MIDDLE VILLAGE Community Development District

SEPTEMBER 8, 2025



Middle Village Community Development District

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

September 1, 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, September 8, 2025 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the August 18, 2025 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Consideration of Pre-Authorization for Impact Fee Credits
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - 1. Consideration of GMS Work Authorization #1 for Onsite Management and Maintenance Contract Administration for FY26
 - 2. Consideration of GMS Work Authorization #2 for General Maintenance Services for FY26

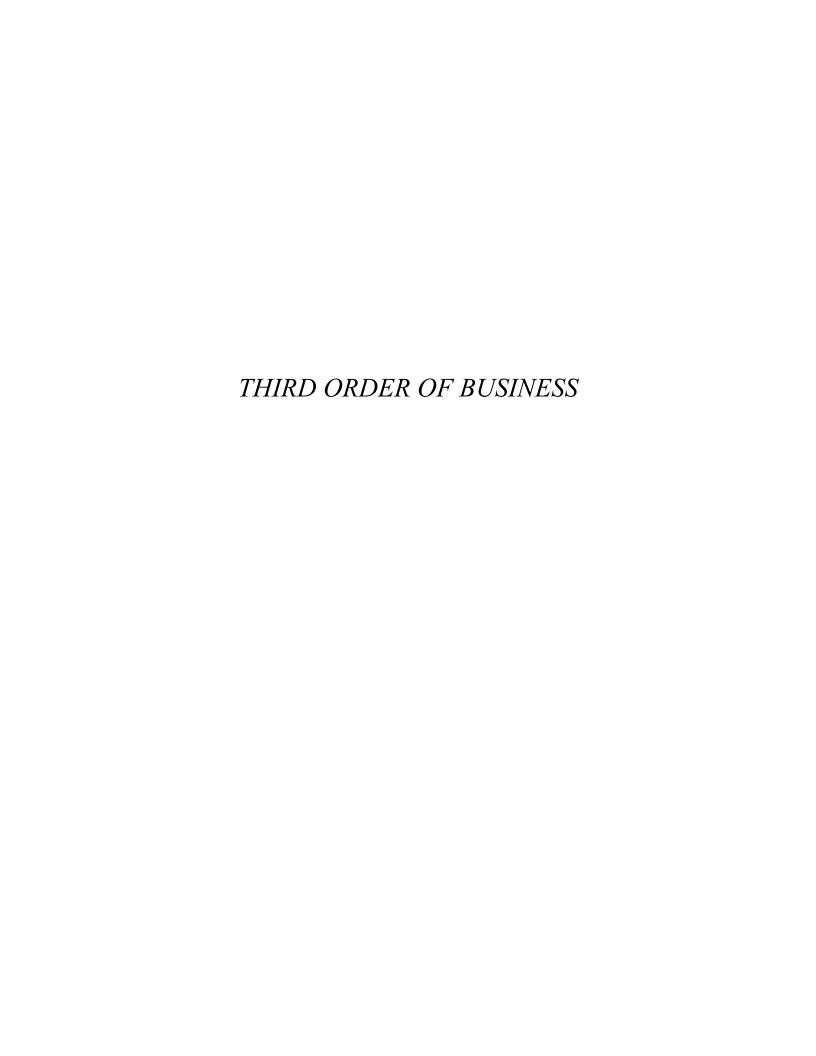
- 3. Consideration of GMS Work Authorization #3 for Tennis Professional Services and Instruction for FY26
- D. Operations Manager
 - 1. Memorandum
 - 2. Update on Open Items (Deer View Column Repair and Pool Pump Repair)
- VI. Audience Comments (limited to three minutes) / Supervisor Requests
- VII. Next Scheduled Meeting October 13, 2025 @ 2:00 p.m. at the Plantation Oaks Amenity Center
- VIII. 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, **August 18, 2025** at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Michael Steiner Chairman

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

Also present were:

Marilee GilesDistrict Manager, GMSMike EckertDistrict Counsel, Kutak RockJay SorianoOperations Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles asked for any public comments. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the July 14, 2025 Meeting.

Ms. Giles stated on page 7 are the minutes of the July 14th meeting. I did get one correction from one of the Supervisors. I will make that spelling change. Unless there are any other corrections, I just look for a motion to approve the July 14th meeting minutes.

On MOTION by Ms. Mifsud seconded by Mr. Marx with all in favor, the Minutes of the July 14, 2025 Meeting, were approved.

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

Ms. Giles stated on page 24 are your financial statements as of June 30th followed by the assessment receipt schedule showing you are 100% collected. On page 38 is the check register in the amount of \$789,470.11. I see no unusual variances on any of the financial documents. Just looking for a motion to approve the check register.

On MOTION by Mr. Steiner seconded by Mr. Bowen all in favor, the Check Register, was approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Engagement Letter from Grau & Associates for the Fiscal Year 2025 Audit

Ms. Giles stated this item starts on page 193. This is the engagement letter from Grau & Associates for the Fiscal Year 2025 audit. The engagement letter documents and confirms the auditor's acceptance of the appointment, the objective and scope of the audit and the extent of the auditor's responsibilities to the client. Unless there are any comments or questions, I just look for a motion to accept the engagement letter.

On MOTION by Mr. Steiner seconded by Ms. Mifsud all in favor, the Acceptance of the Engagement Letter from Grau & Associates for the Fiscal Year 2025 Audit, was approved.

FIFTH ORDER OF BUSINESS

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

Ms. Giles stated we are going to have three public hearings. Mike, before we open the public hearing for Resolution 2025-04, can you go over this resolution?

Mr. Eckert stated the first resolution in your agenda package is for the adoption of your budget and that is the first public hearing we will have. If there are audience comments related to

the budget, which is how much should be spent on landscaping or pool chemicals, things of that nature, that would be the topic of the first conversation. This is a very similar resolution to what you saw last year. There is one tweak in it in that instead of having the different appropriations listed by line, we say you are making the appropriations that are included within your revised budget that you approve here today. It is really a form over substance change that we made but it is important for you to know that it is a little bit different than what you saw last year. I can answer any questions anybody has.

Ms. Giles stated before we open the public hearing, if the Board would like I can give a basic overview of the budget since we have members of the community present tonight. A high-level overview is we have the general fund, the rec fund, the debt service funds, and a capital reserve fund. You also see the narrative page in the budget. The narrative page defines what the budget line items are and then on some of them it actually shows you what the monthly cost is and the yearly cost for that particular line item. There have been some changes in line items, some went up and some went down. In the back of your budget there's a chart that shows a comparison of FY25 to FY26. It's on page 12 of the hard copy. It shows you a side by side of the increases and the decreases. Overall, this budget decreased for single family, decreased for multifamily high density and increased just a little bit for multifamily high density with aquatics. Jay, is there anything on a high-level overview you'd want to point out?

Mr. Soriano stated I did get a lot of calls once the letters started going out. The apartment complexes are the only group that changed and increases. In fact, everybody else went down in their assessment. A high density is the apartment complex with their own pools. Those are the only ones that we're changing with the methodology that end up increasing. They got a very high discount, and this Board has gone back and forth for the last couple years now to really figure out if that seems fair because it's based on usage and those families can use it just like anybody else does, whether you own a single-family house or a multifamily. We tried to adjust but when we adjust it other things go down or up and there's no way to make it just perfect, so it ended up with everybody getting a little decrease which is nice. If there was a way to make it flat, we'd put more money into the bank for capital, but we have to keep the methodology the way it is. So, the multi family went up to one and everybody else kind of scaled from there but they still got a

decrease in the end. The Boards in both Districts have worked really hard to try to keep the overall assessments low on everybody.

Ms. Giles stated at this time, we're going to open the public hearing. I just look for a motion to open it.

On MOTION by Mr. Steiner seconded by Mr. Bowen all in favor, Opening the Public Hearing, was approved.

Ms. Giles stated at this time, the public hearing is open for any items that are related to what we're talking about here with the budget. Are there any comments about the budget itself at this time at the top of this agenda item? Hearing none, I just look for a motion to close the public hearing.

On MOTION by Mr. Steiner seconded by Mr. Bowen all in favor, Closing the Public Hearing, was approved.

Ms. Giles stated this is the Board's opportunity to talk about the budget. It's the same budget that's been in the agenda package that we've been talking about the last three months. The only thing that's changed on this budget from month to month is the actuals column, everything else is the same that you approved several months ago. This is the Board's opportunity to discuss it. If there's no discussion that's fine too. I'll just be looking for a motion to adopt resolution 2025-04.

On MOTION by Mr. Steiner seconded by Ms. Arnau all in favor, Resolution 2025-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026, was approved.

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

Ms. Giles stated item B on the agenda starts on page 220. This is another public hearing that we're going to open to the public. Mike, is this a resolution that you can go over?

