck, repair vinyl fence at amenity center, moved tennis clay from shop to tennis shop, picked up supplies
5/13/25	8	B.G.	Power washing the outside of maintenance shop and vinyl fence, flx a loose faucet in men's bathroom, removed plastic from bags of clay on skid and transported each bag of clay from shop to tennis court, moved beach chairs from shop to shop driveway
5/13/25	3.83	J.K.	Load up gas cans and seventeen plant pots, pressure wash and spray chlorine on adult pool white vinyl fence, fix top rail of fence
5/13/25	2.05	J.M.	Additional court maintenance
5/14/25	6	T.C.	Set up movie screen, installed new I bolts to tie down the movie screen, installed I bolts and chain
5/14/25	6	B.G.	to hold to pool gate open, picked up supplies  Positioning movie screen, put up eye bolts and rope to hold it on trees, take movie screen down for  Friday put it back up, spread calcium on pool, installed new brackets at the concession gate,
5/14/25	6.4	J.K.	installed new chain at the pool entry Put in new eye bolts in trees and put up movie screen, put on chain latch for main pool gate, took

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

<u>Date</u>	<u>Hours</u>	Employee	Description
			down and out away movie screen, sprinkle rest of a bucket of calcium in pool, put brackets on
5/14/25	3.77	A.M.	gate by fitness center bathrooms to reinforce and paint
5/15/25	7	T.C.	Removed debris from all common areas
3/13/23		1.0.	Poured concrete slabs for trash can holders, removed rotten wood from gazebo on pool deck, removed broken pool chairs from the pool deck
5/15/25	8	B.G.	Applying cement to make a slab for garbage bin by the field, removing rotten wood from pool
3/13/23	U	D.O.	gazebo, walked the pool to remove ripped or damage chairs
5/15/25	8.32	J.K.	
0110120	0.02	0.17.	Put up new basketball net, made a form dug in halfway and poured a slab for trash bin to rest on,
CHEIDE	0.00	1.64	removed rotten trusses on pool deck, took trash to dumpster
5/15/25	2.96	J.M.	Additional court maintenance
5/16/25	8	B.G.	At field removing wood from cement slab, adding new screws to sign at boardwalk that was removed,
			putting up caution tape for move, painting tree pots, checking chlorine numbers, putting up movie screen
EMEIDE	4		at pool
5/16/25	1 1	J.K.	Set up movie screen on pool deck
5/16/25		C.W.	Put up movie screen on poot deck
5/16/25	7,58	A.M.	Removed debris from all common areas
5/17/25 5/19/25	2.63 4	J.M. T.C.	Additional court maintenance
5/19/25	8	8.G.	Hooked up trash pumps in the family pool to drain for repairs
3/13/20	O	6.6,	Cleaned out maintenance shop, painted wood on bike rack by parking lot, painted metal garbage bin,
E40/25	7 50	A M	put on water pump to empty pool
5/19/25	7.52	A.M.	Removed debris from all common areas
5/20/25 5/20/25	4.65 8	T.C. B.G.	Planted plants and palm trees on pool deck, repair loose hand rails on pool deck
5/20/25	0	p.G.	Pumping water out of pool, filled pot with dirt and put palm tree in, moved dead palm tree to shop and
			removed it from pot, removed fabric from three beach chairs, removed garbage from shop, installed
5/20/25	7.58	J.K.	metal pieces to diving boards so them could be steady, clean parking lot, unload potting soil from truck
3/20/23	1,00	U-N-	Put six jugs of chlorine and rest of calcium in pool, plant palm tree, take ceramic pot and dead palm tree
			to shop, repair railing on pool deck, emptied trash and rotten boards in shop and picked up two bad
5/20/25	3.13	C.W.	spots in parking lot, build basketball rack, drain and clean fountain and filter at fitness center
5/20/25	2.12	J.M.	Tighten up diving boards, moved pump to shop, cut metal braces
5/20/25	3	T.C.	Additional court maintenance
5/21/25	8	B.G.	Set up CDD meeting, planted new plants at amenity center
312 1123	u	5.0.	At banquet hall building cleaned cobwebs, planting flowers on hanging pots, reinstalling hooks for
5/21/25	7.6	A.M.	net at pool
5/22/25	6	T.C.	Removed debris from all common areas
3122123	U	1.0.	Hung up plants at amenity center, installed post on pool deck to hang poles for cleaning pool, pool
5/22/25	8	B.G.	maintenance, picked up supplies  Painted six wood post with two part paint, installed all six posts by posts with hooks, planted more
OIZE(ZU	Ū	ь.о.	plants on hanging rack, hang plants
5/22/25	5	J.K.	Assisted putting up plants, put away trash pump hoses, cleaned up shop
5/22/25	5.72	C.W.	Hung plants on building, planted flower in hanging pot
5/22/25	2.64	J.M.	Additional court maintenance
5/23/25	7.58	J.K.	Helped removed deer from roadside, blew off boardwalk, paint bike rack post two parts paint,
0/20/20	7.00	0,111	light inspection, changed three bulbs upstairs, five jugs of chlorine on slide pool, finished painting
			ceramic pot from pool deck
5/23/25	7.52	A.M.	Removed debris from all common areas
5/24/25	2.25	J.M.	Additional court maintenance
5/27/25	4	T.C.	Picked up debris from roadway, set up post on pool deck for skimmer poles, pool maintenance
5/27/25	3.3	J.K.	Removed debris around amenity center and roadways, fix poles on lap pool deck
5/27/25	2.21	J.M.	Additional court maintenance
5/28/25	6	T.C.	Installed a new paper towel dispenser in pool deck bathroom, worked on pavers at amenity center,
0.20.20	•		delivered pool supplies, pool maintenance, picked up supplies
5/28/25	8	B.G.	Fixing pavers and adding cement in the back of pavers by the fountain and roundabout, making
000	~		cement slab for garbage bin
5/28/25	7.85	J.K.	Build a form for trash can by baseball, dug and pour concrete, removed debris near by, start
0120120	, .00	0.111	working on pavers at round about and concrete border to hold them
5/29/25	4	T.C.	Finished paver job, planted plants in pots and hung them out on pool deck
5/29/25	8	B.G.	Fixing pavers adding cement to hold the back of pavers, planting flowers in hanging pots and hang
5/29/25	8.1	J.K.	Fill all chlorine jugs, empty trash from shop and pool pack, worked on pavers and concrete at
U12.012.0	U. I	w. / to	round about, plant and hang plants on pool deck
5/29/25	5	J.S.	Additional court maintenance
SILVIEV	J	5.01	- Manager System System (1997)

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	Description
5/29/25	2.77	J.M.	Additional court maintenance
5/30/25	4	T.C.	Installed swing at Whitfield Park, moved lane lines from Middle Village to Double Branch to pool closure in multiple trips
5/30/25	7.5	B.G.	By fountain laying pavers and applying cement in back of pavers
5/30/25	4.37	J.K.	Moved lap lines into truck, changed swing at Whitfield and brough bench to shop
5/30/25	7.53	A.M.	Removed debris from all common areas
5/30/25	3.03	J.S.	Additional court maintenance
5/30/25	2	J.M.	Additional court maintenance
5/31/25	2.72	J.M.	Additional court maintenance
TOTAL	470.42		
MILES	175	•	*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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

## Invoice

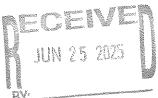
Invoice #: 2493 Invoice Date: 6/25/25

Due Date: 6/25/25

Case: P.O. Number:

#### Bill To:

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



Description	Hours/Qty	Rate	Amount
ennis Revenue / Funds deposited 6/24/25		2,488.50	2,488.50
	ALL CONTRACTOR OF THE CONTRACT		
	THE		
		- Per-Arteres	
		1	
	Ca Ca year or the second secon		
		THE COLUMN	
		***	
	Total		\$2,488.50
	Payment	s/Credits	\$0.00
	Balance	Due	\$2,488.50

## Middle Village CDD

# Breakdown of Revenues 6.24.25 & 6.25.25

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
6.24.25 & 6.25.25	\$ 2,765.00	\$ 2,488.50	\$ 276.50
Subtotal	\$ 2,765.00	\$ 2,488.50	\$ 276.50
Date	League Fees	GMS 20%	Middle Village CDD 80%
		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -
Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
6.24.25 & 6.25.25		\$ -	\$ -
Subtotal	\$ -	\$	\$ -
Date	League Fees Pro Shop	GMS 0%	Middle Village CDD 100%
6.24.25 & 6.25.25			
Subtotal	\$0	\$0	\$ -
Total Revenues	\$ 2,765.00	\$ 2,488.50	\$ 276.50

#### Governmental Management Services, LLC

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

## Invoice

Invoice #: 565
Invoice Date: 7/2/25

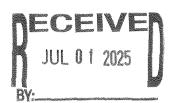
Due Date: 7/2/25

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 28, 2025	29	25.00	725.00
2,300.369.103		20.00	, 20.00
	Total		\$725.00
	Payment	s/Credits	\$0.00
	Balance	Due	\$725.00

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

#### <u>Middle Village CDD</u>

#### **Facility Event Staff Service Hours**

Quantity	Description	Rate		<u>Amount</u>	
29	Facility Event Staff  Covers Period End: June 28, 2025	\$ 25.00	\$	725.00	
	Amenities Revenue # 2.300.369.103				

From: Oakleaf Venues venuerentals@oakleafresidents.com Subject: MVCDD refund of deposit request - JASON O'NEILL

Date: June 30, 2025 at 6:37 PM

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



Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SATURDAY) 3:30 P.M. to 7:30 P.M.
  - DATE OF VENUE JUNE 28, 2025
  - RESIDENT JASON O'NEILL
  - ADDRESS 1450 CANOPY OAKS DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (4822) aka APPLE PAY:
    - DATED: 5/28/25
    - SEQ#: ?
    - BATCH#: 128?
    - INVOICE#: ?
    - APPROVAL CODE: 86594?
    - 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.

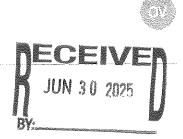
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be 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
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

#### www.OakLeafResidents.com

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

Oakleaf Plantation Middle Village 475 West Town Place Ste 114

St Augustine FL 32092

Bill To

## **Invoice**

Date Invoice#

7/1/2025 131295629698

Terms	Net 20
	7/21/2025
PO #	

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

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

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

\$4,235.86 Subtotal

> \$0.00 Tax

\$4,235.86 Total

**Amount Paid/Credit Applied** \$0.00

> \$4,235.86 **Balance Due**

## Click Here to Pay Now





## Riverside Management Services, Inc

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

# Invoice

Invoice #: 363

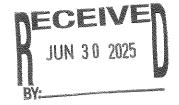
Invoice Date: 5/14/2025 Due Date: 5/14/2025

Case:

P.O. Number:

#### Bill To:

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



Description	Hours/Qty	Rate	Amount
Pressure Washing Services - May 2025	OCT.	974.00	974.00
Pressure washed lattice top fenceline in front of High School Pressure washed lattice top fenceline from south main entrance in front of Publix		255.00	255.00
		e de la companya de l	
		- Notice of Control	
	Total		\$1,229.00

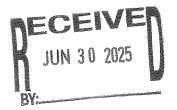
Total	\$1,229.00		
Payments/Credits	\$0.00		
Balance Due	\$1,229.00		

#### Riverside Management Services, Inc

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

# Bill To:

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



# Invoice

Invoice #: 364

Invoice Date: 5/14/2025 Due Date: 5/14/2025

Case:

P.O. Number:

Payments/Credits

**Balance Due** 

\$0.00

\$3,000.00

Description	Hours/Qty	Rate	Amount
Pressure Washing Services - May 2025	The second se	1,640.00	1,640.00
Pressure washed all vinyl fence of Deer View Lane Pressure washed all vinyl fence on Oakleaf Plantation Parkway		1,360.00	1,360.00
		and the second s	
	1		
		Mar Williams	
Participated Annual Participated and the Control of	Total		\$3,000.00



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 # 11176

DATE 07/01/2025

DUE DATE 07/31/2025

TERMS End of the month

SERVICE MONTH
July

**ACTIVITY** 

QTY

RATE

**AMOUNT** 

9,222.54T

# APPROVED

Code to: Middle Village Security 2-320-572-345 9,222.54 0.00 9,222.54

\$9,222.54

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

Date: June 30, 2025 at 6:40 PM

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



Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SATURDAY) 11:00 A.M. to 3:00 P.M.
  - DATE OF VENUE JUNE 28, 2025
  - RESIDENT STEPHANIE FUHS
  - ADDRESS 3533 LIVE OAK HOLLOW DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (5138):

DATED: 3/21/25

SEQ#: ?

■ BATCH#: 122?

■ INVOICE#: ?

■ APPROVAL CODE: 06321?

**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.

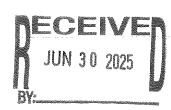
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

#### www.OakLeafResidents.com

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From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: MVCDD refund of deposit request - ARIEL BRITT - CANCELLATION

Date: July 14, 2025 at 4:49 PM

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



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SATURDAY) 11:00 A.M. to 3:00 P.M.
  - DATE OF VENUE AUGUST 9, 2025
  - . RESIDENT ARIEL BRITT
  - ADDRESS 1009 DEERVIEW LANE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$50.00 = 1/2 OF DEPOSIT cancelled via email on 7/9/25 (30 days prior to event) SEE POLICY BELOW
  - BOOKING FEE/DEPOSIT was via VISA (1834):
    - RENTAL FEE:
    - DATED: 7/2/25
    - SEQ#: ?
    - BATCH#: 131?
    - INVOICE#: ?
    - APPROVAL CODE: 39721?
    - AMOUNT: \$150.00
    - DEPOSIT FEE:
    - DATED: 7/2/25
    - SEQ#: ?
    - BATCH#: 131?
    - INVOICE#: ?
    - APPROVAL CODE: 18062?
    - AMOUNT: \$100.00

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

Thank you.

#### CANCELLATION POLICY:

If the renter wishes to cancel their event, the cancellation must be communicated to the Rental Coordinator no later than 31 days prior to the scheduled event to receive 100% of the rental and 50% deposit. If the event is canceled with 30 days or less prior to the event 50% of the deposit and 0% of the rental will be returned.

I will be out of the office on August 18 - 26, 2025.

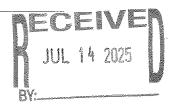
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be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

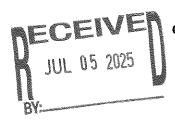
Wanda McReynolds — Community Amenity Coordinator, OakLeaf Plantation venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

#### www.OakLeafResidents.com

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# Middle Village community development district

#### **Rec Fund**

# **Check Request**

Date	Amount	Authorized By					
July 5, 2025	\$1,800.00	Oksana Kuzmuk					
	Payable to:						
	i ayabie to.	·					
Double Branch CDD #72							
Date Check Needed:	Budget Catego	ory:					
ASAP	002-320-572	00-34510					
AJAI	002 020 072	31010					
y	ateur da d'Usa af Term de Dogresate	.d.					
1	ntended Use of Funds Requeste	:u:					
4/25	/25-5/8/25 Reimb for Security	Sarvicas					
4/43/	23-3/0/23 Reliabilities security	DEI AICE2					
	- www						
CAUCA	et - James and all an Earner						
[Attach support	ting documentation for request.)						

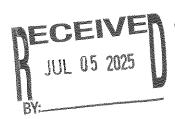


Middle Village
COMMUNITY DEVELOPMENT DISTRICT

#### **Rec Fund**

## **Check Request**

Dutto	Date Amount Authoriz						
July 5, 2025	\$1,875.00	Oksana Kuzmuk					
Payable to:							
Double Branch CDD #72							
Date Check Needed:	Budget Categor	y:					
ASAP	002-320-5720	0-34510					
<u> </u>	ntended Use of Funds Requested	l:					
		·					
5/9/2	5-5/22/25 Reimb for Security S	ervices					
3/2/2	o of ab f ab terms to be early o	0111000					
		Marie . Souther Secretary					
(Attach support	ing documentation for request.)	***************************************					



# Middle Village COMMUNITY DEVELOPMENT DISTRICT

#### **Rec Fund**

## **Check Request**

Date	Amount	Authorized By
July 5, 2025	\$1,800.00	Oksana Kuzmuk
	Payable to:	
	Double Branch CDD #72	
Date Check Needed:	Budget Categor	ry:
ASAP	002-320-5720	00-34510
	ntended Use of Funds Requeste	d:
		- Comments
4/11/	25-4/24/25 Reimb for Security	Services
- 1 - Today	Ave	
		A CONTRACTOR OF THE CONTRACTOR
(Attach support	ting documentation for request.)	

#### **Governmental Management Services, LLC**

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

# **Invoice**

Invoice #: 2496

Invoice Date: 7/31/25

Due Date: 7/31/25

Case:

P.O. Number:

#### Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) -Statement Closing Date 5/20/25 2.310.513.49300 (MV Office Supplies) - Statement Closing Date 5/20/25 34.600.538.64000 (MV Repair & Replacements) -Statement Closing		88.04 160.20 <u>-2,284.48</u>	88.04 160.20 -2,284.48
2.330.572.34400 (MV Tennis Maintenance) - Statement Closing Date 5/20/25		256.31	256.31
JUL 08 2025			
	Total		\$2,789.03
	Payme	nts/Credits	\$0.00

\$504.55

<del>\$2,789.03</del>

**Balance Due** 

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

Purchase Date	Vender	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
4/27/2025	ionos	6	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	6
4/29/2025	DIY concrete	207.9	Repair and Replacement	34.600.538.64000	207.9			207.9
4/30/2025	DIY concrete	207.89	Repair and Replacement			034.600.538.621	207.89	207.89
5/1/2025	Boathouse Marine	547.61	Repair and Replacement	34.600.538.64000	273.81	034.600.538.621	273.8	547.61
5/1/2025	PPG	364	Repair and Replacement	34.600.538.64000	182	034.600.538.621	182	364
5/2/2025	RingCentral	176.09	Phones	2.330.572.4100	88.04	2.320.572.4100	88.05	176.09
5/6/2025	Pat's Nursery	376.85	Repair and Replacement	34.600.538.64000	376.85			376.85
5/6/2025	Pat's Nursery	315	Repair and Replacement			034.600.538.621	315	315
5/7/2025	At Home	558.96	Repair and Replacement	34.600.538.64000	558.96	034.600.538.621		558.96
5/7/2025	At Home	214.98	Repair and Replacement	34.600.538.64000		034.600.538.621	214.98	214.98
5/8/2025	ionos	22.4	Office Supplies	2.330.572.51000	11.2	2.320.572.5100	11.2	22.4
5/9/2025	Amazon	98.98	Repair and Replacement	34.600.538.64000		034.600.538.621	98.98	98.98
5/12/2025	Walmart	292	Office Supplies	2.330.572.51000	146	2.320.572.5100	146	292
5/12/2025	Amazon	860	Repair and Replacement			034.600.538.621	860	860
5/12/2025	Amazone Prime	15.09	Repair and Replacement	34.600.538.64000	7.55	034.600.538.621	7.54	15.09
5/15/2025	Harbor Freight	49.38	Repair and Replacement	34.600.538.64000	49.38			49.38
5/16/2025	Pats Nursery	448.85	Repair and Replacement	34.600.538.64000	64.43	034.600.538.621	384.42	448.85
5/16/2025	Pats Nursery	394	Repair and Replacement	34.600.538.64000	197	034.600.538.621	197	394
5/16/2025	HeadPenn	256.31	Tennis Maintenance	2.330.572.34400	256.31			256.31
5/19/2025	Jamestown Distributors	119.53	Repair and Replacement			034.600.538.621	119.53	119.53
5/20/2025	Amazon	29.98	Repair and Replacement	34,600.538.64000	14.99	034.600.538.621	14.99	29.98
5/20/2025	Amazon	703.22	Repair and Replacement	34.600.538.64000	351.61	034.600.538.621	351.61	703.22
J( <u>L</u> U) <u>L</u> ULJ	TMMZON	, , , , , , , ,						
Totals		\$6,265.02			\$2,789.03		\$3,475.99	\$6,265.02

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

#### Totals by GL

Double Branch: \$3,475.99

2.320.572.4100 (DB Phones) - \$88.05 2.320.572.5100 (DB Office Supplies) - \$160.20 34.600.538.6200 (DB Repair and Replacements) - \$3,227.74

Middle Village: \$2789.03

2.330.572.4100 (MV Phones) – \$88.04 2.310.513.49300 (MV Office Supplies) – \$160.20 34.600.538.64000 (MV repair & replacements) – \$2,284.48 2.330.572.34400 (MV Tennis Maintenance) - \$256.31



# Final Details for Order #111-3350520-6137853 Print this page for your records.

Order Placed: May 9, 2025

**Amazon.com order number:** 111-3350520-6137853

Order Total: \$958.98

#### Shipped on May 9, 2025

Items Ordered Price

1 of: Sports Equipment Garage Organizer - Ball Storage Garage - Ball Storage Rack - Rolling Ball Cart with Wheels Basket and \$59.99 Hooks for Basketballs Footballs Volleyballs in Gym Playgroup and School.

Sold by: SONGSOSO (seller profile)
Supplied by: SONGSOSO (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 May 11, 2025

Items Ordered Price

1 of: Sports Equipment Garage Organizer - Ball Storage Garage - Ball Storage Rack - Rolling Ball Cart with Wheels Basket and \$59.99 Hooks for Basketballs Footballs Volleyballs in Gym Playgroup and School.

Sold by: SONGSOSO (seller profile)
Supplied by: SONGSOSO (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 May 13, 2025

Ttems Ordered

1 of PROCOAL Packethall Pim Stainless Steel Three Springs Heavy Duty Pro-Style Breakaway Basketball Flex Rim with Free \$200.00

1 of: PROGOAL Basketball Rim Stainless Steel Three Springs Heavy Duty Pro-Style Breakaway Basketball Flex Rim with Free \$200.0 All Weather Nylon Net, Standard/18in, Orange

Soid by: progoal (seller profile)
Supplied by: progoal (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 May 13, 2025

Items Ordered Price

1 of: PROGOAL Basketball Rim Stainless Steel Three Springs Heavy Duty Pro-Style Breakaway Basketball Flex Rim with Free \$200.00 All Weather Nylon Net, Standard/18in, Orange

Sold by: progoal (seller profile)
Supplied by: progoal (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 May 13, 2025

Items Ordered

1 of: PROGON, Backethall Pim Stainless Steel Three Springs Heavy Duty Pro-Style Breakaway Basketball Flex Rim with Free \$200.00

1 of: PROGOAL Basketball Rim Stainless Steel Three Springs Heavy Duty Pro-Style Breakaway Basketball Flex Rim with Free All Weather Nylon Net, Standard/18in, Orange

Sold by: progoal (seller profile)

Supplied by: progoal (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 May 13, 2025

Items Ordered Price

1 of: PROGOAL Basketball Rim Stainless Steel Three Springs Heavy Duty Pro-Style Breakaway Basketball Flex Rim with Free \$200.00 All Weather Nylon Net, Standard/18in, Orange

Sold by: progoal (seller profile)
Supplied by: progoal (seller profile)

Condition: New

#### **Shipping Address:**

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

#### **Shipping Speed:**

FREE Prime Delivery

A A A A A A A A A A A A A A A A A A A	Payment information	
Payment Method:	Item(s) Subtotal:	\$919.98
Amazon gift card balance	Shipping & Handling:	\$0.00
American Express ending in 3053		
, -	Total before tax:	\$919.98
Billing address	Estimated tax to be collected:	\$69.00
Jay Soriano	Gift Card Amount:	-\$30.00
475 W TOWN PL		
SAINT AUGUSTINE, FL 32092-3648	Grand Total:	\$958.98
United States		
Credit Card transactions	AmericanExpress ending in 3053: May 13, 2025:	\$860.00
Al Ante and production	American Express ending in 3053: May 11, 2025:	\$98.98

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Have an issue with your gift card? Read about common issues or contact us.