Mr. Eckert stated this resolution adopts an amendment to your operation and maintenance assessment methodology that you currently have in place. Essentially what that change is, which we've talked about for purposes of the recreation amenity, allocation of expenses to the different products that are within the community. It treats all multifamily units the same. Historically, there was one category that got better treatment under our O&M assessments, and that was the high density that had their own pool. That was established by the developer when the developer controlled the Board some time ago. The thought process there was if they have a pool at their facility, they won't use the other amenities that the District offers, even though their property entitles them to use everything that an owner of a single-family home can use. What this resolution would do if the Board is so inclined to adopt, it would treat all multifamily units the same in terms of the recreation costs that are born by the residents. I am happy to answer any questions, but we've debated this and approved things over many months at these public meetings.

Ms. Giles stated thanks, Mike. I did put a copy of that on your table for you and it is also in your agenda. That table is on page 234 of your iPads, but it's Table 7 in your hard copy, whichever one you prefer to look at. I don't think I can add anything to what Mike said. That was a great explanation. Unless there's anything from the staff to add, I just look for a motion to open the public hearing.

On MOTION by Ms. Mifsud seconded by Mr. Marx all in favor, Opening the Public Hearing, was approved.

Ms. Giles stated at this time the hearing is open for this agenda item.

Resident stated they already had an extra fee added this year. Does that just mean that's going to be the same going forward, or is it something additional?

Mr. Eckert stated the multifamily aquatics already paid a CDD operation and maintenance assessment. They got a little bit of a discount because they had their own pool. The Board has said we don't necessarily think that's fair because they still get to use all the other amenities that the CDD provides, so they are basically losing that discount if this change is approved.

Resident asked going forward is that how it is going to be?

Mr. Eckert stated that will be the methodology until this Board decides to change it. It is an annual exercise that the Board can go through to change the methodology. We don't anticipate any additional changes, but it is something we've talked about for a couple years here trying to determine is that fair that they got the discount and is it certainly fair on a moving forward basis.

Resident asked how is this different from paying the HOA fees every month, the CDD covers the maintenance of pool?

Mr. Eckert stated the CDD owns the pool, this building, the sports fields and things like that. They also have an agreement with Double Branch where the residents can use both facilities. That's all CDD related. Your HOA bill that comes out, you probably have a monthly HOA fee that goes to a completely separate entity. We don't see any of those funds at the CDD level. Our assessments are collected on your county tax bill. When you pay your taxes each year, you'll see either one- or two-line items on there that will be CDD assessments. Some property appraisers break them out into CDD operation and maintenance assessments and then CDD debt assessments, and some just lump it together. I'm not sure how it is on your tax bill, but we collect one time a year. When you see the numbers of the increase for the multifamily high-density aquatic, that is an annual number, not a monthly number.

Ms. Giles stated thanks Mike. Any other public comments about this agenda item? Hearing none, I look for a motion to close the public hearing.

On MOTION by Mr. Marx seconded by Mr. Steiner all in favor, Closing the Public Hearing, was approved.

Ms. Giles stated this is the Board's opportunity to discuss Resolution 2025-05 with the Supplemental Operations and Maintenance assessment methodology. It hasn't changed since the Board approved it several months ago.

Mr. Steiner stated the main thing is the assessment methodology is based around ERUs. Those are impacts dealing with drainage, and all of the amenities in the CDD-owned public areas. The community owned areas back within the bounds of each of the communities are handled by the individual HOAs or POAs for that community. So, the two aren't mixing. We struggle with dealing with trying to make everybody carry an equal share of the costs. That's what this does right now, it adjusts that because the communities where it went up, they basically had all the same things as every other, in addition to a pool that was there and they were getting a

discount. So, it didn't meet the criteria that we held for trying to balance things out. I don't know if anybody had any question on ERUs.

Ms. Giles stated thanks Mr. Chairman. Any other discussion from the board? Just looking for a motion to adopt resolution 2025-05.

On MOTION by Mr. Steiner seconded by Ms. Mifsud all in favor, Resolution 2025-05 Adopting a Supplemental Operations & Maintenance Assessment Methodology, was approved.

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

Ms. Giles stated item C, under this agenda item is another public hearing for the purpose of imposing special assessments for Fiscal Year 2026. Mike, can you go over this resolution?

Mr. Eckert stated this resolution does a few different things. Number one is that you make a finding of benefit for the District providing the O&M services that you do. Second, it certifies assessments for collection and then three, it adopts an assessment roll. Also finally, it directs the county tax collector to go ahead and collect the assessments on the county tax bill and then pay the proceeds to the District. That is really what this resolution accomplishes. We don't have any direct collect assessments. These are all properties within the community and will be on the county tax bill this year.

Ms. Giles stated thanks Mike. At this time, I just look for a motion to open the public hearing motion.

On MOTION by Mr. Steiner seconded by Ms. Arnau all in favor, Opening the Public Hearing, was approved.

Ms. Giles stated for the public, this is your opportunity to make comments as it pertains to Resolution 2025-06, the one that District Counsel just went over. Hearing none, I just look for a motion to close the public hearing.

On MOTION by Ms. Mifsud seconded by Mr. Steiner all in favor, Closing the Public Hearing, was approved.

Ms. Giles stated for the Board just looking for a motion to adopt Resolution 2025-06 relating to the annual appropriations in adopting the budget for FY26.

On MOTION by Mr. Marx seconded by Mr. Steiner all in favor, Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated he wanted to remind the Board that they still have their ethics training that they have to do if they haven't done it already by December 31st. It is four hours. The other thing we are looking at just for all of our Districts, looking at some of the amenity policies and some changes in the law that have taken place. We think over the next probably six months or so, we will be talking to Jay about some of the changes that we are thinking might be appropriate given some recent case law. Other than that, things have been pretty quiet. I am happy to answer any questions the Board has.

B. District Engineer

Ms. Giles stated District Engineer, I did correspond with him today. There is nothing on the agenda as of now for him but if the Board has something, Jay and I will take it back to him.

C. District Manager

1. Discussion of the Fiscal Year 2026 Goals and Objectives

Ms. Giles stated starting on page 243 are the goals and objectives for 2026. We have until our September meeting as long as prior to October 1st to discuss and or to adopt the FY26 goals and objectives. The new law started in I think it was July of 2024 and made it effective in 2025 to establish goals and objectives. We are required to do annual reporting by December 1st of every year on the website. Other than that, there was no other guidance or anything specific that they required to be on your goals and objectives. These are goals and objectives that I think we can meet and getting a passing score on. It is certainly open for Board discussion. Unless there is any discussion about that, just looking for a motion to approve the FY26 goals and objectives.

Mr. Steiner stated you said this is for 2026.

- Ms. Giles stated we have another month. If the Board wants to table it, we can.
- Mr. Steiner stated what I was going to ask is if we go ahead and adopt it now, can we modify it.
 - Mr. Eckert stated you can.
- Mr. Steiner stated because I think we were looking at some other things to add to it. I know we haven't discussed it.
- Mr. Eckert stated you can add to it at your September meeting and even add to it throughout the year. I would just say probably don't add to it with a month left unless you are sure you are going to meet that goal.
 - Ms. Giles stated we can table it tonight if you want to just take this.
- Mr. Steiner stated I have no problem, put it there and we just need to add something to our monthly meeting agendas as a placeholder.
 - Ms. Giles stated as long as we do it before October 1st.
 - Mr. Eckert stated we can amend it throughout the year.
- Mr. Steiner stated let's move forward with this and then we need to get some of these other things off the table to concentrate on putting some other items in there.

On MOTION by Mr. Steiner seconded by Ms. Mifsud all in favor, the Fiscal Year 2026 Goals & Objectives, was approved.

2. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026

Ms. Giles stated on page 247 is your FY26 meeting schedule. I did check it for federal holidays. October 13th is Columbus Day. I don't know if that's an issue for the Board to meet on that day. But that's the only thing I would want to point out. Unless there's any comments or questions, just looking for a motion to approve the FY26 meeting schedule.

On MOTION by Mr. Marx seconded by Mr. Steiner all in favor, Designating a Regular Meeting Schedule for Fiscal Year 2026, was approved.

D. Operations Manager

1. Memorandum

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

Ms. Giles stated page 250 starts the operations report.

Mr. Soriano stated we have two items on there, my memo but then also to update you guys on a couple of our big projects. On the column repair, I was supposed to meet the mason out there last Tuesday was what the schedule was for starting to pull that cap off and all of our decorative logo pieces so we can break down that column at Deer View. The weather pushed them back, so he did call me after Tuesday after not showing up that he needed to change around because of some other job. Hopefully we will be able to start that this week. It was under my amount, so it wasn't anything I needed from you guys. We decided we're going to go ahead and do the work to pull it down because we're not going to get much help out of the county. I am planning on only pulling about half of the column down so that we have all the decorative parts. I'm not too concerned with this thing being top heavy and falling over. We are just going to bring it down. It will be a little odd looking there for a while, but I don't think we need to pull it all apart until we are actually sure what the county's going to do. I think they have been discussing that pipe a little bit more. Some of the gentlemen that I brought out to look at the pipe in our parking lot actually mentioned that the county had contacted them to get quotes for mining that pipe. That is a big job. You're talking well over \$100,000 to line that big pipe that they have to deal with. It's finding it in their budget and trying to figure out whether they can do it now or they have to wait till next fiscal year starting October or November. I don't know, but I hate to tear it completely down and then a month or two later they actually get to work and then we can get back up. If I have it halfway built, that will save us a good amount too. And then the big one, I did get updates last week from our pool contractor. They were supposed to start dropping off all of our pump parts. Luckily, I didn't send anything out to the residents because it actually didn't show up until Friday afternoon. My contractors did work a bit this weekend, but I know some of you guys actually saw them today out there with the big motor on the side of the road. So that is going in. I will give you kind of a quick look at some of the parts we're waiting on. The biggest issue here on the screen in front of you is this 90-degree bend. This is our water line that comes in where my cursor is and it turns and goes upward towards the motor. The biggest problem with this custom design was finding a strainer that fit in that location. This pipe off to the right is a 16inch PVC pipe and the pipe coming in is a 12 inch. Those pipes don't bend or move really easily. Without chopping them up and rebuilding your plumbing, getting the design of the pump that

vertical stand back to the same exact location was actually the hard part because we couldn't actually find one that fit perfect with our other work. This pump on top is a custom design too. This is what we're getting rid of and going to a more standardized pump. In fact, the company that we bought from is an American company so these motors are manufactured here and I can get from a warehouse in Tampa. In the future, when this goes out, it is a little quicker rather than this custom German design. This is a nice motor. That's why it was so expensive. But getting those parts are not easy, so going to a standard motor is going to be better. We are going to hook to its custom design strainer that's on the bottom. This 90-degree bend has a hair and lint strainer in it. I need that because the motor doesn't have anything attached to it. Where when you look at, say, like a backyard pour and you have this little basket in the front that catches all the hair and the dirt. We don't have that here, and I need that portion. We were able to take this off and take it to the metal shop. They did grind it down so you can see after the seals burnt out, this is all corrosion from the water and the oil leaking over that motor. We were able to take that apart and take to the motor shop and everything got blasted and the bolt hole is all retapped. The thickness of the steel was double checked to make sure it is going to last us for a while. It will last a few years. I can order this part even if it takes a year or so we can have one ready to go if there was a problem with this. Right now, this has been rebuilt allowing us to keep that same height. The new motor is going to stack right on top of it and line up with the piping, which would be a little easier. It also ended up saving us a little bit since we didn't have to do even more custom work to try to match something up perfectly. Once they couldn't find it, that was one of our only other options. I'll actually see if I can get you a picture of the new one. That is after everything's been reworked. So new studs, everything's been powder coated so it will last a little bit longer. This was actually cheaper than the original quote because the labor to powder coat, it's not like getting a new piece. The new piece would have been expensive. We actually ended up doing a little better than what was originally quoted. Right now, we have spent \$15K and a little change on all parts. We just have to deal with labor. The original custom motor, if you remember, just the motor side, was \$20,000. That didn't include your labor and that didn't include any other parts. That was just the motor. In the long run this is actually going to be much better and better for the future when we have an issue with those motors and they go out, we don't have to deal with this right here. Then going backwards, if we go back to page 250, I will go over some of those items online. We have had our lunch community events to kind of end our summer. We had the backto-school party about a week ago and we had enough families and kids taking part and having fun. We were able to give away all of our back-to-school supplies. That one is always a little tough because it's the time of the year and everybody's doing their last-minute vacations. It's not like the school party that's packed and everybody's here by the end of the summer dies off a little bit. I'm always worried about whether we're going to give away all of our slices of pizza or all of our school supplies. But everything worked out well. We did get rained out for the last half hour, but we were able to give everything away and make sure everybody had fun. I have worked with the swim team to make sure their schedules allowed for a little extra time now that we have the pump. Their first meets start in September. They set up all their meets right now to be away at their other schools. So, once we get it in and it may take a good week or two to get that pool back to clear. That water sits still, so we do have to run that filter. It runs 24 hours. I have to backwash it probably a couple times each day to get that algae out and get clean fresh water kind of circulating through that. That can take up to two weeks. I have an email ready to go out to our residents to explain that to them. I've worked with the swim team. Their first meet they may have to do away, which is fine. They just generally like to have at least two here as home meets. Their homecoming swim meet and their senior night they like to do here. That's later at the end of September to the beginning of October. If we have everything back up and running, they will be back here. I'm sure we're going to hear from the families for the team wanting to start in October. Moving on, you see our numbers have stayed up. We will start to slow down now that the kids are back in school. We won't have as many of the pool patio rentals. This room is always packed every weekend. We do have events in here that stay pretty busy. Our other rentals are downstairs based around the pool and that will adjust the scheduling. We're not open every single day like we are during the summer, we alternate now that the kids are back in school. Double branch is open Monday and Wednesday. This one is actually closed Monday and Wednesday. They alternate Tuesday and Thursday, this side is open and the other side is closed. That is just for lifeguards and families, which we don't have high usage of at this time of year. Most of the families and kids are doing other extracurricular items for other sports or after school activities. During the day they're in school, so we just don't see it. The adults are able to be at both sides anytime when it's swimming time. Once that pool is back open and the Double Branch pool is back open, it really doesn't matter whether we have lifeguards or not as long as it's adult only. I always have to remind them that kids can't be on deck. I get somebody every once in a while that

brings their toddler out and sits them in a chair next to the pool. They can't do that. It's adults only. They're able to use the pools at any time. It's not based on the lifeguard hours. The lifeguard hours are the ones that they have cut back as we go back to school. So, once we get past September, we cut back even more and then we get to October when it's just weekends. Eventually it gets to the point where there's nobody out there. You might have one nice weekend here and there, but you do get the cold days kind of creeping in, and there's no really constant use of the pool. It's not efficient to spend money on lifeguards and pool monitors. At that point, we kind of close down for families and kids. The only thing I wanted to update you on is we did work with our engineer. I mentioned there was a crack in the edge of the pipe coming in from the parking lot to that drain box. The engineer's plan was a little better than what I would have done. I would have been looking to excavate the actual pipe, which means we got to dig down about six or seven feet. The pipe gets repaired with concrete and then wrapped with fabric, and then everything filled in. They felt that it's small enough to do what's called pressure grouting. So they're actually going to drill holes and they're going to shoot grout and basically a mixture of cement through the pipe and fill up the void behind it and then it'll seal up the crack also. This was low enough in my amount from multiple measures that I can move forward with, so I won't need to wait on you guys. But I am waiting for at least one other written quote so that I have backup for you guys that I did pick out one of the better costs, but also the gentleman came highly recommended by other engineers also. I'm hoping to have that done this next month. The pressure grouting will be a little better because then we don't have to close the parking lot area down. That parking area stays busy. It's right in the front. Like I said, we have rentals every weekend and this will be something that will take a couple days. I'd rather not shut that area down. They will be able to just kind of caution tape it off the way we were when we were patching it and do the work. Then after the second day when it's dry, it will be good to kind of open everything back up. Let me go through a couple of these pictures just to let you guys see everything else. Those are just other angles of the strainer there. I wanted to point out we will in the offseason, we do this every year, start to do paver work around the pools. This is always an ongoing battle whenever you have pavers. The one thing we're starting to get now, if you see right in the middle here, this coping edge, the bricks sink around the coping edge for the water and sand kind of seeps out and the bricks will settle. But it actually causes problems with these rounded edges. That coping looks pretty solid, nice and straight and flat. But because it's holding

straight and flat, everything else is sinking around it. It's actually got more pressure on it. What tends to happen is people walk on this. I'm not sure why. It's a kid thing. I'm sure I did it when I was a kid. We walk right on the edge. We don't step over. We walk right on the edge of something that could fall. What happens is this right here. If you notice, the noses start to crack and actually can break off. This is not in an area that somebody would typically walk. It doesn't mean they can't. There's a tree right next to it and a big plant bed. But that does mean I'm going to have to go around and start replacing a lot of these coping edges all the way around the pool deck. We have done this before, especially in these tree areas, because the trees will actually push out and push the pavers away. We have had to fix those before and even crack our tiles. So, Crown for the longest time basically gave me a standing quote of for every 10ft, this is what you're going to pay. I will just send them a list and a little map. I need 50ft to fix this month and then next month we're going to address these other areas. Crown is really busy, so I'm going to be probably moving with one of our contractors that are doing the work on the pump motor right now for your lap pool. That way I can kind of keep moving on that in the off season and by spring where we're not behind doing paver work. There's a lot more paver work out there this year than I think we've had past years to include some of our paver work in other areas. This is the promenade and we talked about this last time. These are the trip concerns and this is kind of what my guys fix right now, but they do it in small sections. We are going to bring out one of the paver vendors. USA Pavers is actually a local group that I've talked to about doing that same thing, letting you get kind of a contract in place to do 50ft at a time. It's an eight-foot walkway, so even 50ft at a time, you're talking a few hundred square feet. Fixing these little chunks by each tree can cost us a couple thousand dollars. But some of these areas we are going to have to address. I will show you right here. What we're seeing is the tree roots. You can actually see a line here where the tree grows backwards toward The Preserves. So, the tree roots, you see this line in the back and then this line right here, there's a tree right off to the right side of the pond there, and its roots are growing back toward that wall so that it can get water from The Preserve runoff. So, these roots are picking up those pavers in a nice straight line. We will take a good 10 to 20-foot section out completely. We will have to cut the roots, hopefully not damage or kill too many of those trees out there. But we will have to cut the roots because basically if we lay the pavers back down, we'll get them nice and flat and then a year from now they will just move again. We will have to do some root mitigation there. It is mostly in the first section where The