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#### Final Details for Order #113-2107536-4625056 Print this page for your records.

Order Placed: May 19, 2025

**Amazon.com order number:** 113-2107536-4625056

Order Total: \$703.22

## Shipped on May 20, 2025

Price **Items Ordered** \$327.08

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

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:

\$654.16

Shipping & Handling:

\$0.00

Total before tax:

\$654.16

**Billing address** 

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

**Credit Card transactions** 

Estimated tax to be collected:

\$49.06

**Grand Total:** 

\$703.22

AmericanExpress ending in 3053: May 20, 2025:

\$703.22

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

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# Final Details for Order #113-5622721-6677036 Print this page for your records.

Order Placed: May 19, 2025

Amazon.com order number: 113-5622721-6677036

Order Total: \$29.98

#### Shipped on May 20, 2025

Items Ordered Price

1 of: Kaviar Pool Filter Cleaner, Filter Cartridge Cleaner, Powerful Pool Filter Cleaner Tool, Removes Leaves, Debris and Dirt in

Seconds from Your Pool, Spa or Hot Tub Filter Cartridge

Sold by: minhua (seller profile)
Supplied by: minhua (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:

American Express ending in 3053

Item(s) Subtotal:

Shipping & Handling:

\$27.89 \$0.00

\$27.89

\_\_\_\_

Total before tax:

\$27.89

Estimated tax to be collected:

\$2.09

**Billing address**Jay Soriano

475 W TOWN PL

SAINT AUGUSTINE, FL 32092-3648

**United States** 

**Credit Card transactions** 

**Grand Total:** 

\$29.98

AmericanExpress ending in 3053: May 20, 2025:

\$29.98

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#### Details for Order # D01-9668270-5078647

Print this page for your records.

**Amazon.com order number:** D01-9668270-5078647

Order Total: \$15.09

Digital Order: May 12, 2025		
Items Ordered	Price	
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				
Payment method	Item(s) Subtotal:	\$14.99		
AMEX ending in 3053	Total Before Tax:	\$14.99		
	Tax Collected:	\$0.10		
Billing address		and the second s		
Jay Soriano	and the state of t			
475 W TOWN PL	Grand Total:	\$15.09		
SAINT AUGUSTINE,				
FL 32092-3648				
United States				
+19043421441				

Store 98 1919 Wells Rd Orange Park, FL 32073

69.90 1 35.41n Linea Law NP Price 139.99 Sales Price 69.9 789112042947 Resular

27IN LOW LINEA PLAP 129.99

191607018816 ŢŔX

15.00 214.98

\*\*\*\* BALANCE

TRX TYPE: Purchase CARD: AMERICAN EXPRESS

AUTH=: 813602 ENTRY METHOD: C

ACC11: \*\*\*\*\*\*\*\*\*\*3063 ATD: 000000002E010801 AUTHORIZATION MODE: ISSUEP

214.98 Amex CHANGE 0.00 15.00 7.50% Tax TOTAL NUMBER OF ITEMS SULD \* 05/07/25 13:05 98 21 15 800415



#### Hassle-Free Receiptless Returns

No receipt? No problem! Returns of unused items in original packaging will be fully refunded within 60 days (90 days if you're an Insider Perks member) with proof of purchase through your Insider Perks account, or credit card, or receipt and valid 3D. If your purchase cannot be verified, you'll be kisueda store credit based on the current price of the lien(s).

Christmas merchandise returned after December 25 will be refunded for the current price of the item(s). We cannot provide exchanges or pri<u>ce changes, or</u> accept returns on mattresses, or items marked "All Sales Final". Products delivered via PICKUP (our delivery partner) must be returned in-store.

> We Are Hiring! www.otharee.com/careers Same for more lists



him our fielder Derks program to get 10% att your sest vist, v initially commit and inside free receptions returned

toin for free at www.athorica.com/boilder peres

# athame

Store 98 1919 Wells Rd Orange Park, FL 32073

4 <b>0</b> 6.99	
5.11N BROWN CERAMAP 197154037232	27.96 ]
4 6 6,99	
Ct. 5.11N BROWN CERAMNP 197184037232	27.96-Y
The following the	139 49 1
21.7 in Adlique Tup	120 00
197154137239	127.77 1
21.7 in Antique INP	129 99 7
197154137239	12777
21.7 in Antique TNP	129.99 T
197154137239	
XAT	39.00
**** BALANCE	558.96
TRX TYPE: Purchase	
CARD: AMERICAN EXPRESS	
AUTH: 829567	
ENTRY METHOD: C	
ACCIN: **********3053	
AID: A000000025610801	
AUTHORIZATION MODE: ISSUER	

Anex	558,96
CHANGE	0.00
7,50% Tax	39.00
TOTAL NUMBER OF ITEMS SOLD :	: 4
952071, 1" 07 98 21 16 8004	115



#### Hassie-froe Receiptiess Returns

No receipt? No problem! Returns of unused items in original packaging will be fully refunded within 60 days (90 days if you're an Insider Perks member) with proof of purchase through your Insider Perks account, or credit card, or receipt and valid IO. If your purchase cannot be verified, you'll be issued a store credit based on the current price of the item(s).

Christmas merchandise returned after December 25 will be refunded for the current price of the Rem(s). We cannot provide exchanges or price changes, or accept returns on mattresses, or items marked "All Sales Finat". Products delivered via PICKUF (our delivery partner) must be returned in-store.

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#### BOATHOUSE DISCOUNT MARINE, LLC

5615. startor grand Jacksonville, FL 32244 (904) 778-7775

05/01/2025

11:24:00

CREDIT CARD

AMEX SALE

Card # XXXXXXXXXXXXX3053 Chio Card: AMERICAN EXPRESS AID: A000000025010801 SEQ #: Batch #: Trans#: Approval Code: 825469 TRANS ID: 014594365166061 Entry Method: Chip Read Mode: Issuer

SALE AMOUNT

\$547.61

THANK YOU

CUSTOMER COPY

BOATHOUSE BIOCOURT MARINE(JAX) 5615 BLANDING BLUD. JACKSCHOTLLE FL 30244 FM: 904-770-7775

Customer Receipt
7045528349 174100-11217
MIDDLE VILLAGE COD
775 T TERM PL STE 114
SALMT AUGUSTIKE FL 32892

Nate Salabourson 95/01/25 SRT Terms Two number Cash

0 6-7626 GELCOAT NO WAX WHITE DAL

7 6-7428

BELCOAT NO WAX WHITE BY 2 G 45.95 93.90

E 6-7546 AP COLORING AST LOT OLD

2.9 18.95 37.90

g . .4-7545 ws cre optime agy :

WE COLOR ONE ARY 107 ALD 12 PM 18.75

4-7568

AP COLURING AGT 10Z BLU

a 6-7630

MAX SOL 4 OZ F/18AL

2 9 10.95 21.96

Parts 509.46 Sales Lex 50.21 Total 547.61

Changa

.(10)

37.90

Signatures

RETURNS HAY BE ACCEPTED WITHIN 30 DAYS WARECENT, NO RETURNS ON SPECIAL ORDERS & ELECTRICAL Do It Yourself Orange Park 2742 S 8th Street Fernandina Beach, FL 32034

4-774616 Closed Order

Rent Date:	4/29/2025 8:26 AM
Due Date:	5/6/2025 8:26 AM
Return Date:	5/5/2025 11.41 AM
Order Terms:	Due on Receipt
PO #:	
Job #:	
Processed:	5/5/2025 11:41 AM

**Customer Information** 

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

> Work Phone # Cell Phone # Customer Drivers License

S650430772950 FL (904) 342-1441 Employee Name Contact Phone # Sales Person Name Customer# Authorized Contact Name МНВ 53160 Monthly Per Unit Taxable Extended Daily Weekly Description Qty Out Oty. In \$1799.10 \$399,80 \$399.80 \$199.90 \$599.70 Scarifier Large, Gas V

Item ID: 1-Scar0210

<<-- Rental -->>

Return Date: 5/5/2025 11:41 AM

Rent Date: 4/29/2025 8:26 AM

Serial: 14341 Surcharge

Environmental Surcharge

\$15.99

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

Order Notes:

Ship VIA

Ken for pickup-MHB

Order Terms:

Scheduled rental rates begin when equipment leaves our store and continues until returned thereto. This authorization will remain in effect until all rental equipment is returned or contract ends. I understand that my information will be saved on file for future transactions.

I UNDERSTAND THAT I AM RESPONSIBLE FOR ALL TIRE, TRACK, HOSES AND BELT DAMAGE.

CUSTOMER SIGNATURE:

Customer Signature

Customer Name (Printed)

Date

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



Rental Charges:	\$399.80
Surcharge:	\$15.99
Sub Total:	\$415.79
Tax:	\$0.00
Order Total:	\$415.79
Amount Paid:	\$415.79
Amount Due:	\$0.00

Tax Exempt ID: 85-8012511046

Transaction History:

Number Type Amount Kind 4/29/2025 AMEX \$207,90 Payment 3053

Closed By:ING

Kind Number Date Amount Туре 4/30/2025 AMEX \$207.89 Payment 3053

> Thank You, We appreciate your business! Created: Monday, April 28, 2025 01:28 PM Printed: Friday, June 06, 2025 1:46 PM

# HARBOR FREIGHT

ORANGE PARK FL #3542 ORANGE PARK FL 32065 1241 Blandina Bivd 32065 Orange Park, FL 385-5253 Telephone: (904) 385-5253

```
SALE
                              Jay Sorlano
                             888002359461
  70998 12TH ZIPPERED UTILITY POUCH
Cristower Name;
Cretower Mamper:
                                        59.9<sup>9</sup>
                                        $29.97
     73060 18 X 6 X 13 BLACK ALUM CASE
69318 18 X 6 X 13 BLACK ALUM CASE
    93828 14 POCKET TOOL ROLL
                                          £45.94
                                            53.AA
                                            €49.38
                                            549 38
        53185 Tax 0.000%
       Subtotal
         Total
           HWELICAN EXPLESS
              Entry Hethod: Chie Bead Contact
              ***********3063
                Appr Code: 833372
                Payment Type CREDIT
                  Cardholder SORTANO/JAY
                   Involce: 00145952175400
                     Mode: 1.55 UEL
                     RESULT CAPTURED
                      Ref: 250515175405
                       Response: Approved
                         CID COME OX80 (ARDC)
                        Approved Daline
                          AMERICAN EXPRESS
                           SEQUENCE: 00000052
                            AID: 4000000055010801
                             TVR: 0000008000
                               AC: 748867A9060EF286
                              751: E800
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                                 ARC: 00
```

Please Retain for records

Tran: 045952

Store: 03542

Res: 01

Res: 01

Reside Phases

Ticket: 0145952





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

Billing Date 05/15/2025 Terms	Ship Date 05/15/2025	Order Date 05/14/2025	Requested Date 05/14/2025
Credit Card pres	auth.		Due Date
Order No. 5103370862	P.O. Number Reels		Order Entered By OMS3_CPIC
	LIS, JEFF 18		

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

Authorization no.:

174179 25051434193909

Material	Description	Size	Quantity	List Price	Discount	Unit Price	Extended Price
281414	Velocity MLT (200m reel) Item 10	17 BK	1 ROL	121.00	8.000	111.32	111.32
281414	Velocity MLT (200m reel) Item 10	17 NT	1 ROL	121.00	8.000	111.32	111.32

Total Number of Units

2

Shipping Information
Packing Slip, BOL: 5183674368
Shipping Terms: FOB Origin
Shipment Origin: BALTIMORE MD
Shipped Via: FED EX GROUND (PPA)
Gross Weight: 2.100 LB

0.953 KG

Box Tracking Number 289180171180581

**Total Number of Cartons** 

1

Items total		222.64	USD
Tariff Surchrg.	10.000 %	22.26	USD
Freight Charge		11,41	USD
Final amount		256.31	
Charged to your	American Express ***********************************	256.31	USD
Balance Due	•	0.00	USD

Due to the recent tariff developments, we have put a surcharge in place (10% on HEAD products excluding footwear, and 5% on Penn products). We thank you for your understanding and continued support.

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

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

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

# IONOS

IONOS Inc.

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

Invoice:

202054970297

Invoice Date: **Customer ID:**  04/26/2025 270980442

Contract ID:

48060001

Help Center:

ionos.com/help

My IONOS:

my.ionos.com/invoices

Your IONOS Personal Consultant:

Tiffany M

C +1 267 366 6050

#### Invoice

Billing period starting: 04/25/2025

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

Philadelphia, PA 19103 · USA

370 Oakleaf Village Pkwy

Orange Park, FL 32065-4259

Jay Soriano

**UNITED STATES** 

iter	n Service	Charges	Usage	Taxable Portion	Total
Cor	tract: 48060001 - IONOS Exp	ert			
1	IONOS Website Builder 04/25/2025-05/24/2025	\$6.00 a month	1 mo.	\$0.00	\$6.00
Net	Total				\$6.00
Net	(non-taxable portion)				\$6.00
Net	(taxable portion)				\$0.00
Tax					\$0.00
To	tal amount due				\$6.00
Plea	ase <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 for further information.

# IONOS

IONOS Inc.

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

Invoice:

202055143287

Invoice Date:

05/07/2025 270980442

Customer ID: Contract ID:

85644648

Help Center:

ionos.com/help

My IONOS:

my.ionos.com/invoices

Your IONOS Personal Consultant:

Tiffany M

C +1 267 366 6050

#### Invoice

Billing period starting: 05/06/2025

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

Philadelphia, PA 19103 · USA

370 Oakleaf Village Pkwy

Orange Park, FL 32065-4259

Jay Soriano

**UNITED STATES** 

Service	Charges	Usage	Taxable Portion	Total
ract: 85644648 - IONOS My\	Website Creator+			
Basic Fee 05/06/2025-06/05/2025	\$28.00 a month	1 mo.	\$0.00	\$28.00
Special Offer Discount for line-item 1	Special Offer		\$0.00	\$-5.60
otal				\$22.40
non-taxable portion)				\$22.40
taxable portion)				\$0.00
				\$0.00
al amount due				\$22.40
e <b>DO NOT</b> send cash, check	or money order			
	Basic Fee 05/06/2025-06/05/2025 Special Offer Discount for line-item 1 Otal non-taxable portion) taxable portion)	Basic Fee \$28.00 a month 05/06/2025-06/05/2025 Special Offer Special Offer Discount for line-item 1  otal non-taxable portion) taxable portion)	Basic Fee \$28.00 a month 1 mo. 05/06/2025-06/05/2025 Special Offer Special Offer Discount for line-item 1  otal non-taxable portion) taxable portion)	Service Charges Usage Portion  ract: 85644648 - IONOS MyWebsite Creator+  Basic Fee \$28.00 a month 1 mo. \$0.00 05/06/2025-06/05/2025  Special Offer Special Offer \$0.00 Discount for line-item 1  otal non-taxable portion) taxable portion)  al amount due

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

Do you have questions regarding this invoice?

Please refer to your Help Center or log in to my.ionos.com for further information.

#### PAT'S NURSERY, INC.

7060 HWY 17 FLEMING ISLAND, FL 320039317 904<u>2</u>842011

#### Order

Double Branch Community Development District

Cashier: Ligia

16-May-2025 9:44:16A

Transaction 811575

Hal	isaction of 1979	
1	Wholesale	\$99.00
	1 ea @ \$99.00/ea	_
7	Wholesale	\$90.00
	1 ea @ \$90.00/ea	
. 1	Wholesale	\$65.00
	1 ea @ \$65.00/ea	
2	Wholesale	\$70.00
	1 ea @ \$35.00/ea	
1	Drench	\$49.95
	1 gat @ \$49.95/gal	
1	Root Stimulator Gai	\$24.95
	1 gal @ \$24.95/gal	
7	Magnesium Sulfate 25#	\$49.95
	1 ea @ \$49.95/ea	

Total	\$448.85
CREDIT CARD SALE	\$448.85
AMEY 2052	

Retain this copy for statement validation

16-May-2025 9:45:26A \$448.85 | Method: EMV

AMERICAN EXPRESS XXXXXXXXXXXXXX3053

JAY SORIANO

Reference ID: 513600788181

Auth ID: 807284 MID: \*\*\*\*\*\*5881

AID: A000000025010801

AthNtwkNm: AMEX

Any claims of sod or problems must be reported within 24 hours of purchase. Not responsible for damage while loading vehicle.

sponsible for damage while loading vehicle

IV, INC. (17 HDA 32003 11

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ccompanied by this bill.

Thank You

#### PAT'S NURSERY, INC.

7060 HWY 17 FLEMING ISLAND, FL 320039317 9042842011

#### Order

134212 Double Branch Community Development District:

Cashier: Ligia

16-May-2025 9:43:02A

Transaction 811574

8 Wholesale \$144.00 1 ea @ \$18.00/ea 5 Annual Tray \$75.00 1 ea @ \$15.00/ea 50 Wholesale \$175.00 1 ea @ \$3.50/ea

Total\$394.00CREDIT CARD SALE\$394.00

AMEX 3053

Retain this copy for statement validation

16-May-2025 9:43:44A \$394.00 | Method: EMV AMERICAN EXPRESS XXXXXXXXXXXXX3053 JAY SORIANO Reference ID: 513600788147 Auth ID: 809036 MID: \*\*\*\*\*\*\*\*5881 AID: A000000025010801 AthNtwkNm: AMEX

Any claims of sod or problems must be reported within 24 hours of purchase. Not responsible for damage while loading vehicle.



04B44TDD8MMAY

Clover ID: RXY17MNQW7K2A Payment 04B44TDD8MMAY

Clover Privacy Policy

DATE 5/1/3/25					
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ccompanied by this bill.

Thank You

# PAT'S NURSERY, INC.

- 7060 HWY 17 FLEMING ISLAND, FL 320039317 9042842011

#### Order

Double Branch Community Development District

Cashier: Trish

06-May-2025 4:27:02P

#### Transaction 544270

3	Wholesale 1 ea @ \$99.00/ea	\$297.00
2	Bone Meal (Large) 1 bg @ \$24,95/bg	\$49.90
1	Palm Tree Food 20# 1 bg @ \$29.95/bg	\$29.95
Tot	ta!	

\$376.85

CREDIT CARD SALE

AMEX 3053

\$376.85

Retain this copy for statement validation

06-May-2025 4:28:06P \$376.85 | Method: EMV AMERICAN EXPRESS XXXXXXXXXXXXX3053 JAY SORIANO Reference ID: 512600748520 Auth ID: 837907

MID: \*\*\*\*\*\*5881

AID: A000000025010801 AthNtwkNm; AMEX

Any claims of sod or problems must be reported within 24 hours of purchase. Not responsible for damage white loading vehicle.



Clover ID: DAGXM7S4MAZMW Payment SZX7R21J2NTQ8

> Clover Privacy Policy https://clover.com/privacy

#### PAT'S NURSERY, INC.

7060 HWY 17 FLEMING ISLAND, FL 320039317 9042842011

#### Order

Double-Pranch Community Development District

Cashler: Trish 06-May-2025 4:28:26P

Transaction 544271 \$252.00 14 Wholesale 1 ea @ \$18.00/ea \$63.00 12. Wholesale 1 ea @ \$5,25/ea

Total

CREDIT CARD SALE **AMEX 3053** 

\$315.00 \$315.00

Retain this copy for statement validation

w-May-2025 4:29:05P \$315.00 | Method: EMV

AMERICAN EXPRESS XXXXXXXXXXXXXXX3053

JAY SORIANO

Reference ID: 512600748554

Auth ID: 851508 MID: \*\*\*\*\*\*5881

AID: A000000025010801

AthNtwkNm: AMEX

Any claims of sod or problems must be reported within 24 hours of purchase. Not responsible for damage while loading vehicle.



Clover ID: FG81CM6JRMYQC Payment YT3YV882Z8DB8

> Clover Privacy Policy https://clover.com/privacy



CUSTOMER

321001760000 **DOUBLE BRANCH** COMMUNITY

**DEVELOPMENT DISTRICT** 475 W TOWN PL

ST. AUGUSTINE, FL 32092 904-562-0249

SHIP INFO

STORE

**EMAIL** 

PHONE

#8180

445 PARK STREET.

JACKSONVILLE, FL 32204

PAF8180@ppg.com

904-353-4446

**HOURS** Sun:

Closed

Mon-7:00 AM - 5:00

Fri: PΜ

8:00 AM - 12:00 Sat:

PΜ

INVOICE #

818020006763

DATE TIME

01 May 2025 10:56 AM

STORE REP

Andres 8.

**SALES REP** 

OPB-SALES

JACKSONVILLE (8180)

METHOD

Now

<b>95-3314/1U</b> 90435409	DURETHANE DTM BLACK KIT 3 95-3314/01 - DURETHANE DTM BLACK - A		3	\$112.00	\$336.00 *
	3 95-339/04 - DURETHANE DTM COMP B	A security	1,7250	Sayingayan digin dan	Altergene in Section 1
95-339/04 00338104	DURETHANE DTM COMP B	<u></u>	1	\$28.00	\$28.00 *

Items marked with an esterisk (\*) are exempt from sales tax. Freight will be charged on orders, blinds, and wall covering books. Special merchandise in good condition is eligible for 75% refund w/ original invoice within 60 days. Tinted merchandise cannot be returned. Non-tinted merchandise in good condition may be returned w/ original invoice w/in 60 days. Qualifying returns will be made in the same form of payment as original purchase. PPG reserves the right to make large cash returns by check w/in 10 business days. A service fee will be charged on returned checks. PPG understands, and Buyer represents that the products sold will be used for commercial or home painting, and will not be used for Nuclear, Chemical or Biological weapons facilities or activities including painting any such items or facilities. Buyer agrees to notify PPG immediately If Buyer becomes aware of any change in the end use of the products. Browse global employment opportunities at na careers.ppg.com. Let us know how we're doing - visit ppgpaintssurvey.com to give your feedbackl

Item Subtotal	\$364,00
Discount/Fee Subtotal	\$364,00
Sales Tax	\$0.00
Total	\$364.00
Credit Card	\$364.00
Total Tendered	\$364.00
Pending Amount	\$0.00



## **Recurring Statement**

#### Account Information

Account Number: Statement Date: (904) 770-4650 05/02/2025

Subscription Name: Document #:

RingEX Standard™ 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 Unit Price Amount Quantity Period Description \$0.00 ī \$0.00 05/02/2025 - 06/01/2025 RingEX Standard™ - Monthly Subscription Fee DigitalLine Unlimited - (904) 342-1441 \$34.99 \$34.99 05/02/2025 - 06/01/2025 (\$8.01)05/02/2025 - 06/01/2025 DigitalLine Unlimited - Discount \$8.01 off (\$8.01)\$34.99 05/02/2025 - 06/01/2025 DigitalLine Unlimited - (904) 770-4648 \$34,99 (\$8.01) (\$8.01)05/02/2025 - 06/01/2025 DigitalLine Unlimited - Discount \$8.01 off DigitalLine Unlimited - (904) 770-4649 \$34.99 \$34.99 05/02/2025 - 06/01/2025 (\$8.01)05/02/2025 - 06/01/2025 DigitalLine Unlimited - Discount \$8.01 off (\$8.01) DigitalLine Unlimited - (904) 770-4661 \$34.99 \$34.99 05/02/2025 - 06/01/2025 DigitalLine Unlimited - Discount \$8.01 off (\$8.01)(\$8.01)05/02/2025 - 06/01/2025 05/02/2025 - 06/01/2025 DigitalLine Unlimited - (904) 770-4667 \$34.99 \$34.99 (\$8.01) 05/02/2025 - 06/01/2025 DigitalLine Unlimited - Discount \$8.01 off (\$8.01) Charges after Discounts and Prorates: \$134.90 Total Charges: \$134.90 Total Taxes and Fees: \$41.19 \$176.09 Total Charged to Credit Card:

Copyright 2025 RingCentral, Inc. All rights reserved. RingCentral and the RingCentral logo are trademarks of RingCentral, Inc., RingCentral, RingCentra

### ORDER #TB158414

### Thank you for your purchase!

We're getting your order ready to be shipped. We will notify you when it has been sent.