Preserves are. As we get farther down, we have different trees. It's these big more willow type trees that we're having problems with. The Cypress trees, those pop up everywhere. That's where we add more damage to the promenade on that section. I will start there and work to try to get some of these bad lines out first while we are still doing our normal kind of every month fixing small sections here and there. These are going to be the big sections. We did just finish, I guess I didn't add the pictures to it. I will put that on there for you for next month. Update, there are a couple items that I wanted to finish, but it is pretty much complete if you've been out and seen the Deer View playground. We have done a lot of repair and replacement on your structures out there. We did put in new mulch. We replaced a lot of borders that kids had broken or cracked. We also had to do a lot of grinding and repair to your sidewalk out there. A lot of the sidewalk areas were cracked. Those were items that were pointed out in that last engineer report. So, we went ahead and knocked all of that out also. That playground area looks like one of our newer playgrounds. We will be moving on from there to Hamilton Glenn which will probably be the next one that we have to address. Unless you guys have any questions on any of those other memo items there, that's it for my report. I do have two things I wanted to go through with you guys really quick. They're not repair items, but I wanted to mention it. I don't know that we need to do anything tonight, but I want you to be aware. I was contacted last week by the lady who coordinated the Christmas parade asking to use the parking lot again for this year and I told her I would bring it to you. It didn't go as well this last year as it did the first year. First year we did not have problems. This last year we did because we had rental in the area. The rental up here had a lot of problems fighting with everybody even getting parking spots. We did mention this the first year when we gave permission. The biggest issue is I would recommend that we don't rent on that night if we're going to do it, which means you guys lose out on a bit of revenue. If it's a nonresident, this could be a couple thousand dollars. If it's a resident it's under \$1,000. It's not a lot, but we don't want anybody to be inconvenienced renting the place, whether it's a bridal shower or a wedding, and some of their guests can't find someplace to park. If it wasn't for our off-duty officers stepping in and starting to direct everybody, it really wasn't going well. I was getting a lot of complaints from the rental family. So that's the only thing I would point out with that.

Mr. Steiner stated Jay on that right now I would propose for the Board to think about the fact that we go ahead and just simply tell them that they schedule the parade when we don't have an event here if they want to use that parking lot.

Mr. Soriano stated that would be a little harder because you can rent, nobody does for a wedding, but you are allowed to rent up to two weeks out. That's your final. That doesn't happen with weddings. Like I said, most of the time you get six months to a year ahead of time, but you can't actually rent this facility.

Mr. Steiner stated when they pick a date, have them pick one that isn't booked out yet. Then we can come back in and if somebody goes to use it when that other one is in place it is first come, first serve with the priority being this room. We just can't have both activities at the same time. Is that something that would be drafted in the agreement?

Mr. Eckert stated yes. So, they can't firm up their date until two weeks before?

Mr. Eckert stated that's what I'm trying to figure out what I would write.

Mr. Steiner stated I think Jay was talking about the fact that you can book up to two weeks before. But if they've gone and established there's nothing there right now and they come in with the Christmas parade, then they can go ahead and we will rent it or agree to let the parade use the lot and we will go back and anyone trying to book this room, they are going to be told that that night's basically unavailable.

Mr. Eckert stated it's just if they give him firm date now, he takes it, he blocks that night off or that rental conflicting time off and you have the parade and then you all will just forego the revenue of the rental for that conflict. That's what I think I'm hearing?

Mr. Steiner stated yes. If there's no conflict now, then it's a non-issue. But if they do come in and we already have something on the books right now, then we won't double up with the parade.

Ms. Giles asked Jay, do you have a date yet?

Mr. Soriano stated right now she is looking tentative December 13th. I don't think she has done everything with the county yet. I know she was talking about once she gets the approval for the parking lot; she can work on county permits. I can tell you right now, I have never gotten paperwork from her either year. I reminded her last year I needed insurance and county paperwork. I think she did everything with county thinking that they would give it to us. The county doesn't do anything with us. She does need to make sure she forwards me everything to

be able to use this parking lot for that. It's a lot of non-residents, and while it may be for the community it's an Oakleaf Christmas parade. You have to remember there is a lot of people here that is South Village, Armstrong Forest, Hammock, all of it. None of that is part of Middle Village.

Mr. Steiner stated it has been a lot of statements back and forth as far as the fact some residents were in favor and thought it was the greatest thing and others swore up and down, we shouldn't do it because it blocks the only access to several of the communities and people weren't able to get to their homes.

Mr. Soriano stated yeah, there's a couple neighborhoods that get kind of held captive that night because that's the only way in and out.

Mr. Marx asked do you already have our reservations?

Mr. Soriano stated I didn't check with Wanda. Sarah sent me the email, but I haven't checked with Wanda for December 13th yet.

Ms. Mifsud asked Jay, are we normally booked up every weekend during December?

Mr. Soriano stated yes pretty much all year.

Ms. Mifsud stated that is what I figured.

Mr. Soriano stated well, pretty much all year. You will get some slow points here and there where we might have a single day like a Friday or Saturday. But generally, it's Friday, Saturday and Sunday in this room.

Mr. Steiner stated I don't want to push it off but seems like up by the church would be a good place at the roundabout.

Mr. Soriano stated they used to be at the church. The church had too many issues. They couldn't handle them anymore so the church asked them to go someplace else. That is how we got.

Ms. Mifsud stated Trinity?

Mr. Soriano stated not the new church.

Mr. Steiner stated that's what I'm talking about, Trinity.

Mr. Soriano stated I could try to have her asked there. I think the biggest problem is it. cuts out a small amount of the route.

Mr. Marx stated Publix?

Mr. Soriano stated that would actually include more of the neighborhood if it was done at Publix. The parade would be longer, but then you include those portions of areas that aren't quite ours either. You got Armstrong, you got South Village. To me that's a very big parking lot, much easier for something like a parade. I can talk to her first and see if she would be willing to move, but I think that was the biggest thing is that we were the only ones willing to work with her.

Mr. Steiner stated the thing about it is, you were saying you had trouble getting the paperwork we need and basically that's the red flag right there. It may be good to recommend it right now the Board's still thinking on it and that we feel it would be better elsewhere.

Mr. Soriano stated I will speak to her. At the worst, she's going to come to you by September. I think it has to be finalized because then she's only got a couple months to plan with her parade volunteers.

Ms. Arnau asked did you have any other concerns with the way the parking lot was left after? Any condition in the parking lot?

Mr. Soriano stated no, they cleaned up pretty well. I don't watch them, but one of the requests was to make sure they clean up the right way area as they go up and down and usually the next day that's pretty clean and clear. My guys aren't doing much extra on their normal trash run, so they must send out volunteers all along the road pretty well.

Mr. Eckert stated Jay, I would just suggest that you don't give her a firm date until you get the paperwork. Just don't reserve it until you get that.

Mr. Soriano stated then the other thing that was reported to me, we mentioned last time that OSA uses the softball fields. It's been a long time since they've done anything. I don't know if that conversation got back to them because they did contact me to let me know that they want to lay down new clay. They're paying for all the clay. The county's helping with the install. They just wanted to make sure they coordinated with Chalon so they didn't damage any of the sprinklers. So that does amount to a few thousand dollars' worth of work to make those clay fields look a little bit better. They're handling it between them and the county all on their own. So just to report that to you. I do think in the future we need to go through with all those contracts and everybody should be responsible for paying something. But we can always quick institute a charge and then waive it for things like that. You can say, well we expect \$500 a season or \$1,000 a season, but if you do these things, you're volunteering, you guys are building the facilities, things like that, then you can waive the fee, but that way there's an actual contract

in place. Legally, that always helps out, too, where we have something that binds them to an expectation. It has pretty much always been free for them. They are the last one that is like that. All your organizations on the other side of your sister District have been paying for about six years now or seven years.

Ms. Giles stated thanks Jay. Anything else?

SEVENTH ORDER OF BUSINESS Audience Comments (limited to three minutes) / Supervisor Requests

Ms. Giles stated the next item on the agenda is item seven, audience comments and Supervisor's request. For the audience, this is your opportunity for public comments again. This is where it's appropriate if it's anything not listed on the agenda. Just as a reminder, audience comments are three minutes. Just raise your hand to be recognized if there's any audience comments.