# Order summary

Premium Marine Topside Primer × 1 White / Gallon	\$117.99
Discount BCJJFBPB	-\$11.80
Subtotal	\$106.19
Shipping	\$5.00
Taxes	\$8.34
Total	\$119.53 USD
	You saved \$11.80

# **Customer information**

Shipping address	<u>Billing address</u>
Jay Soriano	Jay Soriano
GMS Ilc	GMS IIc
370 Oakleaf Village Parkway	475 West Town Place
Orange Park FL 32065	St. Augustine FL 32092

#### Payment

ending with 3053

```
Give us feedback @ survey.walmart.com
Thank you! ID #:7VPBGB14TG43
           Walmart ३¦६
Scan for 30-day free trial.
```

05/12/25

11:38:03

# Governmental Management Services, LLC

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

# **Invoice**

Invoice #: 2497 Invoice Date: 7/31/25

Due Date: 7/31/25

Case:

P.O. Number:

#### Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) -Statement Closing Date 6/20/25 2.310.513.49300 (MV Office Supplies) - Statement Closing Date 6/20/25		88.05 244.98	88.05 244.98
34.600.538.64000 (MV Repair & Replacements) =Statement Closing Date 6/20/25 _		-1 <del>,943.84</del>	<del>-1;943.84</del>
2.330.572.49400 (MV Special Events) - Statement Closing Date 6/20/25	era Keriliatean sabaka	555.54	555.54
JUL 08 2025  SY			
	Total		\$2,832.41

Total	\$2,832.41	
Payments/Credits	\$0.00	
Balance Due	<del>\$2,832.41</del>	

\$888.57

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

Purchase Date	Vender	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
5/21/2025	Amazon	999.96	Repair and Replacement	34.600.538.64000	499.98	034.600.538.621	499.98	999.96
5/22/2025	Amazon	704.11	Repair and Replacement	34.600.538.64000	704.11			704.11
5/23/2025	Pinch Penny	287.3	Repair and Replacement	34.600.538.64000	143.65	034.600.538.621	143.65	287.3
5/27/2025	ionos	6	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	. 6
5/29/2025	Pinch Penny	121.2	Repair and Replacement	34.600.538.64000	60.6	034.600.538.621	60.6	121.2
5/29/2025	Amazon	21.48	Repair and Replacement	34.600.538.64000	21.48			21.48
5/30/2025	Publix	38.64	Special Event	2.330.572.49400	19.32	2.320.572.49400	19.32	38.64
5/30/2025	Publix	251.75	Special Event	2.330.572.49400	125.88	2.320.572.49400	125.87	251.75
5/30/2025	Pizza hut	282.38	Special Event	2.330.572.49400	141.19	2.320.572.49400	141.19	282.38
5/30/2025	Pizza hut	154.06	Special Event	2.330.572.49400	77.03	2.320.572.49400	77.03	154.06
5/30/2025	Pizza hut	230.17	Special Event	2.330.572.49400	115.09	2.320.572.49400	115.08	230.17
5/30/2025	Pizza hut	154.06	Special Event	2.330.572.49400	77.03	2.320.572.49400	77.03	154.06
6/2/2025	RingCentral	176.09	Phones	2.330.572.4100	88.05	2.320.572.4100	88.04	176.09
6/3/2025	JMAC	463.85	Repair and Replacement	34.600.538.64000	231.93	034.600.538.621	231.92	463.85
6/12/2025	Pats nursery	198	Repair and Replacement			034.600.538.621	198	198
6/12/2025	Pats nursery	124	Repair and Replacement	34.600.538.64000	124			124
6/12/2025	Amazon	15.09	Repair and Replacement	34.600.538.64000	7.55	034.600.538.621	7.54	15.09
6/13/2025	Staples	483.96	Office Supplies	2.330.572.51000	241.98	2.320.572.5100	241.98	483.96
6/16/2025	ionos	22.4	Repair and Replacement	34.600.538.64000	11.2	034.600.538.621	11.2	22.4
6/17/2025	Amazon	278.67	Repair and Replacement	34.600.538.64000	139.34	034.600.538.621	139.33	278.67
Totals		\$5,013.17			\$2,832.41		\$2,180.76	\$5,013.17

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

#### Totals by GL

Double Branch: \$2,180.76

2.320.572.4100 (DB Phones) – \$88.04 2.320.572.5100 (DB Office Supplies) – \$244.98 34.600.538.6200 (DB Repair and Replacements) - \$1,292.22 2.320.572.49400 ( DB Special Events) - \$ 555.52

Middle Village: \$2832.41

2.330.572.4100 (MV Phones) – \$88.05 2.310.513.49300 (MV Office Supplies) – \$244.98 34.600.538.64000 (MV repair & replacements) – \$1,943.84 2.330.572.49400 (MV Special Events) - \$555.54

Order placed May 21, 2025

Order # 113-4880024-8105048

Ship to	Payment method	Order Summary	:
Jay Soriano	American Express ending in 3053	Item(s) Subtotal:	\$930.20
370 OAKLEAF VILLAGE PKWY		Shipping & Handling:	\$0.00
ORANGE PARK, FL 32065-4259		Total before tax:	\$930.20
United States		Estimated tax to be	\$69.76
:		collected:	:
:		Grand Total:	\$999.96

# **Delivered May 27**



Orb-3 F839-000-15G Pool Enzymes for Maintenance, 15-Gallon Drum Sold by: Great Lakes Bio Systems, Inc. Supplied by: Other

Return window closed on June 28, 2025

2 \$465.10



#### Details for Order # D01-2519076-4701029

Print this page for your records.

**Amazon.com order number:** D01-2519076-4701029

Order Total: \$15.09

Digital Order: June 12, 2025	
Items Ordered	Price
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			
Payment method	Item(s) Subtotal:	\$14.99	
in 3053	Total Before Tax: Tax Collected:	\$14.99 \$0.10	
Billing address		Acres de la constitución de la c	
Jay Soriano 475 W TOWN PL	Grand Total:	\$15.09	
SAINT AUGUSTINE,			
FL 32092-3648			
United States			
+19043421441			

Order placed June 17, 2025

Order # 111-0620093-9171442

	Ship to	Payment method	Order Summary	
	Jay Soriano 370 OAKLEAF VILLAGE PKWY	American Express ending in 3053	Item(s) Subtotal: Shipping & Handling:	\$259.23 \$0.00
- !	ORANGE PARK, FL 32065-4259 United States		Total before tax: Estimated tax to be	\$259.23 \$19.44
			collected: Grand Total:	\$278.67

### **Delivered June 18**

Your package was delivered. It was handed directly to a resident. Signed by: Wenda



DARLYOR Wireless HDMI Transmitter and 3 Receivers, Wirelessly Simultaneous Expansion of Multiple Televisions,5G 1080P@ 60HZ HDMI Extender,Plug and Play-Stream Video Audio for PC/Laptop/TVs Sold by: DARLYOR-US

Return or replace items: Eligible through July 18, 2025

\$249.99

#### **Delivered June 20**

Package was left inside the residence's mailbox



Spy Kids 4: All The Time In The World (Blu-ray + DVD)
Sold by: Outlet Promotions
Return or replace items: Eligible through July 20, 2025
\$9.24

Order placed June 17, 2025

Order # 111-3928488-8949866

Payment method	Order Summary	
American Express ending in 3053	Item(s) Subtotal:	\$33.99
	Shipping & Handling:	\$0.00
	Total before tax:	\$33.99
	Estimated tax to be	\$2.55
	collected:	
	Grand Total:	\$36.54
i de la companya de		

# **Email delivery**

asurion protection

ASURION 3 Year Office Equipment Protection Plan (\$200 - \$249.99)

Sold by: Asurion, LLC Supplied by: Other

3 YEAR

\$33.99

Order placed May 21, 2025

Order # 113-7258304-7540206

Ship to	Payment method	Order Summary	
Jay Soriano	American Express ending in 3053	Item(s) Subtotal:	\$674.97
370 OAKLEAF VILLAGE PKWY		Shipping & Handling:	\$0.00
ORANGE PARK, FL 32065-4259		Total before tax:	\$674.97
United States		Estimated tax to be	\$50.62
		collected:	
		Grand Total:	\$725.59

## **Delivered May 29**

Your package was delivered. It was handed directly to a resident. Signed by: Jay



PROGOAL Basketball Rim Stainless Steel Three Springs Heavy Duty Pro-Style Breakaway Basketball Flex Rim with Free All Weather Nylon Net, Standard/18in, Orange Sold by: progoal

Return window closed on June 28, 2025

\$200.00

### **Delivered May 29**

Your package was delivered. It was handed directly to a resident. Signed by: Jay



ColourTree Super Ring 22' x 24' Grey Rectangle Sun Shade Sail, Commercial Grade UPF50 Canopy, Reinforced Corners & Edges, 260 GSM Fabric Heavy Duty -3 Years Warranty (We Make Custom Size)

Sold by: ColourTree

Return window closed on June 28, 2025

\$254.99

### **Delivered May 29**

Your package was delivered. It was handed directly to a resident. Signed by: Jay



2-Pack Level Gauge For Rv, Rv Level Bubble, Camper Level Gauge, Rv Levels, Rv Level Bubble, Camper Level, Car Inclinometer Gauge, Level Gauge For Rv, Trailer Leveling Bubble, Rv Level Bubble, Rv Level

Sold by: Green-living

Return window closed on June 28, 2025

\$19.98

### **Delivered May 28**

Your package was left near the front door or porch.



PROGOAL Basketball Rim Stainless Steel Three Springs Heavy Duty Pro-Style Breakaway Basketball Flex Rim with Free All Weather Nylon Net, Standard/18in, Orange

Sold by: progoal

Return window closed on June 27, 2025

\$200.00

# IONOS

IONOS Inc.

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

Invoice:

202055344428

Invoice Date: **Customer ID:**  05/26/2025 270980442

Contract ID:

48060001

Help Center:

ionos.com/help

My IONOS:

my.ionos.com/invoices

**Your IONOS Personal Consultant:** 

Tiffany M

C +1 267 366 6050

### Invoice

Billing period starting: 05/25/2025

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

Philadelphia, PA 19103 · USA

370 Oakleaf Village Pkwy

Orange Park, FL 32065-4259

Jay Soriano

**UNITED STATES** 

Item	Service	Charges	Usage	Taxable Portion	Total
Cont	ract: 48060001 - IONOS Exp	ert			
1	IONOS Website Builder 05/25/2025-06/24/2025	\$6.00 a month	1 mo.	\$0.00	\$6.00
Net 1	otal				\$6.00
Net (	non-taxable portion)				\$6.00
Net (	taxable portion)		•		\$0.00
Tax					\$0.00
	al amount due e DO NOT send cash, check	or money order			\$6.00

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

Do you have questions regarding this invoice?

Please refer to your Help Center or log in to my.ionos.com for further information.

# IONOS

IONOS Inc.

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

Invoice:

202055669830

Invoice Date: Customer ID: 06/07/2025 270980442

Contract ID:

85644648

Help Center: My IONOS: ionos.com/help

my.ionos.com/invoices

Your IONOS Personal Consultant:

Tiffany M

C +1 267 366 6050

# Invoice

Billing period starting: 06/06/2025

Two Logan Square, 100 N 18th St. - Suite 400

Philadelphia, PA 19103 · USA

370 Oakleaf Village Pkwy

Orange Park, FL 32065-4259

Jay Soriano

**UNITED STATES** 

Item	Service	Charges	Usage	Taxable Portion	Total
Conti	act: 85644648 - IONOS My\	Website Creator+			
1	Basic Fee 06/06/2025-07/05/2025	\$28.00 a month	1 mo.	\$0.00	\$28.00
2	Special Offer Discount for line-item 1	Special Offer		\$0.00	\$-5.60
Net T	otal				\$22.40
Net (	non-taxable portion)	1000 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			\$22.40
Net (	taxable portion)				\$0.00
Tax					\$0.00
Tota	al amount due				\$22.40
Pleas	e <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 for further information.



# Thanks for your order

### Order #513442

Ship to

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

#### Kantech P325KPXSF

KANTECH-P325KPXSF Qty: 1 \$398.99
Brand: Kantech

\$398.99

Subtotal: \$398.99
Shipping: \$32.50

Tax: \$32.36

Grand total: \$463.85

Payment method: Credit Card

Shipping method: • (Expedited Shipping - 3 to 7 Business Days) for \$32.50

# **Billing Address**

Jay Soriano GMS LLC 475 WEST TOWN PLACE ST. AUGUSTINE, FLORIDA 32092 UNITED STATES 19043421441

### PAT'S NURSERY, INC.

7060 HWY 17 FLEMING ISLAND, FL 320039317 9042842011

#### Order

Double Branch Community Development District

Cashler: Ligia

12-Jun-2025 1:55:10P

Transaction 813617

3 Wholesale \$54.00 1 ea ⑥ \$18.00/ea

2 Wholesale \$70.00

1 ea @ \$35.00/ea

Total \$124.00

CREDIT CARD SALE \$124.00

**AMEX 3053** 

Retain this copy for statement validation

12-Jun-2025 1:55:36P

\$124.00 | Method: EMV

AMERICAN EXPRESS XXXXXXXXXXXXX3053

JAY SORIANO

Reference ID: 516300884384

Auth ID: 861806 MID: \*\*\*\*\*\*5881 AID: A000000025010801 AthNtwkNm: AMEX

Any claims of sod or problems must be reported within 24 hours of purchase. Not responsible for damage while loading vehicle.

JMV/SEXR1NTNC

Clover ID: VB23Y79BZ5N7I<sup>\*</sup> Payment JMV7SEXR1N1NC

Clover Privacy Policy https://clover.com/privacy

PINCH A PENNY #242 9715 Crosshill Boulevard, #105 Jacksonville, FL 32222 (904) 619-0939 store242@pinchapenny.com



#### **INVOICE**

Jay Soriano

370 oakleaf village parkway

orange park

fl 32065 Invoice Date:

05/23/25

Client Code

1461

Invoice #

11635

Description

Serial Number

Quantity

Amount

Department

GAL SODIUM HYPOCHLORITE

30

\$60.00

**Sub Total** \$60.00 Sales Tax \$0.00 middle village Total \$60.00

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

Client Info:

Rolling Hills HOA

3212 Bradley Creek Pkwy

Green Cove Spring

32043

Invoice Date 05/23/25

Client Code 1461

Amount Due \$60.00

**Amount Paid** 

Check#

Sales Tax

Thank You! We Greatly Appreciate Your Business!!

PINCH A PENNY #242 9715 Crosshill Boulevard, #105 Jacksonville, FL 32222 (904) 619-0939 store242@pinchapenny.com



#### INVOICE

Jay Soriano

370 oakleaf village parkway

orange park

fl 32065

Invoice Date:

05/29/25

Client Code

1461

Invoice#

11650

Item

Description

Serial Number

Quantity:

Amount

Department

GAL SODIUM HYPOCHLORITE

22.5

\$61.20

71 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	4. p.	
	Sub Total	\$61.20
Double Branch - Chlorine	Sales Tax	\$0.00
	Total	\$61,20

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

Client Info:

Rolling Hills HOA

3212 Bradley Creek Pkwy

Green Cove Spring fl

32043

Invoice Date 05/29/25 Client Code

Amount Due

Amount Paid

\$61.20

Sales Tax

Check #

Thank You! We Greatly Appreciate Your Business!!



PINCH A PENNY #242 9715 Crosshill Boulevard, #105 Jacksonville, FL 32222

# STORE242@PINCHAPENNY.COM



# **STATEMENT**

Jay Soriano 370 oakleaf village parkway

Billing Period Start Date 03/01/25

orange park

32065

Date	INV Transaction Description	Amount
3/1/2025	Previous Balance	\$725.85
3/14/2025	Credit Card Payment 80938605186	-\$357.43

Current	31-60 Days over duc	61-90 Days over due	90+ Days over due	Amount Due
\$0.00	\$368.42	\$0.00	\$0.00	\$368.42

Thank you

Please note: your account is 30 days overdue

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

Client Info:

Rolling Hills HOA 3212 Bradley Creek Pkwy

Green Cove Spring fl 32043

Billing Date 03/14/25	Client Code 1461	Amount Due \$368.42
Amount Paid	Che	eck#
		-



PINCH A PENNY #242 9715 Crosshill Boulevard, #105 Jacksonville, FL 32222



# STORE242@PINCHAPENNY.COM

# **STATEMENT**

Jay Soriano 370 oakleaf village parkway

Billing Period Start Date 02/18/25

orange park

fl 32065

Date	INV	Transaction	Description		
2/18/2025	11209	Invoice	Remove damaged gutter rail tile and install new gutter rail tile. Customer has tile. Replace gutter drain covers.		\$512.42
			thin Set Qty: 1 White Grout Qty: 1 Tile/Coping Labor Qty: 1 rectangular gate CMP Qty: 3 Miscellanous Material Purchase Qty: 2 Paver Base Qty: 1	\$22.22 \$26.24 \$350.00 \$38.97 \$66.00 \$8.99	
2/18/2025	11244	Invoice	MOTOR SEAL		\$32.99
			OZONE/SALT SEAL PS-601 Qty: 1	\$32.99	
2/21/2025	11251	Invoice	DOUBLE BRANCH BASKETS		\$104.47
		]	BASKET F/SUPER II PUMP Qty: 2 BSKT STA RITE C108-33P DURAGLS Qty: 1	\$93.98 \$10.49	
2/21/2025	11252	Invoice	MIDDLE VILLAGE BASKETS		\$75.97
			BASKET F/SUPER PUMP Qty: 1 BSKT SWIMQUIP 08650-0007 SKIM Qty: 2	\$41.99 \$33.98	
3/14/2025		Credit Card Payment	80938605186		-\$357.43
4/3/2025	11466	Invoice	Chlorine for oakleaf	*****	\$81.00
			GAL SODIUM HYPOCHLORITE Qty: 3	0 \$81.00	
4/4/2025	11473	Invoice	OAKLEAF DOUBLE BRANCH	<del></del>	\$127.39
			GAL SODIUM HYPOCHLORITE Qty: 2 8'X16'FIBERGLASS TELE POLE Qty: 1		
4/24/2025		Check	Check #001341 inv 11209		-\$512.42
5/23/2025	11634	Invoice	Double Branch - Chemials		\$222,91
			THE & LINER CLEANER QT. Qty: 8 SUPER PHOSPHATE REMOVER QT. Qty: 8		

Current	31-60 Days over due	61-90 Days over due	90+ Days over due	Amount Due
\$222.91	\$64.39	\$0.00	\$0.00	\$287.30
Thank you			,	Jay
Please note: your account is 30 days overdue			Pai	5/23/2

PINCH A PENNY #242 9715 Crosshill Boulevard, #105 Jacksonville, FL 32222 (904) 619-0939 store242@pinchapenny.com



#### **INVOICE**

Jay Soriano

370 oakleaf village parkway

Invoice Date:

05/23/25

orange park

fl 32065 Client Code

1461

Invoice #

11634

Item Description Serial Number Quantity Amount Department TILE & LINER CLEANER QT. 8 \$175.92 Department SUPER PHOSPHATE REMOVER OT. 1 \$46.99

Sub Total \$222,91 Double Branch - Chemials Sales Tax \$0.00 \$222.91

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

Client Info:

Rolling Hills HOA

3212 Bradley Creek Pkwy

Green Cove Spring fl 32043

Invoice Date 05/23/25

Client Code 1461

Amount Due \$222,91

Amount Paid

Sales Tax

Check#

Thank You! We Greatly Appreciate Your Business!!

** **	D	<b>D</b> 6 ******* FU DE: 05/3	ZZA HUT ELIVERY ************************************	** 5 PM **
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10 1	Large Hand toss Cheese	
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	YO YA	9,99 🚟
12 1	Large Hand toss Cheese	
	Subtotal	119.88
	Delivery Charge SALES TAX	5.19 8.99
	Balance Due	134.06
	Driver gratuity not included	Desid
	not included	
	ICONIC CHEC	K
	YOUR ORDER WAS CHECKED B	K Y: Or mon
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PIZZA HUT DELIVERY

Ticket # 0043

Item Count: 15

ENTERED BY **FLYNN** 041907

05/30/25

(12:29PM

\*\* NEW CUSTOMER Please Confirm Customer Information

JAY . 845 OAKLEAF PLANTATION PKWY WATER PARK ORANGE PARK FL 32065

(904)562-0249 Business

02 7

xy: G-06

134,32

CALL APON ARRIVAL

01 8 Large Hand toss Cheese

Papparant

Large Hand toss Cheese

239.25 Subtotal Delivery Charge 5.19 SALES TAX 17.94 262,38 Balance Due

Amt Tendered Credit Card

262.38

Driver gratuity not included

ICONIC CHECK YOUR ORDER WAS CHECKED BY: The over he more!

104.93

The court for the court

# Publix

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

	raik, ri azudi	3	1	L
Store Manai	ger: Wes Will	ians V	X	7
904	4-291-5108	$\nu_{\gamma_{\chi}}$	٠,	١
ICE 16 LB		V	1	(o
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Account #XXX	TEEXXXXXXXXX			
MASTERCARD \$50	GC	50.00		
Account #XXX	XXXXXXXXXX7876			
GIFT CARD SVC I	FEE.	5.95		
MASTERCARD \$50	GC	50,00		
	BEREKKKKKKK			
GIFT CARD SVC I	FEE	5,95		
Order Total		246.13		
Sales Tax		5,57		
Grand Total		251.75		
Credit		251.75		
	r mag mount in			

Receipt ID: 1169 5VQ 033 689

0.00

PRESTU!

Charge

Trace #: 038763

Reference #: 1161257950 Acct #: XXXXXXXXXXXXXXXX059 Purchase American Express

Amount: \$251.75 Auth #: 843434

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

Your cashier was Kendall

05/30/2025 11:57 \$1169 R103 3689 C0117

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

Publix Super Markets, Inc.

# Publix

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



0128 540 035 307

ICE 16 LB 6 0	5.99	35.94 T F
Order To Sales 1		35.94 2.70
Grand To		36.64 38.64
Change		0.00

Receipt 10: 0128 5VQ 035 307

PRESTO!

Trace #: 038269

Reference #: 0915226443 Acct #: XXXXXXXXXXXX3053 Purchase American Express

Amount: \$38.64 Auth #: 808144

CREDIT CARD A000000025010801 Entry Method: Mode:	PURCHASE AMERICAN EXPRESS Chip Read Issuer
11GGG 1	135061

Your cashier was Bruce

05/30/2025 12:49 30128 R103 5307 C0265

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

Publix Super Markets, Inc.



# **Recurring Statement**

# **Account Information**

Account Number: Statement Date:

(904) 770-4650 06/02/2025

Subscription Name:

RingEX Standard™

Bill To:

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

Period	Description	Unit Price	Quantity	Amount
06/02/2025-07/01/2025	RingEX Standard™ - Monthly Subscription Fe	e \$0.00	1	\$0.00
06/02/2025-07/01/2025	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
06/02/2025-07/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
06/02/2025-07/01/2025	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
06/02/2025-07/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
06/02/2025-07/01/2025	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
06/02/2025-07/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
06/02/2025-07/01/2025	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
06/02/2025-07/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
06/02/2025-07/01/2025	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
06/02/2025-07/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
		Charges after Discounts and	Prorates:	\$134.90
		Tota	l Charges:	\$134.90
		Total Taxes		\$41.19
		Total Charged to Cr	edit Card:	\$176.09

# Istaples

2285 Kingslay Blvd. Suite A Tiplange Park, FL 32073 904-272-69-3 ----

Sale

Store: 1006

Register:

Date: 6/13/75 Transaction: 03202 Time: 9:33 AM Cashier: 1946050

### REMARES NUMBER \*\*\*\*\*\*4969

Qty :	Item	Price.	Andurt
	3941 10-0 20 <u>7</u> 92 10	HM	
1	155048	相 99	49.99 T
	HAMMERHELL 20/92	+	
1	010199105004	69.99	56,99 E
Tastar	it Savings	( )	(3,00)
. '	HAMMERMTLL 20/92	1 #	
j	010199105004	69.99	56.99 E
linstai	nt Savings	( )	(3.00)
	HP OFFICEJEL PRO	9-14	
1	186337784975	419,99	- 319,99 €
\$/N:	1182846015		
	nt Savings	(10	JU. 86)

Subtotal 483.96 FLORIDA 7.5% 00.0

> Total 485 46

AMERICAN EXPRESS

USD\$483. aa

Card No. : XXXXXXXXXXXXXX3053 [C]

Chip Read Auth No. : 666072 Mode : Issuer :

AID.: A000000025010801. TVR. : 00000008000

TAD:: 0655010360A002

TSL: F800

ARC.: 30.30

# Governmental Management Services, LLC

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

# Invoice

invoice #: 2484

Invoice Date: 7/1/25 Due Date: 7/1/25

Case:

P.O. Number:

#### BIII To:

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

Description	Hours/Qty	Rate	Amount
ennis- Facility Management - Oakleaf Plantation - July 2025		7,469.83	7,469.83
JUL 08 2025  BY			
alison Morsing 7-7-25			
	Total		\$7.469.83

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

# Governmental Management Services, LLC

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

# Invoice

Invoice #: 2485

Invoice Date: 7/1/25 Due Date: 7/1/25

Case:

P.O. Number:

#### Bill To:

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

	Description	Hours/Qty	Rate	Amount
acility Management - Oa	kleaf Plantation - July 2025		22,251.17	22,251.17
			an delet digeneral property deleteral property dele	
		complication in the control of the c	ungen di Khamilan de Khamilan de Andrea de And	
			gridding mys Ariandon kallyn meg s	
	JUL US 2025  BY:			
	alison Mossing 7-7-25			
на на применения выполнения на применения на применения на применения выполня в применения в применения в прим Применения в применения в примене	20 20 20 20 20 20 20 20 20 20 20 20 20 2		CONTRACTOR	**************************************

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

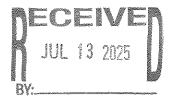
Invoice #: 2498 Invoice Date: 7/11/25 Due Date: 7/11/25

Case:

P.O. Number:

#### Bill To:

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



Description	Hours/Qty	Rate	Amount
ennis Revenue / Funds deposited 7/7/25		2,322.00	2,322.00
	A LEAST LANGUAGE PROPERTY AND A SECOND PROPERY AND A SECOND PROPERTY AND A SECOND PROPERTY AND A SECOND PROPER		
	TO THE PERSON NAMED IN COLUMN		
	the state of the s		
	October 1997		
	TO THE PROPERTY OF THE PROPERT		
	Total		\$2,322.00
	Payment	s/Credits	\$0.00
	Balance	Dua	\$2,322.00

### Wells Farso Bank Transaction Receipt

Branch #0066070 04 Deposit

Account Number CHK 00182 XXXXXXXXX4262

Number of Checks Check Listins 17

\$150.00 \$150.00 \$300.00 \$300.00 \$150.00 \$150.00 \$150.00 \$150.00 \$150.00 \$150.00 \$150.00 \$150.00 \$150.00

> \$60.00 \$20.00

Total Checks Amount Total Deposit \$2,580.00 \$2,580.00

Transaction #047 2075 03:57PM 07/07/25 Deposit Credit Date: 07/07/25

Thank you, ALIANET

# Middle Village CDD

# Breakdown of Revenues 7.7.25

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
7.7.25	\$ 2,580.00	\$ 2,322.00	\$ 258.00
Subtotal	\$ 2,580.00	\$ 2,322.00	\$ 258.00
Date	League Fees	GMS 20%	Middle Village CDD 80%
		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -
Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
7.7.25		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -
Date	League Fees	GMS	Middle Village CDD
	Pro Shop	0%	100%
7.7.25			\$ -
Subtotal	\$0	\$0	\$ -
Total Revenues	\$ 2,580.00	\$ 2,322.00	\$ 258.00

MAKE CHECK PAYABLE TO:



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

ADDRESSEE

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

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

0000000027159001000000028693600000015940090

PLEASE FILL O	UT BELOW IF PAYING BY CREDIT CARD
VISA INSTATE	
CARD NUMBER	EXP. DATE
SIGNATURE	GIAS TRUOMA

ACCOUNT NUMBER	DATE	BALANCE
711194	7/1/2025	\$1,594.00

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

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

MIDDLE VILLAGE CDD
Invoice Due Date 7/11/2025

PLANTATION OAKS BLVD, ORANGE PARK, FL ORANGE PARK, FL 3206
Invoice 286936B PO #

Invoice Date Description Quantity Amount Tax Total

7/1/2025 Water Management - Monthly

\$1594.00

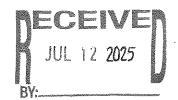
\$0.00

\$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

**Corporate Address** 

Portal Registration #: Customer E-mail(s): 2D189A4D

4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256

Customer E-mail(s):

manager@oakleafresidents.com, JSORIANO@GMSNF.COM

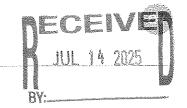
Customer Portal Link: www.lakedoctors.com/contact-us/

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

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

Date: July 14, 2025 at 4:27 PM

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



#### Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION GRAND BANQUET (SATURDAY) 10:00 A.M. to 12:00 MIDNIGHT (ET 5:00 P.M. TO 10:00 P.M.)
  - DATE OF VENUE JUNE 28, 2025
  - RESIDENT MARK SWARTZ
  - ADDRESS 3750 SILVER BLUFF BLVD #1302, ORANGE PARK, FL 32073
  - AMOUNT OF REFUND \$700.00 = \$500.00 GB DEPOSIT PLUS \$200.00 GL DEPOSIT
  - BOOKING FEE/DEPOSIT was via CHECK:
    - GRAND BANQUET DEPOSIT:
    - CHECK#: 460
    - DATED: 10/24/24
    - DEPOSITED: 10/24/24
    - **AMOUNT:** \$500.00
    - GRAND LAWN DEPOSIT:
    - CHECK#: 462
    - DATED: 10/24/24
    - DEPOSITED: 10/24/24
    - AMOUNT: \$200.00

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

Thank you.

I will be out of the office 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
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

#### www.OakLeafResidents.com

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

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

Date: July 14, 2025 at 4:16 PM

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



Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SATURDAY) 3:00 P.M. to 7:00 P.M.
  - DATE OF VENUE JULY 12, 2025
  - RESIDENT RACHEL DeGUZMAN
  - ADDRESS 785 OAKLEAF PLANTATION PARKWAY #333, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (4141):
    - DATED: 6/19/25
    - SEQ#: ?
    - BATCH#: 130?
    - INVOICE#: ?
    - APPROVAL CODE: 14208?
    - 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
(904) 770-4661 voice email
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Governmental Management Services

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# Riverside Management Services, Inc

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

#### Bill To:

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

# invoice

Invoice #: 366

Invoice Date: 7/1/2025

Due Date: 7/1/2025

Case:

P.O. Number:

Payments/Credits

Balance Due

\$0.00

\$4,125.00

Description	Hours/Qty	Rate	Amount
2.330.572.3420 - Janitorial Services - July 2025		4,125.00	4,125.00
JUL 08 2025			
alison Morsing 7-7-25			
	Total	A SECTION OF THE PROPERTY OF T	\$4,125.00

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

Date: July 14, 2025 at 2:54 PM

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



#### Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SATURDAY) 10:30 A.M. to 2:30 P.M.
  - DATE OF VENUE JULY 12, 2025
  - RESIDENT SARAH VANCE
  - ADDRESS 604 CHESTWOOD CHASE DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (5570):

DATED: 6/19/25

SEQ#: ?

BATCH#: 130?INVOICE#: ?

ADDDOVAL CODE

APPROVAL CODE: 13764?

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.

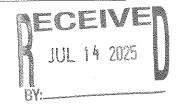
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be 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
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

#### www.OakLeafResidents.com

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#### **General Invoice**





07/09/2025

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

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE I	NVOICE TOTAL DUE
OAKLEAF PLANTATION CDD	07/21/2025	937	\$0.00	08/05/2025	\$1,147.50
LAST BAYMENT DATE	A OT DA VASENIT ASSOLI	O Section 1	PAST DUE AMOUNT		ACCOUNT BALANCE

\$612.50 \$612.50 \$895.00

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
OFF DUTY ADMIN	152.50	\$5.000000	EACH	\$762,50	\$0.00	\$0.00	\$762,50
JUNE 2025							
OFF DUTY SCHEDULING FEE	1.00	\$385,000000	EACH	\$385,00	\$0.00	\$0.00	\$385.00

\$381.25+\$192.50=\$573.75

Invoice Total:





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

Invoice D	)ate							
Invoice N	lumb	er						
Custome	r Nur	nbe	ŧ					
								÷

General Invoice	
Remit Portion	
07/21/2025	

Amount Paid

Due Date	08/05/2025
Invoice Total Due	\$1,147.50

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

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

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

## Invoice

Invoice #: 2499 Invoice Date: 7/15/25

Due Date: 7/15/25

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 July 12, 2025	13.5	25.00 337.50
2.300,369.103		
		APPAN Language Section (Section Section Sectio
101L 16 2025		
BV a service contraction contr		
		444
		general de la companya de la company
		And the second s
		a) de julio de la companio del companio della compa
		Programme and the state of the
	Total	\$337.50
	Payments/Credi	ts \$0.00

\$337.50

**Balance Due** 

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

## <u>Middle Village CDD</u>

### **Facility Event Staff Service Hours**

Quantity	Description	]	Rate	A	mount
13.5	Facility Event Staff	\$	25.00	\$	337.50
	Covers Period End: July 12, 2025				
	Amenities Revenue # 2,300,369,103				

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

## Invoice

Invoice #: 2502

Invoice Date: 7/18/25 Due Date: 7/18/25

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 June 1 - June 30, 2025 (Tennis)	26	40.00	1,040.00
2.330.572.3440	Ligando de 1800 D. 000		
	# A Proposition of the Control of th		
e de la companya de			
JUL 2 1 2025			
	And the second s		
allison Thomas			
alison Morsing 7-21-25			
			inistrumenta and a second

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

<u>Date</u>	<u>Hours</u>	Employee	Description
6/2/25	2	J.S.	Clean and sweep tennis courts.
6/4/25	2	J.S.	Clean and sweep tennis courts.
6/6/25	2	J.S.	Clean and sweep tennis courts.
6/9/25	2	J.S.	Clean and sweep tennis courts.
6/11/25	2	J.S.	Clean and sweep tennis courts.
6/13/25	2	J.S.	Clean and sweep tennis courts.
6/16/25	2	J.S.	Clean and sweep tennis courts.
6/18/25	2	J.S.	Clean and sweep tennis courts.
6/20/25	2	J.S.	Clean and sweep tennis courts.
6/23/25	2	J.S.	Clean and sweep tennis courts.
6/25/25	2	J.S.	Clean and sweep tennis courts.
6/27/25	2	J.S.	Clean and sweep tennis courts.
6/30/25	2	J.S.	Clean and sweep tennis courts.
TOTAL	26		

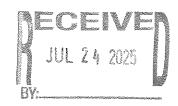
**MV-TENNIS** 

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 #: 2507 Invoice Date: 7/24/25 Due Date: 7/24/25 Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
ennis Revenue / Funds deposited 7/16/25		1,611.00	1,611.00
	Name of the last o		
	- Landard Company		
	E-P-B-CO-BANGE-P-P-	1	
	***************************************		
	nessentissent		
	Total	artika di Paris da Paris da Santa da S	\$1,611.00
	Payme	nts/Credits	\$0.00
	Balanc	e Due	\$1,611.00

## Middle Village CDD

## Breakdown of Revenues 7.16.25

Deposit Date		Lessons		GMS 90%	Middle	Village CDD
Late				3V70		1076
7.16.25	\$	1,790.00	\$	1,611.00	\$	179.00
Subtotal	\$	1,790.00	\$	1,611.00	\$	179.00
Date		League Fees		GMS 20%	1	Village CDD 80%
1						
		•	\$	•	\$	-
Subtotal	\$	-	\$	-	\$	-
Date	1	Miscellaneous	i e	GMS	Baidala	Village CDD
- Date	ľ	ialiscaligi lacris			3	-
				50%		50%
7.16.25			\$	-	\$	-
Subtotal	\$	-	\$	-	\$	<u>-</u>
Date		League Fees	42,000	GNS	Middle	Village CDD
Date		League Fees Pro Shop	i i			Village CDD
Date		League Fees Pro Shop		GMS 0%		Village CDD    00%
7.16.25						39
						39

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

## Invoice

Invoice #: 2508

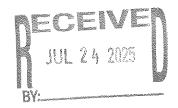
Due Date: 7/24/25

Invoice Date: 7/24/25

Case: P.O. Number:

### Bill To:

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



	Description		Н	ours/Qty	Rate	Amount
Tennis Revenue / Fu	nds deposited 7/23/25				2,506.50	2,506.50
			NACO ALL MANAGEMENT	and the state of t		
				:		
					}	
	·					
		мын масшин изгосина от масшин масш		Total	очучна нашиновишия починдава Силдава нишической	\$2,506.50
				Payment	s/Credits	\$0.00
				Balance	Due	\$2,506.50

## Middle Village CDD

## Breakdown of Revenues 7.23.25

Deposit Date	Lessons		GMS 90%		Middle Village CDD 10%	
<b>7.23.25</b>	\$	2,785.00	\$	2,506.50	\$	278.50
Subtotal	\$	2,785.00	\$	2,506.50	\$	278.50
Date		League Fees		GMS 20%	Midd	le Village CDD 80%
			\$	_	\$	-
Subtotal	\$	-	\$	-	\$	-
Date		Miscellaneous		GMS 50%	Midd	le Village CDD 50%
7.23.25			\$	-	\$	-
Subtotal	\$	-	\$	-	\$	-
Date		League Fees Pro Shop		GMS 0%	Midd	le Village CDD 100%
7.23.25					\$	<u>.</u>
Subtotal		\$0		\$0	\$	•
Total Revenues	\$	2,785.00	\$	2,506.50	\$	278.50

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

Date: July 23, 2025 at 7:57 PM

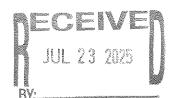
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION GRAND BANQUET (SUNDAY) 4:00 P.M. to 12:00 A.M. (ET 6:00 P.M. TO 10:00 P.M.)
  - DATE OF VENUE JUNE 1, 2025
  - RESIDENT JOHN PHILIBERT
  - ADDRESS 4023 WINNSBORO COVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$150.00 = VIO of late check-out, cleaning, and not returning room to condition it was received
  - BOOKING FEE/DEPOSIT was via VISA(5703):
    - DATED: 3/14/25
    - SEQ#: ?
    - BATCH#: 121?
    - INVOICE#: ?
    - APPROVAL CODE: 01452?
    - 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
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

#### www.OakLeafResidents.com

From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: MVCDD refund of deposit request - MARGARITA EVANGELISTA

Date: July 21, 2025 at 6:06 PM

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

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SATURDAY) 4:00 P.M. to 8:00 P.M.
    - DATE OF VENUE JULY 19, 2025
    - RESIDENT MARGARITA EVANGELISTA
    - ADDRESS 450 MAHONEY LOOP, ORANGE PARK, FL 32065
    - AMOUNT OF REFUND \$100.00
    - BOOKING FEE/DEPOSIT was via VISA (8668):
      - DATED: 6/19/25
      - SEQ#: ?
      - BATCH#: 129?
      - INVOICE#: ?
      - APPROVAL CODE: 06355D
      - 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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#### www.OakLeafResidents.com



From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: MVCDD refund of deposit request - MICHELLE COMER KIKER

Date: July 21, 2025 at 6:10 PM

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

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SATURDAY) 11:00 A.M. to 3:00 P.M.
  - DATE OF VENUE JULY 19, 2025
  - RESIDENT MICHELLE COMER KIKER
  - ADDRESS 3551 LIVE OAK HOLLOW DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (5697):
    - DATED: 6/17/25
    - SEQ#: ?
    - BATCH#: 130?
    - INVOICE#: ?
    - APPROVAL CODE: 05240?
    - 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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#### www.OakLeafResidents.com



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

Date: July 25, 2025 at 12:53 PM

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



Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (THURSDAY) 10:30 A.M. to 2:30 P.M.
  - DATE OF VENUE JULY 24, 2025
  - RESIDENT AUTUMN CARR
  - ADDRESS 3562 LIVE OAK HOLLOW DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (0893):

DATED: 6/17/25

SEQ#: ?

■ BATCH#: 130?

■ INVOICE#: ?

APPROVAL CODE: 06133?

AMOUNT: \$100.00

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

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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www.oakleafresidents.com

Governmental Management Services

#### www.OakLeafResidents.com





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

Date: July 28, 2025 at 4:01 PM

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

Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SATURDAY) 10:30 A.M. to 2:30 P.M.
  - DATE OF VENUE JULY 26, 2025
  - RESIDENT BRIDGET SHEPARD
  - ADDRESS 3076 LITCHFIELD DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (9441):

DATED: 6/11/25

■ SEQ#: 1?

■ BATCH#: 129?

INVOICE#: 1?

APPROVAL CODE: 76628?

■ 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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Governmental Management Services

### www.OakLeafResidents.com



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

Date: July 28, 2025 at 4:17 PM

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



Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SATURDAY) 3:00 P.M. to 7:00 P.M.
  - DATE OF VENUE JULY 26, 2025
  - RESIDENT CARLOS DIAZ
  - ADDRESS 3882 CHASING FALLS ROAD, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (7989):
    - DATED: 5/7/25
    - SEQ#: ?
    - BATCH#: 126?
    - INVOICE#: ?
    - APPROVAL CODE: 064844
    - 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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Governmental Management Services

#### www.OakLeafResidents.com



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

## Invoice

Invoice #: 2503 Invoice Date: 7/18/25

Due Date: 7/18/25

Case: P.O. Number:

### Bill To:

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



Facility Maintenance June 1 - June 30, 2025 Facility Maintenance Mileage June 1 - June 30, 2025	584.67 221	40.00 0.445		
Code to:				
Middle Village Facility Maintenance				
2.320.572.466 - (\$5,785.00)			Secretary of the secret	
Middle Village Facility Maint. Contingency			TO A CONTRACT OF THE CONTRACT	
2.330.572.622 - (\$875.00)				
Middle Village Common Area Maint				
2.320.572.46500 - (\$5,750.00)				
Middle Village Lighting repairs				
2.320.572.46630- (\$800.00)		**************************************		
Middle Village Tennis Court Maint.		Total Control of the		
2.330.572.344 - (\$4,875.15)		A Cartain Anna ann an Anna ann ann ann ann ann a		
Middle Village Special Events				
<del>2.330.572.49400 (\$550.00)</del>	Total	A STATE OF THE STA	\$23,485.15	
Middle Village Repair and Replacements	where the same of	nts/Credits	\$0.00	
<del>34.600.538.64000 - (\$4,850.00)</del>	Balanc		\$23,485.15	

<u>Date</u>	<u>Hours</u>	Employee	Description
6/2/25	8	T.C.	Blew leaves and debris off boardwalk, set up boards for trash can pad, removed graffiti from gazebo at lake, changed light bulbs in the chandeliers upstairs at amenity center, picked up supplies
6/2/25	8	B.G.	Unloaded cement from truck, blew off boardwalk, got sign that was thrown under boardwalk, replaced three bulbs from the grand ballroom, at field applied cement frame, cleaned shop
6/2/25	5.95	J.K.	Light inspection changed bulbs upstairs chandelier and main room, tossed trash from shop, recovered sign, prep and build form for trash can at baseball field, blew off boardwalk
6/2/25	7.72	A.M.	Removed debris from all common areas
6/2/25	3.03	J.S.	Additional court maintenance
6/2/25	2.1	J.M.	Additional court maintenance
6/3/25	2	T.C.	Poured concrete for trash can pad, put plants in pots for pool deck, started prep for painting on
			basketball courts poles and hoops, picked up supplies
6/3/25	8	B.G.	Added cement slab to garbage bin at field, reinstalled sign at boardwalk, at basketball court scrapping off rust to prepare net poles for painting, cleaned and washed golf cart
6/3/25	7.97	J.K.	Poured concrete for trash can, find and put up correct plant hooks on pool deck, scrub down all rust spots on basketball court, fix sign on boardwalk, prep plant baskets
6/3/25	6,12	J.S.	Additional court maintenance
6/4/25	8	T.C.	Worked on basketball court installed new basketball hoops, prep for painting, worked on pavers on pool deck, hung up potted flowers at amenity center, picked up supplies
6/4/25	7.5	B.G.	At pool added sand to pavers, cleaning hoop boards at basketball court, removed garbage bin from
6/4/25	7.62	J.K.	field to clean and prep for paint, changed hoops and nets at basketball court  Brought trashcan box to dry at shop, sand and wet around slide pool where gaps have forms, wiped
6/4/25	7.62	A.M.	down all backboards and replaced two rims, unloaded chlorine, hung plants on building
6/4/25	4.95	J.S.	Removed debris from all common areas
6/5/25	4.33 8	7.G,	Additional court maintenance
			Dug up pole for sun shade and replaced it with taller one, cut drain pipe and reset pavers around drain, picked up supplies
6/5/25	7.35	J.K.	Dug up and bust out pole for sun shade on pool deck, set and concrete pole, build form to hold level, fixed pavers at tennis made a few cuts and cleaned up around drain
6/5/25	7.9	C.W.	Set poles on pool deck and moved around plants on pool deck, finished paving tennis
6/5/25	5.02	J.S.	Additional court maintenance
6/6/25	8	T.C,	Cut a hole in the ceiling to replace the fire sprinkler, dug up pole for sun shade and installed taller one, delivered scrap concrete to fill planters, unload patio fumiture
6/6/25	7.8	J.K.	Dug up and broke up concrete around pole on pool deck, set and concrete second pole built form to hold, put sun shade and connect it to pole just installed, put chain on shower on pool, cut trim box for hole on
6/6/25	7.62	A.M.	grand banquet, unloaded patlo chairs Removed debris from all common areas
6/6/25	3	J.S.	Additional court maintenance
6/7/25	2.63	J.M.	
6/9/25	2.03 6	T.C.	Additional court maintenance
	7.75	A.M.	Set up CDD meeting, changed entrance lights on columns at Whitfield
6/9/25			Removed debris from all common areas
6/9/25	3	J.S.	Additional court maintenance
6/9/25	2,32	J.M.	Additional court maintenance
6/10/25	4	T.C.	Replaced broken post for pool chemical controllers, painted basketball hoop poles, moved patio
6/10/25	7.02	P.C	furniture to the inside shop, painting ceiling hatch
	7.93	B.G.	Pulling roots out of maintenance shop and cleaning shop, painting basketball hoop poles
6/10/25	5.75	J.K.	Busted concrete on fence post, load up scrap pieces of fence and put in back, cut, fix and painted cover for ceiling at grand banquet, dug up and replace posts in pool pack on chemical equipment,
CHANGE	5	J.S.	make space and put away remaining accent chairs
6/10/25 6/11/25	5	J.S. T.C.	Additional court maintenance
	2 8	B.G.	Repaired door handle and striker plate for bridal suite
6/11/25		<b>B.G.</b>	Took down basketball hoop that was broken, found a hoop painted it and installed, cleaned maintenance shop drive way and pulled out more roots
6/11/25	1.53	J.K.	Got a count of what lights area out in lanterns and ceiling lights, checked to make sure ceiling cover fit
6/11/25	7.78	A.M.	Removed debris from all common areas
6/11/25	3	J.S.	Additional court maintenance
6/12/25	6	T.C.	Light inspection at amenity cent4er and changed several lights, pulled basketball hoops down to replace springs and painting, replaced toilet set at amenity center bathroom, replaced lights on columns, picked up supplies
6/12/25	8	B.G.	Replacing light bulbs throughout grand ballroom building, attached access door outside the grand ballroom to access the ceiling attic, taking down basketball hoop and net to paint and reinstall
6/12/25	7.28	J.K.	Take down rim paint and put back up, changed couple of ceiling lights and lantem lights outside, paint