Resident stated I am happy and thankful for the renovation at the playground on Deer View.

Resident commented on the lighting near the medical office in the evening. Some of the lights don't work and the ones that do aren't very bright. Some of the sidewalks are in really bad shape. Mr. Soriano stated all the sidewalks in Oakleaf are owned by the county not by the CDD. The CDD sidewalks are within the common ground. All of the roads are owned and maintained by the county. Uneven areas in sidewalks need to be reported to county public works. The CDD doesn't own the light poles so doesn't maintain them.

Mr. Steiner stated the only thing I was going to bring up is the fact that Jay the motorcycles have returned and evidently somebody got a very nice dirt bike, high speed, very loud. That and another motorized scooter have been using our raceway out there. In fact, I thought it might be why some of the people showed up here tonight. The big thing is the fact that we recommend that if anybody has an issue with these vehicles, please notify Clay County Sheriff's Department. They are the only ones that can do anything on the issue. By the time a resident sees them and goes and contacts the sheriff, they're gone. So, it's a matter that hopefully we can get enough residents to voice this. We were dealing with just the battery-operated vehicles, skateboards, one-wheel devices, but now it seems it's gone ahead and become an actual roadway. They are coming from the school through this area and going back across on the other side of the nature walk over there. You can hear them continue on that side of the community. I

was anticipating that issue because it was a very hot issue and we've gone and tried to find as many ways as we can to go and control it or find a way to shut it down and haven't found a solution yet. We are open to any suggestions.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – September 8, 2025 @ 2:00 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next item on the agenda is our next meeting is scheduled for September 8, 2025, back at your normal 2:00 p.m. here at the same location.

NINTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Arnau seconded by Mr. Bowen with all in favor the meeting was adjourned.

Secretary/Assistant Secretary	Chairman/Vice Chairman



Middle Village

Community Development District

Unaudited Financial Reporting

July 31, 2025



Middle Village Community Development District Combined Balance Sheet July 31, 2025

	General Fund	Recreation Fund	1	Debt Service Fund	Саг	oital Reserve Fund	Totals Governmental Funds		
Assets:									
Cash:									
Operating Account	\$ 522,382	\$ 396,467	\$	-	\$	3,616	\$	922,464	
Due from Other	-	141		-		-		141	
Due from General Fund	-	153,142		122,290		-		275,432	
Investments:									
State Board of Administration (SBA)	5,281	1,219,319		-		881,620		2,106,221	
Custody Account	7,797	-		-		-		7,797	
<u>Series 2022</u>									
Revenue	-	-		111,588		-		111,588	
Reserve	-	-		159,583		-		159,583	
Principal	-	-		128		-		128	
Interest	-	-		21		-		21	
Cost of Issuance	-	-		17,983		-		17,983	
Prepayment	-	-		4,362		-		4,362	
<u>Series 2018-2</u>									
Reserve	-	-		123,333		-		123,333	
Prepayment	-	-		32,879		-		32,879	
Sinking	-	-		16		-		16	
Interest				6				6	
Deposits	-	13,383		-		-		13,383	
Total Assets	\$ 535,460	\$ 1,782,452	\$	572,188	\$	885,236	\$	3,775,336	
Liabilities:									
Accounts Payable	\$ 6,494	\$ 22,091	\$	-	\$	12,196	\$	40,782	
Due to Debt Service	122,290	-		-		-		122,290	
Due to Recreation Fund	153,142	-		-		-		153,142	
Total Liabilites	\$ 281,926	\$ 22,091	\$	-	\$	12,196	\$	316,214	
Fund Balance:									
Nonspendable:									
Deposits	\$ -	\$ 13,383	\$	-	\$	-	\$	13,383	
Restricted for:									
Debt Service - Series	-	-		572,188		-		572,188	
Assigned for:									
Capital Reserve Fund	-	-		-		873,039		873,039	
Unassigned	253,534	1,746,978		-		-		2,000,512	
Total Fund Balances	\$ 253,534	\$ 1,760,361	\$	572,188	\$	873,039	\$	3,459,122	

Middle Village

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted			ated Budget		Actual		
		Budget	Thr	u 07/31/25	Thr	u 07/31/25	V	ariance
Devenues								
Revenues:								
Special Assessments - Tax Roll	\$	222,749	\$	222,749	\$	223,476	\$	727
Interest Income		1,000		833		480		(353)
Total Revenues	\$	223,749	\$	223,582	\$	223,956	\$	374
Expenditures:								
General & Administrative:								
Supervisors Fees	\$	12,000	\$	10,000	\$	9,400	\$	600
FICA Expense		918		765		719		46
Travel per Diem		200		167		-		167
Engineering		7,000		7,000		12,970		(5,970)
Trustee Fee		15,000		15,000		20,250		(5,250)
Dissemination Agent		3,933		3,277		3,678		(400)
Assessment Roll Administration		8,483		8,483		8,483		0
Attorney		50,000		41,667		29,352		12,314
Arbitrage Rebate		700		600		600		-
Annual Audit		6,600		6,700		6,700		-
Management Fees		72,865		60,721		60,721		0
Information Technology		2,865		2,388		2,388		0
Telephone		300		300		330		(30)
Postage		1,500		1,500		2,315		(815)
Printing		2,500		2,083		2,120		(36)
Insurance General Liability		14,109		14,109		13,724		385
Legal Advertising		2,500		2,083		1,395		688
Other Current Charges		150		125		45		80
Office Supplies		200		167		8		159
Website Maintenance		2,528		2,107		2,107		0
Dues, Licenses & Subscriptions		175		175		175		-
Capital Reserve Funding		19,222		-		-		-
Total General & Administrative Expenditures	\$	223,749	\$	179,417	\$	177,480	\$	1,937
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	44,165	\$	46,476	\$	(1,563)
Net Change in Fund Balance	\$	-	\$	44,165	\$	46,476	\$	(1,563)
Fund Balance - Beginning	\$	-			\$	207,058		
0 0						·		
Fund Balance - Ending	\$	-			\$	253,534		

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	47	-	-	480
Total Revenues	\$ 53 \$	30,427 \$	180,243 \$	3,201 \$	3,140 \$	3,101 \$	1,824 \$	74 \$	1,845 \$	47 \$	- \$	- \$	223,956
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000 \$	1,000 \$	600 \$	1,200 \$	800 \$	800 \$	1,200 \$	800 \$	1,000 \$	1,000 \$	- \$	- \$	9,400
FICA Expense	77	77	46	92	61	61	92	61	77	77	-	-	719
Travel per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	2,230	420	-	438	608	440	398	1,532	4,901	2,005	-	-	12,970
Trustee Fee	-	-	-	-	-	15,000	-	4,000	-	1,250	-	-	20,250
Dissemination Agent	328	328	528	328	328	328	328	328	528	328	-	-	3,678
Assessment Roll Administration	8,483	-	-	-	-	-	-	-	-	-	-	-	8,483
Attorney	1,437	1,698	662	4,842	-	4,177	3,014	905	8,235	4,382	-	-	29,352
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	600	-	-	600
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	6,072	-	-	60,721
Information Technology	239	239	239	239	239	239	239	239	239	239	-	-	2,388
Telephone	37	28	23	21	19	58	39	35	29	42	-	-	330
Postage	28	83	20	11	90	65	66	70	27	1,856	-	-	2,315
Printing	63	45	36	6	35	35	61	41	45	1,753	-	-	2,120
Insurance General Liability	13,724	-	-	-	-	-	-	-	-	-	-	-	13,724
Legal Advertising	139	70	-	153	76	-	76	153	-	729	-		1,395
Other Current Charges	-	-	10	10	-	25	-	-	-	-	-		45
Office Supplies	1	1	1	0	1	1	1	1	1	1	-	-	8
Website Maintenance	211	211	211	211	211	211	211	211	211	211	-	-	2,107
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 \$	20,543 \$	- \$	- \$	177,480
Excess (Deficiency) of Revenues over Expenditures	\$ (34,191) \$	20,158 \$	171,796 \$	(10,421) \$	(5,399) \$	(24,410) \$	(16,671) \$	(14,371) \$	(19,519) \$	(20,497) \$	- \$	- \$	46,476
Net Change in Fund Balance	\$ (34,191) \$	20,158 \$	171,796 \$	(10,421) \$	(5,399) \$	(24,410) \$	(16,671) \$	(14,371) \$	(19,519) \$	(20,497) \$	- \$	- \$	46,476