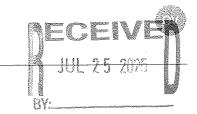
<u>Date</u>	<u>Hours</u>	Employee	<u>Description</u> ceiling cover, putty the holes and put back up, changed toilet seat cover, fixed plants hanging downstairs
			gate by fitness center bathrooms to reinforce and paint
6/12/25	7.25	J.S.	Additional court maintenance
6/13/25	2	T.C.	Finished replacing lights at amenity center, picked up supplies
6/13/25	6	B.G.	Blew off leaves at the boardwalk, changing light bulbs outside building, changed toilet seat at men's bathroom
6/13/25	3.85	J.K.	Finished putting up ballast bulbs and lantern bulbs around main building
6/13/25	7.67	A.M.	Removed debris from all common areas
6/13/25	3	J.S.	Additional court maintenance
6/14/25	2.07	J.M.	Additional court maintenance
6/16/25	4	T.C.	Started working on the decorative trashcan holders, finished up potting the plants for around the amenity
			center, removed old broken wheels from lane line holder and installed new ones, delivered to amenity
			center and rolled up lane lines on it, picked up supplies
6/16/25	3.88	B.G.	Painted four by four for lane divider for pool, changed toilet seat in women's bathroom, cut two by four to go
			around trash can, potted the rest of the plants that were in the trailer, raked back dirt over poles were the tarp
0/40/05	0.07	112	was installed by pool entry, drilled holes on four by four boards for bolts around trashcan  Painted for by four lane line holder and drill holes for wheels, poured chlorine in lap pool, cut two by four for
6/16/25	3.87	J.K.	trash cans, rake dit back over poles set in pool entry, drilled holes on boards around trash can, planted rest
			of plant on trailer
6/16/25	7.85	A.M.	Removed debris from all common areas
6/16/25	3	J.S.	Additional court maintenance
6/16/25	3.13	J.M.	Additional court maintenance
6/17/25	6	T.C.	Removed old broken lights on utility trailer and installed new lights, worked on trashcan holders, picked up supplies
6/17/25	8	B.G.	Applying more bolts to garbage can painting with two part paint to each board, removed a dead palm tree from
			maintenance shop to landscape yard, moved four big flower pots from maint4enance shop to grand ballroom
			building
6/17/25	3.99	J.K.	Continued making frame around trashcans, placed plants behind stairway, empty trash from shop, work on
			lane line rollers
6/17/25	5	J.S.	Additional court maintenance
6/18/25	4	T.C. B.G.	Painted trash can holders, loaded up trailer with scrap, moved pool covers over to store for summer Painting four by four that will be installed to divider for pool, painted garbage bin wood boards, loaded two
6/18/25	4	<b>B.G.</b>	exercise machines and several pool heaters to trailer to be disposed of, unloaded handicap pool chair from truck
6/18/25	3,76	J.K.	Finished cutting boards and making trash can frame, painted frames to trashcans, paint and put wheels on four
0/10/23	0,10	0.174	by four for lane line roller, load up trailer with broken metal and equipment, break down pool heaters, bring new
			handicap lift to shop
6/18/25	7.6	A.M.	Removed debris from all common areas
6/18/25	3	J.S.	Additional court maintenance
6/19/25	4	T.C.	Removed old handicap lift at family pool, installed new handicap lift at family pool, installed new trash can holder,
			worked on lane line holder
6/19/25	8	B.G.	Installed garbage bin to cement slab at the field, scraped pool motor to trailer, emptied out oil and gas from leaf
			blower and pressure washer, water drained motors and load it on trailer for scrap, tightened bolts for divider for
			pool, loaded golf cart to trailer for mechanic
6/19/25	2	J.K.	Put wheels on lane line roller, put on metal rods for can to be anchored, bring to wood scrap in back old trashcan
			frame, took trash to dumpster
6/19/25	1.93	B.W.	Worked on prepping parking lot curb
6/19/25	5	J.S.	Additional court maintenance  Took down tarp from pool entry and adjusted it and put back up, put up garbage bin with nuts and boits on side
6/20/25	5.75	B.G.	
6/20/25	6,6	J.K.	of field, picked up divider wheel, cleaned shop Measure old and new sunshade on pool deck, took broken chair from pool deck and put it with stock, put
0/20/20	0.0	0,,	together lane line roller and tested, put in last trash can, cleaned up shop bringing scaffolding back inside
6/20/25	7.4	A.M.	Removed debris from all common areas
6/20/25	3	J.S.	Additional court maintenance
6/21/25	2.05	J.M.	Additional court maintenance
6/23/25	8	T.C.	Cleaned out gutters at tennis building, sprayed wasp on pool deck, repaired split rail fence at Whitfield Park
6/23/25	7.75	B.G.	Spraying bees on pool deck, cleaning shop and picking up trash in parking lot
6/23/25	7.03	J.K.	Sprayed bees on pool deck, organized shop, cleaned gutter at tennis, tighter all bolts on rim and fixed loose rim,
			pour chlorine into pool, water palm trees on pool
6/23/25	7.67		Removed debris from all common areas
6/23/25	3	J.S.	Additional court maintenance
6/23/25	2.02		Additional court maintenance
6/24/25		T.C.	Poured concrete for trash can pad, cut and bolted wood to drum for trash can holder, picked up supplies  Spraying bees on pool deck, sprayed weeds around pool motor and maintenance shop, cutting two by two
6/24/25	7.73	B.G.	Spraying does on pool deck, sprayed weeds alound pool motor and maintenance shop, colling two by two

<u>Date</u>	<u>Hours</u>	Employee	Description
			for garbage bin and applying wood and bolts to the barrel
6/24/25	7	J.K.	Prep for asphalt in parking lot and clean shop, take trash from shop to dumpster, take old trash can frame to back with others, cut all boards for both trashcans and get boards for one can bolted and finished, dug around form to make flat surface and pour form for trash can by gazebo
6/24/25	7.15	J.S.	Additional court maintenance
6/25/25	8	T.C.	Cut up asphalt in parking lot to fill in sink hole, filled sink hole with paver base, sand and gravel, marked out holes on pool deck for new sun shade, picked up supplies
6/25/25	7,75	B.G.	Painting garbage bin with two part paint, cutting out asphalt with saw to fill pot hole
6/25/25	7.43	J.K.	Border off hole in parking lot, cut out square section where it sinks in, take up asphalt and dig into screening for any more holes, put fabric in and over hole then fill with gravel, paver base and leveling sand, pack down and rake around, mark out where holes go on pool deck for new sun shade
6/25/25	7.72	A.M.	Removed debris from all common areas
6/25/25	5.2	J.S.	Additional court maintenance
6/26/25	8	T.C.	Patched asphalt in the parking lot, started digging holes for sun shade over slide motors, worked on trash can holders
6/26/25	3.87	B.G.	Installing new fabric to twenty lounge chairs, checking pole lights for burn out bulbs at the walkway by the lake, moving pieces of asphalt from parking lot to shop driveway
6/26/25	7.42	J.K.	Put asphalt patch in hole and pack down, heat and repeat, started digging holes for sun shade poles over equipment on pool deck, pulled out stakes to border off playground
6/26/25	6.78	C.W.	Dug holes for shade for pumps, asphalt in parking lot, taped off Deerview park
6/26/25	5.72	J.S.	Additional court maintenance
6/27/25	6	T.C.	Sealing parking lot asphalt patch, worked on trashcan holders, repair lane lines holder
6/27/25	7.75	B.G.	Adding sealer to the pot hole cover, removed form from cement slab by lake, bolted wood frame on garbage bin with nuts and bolts, painted two four by fours with two part paint added plastic barrier at playground
6/27/25	6.58	J.K.	Put boards around trash can and started drilling an boilting, roll and poured sealer onto patch in parking lot, put together lane line roller frame ready to mark for wheels, put border around playground at Deerview, pulled up form by gazebo
6/27/25	7.65	A.M.	Removed debris from all common areas
6/27/25	3	J.S.	Additional court maintenance
6/28/25	2.27	J.M.	Additional court maintenance
6/30/25	8	T.C.	Set poles on pool deck for sun shade, changed drinking water fountain filters, refilled chlorine tablets for water fountain, worked on trash can holders, rebuild lane line holder, picked up supplies
6/30/25	8	B.G.	Adding nuts and bolts to the trash can to fasten the wood around it, installed two post and applied cement by pool area, added wheels to two four by fours, changed fountain filter
6/30/25	3.52	J.K.	Bring border from parking lot back to shop, set and concrete two poles by pool equipment measure dig and build brace to hold up level, replace water fountain filters at tennis and fitness center, drill holes and put wheels on spare lane line roller, wash off and clean out golf cart, finished up wood frame for trash can
6/30/25	7.47	A.M.	Removed debris from all common areas
6/30/25	3.03	J.S.	Additional court maintenance
6/30/25	2.27	J.M.	Additional court maintenance
TOTAL	584,67	<b>-</b> <b>-</b>	
MILES	221		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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

Date: July 25, 2025 at 12:00 PM

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



#### Good morning, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION GRAND BANQUET (THURSDAY) 2:00 P.M. to 12:00 A.M. (ET 5:00 P.M. TO 10:00 P.M.)
  - DATE OF VENUE JULY 17, 2025
  - RESIDENT KAREN ZAPATA
  - ADDRESS 741 CHESTWOOD CHASE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$450.00 = 1/2 of GB deposit plus GL deposit VIO of late check-out, cleaning, and not returning room to condition it was received
  - BOOKING FEE/DEPOSIT was via MC (1990):
    - GRAND BANQUET:
    - DATED: 2/6/25
    - SEQ#: ?
    - BATCH#: 118?
    - INVOICE#: ?
    - APPROVAL CODE: 15263?
    - AMOUNT: \$500.00
    - GRAND LAWN:
    - DATED: 2/6/25
    - SEQ#: 5
    - BATCH#: 118?
    - INVOICE#: 5
    - APPROVAL CODE: 19216?
    - AMOUNT: \$200.00

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

I will be out of the office on August 18 - 26, 2025.

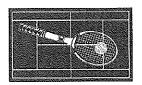
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be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

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

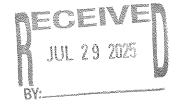
time on property is divided between two Districts, appointments are recommended.

Governmental Management Services

#### www.OakLeafResidents.com



Welch Tennis Courts, Inc. Welch Sport Surfaces P.O. Box 7770 Sun City, FL 33586 Phone: 813-641-7787



## Invoice

Date	Invoice#
7/28/2025	81781

Bill To	
Jay Soriano OakLeaf Plantation 370 Oak Leaf Village Pkwy Orange Park FL 32065	

Ship To Tennis (Jay or Andy) OakLeaf Plantation 845 Oak Leaf Plantation Pkwy Orange Park FL 32065

Terms PO#		PO#			Due Date	9			
Net 30	Net 30 Andy		Andy	8/27/2			)25		
Sales Re	p		Ship Via Ship Date			e			
Shannor	Shannon Wilder FedEx Gro			i		7/28/2025			
Notes									
Quantity	Units	Description			Options		Unit Price	Amount	
2	ea	WTC 3.0 D	.0 DTS Professional Net				189.99	379.98	
Thank you for your business.				Sub Ship Tota	ping Cost	t (FedEx	Ground)	379.98 57.00 \$436.98	

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.

### Code to:

Middle Village Tennis Court Maintenance

2-330-572-344

AP300R	YEAR-TO-DATE ACCOUNT	NTS PAYABLE PREPAID/COMPUTER	CHECK REGISTER	RUN	8/10/25	PAGE	1
*** CHECK DATES 07/01/2025 - 07/31/20	25 *** MIDDLE	VILLAGE-CAPITAL RESERVE					

MIDDLE VILLAGE-CAPITAL RESERVE BANK C CAPITAL RESERVE

	BA	ANK C CAPITAL RESERVE			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/03/25 00102	6/24/25 1948 202506 600-53800-6 FURNITURE REPAIRS	64000	*	3,487.50	
	FURNITURE REPAIRS	APC POWDER COATING JACKSONVILLE			3,487.50 000829
7/03/25 00069	6/30/25 06302025 202506 600-53800-6 SWIM LEAGUE FEES	64000	*	270.00	
		FIRST COAST SUMMER SWIM LEAGUE			270.00 000830
7/03/25 00009	6/18/25 2489 202505 600-53800-6 REPAIR AND REPLACEMENTS		*	1,119.00	
		GOVERNMENTAL MANAGEMENT SERVICES			1,119.00 000831
7/03/25 00009	6/18/25 2491 202506 600-53800-6 MAINTENANCE SUPPLIES		*	1,691.91	
	MAINTENANCE SUPPLIES	GOVERNMENTAL MANAGEMENT SERVICES			1,691.91 000832
7/03/25 00078	6/24/25 3715 202506 600-53800-6 FUEL INJECTOR/TUNE CART		*	423.08	
		INDUSTRIAL CIRCLE ESCORT LLC			423.08 000833
7/03/25 00084	6/24/25 CS210799 202506 600-53800-6		*	1,165.55	
		SCP DISTRIBUTORS LLC			1,165.55 000834
7/16/25 00074			*	376.00	
		AMERICAN RED CROSS TRAINING SERVIC	CE		376.00 000835
7/16/25 00067			*	15,133.43	
	EMERGENCI PUMP VALVE RPR	COMPAC FILTRATION			15,133.43 000836
7/16/25 00009	6/30/25 2496 202505 600-53800-6 MAY REPAIR & REPLACEMENTS	64000	*	2,284.48	
	MAI REPAIR & REPLACEMENTS				2,284.48 000837
7/16/25 00009	6/30/25 2497 202506 600-53800-6 JUN REPAIR & REPLACEMENTS	64000	*	1,943.84	
	UUN REPAIR & REPLACEMENTS				1,943.84 000838
7/16/25 00050	3/07/25 20877 202503 600-53800-6 MAR MAINLINE BREAK REPAIR	64000	*	3,035.00	<b>-</b>
	MAR PAINDING BREAK REPAIR	VERDEGO LLC			3,035.00 000839
7/25/25 00009	7/17/25 2500 202506 600-53800-6 6/11 SR SMITH LIFT CNTRLR	64000	*	307.20	

MVIL MIDDLE VILLAGE OKUZMUK

AP300R *** CHECK DATES	YEAR-TO-DATE A 07/01/2025 - 07/31/2025 *** M3 BA	ACCOUNTS PAYABLE PREPAID/COMPUTER C IDDLE VILLAGE-CAPITAL RESERVE ANK C CAPITAL RESERVE	CHECK REGISTER	RUN 8/10/25	PAGE 2
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	7/17/25 2500 202506 600-53800-6 6/11 FARGO ID PRINTER INK	54000	*	135.74	
7/25/25 00112	7/09/25 EST25-07 202507 600-53800-6	54000	*	1,458.56	
		MARSHALL WOLF AUTOMATION INC			1,458.56 000841
7/25/25 00111	6/05/25 72377 202506 600-53800-6	54000	*	2,825.00	
		T&M ELECTRIC OF CLAY COUNTY LLC			2,825.00 000842
7/31/25 00009	7/18/25 2503 202506 600-53800-6	54000	*	4 850 00	
		GOVERNMENTAL MANAGEMENT SERVICES			4,850.00 000843
7/31/25 00009	MATNTENANCE SIIDDI.TES				
		GOVERNMENTAL MANAGEMENT SERVICES			3,411.83 000844
7/31/25 00006	7/18/25 368 202507 600-53800-6 JUL PRESSURE WASHING SRVC		*	1,063.00	
	7/18/25 368 202507 600-53800-6 PRESSURE WASH PARKING LOT		*	642.00	
	7/18/25 368 202507 600-53800-6	54000	*	392.00	
	PRESS WASH DEERVIEW PLYGD 7/18/25 368 202507 600-53800-6 PRESS WASH HAMILTON GLEN	54000	*	593.00	
		RIVERSIDE MANAGEMENT SERVICES INC	2		2,690.00 000845
7/31/25 00050	7/25/25 23365 202507 600-53800-6 LIGHTNING DAMAGE TEE RMVL	 54000	*	2,862.00	
		VERDEGO LLC			2,862.00 000846

MVIL MIDDLE VILLAGE OKUZMUK

TOTAL FOR BANK C

TOTAL FOR REGISTER

49,470.12 49,470.12 INVOICE

APC Powder Coating Jacksonville,

8805 Arlington Express Way Jacksonville, FL 32211

info@apcjacksonville.com +1 (904) 724-2422



J. Soriano

Bill to

Double Branch Community Development

District

475 W. Town Place Ste. 114

St. Augustine, Florida

32092-3649

Code to: Split 50/50

Pay only \$6975.00 total

Ship to

**Double Branch Community Development** 

District

475 W. Town Place Ste. 114

St. Augustine, Florida

32092-3649

Middle Village Repair and Replacements

34-600-538-64000

Invoice details

Invoice no.: 1948

Terms: Due on receipt

Invoice date: 06/24/2025

Due date: 06/24/2025

Double Branch Repair and Repl.

34.600.53800.6200

#	Date	Product or service	Description	Qty	Rate	Amount
1,	06/20/2025	Furniture Repair	Chaise Lounges	27	\$225.00	\$6,075.00
2.	06/20/2025	Furniture Repair	Chairs	3	\$300.00	\$900.00

Ways to pay

VISA ( ) DISCOVER AM BANK PROPRIE VERTITO









View and pay



Total

Subtotal

Sales tax

\$7,428.38

\$6,975.00

\$453.38

Subtotal Split 50/50=\$3,487.50 TP 6/30/25

## First Coast Summer Swim League - Invoice - Oakleaf 2025-02

Remittance to:

First Coast Summer Swim League, Inc.