Middle Village

Community Development District

Recreation Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31,2025

	Adopted	Pro	rated Budget		Actual		
	Budget	Th	ru 07/31/25	Th	ru 07/31/25	,	Varian <i>c</i> e
Revenues:							
Special Assessments - Tax Roll	\$ 2,180,719	\$	2,180,719	\$	2,187,832	\$	7,113
Interest Income	5,000		5,000		30,669		25,669
Miscellaneous Revenue	1,000		833		84		(749)
Amenities Revenue	100,000		100,000		109,563		9,563
Cost Share Revenue-South Village	36,022		36,022		39,299		3,277
Total Revenues	\$ 2,322,741	\$	2,322,574	\$	2,367,447	\$	44,873
Expenditures:							
Administrative:							
Management Fees - On Site Staff	\$ 356,649	\$	297,208	\$	297,210	\$	(3)
Insurance	96,279		96,279		90,075		6,204
Other Current Charges	6,000		5,000		5,335		(335)
Permit Fees	1,650		1,650		2,709		(1,059)
Subtotal Administrative	\$ 460,578	\$	400,137	\$	395,329	\$	4,807
Maintenance:							
Security	\$ 136,335	\$	113,613	\$	90,203	\$	23,410
Security Clay County	47,304		39,420		36,840		2,580
Electric	20,000		16,666		14,003		2,664
Streetlighting	35,000		29,167		24,736		4,431
Irrigation Maintenance	5,000		4,167		-		4,167
Landscape Maintenance	557,230		464,358		405,750		58,609
Common Area Maintenance	80,000		66,667		65,988		678
Lake Maintenance	25,000		20,833		15,940		4,893
Subtotal Maintenance	\$ 905,868	\$	754,890	\$	653,459	\$	101,432

Middle Village

Community Development District

Recreation Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31,2025

	Adopted	Pro	rated Budget		Actual			
	Budget	Thi	u 07/31/25	Th	ru 07/31/25	Variance		
Recreation Facility:								
Amenity Staff	\$ 190,000	\$	158,333	\$	167,303	\$	(8,970)	
Janitorial	59,500		49,583		41,364		8,219	
Telephone	18,000		15,000		16,126		(1,126)	
Electric	75,000		62,500		37,192		25,308	
Water / Sewer	45,000		45,000		46,046		(1,046)	
Gas/Heat (Pool)	20,000		18,207		18,207		-	
Refuse Service	35,000		35,000		47,988		(12,988)	
Pool Maintenance & Chemicals	43,000		35,833		41,769		(5,936)	
Cable	8,000		6,667		6,515		152	
Special Events	10,000		8,333		8,621		(288)	
Office Supplies and Equipment	1,500		1,250		14		1,236	
Facility Maintenance - General	65,000		54,167		52,872		1,294	
Facility Maintenance - Preventive Contracts	15,950		13,292		1,565		11,727	
Facility Maintenance - Contingency	7,500		6,250		6,909		(659)	
Elevator Maintenance	10,000		8,333		6,170		2,163	
Recreation Passes	4,000		4,000		4,770		(770)	
Lighting Repairs	12,000		10,000		8,077		1,923	
Tennis Court Maintenance	65,725		65,725		68,821		(3,096)	
Capital Reserve	271,120		-		-		-	
Subtotal Recreation Facility	\$ 956,295	\$	597,474	\$	580,329	\$	17,145	
Total Expenditures	\$ 2,322,741	\$	1,752,500	\$	1,629,116	\$	123,384	
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$	570,074	\$	738,331	\$	(78,511)	
Net Change in Fund Balance	\$ -	\$	570,074	\$	738,331	\$	(78,511)	
Fund Balance - Beginning	\$ -			\$	1,022,030			
Fund Balance - Ending	\$ -			\$	1,760,361			

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	4,601	-	-	30,669
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	12,310	-	-	109,563
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 \$	16,911 \$	- \$	- \$	2,367,447
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 \$	29,721 \$	- \$	- \$	297,210
Insurance	89,920	-	-	-	155	-	-	-	-	-	-	-	90,075
Other Current Charges	490	429	356	319	682	679	440	787	825	327	-	-	5,335
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 \$	30,048 \$	- \$	- \$	395,329
Maintenance:													
Security	\$ 9,223 \$	8,996 \$	9,279 \$	8,657 \$	8,374 \$	9,336 \$	8,883 \$	9,237 \$	8,996 \$	9,223 \$	- \$	- \$	90,203
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	1,710	-	-	14,003
Streetlighting	2,506	2,463	2,463	2,463	2,463	2,462	2,462	2,462	2,495	2,495	-	-	24,736
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	6,500	-	-	65,988
Lake Maintenance	1,594	1,594	1,594	1,594	1,594	1,594	1,594	1,594	1,594	1,594	-	-	15,940
Subtotal Maintenance	\$ 60,258 \$	71,764 \$	69.410 \$	68.302 \$	65,865 \$	80.118 \$	70.151 \$	73,641 \$	72,429 \$	21,522 \$	- \$	- \$	653,459

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 \$	45,564 \$	- \$	- \$	167,303
Janitorial	4,125	4,125	4,125	4,239	4,125	4,125	4,125	4,125	4,125	4,125	-	-	41,364
Telephone	1,397	2,815	1,398	1,663	1,486	1,397	1,486	1,486	1,574	1,424	-	-	16,126
Electric	4,483	3,815	3,846	3,836	3,745	3,351	3,448	3,820	2,918	3,931	-	-	37,192
Water / Sewer	3,444	3,967	3,907	3,516	3,440	4,304	5,354	6,098	5,991	6,025	-	-	46,046
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	5,353	-	-	47,988
Pool Maintenance & Chemicals	4,039	4,039	4,039	4,236	4,236	4,236	4,236	4,236	4,236	4,236	-	-	41,769
Cable	629	629	629	661	661	661	661	661	661	661	-	-	6,515
Special Events	720	1,164	333	3,265	492	300	-	642	1,106	600	-	-	8,621
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	5,401	-	-	52,872
Facility Maintenance - Preventive Contracts	175	260	-	175	260	260	175	-	-	260	-	-	1,565
Facility Maintenance - Contingency	886	530	-	350	875	1,597	750	750	875	295	-	-	6,909
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	1,000	-	-	8,077
Tennis Court Maintenance	9,480	7,548	1,040	7,690	6,957	12,944	7,483	7,662	6,171	1,844	-	-	68,821
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Recreation Facility	\$ 61,841 \$	50,589 \$	36,032 \$	49,413 \$	41,497 \$	62,760 \$	56,771 \$	64,486 \$	76,221 \$	80,720 \$	- \$	- \$	580,329
Total Expenditures	\$ 242,230 \$	153,297 \$	135,519 \$	147,978 \$	137,933 \$	173,776 \$	157,082 \$	169,411 \$	179,601 \$	132,289 \$	- \$	- \$	1,629,116
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) \$	(115,378) \$	- \$	- \$	738,331
Net Change in Fund Balance	\$ (232,634) \$	148,409 \$	1,633,216 \$	(102,833) \$	(49,751) \$	(126,709) \$	(111,741) \$	(150,340) \$	(153,910) \$	(115,378) \$	- \$	- \$	738,331

Middle Village

Community Development District

Debt Service Fund

Series 2022 & 2018-2 Special Assessment Bonds

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

		Adopted	Pro	rated Budget		Actual		
		Budget	Th	ru 07/31/25	Th	ru 07/31/25	1	/ariance
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		25,220		15,220
Total Revenues	\$	1,782,172	\$	1,782,172	\$	1,777,218	\$	(4,955)
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	\$	6,246	\$	(18,771)
Net Change in Fund Balance	\$	25,017	\$	25,017	\$	6,246	\$	(18,771)
Fund Balance - Beginning	\$	283,240			\$	565,942		
Fund Balance - Ending	\$	308,257			\$	572,188		
r unu daiance - Enung	Þ	300,437			Þ	3/2,108		

Middle Village

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Pro	rated Budget		Actual		
	Budget	Thr	u 07/31/25	Th	ru 07/31/25	1	/ariance
Revenues							
Transfer In from General Fund	\$ 19,222	\$	-	\$	-	\$	-
Transfer In from Recreation Fund	271,120		-		-		-
Interest	15,000		15,000		34,821		19,821
Total Revenues	\$ 305,342	\$	15,000	\$	34,821	\$	19,821
Expenditures:							
Repairs & Replacements	\$ 250,000	\$	250,000	\$	300,138	\$	(50,138)
Total Expenditures	\$ 250,000	\$	250,000	\$	300,138	\$	(50,138)
Excess (Deficiency) of Revenues over Expenditures	\$ 55,342			\$	(265,316)		
Net Change in Fund Balance	\$ 55,342			\$	(265,316)		
Fund Balance - Beginning	\$ 1,193,255			\$	1,138,355		
Fund Balance - Ending	\$ 1,248,596			\$	873,039		

Middle Village

Community Development District

Long Term Debt Report

Series 2022, Special Assessment Refunding Bonds

Interest Rate:1.355% - 3.012%Maturity Date:5/1/2035Reserve Fund Definition10% Max Annual DebtReserve Fund Requirement\$ 159,583Reserve Fund Balance159,583