Mailing address:

PO BOX 1623, Palatka, FL 32178

FEIN:

35-2796842

Club/Team: Oakleaf Orcas

Number of Participating Athletes: 9

Dues (\$30/athlete): \$270

Code to:



## Middle Village Repair and Replacements

34-600-538-64000



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

## Invoice

Invoice #: 2489

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 Facility Maintenance Mileage May 1 - May 31, 2025	470.42 175	40.00 0.445	
Code to:			
Middle-Village Facility Maintenance			
<del>2.320.572.466 - (\$5,450.68)</del>			
Middle Village Facility Maint, Contingency	nenye wana wana kepin		The control of the co
<del>2.330.572.622 - (\$750.00) -</del>			
Middle-Village Common Area Maint	Acceptual communication of the		
<del>2.320.572.46500 (\$5,350.00)</del>	And the second s		
Middle Village Lighting repairs	agus galain ha dhèire ann ann ann an Ann ann ann ann ann ann		
<del>-2.320.572.46630- (\$750.00) -</del>			
Middle Village Tennis Court Maint.	de de la compression della com		
2 <del>.330.572.344 - (\$5,475.00)</del>			and the second s
Middle Village Repair and Replacements	Carriero es sucas escues esta escuela escuencia e carriero en carr	ne panet kel diskerki kuniyan palit duru Mikili ke kel diskerka seresika	egyption programming and the contraction of the contraction programming and the contraction pr
34.600.538.64000 - (\$1,119.00)	Total	grappe and a managery come complete described in the Section 22 and 22 and 25 a	\$18,894.68
34.000.330.04000 - (\$1,119.00)	Paymen	ts/Credits	\$0.00
	Balance	Due	<del>\$18,894.68</del>
	Michael March and St. Park (1994) (1994) (1994) (1994) (1994) (1994) (1994)	والمرافقة المرافقة ا	\$1,119.00

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

## Invoice

Invoice #: 2491

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
Maintenance Supplies	and the state of t	1,691.91	1,691.91
Code to:			
Middle Village Repair and Replacem 34-600-538-64000	ents		
		·	
		amadiinadhing <mark>kay</mark> yyddydd o ac am ar hefydlaeth far a flann y by ar y y y y y y y y y y y y y y y y y y	Нафильм («Шемпа» сентриментийся фильмент Меф у да уницентра и м
	Total	on the second se	\$1,691.91
	Paymer	nts/Credits	\$0.00
	Balance	o Due	\$1,691.91

### MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/25

DISTRICT MV	DATE	SUPPLIES	PRICE	EMPLOYEE
MIDDLE VILLAGE				
OAKLEAF	5/5/25	BLK Nitrile Gloves 20pk	7.46	T.C.
	5/6/25	Pine Sol	25.84	T.C.
	5/8/25	Chlorine Tabs	51.18	T,C.
	5/10/26	Miracle Gro - Liquid Feed	10.04	J.S.
	5/10/25	Tree and Shrub Spikes	8.61	J.S.
	5/10/25	Liquid Feed Refili	10.33	J.S.
	5/10/25 5/13/25	Soil Husky 6 in 1 Screwdriver	14.62 4.59	J.S. T.C.
	5/13/25	Black Nitrile Gloves 20pk	5.68	T.C.
	5/13/25	PB Plaster	5.55	T.C.
	5/13/25	Flex Tape	8,61	T.C.
	5/14/25	S Hook 4pk	2.28	T.C.
	5/14/25	Spring Link	6.75	T.C.
	5/14/25	Eye Boit/Nut Set 1/4-20x 2 5-8	4.13	T.C.
	5/14/25	Eye Bolt/Nut Set 1/4x4	1.12	T.C.
	5/14/25	Zinc Loop Chain	10.79	T.C.
	5/14/25	Plastic Rib Anchors 50pc	7.33	T.C.
	5/14/25	Mending Plate 4pk	4.57	T.C.
	5/14/25	Hitching Ring with Screw Eye	4.57	T.C.
	5/14/25	Screw Eye (2)	5.45	T.C.
	5/14/25	Eye Boit (2)	8.26	T.C.
	5/14/25	Titatnium Bit Set	22.99	T.C. J.S.
	5/15/25 5/15/25	Floor Fan Grommet Kit	80.48 8.04	J.S.
	5/15/25	Spray Paint Primer (3)	22.36	J.S.
	5/15/25	Spray Paint (4)	29.81	J.S.
	5/15/25	20 AMP GFI (2)	59.52	T.C.
	5/16/25	0.75 CU FT Soil (2)	5.75	J.\$.
	5/19/25	Great Northern Popcom Scoop	11.49	J.S.
	5/19/25	Pine Sol	25.84	T.C.
	5/22/25	1qt Dipledanias (15)	120.41	J.S.
	5/22/25	1qt Alternathia (15)	137.66	J.S.
	5/22/25	1gal Alacosia (2)	34.22	J.S.
	5/22/25	14" Ceiling Medallions	51.70	J.S.
	5/22/25	Bleach	11.18	T.C. J.S.
	5/23/25	14* Vigoro Hanging Baskets (4)	88.86 71.53	T.C.
	5/28/25 5/28/25	Sakrete Concrete Mix (10) Microfiber Clothes 12pk	5.74	T.C.
	5/28/25	4x3/8" Shedless Knit 6pk (2)	26,08	T.C.
	5/30/25	Gas for Equipment	75.00	T.C.
	6/2/25	80lb Sakrete Concrete Mix (10)	71.53	T.C.
	6/2/25	3/8" Flat Washers 100pc	33.99	T.C.
	6/2/25	3/8x4 Hex Boits 15pc (3)	80,11	T.C.
	6/2/25	BLK Nitrile Gloves 20pk	5.68	T.C.
	6/3/25	LED Emergency Light Kit	56.89	J.S.
	6/3/25	LED Emergency Light Kit	86.14	J.S.
	6/3/25	16" Smooth Medallon (2)	68.93	J.S.
	6/3/25	12" Downrod (2)	34.45	J.S.
	6/3/25	16" Smooth Medailion (2)	68.93	J.S.
	6/3/25	Cut Off Discs	2.29	T.C.
	6/3/25	Set Your Own Combo Locks	22.84 13.04	T.C. T.C.
	6/3/25	4x3/8 Shedless Knit 6pk		T.C.
	6/3/25	Teny Towels 10pk	7.46 5.15	T.C.
	6/3/25 6/3/25	Bleach Pine Sol	25.84	T.C.
	6/4/25	S-Hook 3/16x1-5/8 2pk (4)	14.58	
	6/4/25	S-Hook .260x3(2)	9.06	
	6/4/25	Gloss Orange	8.60	
		•		

TOTAL \$1,691.91

Industrial Circle Golf Cart Repair 2761 Blanding Blvd Middleburg, FL 32068 USA +19042378659 industrialcircle@gmail.com



#### **BILL TO**

Oakleaf Plantation 370 oakleaf village pwky orange park, fl 32065

#### SHIP TO

Oakleaf Plantation 370 oakleaf village pwky orange park, fl 32065

## INVOIOE \$715

DATE 06/24/2025 TERMS Net 30

DUE DATE 07/24/2025

IDANE.	ACTIVITY	DESCRIPTION	(O)	īΥ	RANE	
Sales and a supplied that a supplied of the su	special order Parts	Yamaha Fuel injector 13770-00-00		1	212.25	212.25T
	Motor Oil	10W30 Motor Oil		1	8.25	8.25T
and the second second	Spark Plug 2ES	Spark Plug BPR2ES (HOT)		1	12.58	12.58T
	Labor	Change fuel injector and tune up cart		2	95.00	190.00T
			SUBTOTAL			423.08



 SUBTOTAL
 423.08

 TAX
 0.00

 TOTAL
 423.08

 TOTAL DUE
 \$423.08

Code to:

Middle Village Repair and Replacements

34-600-538-64000



A4 CIARCINES (NAVIGED SEE SELECTE ESCO DAYES FO mentanta ir, n. approvinst Ph. 111 Ma 7.11 39 ! ! For 100 t 750 750 to

### INVOICE

**EMERGENCY RESPONSE** # 1-800-424-9300

the state of the s	THE CALL OF THE CA
INVOICE #	GS710799
ORDER #	CS217251
DATE	06/24/25
PAGE	1 of 1

### 

MILL TO 277605 MIDDLE VELAGE COST 370 OAKLEAF VILLAGE FRWY ÖRANGE PARK, FI 32066-4269 SHIP TO

194-DRANGE PARK-SCP DIST. AGOT YOUNGERMAN OF UNIT 2 JACKSCHVILLE, PL 32264 5927

CUSTOMER PAR NOMBER	SHIP VIA   PRIOHITY PICK			WRITTE!	n by Y_adams	7194)	g <del>gi</del> ne	ORSIER D. 06/24/	
CUSTOMER RELEASE NUMBER	PHEIGHT TEHMS				at TCRMS	Marian Co. Norman		DUE DAT	
	OX IN/OUTROUND			NET 3	<u>Q DAYY</u>		ng magana panandah 1920 da kananan ang	Q7/24/	/25
JOD FEHIC TO NAME MIDDLE VILLAGE CDD	Parcharing agent	. 1057A.A	7. (\A)	DIMIAC JAY S	i Oriano			PHONE 904-342	2-1441
MA PRODUCT HAA DESCRI	PYON	LI/M	OPEN	PCK-QTY	SHPOTY	B/O	РНСЕ	EXTE	MSION.
1 NGL-50-1350 X 4724694024	PLT REGAL	PL	· j	1	ľ	O	164.	95	184.95
50// 2" CHLOR ** Weight: 54.00 lbs. **	INATED TABS HIWI	WALL A			• .	ide <b>s</b> tages			
120000000000000000000000000000000000000			miles		HAZ CLA.	i Packin	s sacup	LAS	CHC.
			and the second s		HAZ CLAS 5.1	i Pagkin	s Great II	185 54.00	FAC 140
117 UM SIM UNISIA FILIALE DEL 1 Pi X UNIZARA (CAMBRICANIA)		E4	±0:	2		i taekibi O		54.00	-
1 17 X UN7468 1725-267-267-367-367-367-367-367-367-367-367-367-3	eries. Westy alsh	EA 9 03 C	_	2	5.1	<u>.</u>	lj.	54.00	140
117 U/M SIM UNIDA PRESERVATO 1 IN X UNIZ468 INSTITUTORISTA 3 GH5-45-805 45M2L5A1STA .25° ADJ 1 HE	and had dry AA 120V 50GPD 25PSI AD CLASSIC PUMP		_	2	5.1	<u>.</u>	lj.	54.00 11	149

## Code to:

## Middle Village Repair and Replacements

34-600-538-64000

PLACARDS SUPPLIED-YES NO REFUSED

	Mi-HCHANDISE TOTAL	DISCOUNTS	Misc Charges	SALES LAX	MBOUND PREIGHT	OUTBOUND FREEHT	DEPOSII AMQUNI	ceposit Applied	IMVOICE TOTAL
The state of the s	1,105.55	0.00	0.00	05.150	0.00	0.00	0.00	0.00	1,165.55

This is to certify that the hornin named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the degartment of transportation. SIGNATURE: DEEJAY ADAMS(194)

Subject to our terms at http://www.goologsp.com/dealer terms conditions

SKINATURE:

COURTE 277985 GLOR NAME: MEDIAE VILLAGE COO

hava: CS21f1/by Invoice Date: 06/24/26 Invoice Amount: \$1.16b.66

ACCEIVED DY:

⚠ WARNING: Cancer and Seproductive Harm—www.sillywjernings.co.gov

SCP DISTRIBUTORS LLC DEFT. #0594 FOODER XOR OR CALANCO, FL 32886-0594



Send Payment To: American Red Cross Training Services 25688 Network Place Chicago, IL 60673-1256

INVO	DICE
Invoice No:	22804917
Invoice Date	14-MAY-2025
Customer Number:	P0041375
Org ld:	GMSLLCMIDDLE
Invoice Total:	\$376.00
Payment Terms :	NET 30
Due Date :	13-JUN-2025

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

May 18-24 is EMS Week. We're so grateful for our country's EMT's and paramedics for their lifesaving work during emergencies. Thank you EMS professionals!

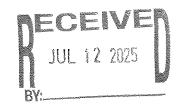
ORDER	CRS/ OFFERING ID	DATE	DESCRIPTION	QTY	INSTRUCTOR/ STUDENT NAME	TOTAL
O-0019988686	CLS-06398353	04-MAY-25	Lifeguarding-BL Training Loc:orange park,FL	8	Shannon Mullis	\$376.00
and and the second seco		4.00			Sub Total Sales Tax Payments Invoice Total	\$376.00 \$0.00 \$0.00 \$376.00

Thank you for supporting the American Red Cross! Visit us at www.redcross.org/TSBilling to learn how to read your invoice. For questions or to make a credit card payment, please call 888-284-0607. You may also email your questions to <a href="mailto:billing@redcross.org">billing@redcross.org</a>.

### Code to:

## Middle Village Repair and Replacements

34-600-538-64000



Please detach this stub and include it with your payment



### **REMITTANCE STUB**

☐Check enclosed	\$

Customer Number P0041375
Org ID GMSLLCMIDDLE
Invoice No 22804917
Invoice Date 14-MAY-2025
Amount Due \$376.00

American Red Cross Training Services 25688 Network Place Chicago, IL 60673-1256

### Com-Pac Filtration, Inc.

P.O. Box 40071 Jacksonville, FL 32203 (904) 356-4003 • FAX **QUOTE** 

		Date 06-10-25	Expiration Date 06-11-25	Quote No. 061025-4DT	Quote Requested By Ryan
Middle Village CDD 845 West Town place St. Augustine, FL 32092	Project Name Middle Village				
	Customer Terms COD				
Phone Email (904) 580-2210 bluesolutionspools@yahoo.		Lead Time Quoted By To Be Determined Dale Trask			

<i>Item</i>	Descripton	Qty	Unit Price	Ext Price
C6080B-25SP10	25HP Self-Priming (HP@rpm % eff used forGPM@TDH), CI Epoxy Coated Pump with Polyester finish and a Stainless Steel Impeller, Ultra High Eff. TEFC Motor with a Max 10:1 turndown, CPI HL -10-8-S Stainless steel Strainer and basket with a clear easy open lid and a 10" Check Valve.	1	23,590.25	23,590.25
PP-PS-CS-8-8-E	8x8 epoxy coated steel pump stand	1	6,376.93	6,376.93
Notes I will no	eed a height of the pump stand		Sub-Total	\$29,967.18
			- Discount	\$14,833.75
		Ī	Sales Tax	\$0.00
			Freight	\$0.00
			Total	\$15,133.43

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

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

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

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

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

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

Print Name	Title	Purchase Order Number (optional)	
Signature	Date	(optional)	

Code to:

Middle Village Repair and Replacements

34-600-538-64000

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

## Invoice

Invoice #: 2496

Invoice Date: 7/31/25 **Due Date: 7/31/25** 

Case:

P.O. Number:

### Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) -Statement Glosing-Date 5/20/25 -		_8 <del>8.04</del>	88.04
2.310.513.49300 (MV Office Supplies) - Statement Closing Date_s 5/20/25		-160.20	<del>-</del> -1 <del>60.20</del>
34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 5/20/25		2,284.48	2,284.48
2.339.572.34409 (MV Tennis-Maintenance) - Statement Closing Date 5/20/25		<del>-256.31</del>	<del>256.31</del>
SECENVE JUL 08 2025			
	Total		\$2,789.03
	Paymei	nts/Credits	\$0.00

\$<del>2,789.03</del>

**Balance Due** 

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

## Invoice

Invoice #: 2497 Invoice Date: 7/31/25

**Due Date:** 7/31/25

Case:

P.O. Number:

#### Bill To:

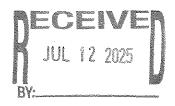
Middle Village CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

	Hours/Qty		Amount
330:572:4100 (MV Phones) Statement Closing Date 6/20/25 310:513:49300 (MV Office Supplies) - Statement Closing Date		<del>- 88.05</del> <del>-244.98</del>	
<del>20/25</del> 4.600.538.64000 (MV Repair & Replacements) -Statement Closing ate 6/20/25		1,943.84	1,943.84
330:572:49400 (MV Special Events) - Statement Glosing Date 6/20/25		_555.54	<del>- 555.54 -</del>
Emercial Communication of Communication			
JUL 08 2025 J			

Total	\$2,832.41		
Payments/Credits	\$0.00		
Balance Due	<del>\$2,832.41</del>		

\$1,943.84





## **Invoice**

Invoice #: 20877

Date: 03/07/25

Customer PO:

\$3,035.00

**DUE DATE: 04/06/2025** 

**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

#20794 - Mainline On Oakleaf Plantation PKWY March 2025

We located a mainline break at the middle island in front of the Preserves on Oakleaf Plantation pkwy. This is for all material and labor needed to complete the repair. Repair was completed on March 3rd 2025.

Landscape Enhancement				\$3,035.00
excavator (Equipment)	1.00	\$1,850.00	\$1,850.00	
Irrigation Labor (Labor)	16.00	\$60.00	\$960.00	
misc material (Equipment)	1.00	\$225.00	\$225.00	

**Invoice Notes:** 

Thank you for your business! AMOUNT DUE THIS INVOICE

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

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

## Invoice

Invoice #: 2500

Invoice Date: 7/17/25

Due Date: 7/17/25 Case:

P.O. Number:

### Bill To:

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

Description	Hours/Qty	Rate	Amount
034.600.538.64000 (Repair & Replacement) - SR Smith 4 button lift controller - 6/11/25		307.20	307.20
Split 50% between MV & DB 034.600.538.64000 (Repair & Replacement) - Fargo ID Printer Ink - 6/11/25 Split 50% between MV & DB		135.74	135.74
JUL 17 2025  BY:			
	Total	anno ann a mar ann ann an ann ann ann ann ann ann an	\$442.94
	Payments	s/Credits	\$0.00
	Balance l	the state of the s	\$442.94

Bill back My

## PERSONAL REIMBURSEMENT Out-of-Pocket NAME: Jay Soriano

DATE	DESCRIPTION	DISTRICT	code to:	AMOUNT
6/1/2025	Debbies Decorators - Vinyl Canopy ( slide tower )	Double Branch CDD	Repair and replacement 034,600,538,621	\$2,000.00
6/11/2025	SR Smith 4 button lift controller - split	Double Branch CDD	Repair and replacement 034,600,538,621	307.19
e. 17) a Unio	50/50 DB/MV (\$614.39)	MiddləVillagə CD	Repair and replacement 034.600.538.64000	307.2
6/11/2025	Fargo ID Printer Ink- split 50/50	Double Branch CDD	Repair and replacement 034.600.538.621	135.74
	DB/MV (\$271.48)	MiddleVillage CD	Repair and replacement 034.600.538.64000	135.74
5/30/2025	BH photo - Magic card printer and ink	Armstrong CDD	Repair and Replacment 57200,330,46000	905.1
5/30/2025	Unifi - access system readers, access points, dream machine, cards, junction box	Armstrong CDD	Repair and Replacment 57200.330.46000	1764.11
				The state of the s
	and the size of the same of th	TOTAL		\$5,555.08

## **Order Details**

Order placed June 11, 2025 Order # 111-1585785-4675466

Ship to	Payment method	Order Summary	
Jay Soriano	Visa ending in 9590	Item(s) Subtotal:	\$571.53
370 OAKLEAF VILLAGE PKWY		Shipping & Handling:	\$0.00
ORANGE PARK, FL 32065-425	9	Total before tax:	\$571.53
United States		Estimated tax to be collected:	\$42.86
		Grand Total:	\$614.39

### Delivered June 17

Your package was delivered. It was handed directly to a resident.



S.R. Smith 4 Button Controller Assembly 400-7000 Sold by: Level\_Brands Supplied by: Other Return or replace items: Eligible through July 18, 2025 \$571.53

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Ads Privacy Choices
© 1996-2025, Amazon.com, Inc. or its affiliates

Technical fluid in

## **Order Details**

Order placed June 11, 2025 Ord

Order # 111-3846443-8669066

Ship to	Payment method	Order Summary	
Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Visa ending in 9590	Item(s) Subtotal: Shipping & Handling: Total before tax: Estimated tax to be collected:	\$252.54 \$0.00 \$252.54 \$18.94
		Grand Total:	\$271.48

### Delivered June 17

Your package was delivered. It was handed directly to a resident.



Fargo YMCKK Color Ribbon - 500 Prints (84052) Sold by: HighTek Electronics Return or replace items: Eligible through July 16, 2025 \$159.99

Fargo 084053 HDP Retransfer Film for HDP5000 / HDPii Sold by: ID Card Printers Return or replace items: Eligible through July 16, 2025 \$92.55





wolfautomation.com (847) 658-8130 210 Dowdle Street, Suite 1

Algonquin, IL 60102

7/9/2025

Bill To

Ship To

Jay Soriano Middle Village CDD GMS LLC 370 Oakleaf Village Pkwy Orange Park FL 32065 TOTAL

\$3,235.23

Sales Person

E47 Web

Account Rep

E41 Stephanie Bemis

Shipping Method

Customer phone

(904) 342-1441

**Customer Contact** 

Customer ID

132822

Terms

Due on receipt

Quantity	Item	Customer Part # Expected Ship Date	e Unit Price	Total Price
1	FRN0088E2S-2GB VFD, 25hp/30hp, 76/88 Amp (76/88A), CT/VT, 3 Phase, Sensorless Vector, STO (Safe Torque Off), High Performance, 9.84 X 15.75 X 7.68" (WHD), Optional NEMA/UL 1 Kit: NEMA1-22G1-24 Available to Order Separately, Dual Rated for Constant Torque  **Lead time: 1 pc in-stock @		\$1,458.56	\$1,458.56
	Marshall Wolf**  STOCK IS SUBJECT TO CHANGE Alternate Part# FRENIC-Ace Series			#1.550.00
1	FRN0115E2S-2GB VFD, 30hp/40hp, 90/115 Amp (90/115A), CT/VT, 3 Phase, Sensorless Vector, STO (Safe Torque Off), High Performance, 9.84 x 15.75 x 7.68" (WHD), Optional NEMA 1 Kit: NEMA1-22G1-2 Available to Order Separately, Dual Rated for Constant Torque		\$1,550.96	\$1,550.96
	STOCK IS SUBJECT TO CHANGE Alternate Part# FRENIC-Ace Series			

\$3,009.52 Subtotal Shipping Tax Total (%) \$225.71

Total \$3,235.23





## T&M Electric of Clay County, LLC dba T & M Electric

200 College Drive Orange Park, FL 32065 Phone: (904) 272-0272

License# EC0001152



72377 Invoice Date 6/5/2025



Bill To:

**Governmental Management Svc** 

9655 Florida Mining Blvd W Ste

Jacksonville, FL 32257

Re:

845 Oakleaf Plantation Pkwy.

Job No Customer Job No	Customer PO	Payment Terms	Due Date
		Net 15 Days	6/20/2025
Quantity	Description	Rate/Unit	Price
0 1 00000			

1.00

Service call on 6/3/25 to wire and install 7 customer provided ceiling fans, per quote.

2,825.00

2,825.00

Code to:

Middle Village Repair and Replacements

34-600-538-64000

 Subtotal
 \$
 2,825.00

 Sales Tax (if applicable)
 \$
 0.00

Total Due \$ 2,825.00

## Governmental Management Services, LLC

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

## Invoice

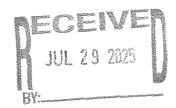
Invoice #: 2503 Invoice Date: 7/18/25

Due Date: 7/18/25

Case: P.O. Number:

#### Bill To:

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



34.600.538.64000 - (\$4,850.00)	Balance	e Due	<del>\$23,</del> 485.15
·	Paymei	nts/Credits	\$0.00
Middle Village Repair and Replacements	Total	ensus servetikkalle-ugusejenen i makkeskenikkalangsysteksingssombonis	\$23,485.15
2.330.572.49400 (\$550.00)	and the second section of the section o	angiya na hinka <u>ana ki ki pangaya</u> na kawatan <u>aka na ka na ka</u> ngaya	and classical control to the State of the St
Middle Village Special Events			
<del>2.330.572.344 - (\$4,875.15)</del>			
Middle Village Tennis Court Maint.			
<del>2.320.572.46630- (\$800.00) -</del>			
Middle VIIIage Lighting repairs			
<del>2.320.572.46500 - (\$5,750.00) -</del>			
Middle Village Common Area Maint			
<del>2.330.572.822 - (\$875.00)</del>			
Middle Village Facility Maint Contingency			
<del>2.320.572.466 - (\$5,785.00) -</del>			Management of the Control of the Con
Middle Village Facility Maintenance -			
Code to:		:	
acility Maintenance June 1 - June 30, 2025 acility Maintenance Mileage June 1 - June 30, 2025	584.67 221	40.00 0.445	

## Governmental Management Services, LLC

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

## Invoice

Invoice #: 2501

Due Date: 7/18/25

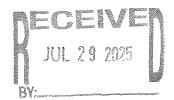
Case:

Invoice Date: 7/18/25

P.O. Number:

### Bill To:

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



Description	Hours/Qty	Rate	Amount
Maintenance Supplies		3,411.83	3,411.83
Code to:			
Middle Village Repair and Replacer	nents		
34-600-538-64000			
		in the second state of the contract of the con	destalenced held for six proper operation has distributed by expendent sources.

Total	\$3,411.83	
Payments/Credits	\$0.00	
Balance Due	\$3,411.83	

#### MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/25

<u>district</u> MV	<u>DATE</u>	SUPPLIES	PRICE EMPLOYEE
MIDDLE VILLAGE			
OAKLEAF	6/5/25 6/5/25	6" Reciprocating Saw Blades 12x48 Tube for Concrete	8.61 T.C. 19.18 T.C.
	6/5/25	60th Sakrete Concrete (15)	80.56 T.C.
	6/5/25	Bottled Water 24pk	5.73 T.C.
	6/6/25 6/6/25	Aluminum Framing Square 1x4-8FT Common Board (2)	10.34 T.C. 20.19 T.C.
	6/9/25	SOW NIDM Flood Lights	20.19 T.C. 14.36 T.G.
	6/11/25	Graphite Dry Lube	4.31 J.S.
	6/11/25 6/11/25	Silicone Spray Glow Rod	4.59 J.S. 14.36 T.C.
	6/12/25	13/18/26W LED Bulb (8)	103.36 T.C.
	6/12/25	80W 4pk DIM	11.48 T.C.
	6/12/25 6/12/25	60W 4pk D(M 60W 3pk DIM (3)	11.48 T.C. 41.33 T.C.
	6/12/25	2" Drywali Screw 11b	6.87 T.C.
	6/12/25	BLK Nilrile Gloves 20pk	5.68 T.C.
	6/12/25 6/12/25	Plastic Wood Drydex Gloss Orange	9.18 T.C. 8.60 T.C.
	6/12/25	75W 2pk DIM	17,23 T.C.
	6/12/25	BLK Weatherproof Socket	2.73 T.C.
	6/13/25 6/13/25	Garden Soll (2) 13/18/26W VER LED Light (7)	19.48 J.S. 120.59 T.C.
	6/13/25	40W 8pk NIDM (2)	36.75 T.C.
	6/16/25	2x4-10FT PT Lumber (14)	126.87 T.C.
	6/16/25 6/16/26	Carriage Bolt 3/8x4 25pc (2)	110.24 T.C. 29.76 T.C.
	8/16/25	3/8 Hex Nut 100pc 3/8 Lock Washers 50pc	14.17 T.C.
	6/16/25	3/8 Flat Washer 100pc	33.99 T.C.
	6/16/25	Bucket	2.29 T.C.
	6/16/25 6/16/26	Pelican Liner 3pk Pine Sot	5.49 T.C, 17.23 T,C,
	6/17/25	Carriage Bolt 3/8x3-1/2 25pc (2)	108.17 T.C.
	6/23/25	Waspirlomet Spray	28.06 T.C.
	6/23/25 6/23/25	Black Nitrile Gloves 20pk	5.68 T.C, 24.05 T.C.
	6/24/25	Wasp/Homet Spray 2x4-10' PT Lumber (15)	135,93 T.C.
	8/24/25	3/8x3 Carriage Bolls 25pc (2)	84.36 T.C.
	6/24/25	3/8 Hex Nuts 100pc	29.76 T.C.
	6/24/25 6/24/25	3/8 Lockwashers 50pc (2) Great Stuff Spray Foam (2)	28,34 T.C. 10.07 T.C.
	6/24/25	Flourescent Orange Sprey Peint (2)	22,95 T.C.
	6/24/25	7" Segmented Darwond Blade	11.49 T.C.
	6/24/25 6/25/25	5 Gal Bucket 7° Segmented Diamond Blade	2.29 T.C. 11.49 T.C.
	6/25/25	Sakrete Concrete Paver Basa Step 1 (25)	186.01 T.C.
	6/25/25	Goof Off Grafiti Remover	14.92 B.W.
	6/25/25 6/25/25	Concentrated Cleaner/Degresser Heavy Scour Pad 3ct	10.50 B.W. 3,69 B.W.
	6/26/26	Utility Gloves XL	12,06 T.C.
	6/26/25	60b Sakrete Blacktop Patch (20)	551.31 T.C.
	6/28/25	Botlied Water 24pk	5,73 T.C, 13.08 T.C.
	6/26/25 6/26/25	Propane Tank Exchange 60% Sakrete Blacktop Patch (15)	13.08 T.C. 413.48 T.C.
	6/27/25	4FTx100FT Orange Safety Fence	44.47 T.C.
	6/27/25	4x4-6' PT Lumber (2)	23.41 T.C.
	6/27/25 6/27/25	Pine Sol Bleech	25.84 T.C. 16.35 T.C.
	6/27/25	Wasp/Homet Spray	8.02 T.C.
	8/27/25	5" Swivet Brake Caster (4)	96.46 T.C.
	6/27/25 6/27/25	3/8 Hex Nut 1400pc 5/16 Lock Washer 50pc	29,76 T.C. 10,26 T.C.
	6/27/25	3/8 Flat Washer 100pc	33.99 T.C.
	6/27/25	Brace 2 Hole Strep 1-1/2 2ok (2)	4.05 T,C,
	6/27/25 6/27/25	S Heok 3/16x1-5/8 2pk (4) Wire Rope Clip 1/8 2pk (4)	14.58 T.C. 8.10 T.C.
	6/27/25	Carriage Bolt 3/8x3-1/2 (16)	36.05 T.C.
	6/30/25	Eya Bolt 3/8x6 1 Set (4)	9.02 T.C.
	6/30/25	60# Sakrete Concrete Mix (10)	53.71 T.C. 24.70 T.C.
	6/30/25 6/30/25	Master Bit Socket Set Carriage Boits 3/8x4 (10)	24.50 T.C.
	6/30/25	Diable Reciprocating Saw Blades 3pc	8.61 T.C.
	6/30/25	Gas for Equipment	75.00 T.C.
	7/2/25 7/2/25	Munintic Acid Fornalo Hose Adapter	76.39 J.S. 9.49 J.S.
	7/2/25	Male Hose Adapter	7.19 J.S.
	7/2/26	Diablo 9" BI-M Med Blade	8.05 T.C.
	7/2/25 7/2/25	Diable 8* Carb Pruning Blade 12AMP Corded Reciprocating Saw	5.45 T.C. 85.68 T.C.
	7/2/25	Hex Bolts 5/15x6 15pc	25.22 T.C.
	7/2/25	Cap Nut 1/4-20	1.69 T.C.
	7/2/25 7/2/25	Lock Not 3/8-16 10pc	4.57 T.C. 8.74 T.C.
	7/2/25 7/2/25	Hex Bolt 3/8x4 (2) Hex Nut 3/8 (2)	1,33 T.C.
	7/2/25	Lock Wesher 3/8 (2)	0.71 T.C.
			TOTAL \$3.451.83

TOTAL \$3,411.83

## Riverside Management Services, Inc

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

## Invoice

Invoice #: 368

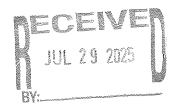
Invoice Date: 7/18/2025

Due Date: 7/18/2025

Case: P.O. Number:

Bill To:

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



Pressure washed parking lot curb community pillars Pressure washed Deerview playground and sidewalk Pressure washed Whitfield sidewalk Pressure washed Hamilton Glen playground and sidewalk		642.00 392.00	
		593.00	392.00 593.00
code to:			
Middle Village Repair and Replace	ments		
4-600-538-64000			
	The state of the s		

Total	\$2,690.00
Payments/Credits	\$0.00
Balance Due	\$2,690.00

## Riverside Management Services, Inc. 475 West Town Place, Sulto 114, Saint Augustine, FL 32092

#### Service Detail

Bill To:

Middle Village CDD

Invoice Date:

7/17/25

Due Date:

Upon Receipt

Amount Due: \$

2,690.00

	<del>,</del>	والمراجعة والمرا
<u>Date</u>	<u>Description</u>	Amount
	Pressure washed parking lot curb community pillars	\$1,063.00
	Pressure washed Deerview playground and sidewalk	\$642.00
	Pressure washed Whitfield sidewalk	\$392.00
	Pressure washed Hamilton Glen playground and sidewalk	\$593.00

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

TOTAL AMOUNT DUE:

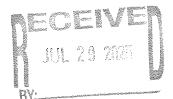
\$2,690.00

Should you have any questions, please contact Rich Gray @ (904) 759-8890 or  $\operatorname{rgray@msnf.com}$ 

Remit Payment

## **Invoice**





Invoice #: 23365

Date: 07/25/25

Customer PO:

**DUE DATE: 08/24/2025** 

#### 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

#23082 - Dead tree Removals from Lightning damage

Provide Tree crew to Remove One large Pine at Bell tower (North side) Struck by lightning

Clean up pine that fell during storm on OPP near Hamilton Glen entrance

Removal of Crape Myrtle on OPP that was damaged by vehicle accident 7/13/2025 Center Island near fire station

Clean up Dead trees on Plantation Blvd.

Landscape Enhancement

1.00 \$2,862.00 \$2,862.00

\$2,862.00

Sub: Tree work (Sub)

ν.... φ2,002.00 φ

\$2,862.00

**Invoice Notes:** 

Thank you for your business!

AMOUNT DUE THIS INVOICE

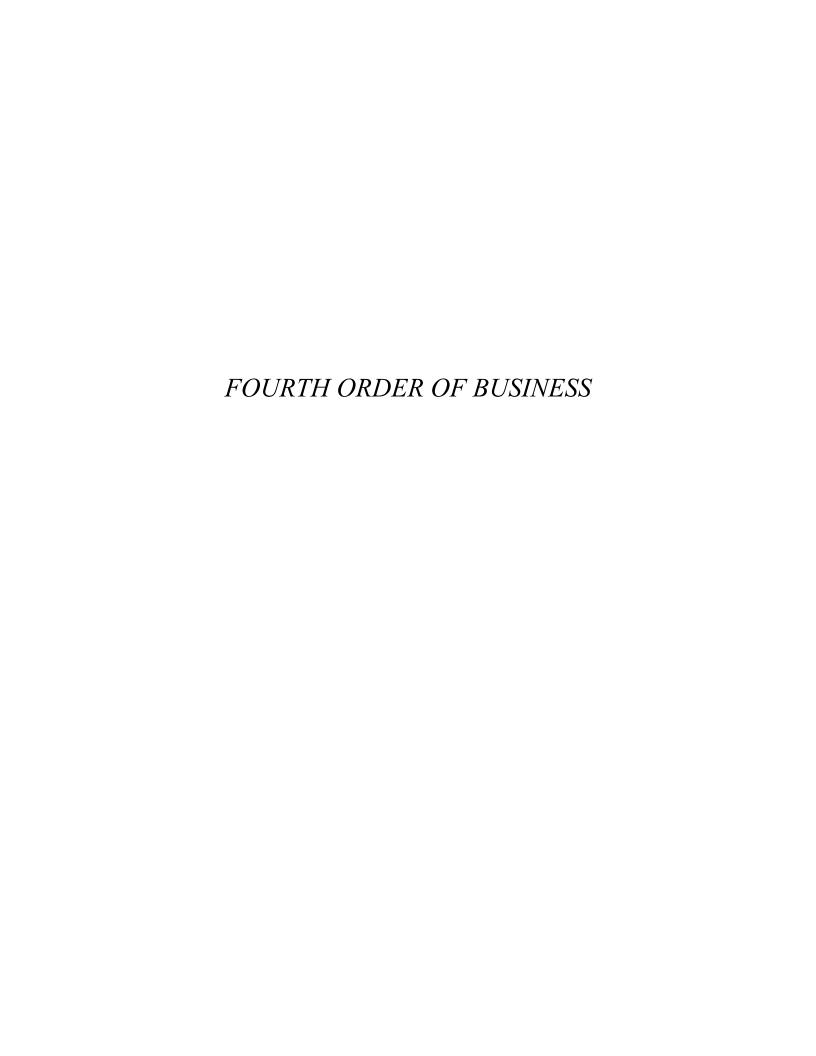
Please See Our Updated Remittance Information Remit to Address: VerdeGo Landscape PO Box 200341 Dallas, TX 75320-0341 ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

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

Code to:

Middle Village Repair and Replacements

34-600-538-64000





1001 Yamato Road • Suite 301 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

August 11, 2025

Board of Supervisors Middle Village Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Middle Village Community Development District, Clay County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Middle Village Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

#### **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

#### **Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

#### **Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 - TELEPHONE: 904-940-5850.

Our fee for these services will not exceed \$6,900 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Middle Village Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

#### **RESPONSE:**

This letter correctly sets forth the understanding of Middle Village Community Development District.

By:	
Title:	
Date:	





Peer Review Program

FICPA Peer Review Program Administered in Florida by The Florida Institute of CPAs.

AICPA Peer Review Program Administered in Florida by the Florida Institute of CPAs

March 17, 2023

Antonio Grau Grau & Associates 951 Yamato Rd Ste 280 Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

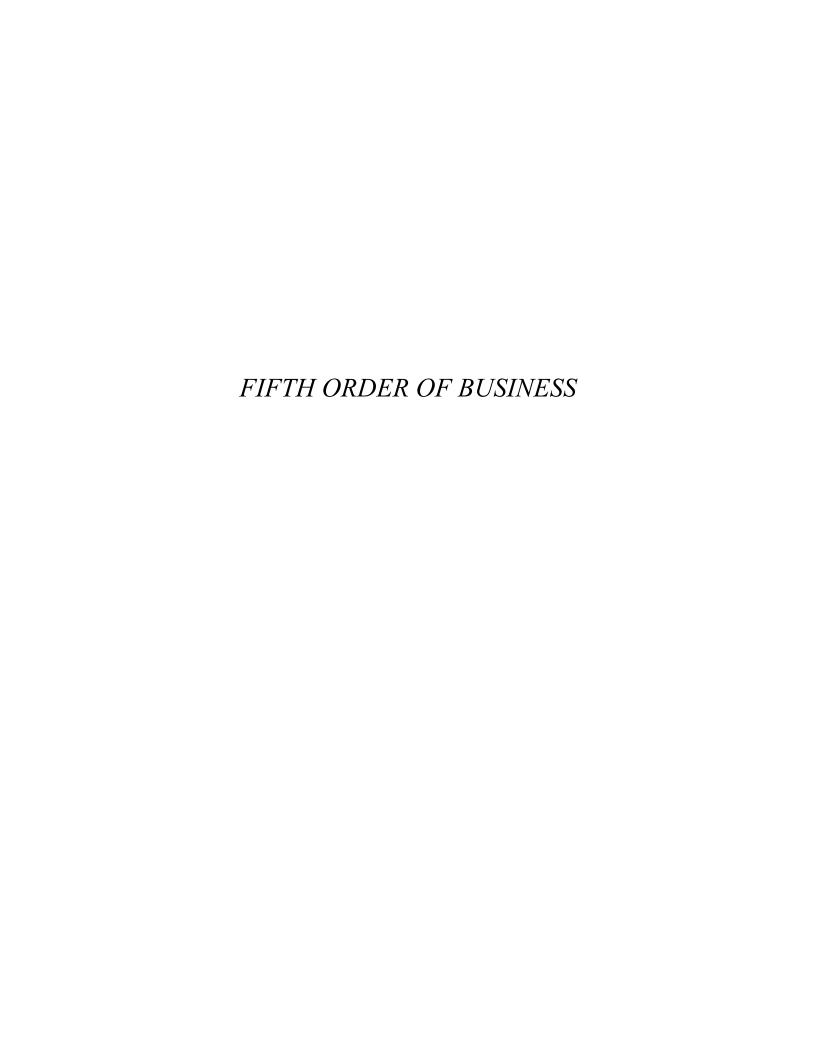
FICPA Peer Review Committee

Peer Review Team FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791



Community Development District

Approved Budget FY 2026

Presented by:



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## **Community Development District**

#### Approved Budget General Fund

Description	Adopted Budget FY 2025	tuals Thru 6/30/25	ojected Next 3 Months	Projected Thru		Budge		Approved Budget FY 2026
REVENUES:								
Special Assessments - On Roll	\$ 222,749	\$ 223,476	\$ -	\$	222,743	\$	200,594	
Interest income	1,000	434	50		484		1,000	
TOTAL REVENUES	\$ 223,749	\$ 223,909	\$ 50	\$	223,227	\$	201,594	
EXPENDITURES:								
Administrative								
Supervisors Fees	\$ 12,000	\$ 8,400	\$ 3,000	\$	11,400	\$	12,000	
FICA Expense	918	643	230		872		918	
Travel per Diem	200		100		100		200	
Engineering	7,000	10,965	3,500		14,465		8,000	
Trustee Fee	15,000	19,000	-		19,000		15,000	
Dissemination Agent	3,933	3,350	583		3,933		4,129	
Assessment Roll Administration	8,483	8,483	-		8,483		8,907	
Attorney	50,000	24,970	10,000		34,970		40,000	
Arbitrage Rebate	700	-	700		700		700	
Annual Audit	6,600	6,700	-		6,700		6,800	
Management Fees	72,865	54,649	18,217		72,865		76,509	
Information Technology	2,865	2,149	716		2,865		3,008	
Telephone	300	288	12		300		300	
Postage	1,500	460	1,040		1,500		1,500	
Printing	2,500	367	2,133		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	7	193		200		200	
Website Maintenance	2,528	1,896	632		2,528		2,655	
Dues, Licenses & Subscriptions	175	175	-		175		175	
Capital Reserve Funding	19,222	-	19,222		19,222		-	
TOTAL ADMINISTRATIVE	\$ 223,748	\$ 156,936	\$ 62,217	\$	219,153	\$	201,594	
TOTAL EXPENDITURES	\$ 223,748	\$ 156,936	\$ 62,217	\$	219,153	\$	201,594	
EXCESS REVENUES (EXPENDITURES)	\$ 0	\$ 66,973	\$ (62,167)	\$	4.074	\$	-	

#### **Community Development District**

#### **Budget Narrative General Fund**

Fiscal Year 2026

#### **REVENUES**

#### Special Assessments-Tax Roll

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

#### Interest

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

#### **Expenditures - Administrative**

#### **Supervisors Fees**

 $Chapter\ 190\ of the\ Florida\ Statutes\ allows\ for\ members\ of\ the\ Board\ of\ Supervisors\ to\ be\ compensated$ 

\$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

#### **FICA Taxes**

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

#### **Travel per Diem**

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

#### Engineering

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

#### **Trustee Fees**

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

#### Dissemination Agent

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

#### **Assessment Roll Administration**

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

#### Attorney

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

#### Arbitrage Rebate

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

#### Annual Audit

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

#### **Management Fees**

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

#### Information Technology

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

#### Telephone

New internet and Wi-Fi service for Office.

#### Postage

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

#### **Community Development District**

#### **Budget Narrative General Fund**

Fiscal Year 2026

#### **Expenditures - Administrative (continued)**

#### **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

		Adopted Budget	Ac	ctuals Thru	Pro	ojected Next	Pro	ojected Thru	A	Approved Budget
Description		FY 2025		6/30/25		3 Months		9/30/25		FY 2026
1						3 Profiterio		.,,		
REVENUES:										
Chariel Assessments Toy Ball	\$	2.180.719	ď	2,187,832	ď		ď	2 100 665	ď	2.256.217
Special Assessments - Tax Roll Interest Income	Ф	5,000	\$	26,068	\$	5,500	\$	2,180,665 31,568	\$	2,256,317 5,000
Miscellaneous Revenue		1,000		84		15		99		1,000
Amenities Revenue		100,000		97,253		15,000		112,253		100,000
Cost Share Revenue-South Village		36,022		39,299		-		39,299		
TOTAL REVENUES	\$	2,322,741	\$	2,350,536	\$	20,515	\$	2,363,884	\$ 2	2,362,317
EXPENDITURES:										
Administrative										
Management Fees - On Site Staff	\$	356,649	\$	267,489	\$	89,160	\$	356,649	\$	374,481
Insurance	Ψ	96,279	Ψ	90,075	Ψ	-	Ψ	90,075	Ψ	97,141
Other Current Charges		6,000		5,008		992		6,000		6,000
Permit Fees		1,650		2,709		-		2,709		1,650
TOTAL ADMINISTRATIVE	\$	460,578	\$	365,281	\$	90,152	\$	455,433	\$	479,272
Operations & Maintenance										
Common Area Maintenance										
Security	\$	136,335	\$	80,980	\$	55,355	\$	136,335	\$	136,335
Security Clay County	Ψ	47,304	Ψ	36,840	Ψ	10,464	Ψ	47,304	Ψ	47,304
Electric		20,000		12,293		7,707		20,000		18,000
Streetlighting		35,000		22,240		12,760		35,000		32,400
Irrigation Maintenance		5,000		-		2,500		2,500		5,000
Landscape Maintenance		557,230		405,750		135,249		540,999		557,230
Common Area Maintenance		80,000		59,488		20,512		80,000		84,000
Lake Maintenance		25,000		14,346		10,654		25,000		25,000
TOTAL COMMON AREA MAINTENANCE	\$	905,868	\$	631,937	\$	255,200	\$	887,137	\$	905,269
Recreation Facility										
Amenity Staff	\$	190,000	\$	121,739	\$	68,261	\$	190,000	\$	190,000
Janitorial	Ψ	59,500	Ψ	37,239	Ψ	22,261	Ψ	59,500	φ	62,475
Telephone		18,000		14,702		3,298		18,000		18,000
Electric		75,000		33,261		41,739		75,000		69,600
Water / Sewer		45,000		40,021		13,500		53,521		54,200
Gas/Heat (Pool)		20,000		18,207		1,793		20,000		20,000
Refuse Service		35,000		42,634		16,500		59,134		42,000
Pool Maintenance & Chemicals		43,000		37,533		5,467		43,000		43,000
Cable Special Events		8,000		5,854		2,147		8,000		8,000
Special Events Office Supplies and Equipment		10,000 1,500		8,021 14		1,979 1,486		10,000 1,500		10,000 1,500
Facility Maintenance - General		65,000		47,472		17,528		65,000		68,250
Facility Maintenance - Preventive Contracts		15,950		1,305		10,000		11,305		15,950
Facility Maintenance - Contingency		7,500		6,613		887		7,500		7,875
Elevator Maintenance		10,000		6,170		3,830		10,000		10,000
Recreation Passes		4,000		4,770		-		4,770		4,000
Lighting Repairs		12,000		7,077		4,923		12,000		12,000
Tennis Court Maintenance		65,725 271 120		66,977		22,500		89,477 271 120		69,011
Capital Reserve		271,120				271,120		271,120		271,914
TOTAL RECREATION FACILITY	\$	956,295	\$	499,609	\$	509,218	\$	1,008,827	\$	977,776
TOTAL EXPENDITURES	\$	2,322,741	\$	1,496,827	\$	854,571	\$	2,351,398	\$ 2	2,362,317
EXCESS REVENUES (EXPENDITURES)	\$	-	\$	853,709	\$	(834,056)	\$	12,486	\$	-

#### **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.
- $\cdot$  Income earned from the sales of vending items.
- · Income received from the non-resident user fee for the Recreation Facility.
- $\cdot\,$  Income received from tennis lessons, ball machine rental, and equipment repair.

#### **Expenditures - Administrative**

#### Management Fees - On Site Staff

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

#### Insurance

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

#### **Other Current Charges**

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

#### Permit Fees

 $Costs\ of\ various\ occupational\ licenses\ and\ pool\ permits.$ 

Description	Annual
Competition Pool Permit	\$ 300
Family Pool Permit	300
Spray Pool Permit	200
ASCAP/BMI/MOOD/Pandora	850
Total	\$ 1.650

#### **Expenditures - Common Area Maintenance**

#### Security

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

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

#### **Security Clay County**

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

#### **Community Development District**

#### **Budget Narrative Recreation Fund**

Fiscal Year 2026

#### Expenditures - Common Area Maintenance (continued)

#### Electric

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

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

#### Streetlighting

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

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

#### Irrigation Maintenance

Miscellaneous irrigation repairs and maintenance incurred by the district.