\$ 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 \$ 123,333

Reserve Fund Balance 123,333

	•	
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

August 31, 2025

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	8/19/25	1824-1827	\$ 119,691.40
	8/22/25	1828	2,005.00
		Sub-Total	\$ 121,696.40
Recreation Fund			
Accounts Payable - HW	8/19/25	1062-1082	\$ 102,421.90
	8/22/25	1083-1084	14,835.94
		Sub-Total	\$ 117,257.84
Capital Reserve Fund			
Accounts Payable	8/19/25	847-850	\$ 7,097.31
	8/22/25	851-855	15,023.52
		Sub-Total	\$ 22,120.83
Total			\$ 261,075.07

AP300R YEAR-TO-DATE AG *** CHECK DATES 08/01/2025 - 08/31/2025 *** MII BAI	DDLE VILLAGE - GENERAL FUND NK A GENERAL FUND			
CHECK VEND#INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# ST 8/19/25 00026 8/01/25 2506 202508 310-51300-34 AUG MANAGEMENT FEES 8/01/25 2506 202508 310-51300-55 AUG WEBSITE ADMIN 8/01/25 2506 202508 310-51300-35	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
8/19/25 00026 8/01/25 2506 202508 310-51300-36	4000	*	6,072.08	
AUG MANAGEMENT FEES 8/01/25 2506 202508 310-51300-5:	2000	*	210.67	
AUG WEBSITE ADMIN 8/01/25 2506 202508 310-51300-3	5100	*	238.75	
AUG INFO TECH 8/01/25 2506 202508 310-51300-3	1300	*	327.75	
AUG DISSEM AGENT SRVCS 8/01/25 2506 202508 310-51300-5	1000	*	1.17	
OFFICE SUPPLIES 8/01/25 2506 202508 310-51300-4:	2000	*	59.26	
POSTAGE 8/01/25 2506 202508 310-51300-4:	2500	*	41.70	
COPIES 8/01/25 2506 202508 310-51300-4	1000	*	18.22	
TELEPHONE	GOVERNMENTAL MANAGEMENT SERVICES			6,969.60 001824
8/19/25 00124 8/08/25 08082025 202508 300-20700-10 FY25 DEBT SRVC ASSESSMENT 8/19/25 00117 7/31/25 25-00263 202507 310-51300-48 8/18 HEAR FY BUD/BOS MTG		*	108,232.96	
FIZS DEBI SRVC ASSESSMENT	HANCOCK WHITNEY BANK		-	108,232.96 001825
8/19/25 00117 7/31/25 25-00263 202507 310-51300-4		*	106.50	
0/10 HEAR FI BUD/BUS MIG	JACKSONVILLE DAILY RECORD			106.50 001826
8/19/25 00119 8/14/25 3610622 202507 310-51300-33		*	4,382.34	
8/18 HEAR FY BUD/BOS MTG 8/19/25 00119 8/14/25 3610622 202507 310-51300-33 JUL GENERAL SERVICES 8/22/25 00125 8/12/25 193788 202507 310-51300-33 JUL ENGINEERING SERVICES	KUTAK ROCK LLP			4,382.34 001827
8/22/25 00125 8/12/25 193788 202507 310-51300-3		*	2,005.00	
JUL ENGINEERING SERVICES	WARRIETT DEGLESS CROSED I. C			0 005 00 001000

TOTAL FOR BANK A 121,696.40
TOTAL FOR REGISTER 121,696.40

2,005.00 001828

MVIL MIDDLE VILLAGE OKUZMUK

MATTHEWS DESIGN GROUP LLC

Governmental Management Services, LLC

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

Invoice

Invoice #: 2506 Invoice Date: 8/1/25 Due Date: 8/1/25

Case:

P.O. Number:

Bill To:

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



	Description	Hours/Qty	Rate	Amount
General Fund- Management Website Administration - Au Information Technology - Au Dissemination Agent Service	gust 2025 gust 2025 s - August 2025		6,072.08 210.67 238.75 327.75 1.17	210.67 238.75 327.75
Office Supplies Postage Copies Telephone	eren i supermane, e nele		59.26 41.70 18.22	59.26 41.70

Total	\$6,969.60
Payments/Credits	\$0.00
Balance Due	\$6,969.60

Middle Village COMMUNITY DEVELOPMENT DISTRICT



General Fund

Check Request

Date	Amount	Authorized By				
August 8, 2025	\$108,232.96	Oksana Kuzmuk				
	Payable to:					
	Hancock Whitney Bank #1	124				
Date Charles Later Lad	Du dant Co	to move v				
Date Check Needed:	Budget Ca	tegory:				
ASAP		001.300.20700.10300				
T I	ntended Use of Funds Requ	ested:				
A						
	FY25 Debt Service Assessn	nent				
		•				
(Attach support	ing documentation for reque	st)				

!!! PLEASE RETURN THE SIGNED CHECK BACK TO OKSANA !!!

Jacksonville Daily Record

A Division of Daily Record & Observer, LLC

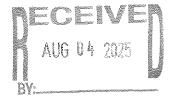
P.O. Box 2177 Jacksonville, FL 32203 (904) 356-2466

INVOICE

July 31, 2025 **Date**

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

FL 32092



Serial # 25-00263C PO/File #	\$106.50
	Payment Due
Notice of Public Hearing to Consider the Adoption of the Fiscal Year Proposed Budget(s); and Notice of Regular Board of Supervisors' Meeting	\$106.50
Middle Village Community Development District	Publication Fee
Case Number	Amount Paid
Publication Dates 7/31	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 # 25-00263C on your check or remittance advice.

 $Your \ notice \ was \ published \ on \ both \ \emph{jax daily record.} com \ and \ \emph{florida public notices.} com.$

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

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEAR-ING TO CONSIDER THE ADOPTION OF THE FIS-CAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPER-WEODE, WESTING. VISORS' MEETING.

The Board of Supervisors ("Board") of the Middle Village Community Development Dis-trict ("District") will hold a public hearing and regular meeting as

hearing and regular meeting as follows: DATE: August 18, 2025 TIME: 6:00 p.m. LOCATION: Plantation Oaks Amenity Center 845 Oakleaf Plantation Parkway Orange Park, FL 32065

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the Dis-trict will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Govthe 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 nor-mal business hours, or by visiting the District's website at https://

middlevillagecdd.com/.
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The provisions of Fibrica law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may

participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a ver-batim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles District Manager 00 (25-00263C) Jul. 31

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

August 14, 2025



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

Reference: Invoice No. 3610622 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. 3610622 14323-1

Re: Middl	e Village CDD - Ge	neral		
For Professio	nal Legal Services R	Rendered		
07/01/25	M. Eckert	0.70	273.00	Prepare budget and assessment documents
07/01/25	K. Haber	0.20	54.00	Confer with Soriano regarding pool repairs agreement
07/02/25	K. Haber	0.60	162.00	Revise assessment notices; prepare budget notice and appropriation and assessment resolutions; correspond with Giles and Hogge regarding same
07/03/25	K. Haber	0.30	81.00	Prepare license agreement for vendor fair event; correspond with Soriano regarding same
07/07/25	M. Eckert	1.20	468.00	Confer with Grimm regarding leaning column; review draft minutes and provide comments
07/11/25	K. Haber	1.10	297.00	Correspond with Soriano regarding pool pump proposal; correspond with Hogge and Giles regarding revisions to agenda minutes; prepare July board meeting agenda memorandum

KUTAK ROCK LLP

Middle Village CDD August 14, 2025 Client Matter No. 14323-1 Invoice No. 3610622 Page 2

07/14/25	M. Eckert	4.40	1,716.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
07/15/25	K. Haber	1.10	297.00	Confer with Giles regarding online collection of personal information of minors; prepare memorandum regarding applicability of Children's Online Privacy Protection Act
07/18/25	K. Haber	0.90	243.00	Prepare real estate due diligence chart
07/29/25	K, Haber	0.60	162.00	Review amenity policies regarding age restrictions; prepare form of parental consent and waiver for amenities by minors
07/30/25	M. Eckert	1.40	546.00	Prepare for and attend agenda call; prepare assessment resolution for methodology revision
	T.T. 0	10.50		

TOTAL HOURS 12.50

TOTAL FOR SERVICES RENDERED \$4,299.00

DISBURSEMENTS

Meals 11.00 Travel Expenses 72.34

TOTAL DISBURSEMENTS 83.34

TOTAL CURRENT AMOUNT DUE \$4,382.34

Alex Acree

Matthews

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

Engineering - Architecture - Planning - Surveying

August 12, 2025

Invoice #

193788

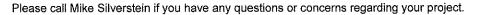
Project

0000021874.0000

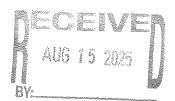
Middle Village CDD

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

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



For billing inquiries, please contact our Accounting Department.