#### Landscape Maintenance

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

Description		Monthly	Annual		
Landscape Contract	\$	46.436	\$ 557.230		

#### Common Area Maintenance

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

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

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

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

#### Lake Maintenance

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

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

#### **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.

#### Ianitorial

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

Description		Monthly				
Janitorial Contract	\$	4,331	\$	51,975		
Contingency		175		2,100		
Supplies	<u> </u>	700		8,400		
Total	\$	5.206	\$	62.475		

#### Telephone

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

Description	Monthly				
AT&T Telephone Contract	\$ 1,300	\$	15,600		
Contingency	 150		1,800		
Total	\$ 1.450	\$	17.400		

#### Electric

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

Account #	Description	<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
	Total	\$ 5.800	\$ 69 600

#### Water/Sewer

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

Account #	Description		Monthly	Annual
	•	¢	-	
94337379	845 Oakleaf Plantation - Water	\$	500	\$ 6,000
94337379	845 Oakleaf Plantation - Sewer		650	7,800
514013067	845 Oakleaf Plantation - Pool		1,100	13,200
	Total JEA	\$	2,250	\$ 27,000
A00011541	3214-1 Tower Oaks Drive Rec	\$	900	\$ 10,800
A00013767	701-1 Turkey Point Drive Rec		30	360
A00013768	878-1 Songbird Drive Rec		50	600
A00013769	738-1 Chestwood Chase Drive		45	540
A00014209	3214-2 Tower Oaks Drive Rec		85	1,020
A00016729	1089 Oakleaf Plantation Pkwy		400	4,800
A00016730	1092 Oakleaf Plantation Pkwy		200	2,400
A00016858	3713-1 Chasing Falls Rd Rec/Irrig		30	360
A00016856	533-1 Southwood Way Irrig		40	480
A00016857	533-2 Southwood Way Rec/Irrig		70	840
	Total CCUA	\$	1,850	\$ 22,200
	Contingency		417	5,000
	Total Water/Sewer/Reclaim	\$	4.517	\$ 54.200

#### Gas/Heat (Pool)

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

#### **Refuse Service**

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

#### **Community Development District**

#### **Budget Narrative Recreation Fund**

Fiscal Year 2026

#### Expenditures - Recreation Facility (continued)

#### **Pool Maintenance & Chemicals**

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

Description	Monthly	Annual
Pool Maintenance/Chemicals	\$ 2,917	\$ 35,000
Contingency	 667	8,000
Total	\$ 3.583	\$ 43.000

#### Cable

The District currently uses Comcast for cable services.

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

#### **Special Events**

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

#### Office Supplies & Equipment

Office supplies for the Amenity Center.

#### **Facility Maintenance-General**

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

#### **Facility Maintenance-Preventative Contracts**

Cost of routine repairs and maintenance.

#### **Facility Maintenance-Contingency**

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

#### **Elevator Maintenance**

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

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

#### **Recreation Passes**

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

#### **Lighting Repairs**

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

#### **Tennis Court Maintenance**

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

#### **Capital Reserve**

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

## **Community Development District**

### **Approved Budget**

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

Description	Adopted Budget FY 2025			tuals Thru 6/30/25		jected Next 3 Months	Pr	ojected Thru 9/30/25	Budge	
REVENUES:										
Special Assessments-On Roll	\$	1,772,172	\$	1,747,079	\$	-	\$	1,741,355	\$	1,772,172
Special Assessments - Prepayments		-		4,919		-		4,919		-
Interest Earnings		10,000		23,746		3,000		26,746		10,000
Carry Forward Surplus <sup>(1)</sup>		283,240		284,931		-		284,931		286,980
TOTAL REVENUES	\$	2,065,412	\$ :	2,060,675	\$	3,000	\$	2,057,952	\$	2,069,152
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		-
TOTAL EXPENDITURES	\$	1,757,155	\$	1,770,972	\$	-	\$	1,770,972	\$	1,760,915
Other Sources/(Uses)										
Interfund transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$		\$		\$	-	\$	-
TOTAL EXPENDITURES	\$	1,757,155	\$	1,770,972	\$	-	\$	1,770,972	\$	1,760,915
EXCESS REVENUES (EXPENDITURES)	\$	308,257	\$	289,703	\$	3,000	\$	286,980	\$	308,237
(1) Carry Forward is Net of Reserve Requirement Interest Due 11/1/26								.1/1/26	\$	204,873

## Middle Village Community Development District

#### AMORTIZATION SCHEDULE

### $Debt\,Service\,Series\,2\,0\,2\,2\,Special\,Assessment\,Refunding\,Bonds$

Period	(	Outstanding Balance	Coupons	Principal	Interest		Annual Debt Service
11/01/25	\$	13,231,000			\$ 17	77,708 \$	1,533,415
05/01/26		13,231,000	2.2215%	1,178,000	17	77,708	
11/01/26		12,053,000			16	54,623	1,534,246
05/01/27		12,053,000	2.3474%	1,205,000	16	64,623	
11/01/27		10,848,000			15	50,480	1,533,960
05/01/28		10,848,000	2.4631%	1,233,000	15	50,480	
11/01/28		9,615,000			13	35,295	1,534,590
05/01/29		9,615,000	2.5634%	1,264,000	13	35,295	
11/01/29		8,351,000			13	19,094	1,535,189
05/01/30		8,351,000	2.6548%	1,297,000	13	19,094	
11/01/30		7,054,000			10	1,878	1,535,756
05/01/31		7,054,000	2.7417%	1,332,000	10	1,878	
11/01/31		5,722,000			8	33,618	1,536,236
05/01/32		5,722,000	2.8224%	1,369,000	8	33,618	
11/01/32		4,353,000			(	54,299	1,537,598
05/01/33		4,353,000	2.8925%	1,409,000	(	54,299	
11/01/33		2,944,000			4	13,921	1,537,842
05/01/34		2,944,000	2.9549%	1,450,000	4	13,921	
11/01/34		1,494,000			2	22,498	1,538,996
05/01/35		1,494,000	3.0118%	1,494,000	2	22,498	
Total			•	3 13,231,000	\$ 2,31	6,597 \$	15,547,597

## Middle Village Community Development District

#### AMORTIZATION SCHEDULE

### $Debt\,Service\,Series\,2\,0\,18A-2\,Special\,Assessment\,Refunding\,Bonds$

Period	(	Outstanding Balance	Coupons	Principal Interest		A	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
Total				\$ 1,750,000	\$	517,500	\$	2,267,500

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

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

## Middle Village Community Development District

#### **Approved Budget Capital Reserve Fund**

Description	Adopted Budget FY 2025		Ao	ctuals Thru 6/30/25			Pro	Projected Thru 9/30/25		Approved Budget FY 2026
Description		F1 2025		6/30/25		3 Months	_	9/30/25		F1 2026
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		31,494		5,000		36,494		15,000
Carry Forward Balance		1,194,696		1,138,355		-,		1,138,355		1,157,673
ourly for war a Balance		1,131,030		1,100,000				1,100,000		1,107,070
TOTAL REVENUES	\$	1,500,038	\$	1,169,849	\$	295,342	\$	1,465,191	\$	1,444,587
EXPENDITURES:  Capital Outlay  Repairs & Replacements	\$	250,000	\$	277,519	\$	30,000	\$	307,519	\$	250,000
TOTAL EXPENDITURES	\$	250,000	\$	277,519	\$	30,000	\$	307,519	\$	250,000
Other Sources/(Uses)										
Transfer in/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$	250,000	\$	277,519	\$	30,000	\$	307,519	\$	250,000
EXCESS REVENUES (EXPENDITURES)	\$	1,250,038	\$	892,331	\$	265,342	\$	1,157,673	\$	1,194,587

## Community Development District Exhibit "A"

## **Allocation of Operating Reserve**

Allocation of Operating Reserves		
Estimated Funds Available		
General Fund - Beginning Fund Balance - 10/1/24	\$	207,058
Recreation Fund - Beginning Fund Balance - 10/1/24		1,022,030
Estimated General Excess Revenues - Fiscal Year 2025		4,074
Estimated Recreation Excess Revenues- Fiscal Year 2025		12,486
Total Estimated Operating Funds Available - 9/30/2025	\$	1,245,648
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	\$	572,999
Total Working Capital Surplus	\$	672,648
Capital Reserve- Beginning Fund Balance - 10/1/24	\$	1,138,355
Projected Capital Excess Revenues - Fiscal Year 2025		19,318
Total Estimated Reserve Funds Available - 9/30/25	\$	1,157,673
Capital Projects Reserve	\$	271,914
General Fund Reserve	*	0
Total Funding FY 2026	\$	271,914
Total Estimate Reserve Fund Balances - 9/30/26	\$	1,429,587

A.

## RESOLUTION 2025-04 [FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONSAND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Middle Village Community Development District ("District") prior to June 15, 2025, proposed budget(s) ("Proposed Budget") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website, https://middlevillagecdd.com/, in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS,** Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

## NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT:

#### SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Middle Village Community Development District for the Fiscal Year Ending September 30, 2026."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

#### SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

#### **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, Florida Statutes, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

NAIDDLE VII LAGE CONANALINITY DEVELOPMENT

PASSED AND ADOPTED THIS 18<sup>TH</sup> DAY OF AUGUST 2025.

ATTEST.		DISTRICT	
Secretary / Assistant Secr	etary	Chair/Vice Chair, Board of Supervisors	_
Exhibit A: FY 2026 E	Budget		

ATTECT.

#### Exhibit A

FY 2026 Budget



#### RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A REVISED OPERATIONS AND MAINTENANCE ASSESSMENT METHODOLOGY FOR FISCAL YEAR 2025-2026 AND THEREAFTER; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

- **WHEREAS,** the Middle Village Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and
- WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure; and
- WHEREAS, pursuant to Chapters 170, 190, and 197, Florida Statutes, the District has previously levied special assessments for the payment of operation and maintenance of the District's systems and facilities ("O&M Assessments"); and
- WHEREAS, the District's Board performed a review of the current operations and maintenance methodology, and as a result desires to make an adjustment to the operations and maintenance assessment methodology for FY 2025-2026 and fiscal years occurring thereafter, as set forth in the Supplemental Operations and Maintenance Assessment Methodology Report dated June 9, 2025, attached hereto as Exhibit A ("Report"); and
- **WHEREAS,** specifically, the District desires to adjust the methodology to eliminate the disparate treatment of the Benefit ERU designations for multi-family units under Table 7 of the Report, thereby treating all multi-family units the same under Table 7 of the Report; and
- WHEREAS, the Board determines that the benefit received by all multi-family units under Table 7 of the Report for Parks and Aquatics from this date forward is equal; and
- **WHEREAS,** the Board of Supervisors properly noticed by publication and by mail a public hearing on the proposed change to the operations and maintenance assessment methodology to be held on August 18, 2025; and
- **WHEREAS,** the Board of Supervisors considered the Report at a public hearing held on August 18, 2025; and
- **WHEREAS**, the Board of Supervisors believes that it is in the best interest of the District to adopt the Report.

# NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT:

- **SECTION 1.** The recitals stated above are true and correct and are incorporated by this reference as a material part of this Resolution.
- **SECTION 2.** The District hereby adopts and approves the Report attached hereto as Exhibit A. District staff is also authorized to take all actions necessary to implement the Report for Fiscal Year 2025-2026, and each year thereafter.
- **SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
- **SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of August, 2025

ATTEST:	BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
	Michael Steiner, Chairperson
By: Its: Assistant Secretary	

### Middle Village Community Development District

### Supplemental Operations and Maintenance Assessment Methodology Report

June 9, 2025



**Governmental Management Services, LLC** 

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#### 1.0 Introduction

#### 1.1 The District

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

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

#### 1.2 Executive Summary

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

#### 1.3 Special Benefits and General Benefits

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

#### 1.4 Requirements of a Valid Assessment Methodology

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

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

#### 2.0 The Operations and Maintenance Expenditures of the District

#### 2.1 General Fund

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

#### 2.2 Facility Administration

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

#### 2.3 Common Area

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

#### 2.4 Recreation Facilities

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

#### 2.5 Aquatics, Pool

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

#### 2.6 Other Revenues

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

#### 3.0 Assessment Allocation

#### 3.1 Structure

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

#### 3.2 Assessment Allocation

The assessment percentages for General Fund, Facility Administration, Common Area, Recreation Facilities and Aquatics, Pool are summarized on Table 8 of this report. Table 9 provides for the allocation of O&M assessments based upon the assessment allocated percentages and utilizes the proposed budget for FY 2026 as an example.

# TABLE 1 MIDDLE VILLAGE CDD LAND USE

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

- (1) CAMBRIDGE, COVENTRY CHESTNUT RIDGE, BRIAR OAK, TOWERING OAKS, WILLOWBROOK
- (2) PRESERVE
- (3) MILLSTONE VILLAGE, JENNINGS POINT, FIELDSTONE VILLAGE

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

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

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

## TABLE 3 MIDDLE VILLAGE CDD DETERMINATION OF BENEFIT TRANSPORTATION

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

**TOTAL TRANSPORTATION COSTS (2)** 

9,819,075.00

- (1) SOURCE: TRIP GENERATION MANUAL 7TH EDITION INSTITUTE OF TRANSPORTATION ENGINEERS
- (2) TOTAL ROADWAY & ENTRY FEATURE CONSTRUCTION COSTS FROM ENGLAND THIMS & MILLER INC SUPPLEMENTAL ENTINEERS REPORT #5 DATED 8/28/12

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

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

#### **TOTAL UTILITY CONSTRUCTION COSTS (2)**

2,653,000.00

<sup>(1)</sup> SOURCE: JEA STANDARDS FOR CONSUMPTION

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

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

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

#### TOTAL STORMWATER CONSTRUCTION COSTS

6,454,925.00

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

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

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

RETAIL / COMMERCIAL UNITS PER 1,000 SQUARE FEET

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

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

TOTAL RECREATION & PARK CONSTRUCTION COSTS (1)

11,410,538.00

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

HDMFA INCREASED FROM .7 TO 1 ERU PER BOARD REQUEST

#### TABLE 8

#### MIDDLE VILLAGE CDD

### ASSESSMENT PERCENTAGE SUMMARY FOR GENERAL FUND, FACILITY ADMINISTRATION, COMMON AREA, RECREATION FACILITIES AND AQUATICS POOL

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

#### PER FISCAL YEAR 2026 PROPOSED BUDGET:

	EXPENSES		REVENUE
GENERAL FUND	201,594.00	INT REV	(1,000.00)
FACILITY ADMIN	479,272.00	REC REV	(106,000.00)
COMMON AREA	905,269.00		
REC / AQUATICS	977,776.00		
TOTAL BUDGET	2,563,911.00		

#### ALLOCATION OF BUDGETED COSTS

CATEGORY	SF	MF	HDMF	HDMFA	RETAIL/COM	TOTAL
GENERAL FUND	64,599.14	64,416.14	13,908.03	42,944.09	15,726.60	201,594.00
FACILITY ADMIN	203,215.63	123,017.79	21,355.75	65,940.56	65,742.27	479,272.00
COMMON AREA	383,842.19	232,361.15	40,337.63	124,551.28	124,176.75	905,269.00
REC / AQUATICS	339,830.91	338,868.22	73,164.73	225,912.14	-	977,776.00
TOTAL COSTS	991,487.87	758,663.30	148,766.14	459,348.08	205,645.61	2,563,911.00
ALLOCATE INT INCOME	(320.44)	(319.53)	(68.99)	(213.02)	(78.01)	(1,000.00)
ALLOC REC REV	(41,590.61)	(31,151.70)	(6,051.25)	(18,684.55)	(8,521.89)	(106,000.00)
NET ASSESSMENTS	949,576.82	727,192.06	142,645,90	440,450.51	197.045.71	2.456.911.00

# UNITS	1,059	1,056	228	704	330,000	333,047
UPDATED NET PER UNIT	896.67	688.63	625.64	625.64	0.597	
UPDATED GROSS PER UNIT	953.88	732.56	665.56	665.56	0.635	
FY25 ASMT ROLL GROSS	954.96	740.24	675.20	574.16	0.62	
VARIANCE	(1.08)	(7.67)	(9.64)	91.40	0.01	
% INCREASE	0%	-1%	-1%	14%	2%	

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### RESOLUTION 2025-06 [FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Middle Village Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Clay County, Florida ("County"); and

**WHEREAS,** the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the Board of Supervisors ("Board") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget"), attached hereto as Exhibit A; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS,** in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("Assessment Roll").

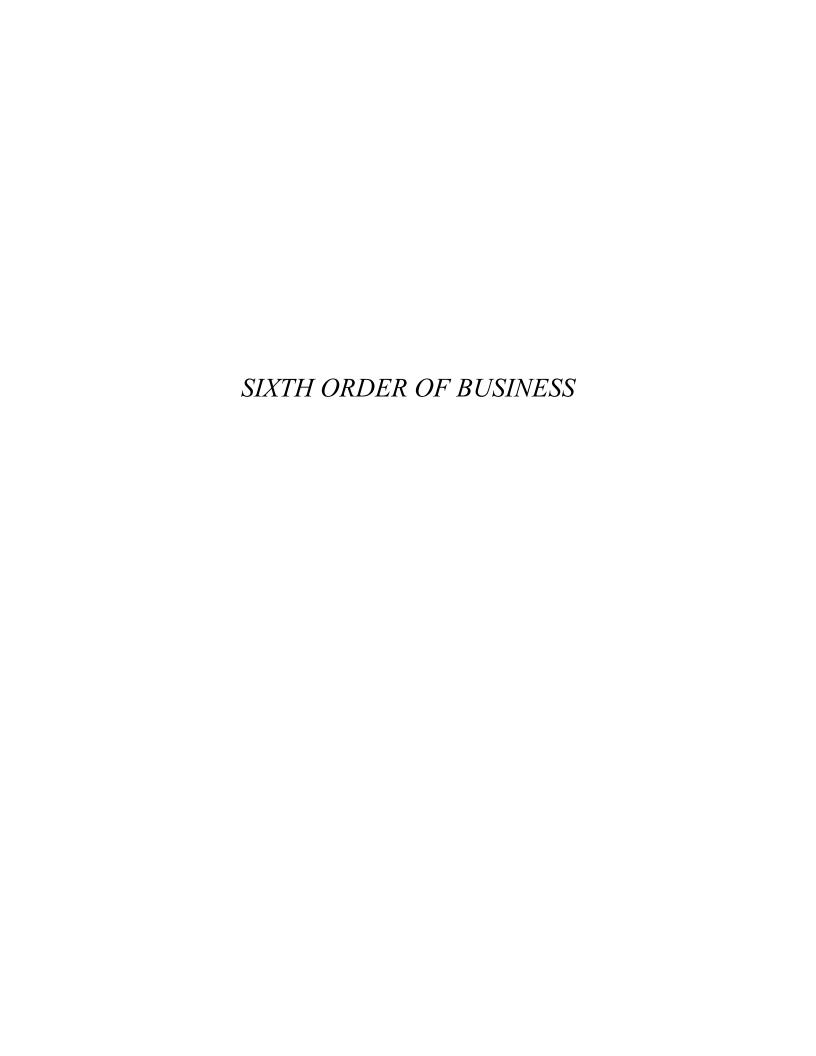
#### 2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

**a. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

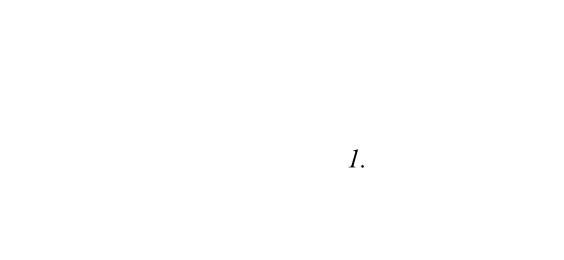
- b. O&M Assessment Imposition. Pursuant to Chapter 190, Florida Statutes, a special assessment for operations and maintenance ("O&M Assessment(s)") is hereby levied and imposed on benefitted lands within the District and in accordance with Exhibit A and Exhibit B. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.
  - a. Tax Roll Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "Tax Roll Property" identified in Exhibit B shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, Florida Statutes ("Uniform Method"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
  - **b.** Future Collection Methods. The District's decision to collect Assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- 7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

#### PASSED AND ADOPTED THIS 18<sup>th</sup> DAY OF AUGUST 2025.

ATTEST:		MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Secretary / A	Assistant Secretary	By:
Exhibit A: Exhibit B:	Adopted Budget Assessment Roll	



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# Middle Village Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

#### 1. Community Communication and Engagement

#### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes □ No □

#### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication. **Standard:** 100% of meetings were advertised per Florida statute on at least two

mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

#### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

Achieved: Yes □ No □

#### 2. Infrastructure and Facilities Maintenance

#### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes □ No □

#### 3. Financial Transparency and Accountability

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

#### Goal 3.2: Financial Reports

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

#### Goal 3.3: Annual Financial Audit

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □

Chair/Vice Chair: Print Name: Middle Village Community Development District	Date:
District Manager: Print Name: Middle Village Community Development District	Date:

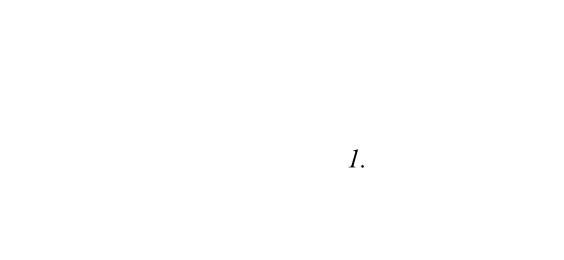
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# NOTICE OF MEETINGS MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Middle Village Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2026 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 on the second Monday of each month as follows or otherwise noted:

October 13, 2025 November 10, 2025 December 8, 2025 January 12, 2026 February 9, 2026 March 9, 2026 @ 6:00 p.m. April 13, 2026 May 11, 2026 June 8, 2026 July 13, 2026 August 10, 2026 September 14, 2026 @ 6:00 p.m.





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

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

#### Memorandum

Date: August 2025

To: Board of Supervisors

From: GMS – OakLeaf Operations Manager

#### **Community:**

#### **Special Events**

- o Report MV Dive-in, Back to School events (both pools), Take Out Tuesdays
- o Upcoming MV Poolside event, Movie at the park

#### **Aquatics**

- High School Swim Team adjustments and re-locations, meets potential schedule
- Adjustment and planning for "year round" swim team
- Pool Schedule adjustment due to school year start

#### **Amenity Usage**

- Total Facilities Usage 8003
- Average daily usage 258

#### Card counts:

MV Owners	92
MV Renters	109
MV Replacements	17
MV Updated	19

Total cards printed: 472 (both districts)

#### **Rentals**

- 19 of 31 days rented in July , 3 of 4 weekends rented
- 15 Grand Ballroom rentals, 3 Grand Lawn rental, 1 Bridal Suite rentals, 13 patio rentals
- 28 tours (approx. 62hours)/84 hours used for scheduling, administrative, etc.

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

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#### Memorandum

#### **Operations: Open Items**

- Update on Pool work lap pool motor replacement
- Repair reports/planning for parking lot drainage

#### **MAINTENANCE**

- Preventative Maintenance for HVAC units at clubhouse
- Replace filters for HVAC units
- Repair lock at fieldhouse doors (mens and womens)
- Install of replacement water filters at "bottle filler" fountains
- Take delivery of asphalt melter equipment ( cracks for parking lots and hard sport court
- Completed repair work for multiple platforms and "stations" for deerview playground
- Install of "top-off" mulch at Deerview
- Clean and paint decorative posts along Deerview
- Multiple sidewalk repairs and patches made at Deerview park
- Coordinate vendor inspections for repair to drain box quotes for pressure grouting and crack sealing
- Removal of multiple tree bag roping and canvas
- Preventative Maintenance on Fitness Center Equipment completed True treadmill?
- Replace check in station computer hard drive replacement
- Install of multiple new wifi routers planning for network extension
- Inspect and mark off location of paver repair for promenade (large sections and tree root removal)
- Coordinate and install of multiple posts for future camera placement
- Inventory of playground replacement items
- Coordinate and planning for repair/replacement of items at Whitfield playground and park
- Repair multiple areas of pavers on pool deck
- 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)
- Cut backing for new and replacement signs ongoing
- 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
   7/11 Forest Brook, Creekview, Oakpoint, and Timberlake completed 7/26

#### Landscaping

- Multiple Trees removed throughout property
- Monthly report for July, submitted and filed at Operations office