Professional Services through July 31, 2025

0001 **Engineering Services** Phase

	Hours	Rate	Amount	
Sr. Construction Inspector	5.00	210.00	1,050.00	
Inspector 2	5.00	180.00	900.00	
Project Coordinator 2	.25	100.00	25.00	
Project Administrator	.25	120.00	30.00	
Total Labor				2,005.00
			Total Due:	2,005.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	2,005.00	20,180.00	22,185.00
Expense	0.00	182.93	182.93
Unit	0.00	11.78	11.78
Interest	0.00	23.93	23.93
Totals	2,005.00	20,398.64	22,403.64

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/29/25 PAGE 1
*** CHECK DATES 08/01/2025 - 08/31/2025 *** MIDDLE VILLAGE - REC FUND
BANK E HANCOCK WHITNEY

	В.	ANK E HANCOCK WHITNEY			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
8/19/25 01037	8/04/25 08042025 202508 300-36900- DEPOSIT REFUND	10300	*	100.00	
		AARYN FRICK			100.00 001062
8/19/25 01218	8/04/25 08042025 202508 300-36900- DEPOSIT REFUND	10300	*	100.00	
		ADRIANNE HINTON			100.00 001063
8/19/25 00072	8/04/25 08042025 202508 320-57200- 5/23-6/5 REIMB SEC SRVCS		*	1,650.00	
		DOUBLE BRANCH CDD			1,650.00 001064
8/19/25 00072	8/04/25 08042025 202508 320-57200- 6/6-6/19 REIMB SEC SRVCS	34510	*	1,887.50	
		DOUBLE BRANCH CDD			1,887.50 001065
8/19/25 01165	7/28/25 35574 202507 330-57200- JUL PREVENTATIVE MAINT			260.00	
		ALLWAYS IMPROVING LLC			260.00 001066
8/19/25 00026	7/29/25 2509 202507 300-36900- JUL FACILITY EVENT STAFF	10300	*	800.00	
		GOVERNMENTAL MANAGEMENT SERVICES			800.00 001067
8/19/25 00026	7/31/25 2510 202507 330-57200- 3/18 SITE ONE		*	196.02	
	7/31/25 2510 202507 330-57200-	34400	*	170.80	
	3/13 FODDIA	GOVERNMENTAL MANAGEMENT SERVICES			366.82 001068
8/19/25 00026	7/31/25 2511 202507 300-36900- 7/31 TENNIS REVENUE		*	1,269.00	
		GOVERNMENTAL MANAGEMENT SERVICES			1,269.00 001069
8/19/25 00026	8/01/25 2504A 202508 310-51300- AUG TENNIS FAC MANAGEMENT		*	7,469.83	
	AUG TENNIS FAC MANAGEMENT	GOVERNMENTAL MANAGEMENT SERVICES			7,469.83 001070
8/19/25 00026	8/01/25 2505 202508 310-51300- AUG FACILITY MANAGEMENT			22,251.17	
	AUG FACIBITI MANAGEMENT	GOVERNMENTAL MANAGEMENT SERVICES			22,251.17 001071
8/19/25 00026	8/12/25 2512 202508 300-36900- AUG FACILITY EVENT STAFF		*	993.75	_
		GOVERNMENTAL MANAGEMENT SERVICES			993.75 001072

MVIL MIDDLE VILLAGE OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/29/25 PAGE 2
*** CHECK DATES 08/01/2025 - 08/31/2025 *** MIDDLE VILLAGE - REC FUND

	В	BANK E HANCOCK WHITNEY			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
8/19/25 00493	8/11/25 08112025 202508 300-36900- DEPOSIT REFUND	10300	*	500.00	
		GWENDOLYN JENKINS/OR JENKS TRU	UCKING		500.00 001073
8/19/25 01219	8/11/25 08112025 202508 300-36900- DEPOSIT REFUND		*	100.00	
		HEATHER TURNER			100.00 001074
8/19/25 00062	8/01/25 295283B 202508 320-57200- AUG LAKE MAINTENANCE			1,594.00	
		THE LAKE DOCTORS			1,594.00 001075
8/19/25 01220	8/04/25 08042025 202508 300-36900- DEPOSIT REFUND		*	100.00	
		MARIA VASQUEZ JIMENEZ			100.00 001076
8/19/25 00139	8/01/25 13129563 202508 330-57200- AUG POOL CHEMICALS		*	4,235.86	
		POOLSURE			4,235.86 001077
8/19/25 00261	8/01/25 367 202508 330-57200- AUG JANITORIAL SERVICES		*	4,125.00	
		RIVERSIDE MANAGEMENT SERVICES	INC		4,125.00 001078
8/19/25 00823	8/01/25 11265 202508 320-57200- AUG SECURITY SERVICES		*	9,335.70	
		SECURITY DEVELOPMENT GROUP LLC	C 		9,335.70 001079
8/19/25 01221	8/11/25 08112025 202508 300-36900- DEPOSIT REFUND		*	100.00	
		SHENECE STEPHENSON			100.00 001080
8/19/25 01147	8/04/25 08042025 202508 300-36900- DEPOSIT REFUND	10300	*	100.00	
		TINA SEELY			100.00 001081
8/19/25 00704	8/01/25 23529 202508 320-57200-	46200	*	45,083.27	
	AUG DANDOCAFE MAINTENANCE	VERDEGO LLC			45,083.27 001082
8/22/25 00026	8/13/25 2513 202507 330-57200- JUL FACILITY MAINTENANCE	62000	*	5,400.50	
	8/13/25 2513 202507 330-57200- JUL FAC MAINT CONTINGENCY		*	295.44	
	8/13/25 2513 202507 320-57200- JUL COMMON AREA MAINT		*	6,500.00	

MVIL MIDDLE VILLAGE OKUZMUK

*** CHECK DATES 08/01/2025 - 08/31/2025 *** MID	CCOUNTS PAYABLE PREPAID/COMPUTER CHE DDLE VILLAGE - REC FUND NK E HANCOCK WHITNEY	CK REGISTER	RUN 8/29/25	PAGE 3
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SU	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
8/13/25 2513 202507 330-57200-46 JUL LIGHTING REPAIRS	6630	*	1,000.00	
8/13/25 2513 202507 330-57200-49	9400	*	600.00	
JUL SPECIAL EVENTS	GOVERNMENTAL MANAGEMENT SERVICES			13,795.94 001083
8/22/25 00026 8/13/25 2514 202507 330-57200-34	4400	*	1,040.00	
JUL TENNIS MAINTENANCE	GOVERNMENTAL MANAGEMENT SERVICES			1,040.00 001084
	TOTAL FOR BANK E		117,257.84	
	TOTAL FOR REGIST	ER	117,257.84	

MVIL MIDDLE VILLAGE OKUZMUK

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

Date: August 4, 2025 at 3:41 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 (FRIDAY) 4:00 P.M. to 8:00 P.M.
 - DATE OF VENUE AUGUST 1, 2025
 - RESIDENT AARYN FRICK
 - ADDRESS 983 DRAKEWOOD DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (0316):

DATED: 5/30/25

SEQ#: 1?BATCH#: 128?

INVOICE#: 1?APPROVAL CODE: 01610D?

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 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 - ADRIANNE HINTON

Date: August 4, 2025 at 3:37 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) 10:30 A.M. to 2:30 P.M.
 - DATE OF VENUE AUGUST 2, 2025
 - RESIDENT ADRIANNE HINTON
 - ADDRESS 3115 CHESTNUT RIDGE WAY, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (7687):
 - DATED: 5/30/25
 - SEQ#: ?
 - BATCH#: 128?
 - INVOICE#: ?
 - APPROVAL CODE: 741914?
 - 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 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.







Middle Village community development district

Rec Fund



Check Request

Date	Amount	Authorized By					
August 4, 2025	\$1,650.00	Oksana Kuzmuk					
	Payable to:						
Double Branch CDD #72							
Date Check Needed:	Budget Categor	у:					
ASAP	002-320-5720	0-34510					
	ntended Use of Funds Requested	d:					
							
5/23/	25-6/05/25 Reimb for Security	Services					
	WWW.100.000.000.000.000.000.000.000.000.						
(Attach support	(Attach supporting documentation for request.)						

Middle Village COMMUNITY DEVELOPMENT DISTRICT

Rec Fund



Check Request

Date	Amount	Authorized By					
August 4, 2025	\$1,887.50	Oksana Kuzmuk					
	Payable to:						
Double Branch CDD #72							
Data Charle Nandad	Pu dant Catago	APT I					
Date Check Needed:	Budget Catego	y:					
ASAP	002-320-572	00-34510					
I	intended Use of Funds Requeste	ed:					
	The state of the s						
	Miles and a second seco						
6/06/	25-6/19/25 Reimb for Security	Services					
		A MANAGEMENT CONTRACTOR OF THE					
(Attach support	ting documentation for request.)						

INVOICE

Allways Improving LLC dba Fitness Pro

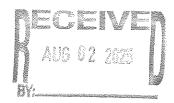
1400 Village Square Blvd #3-293 Tallahassee, FL 32312 tracy@wearefitnesspro.com +1 (850) 523-8882 www.wearefitnesspro.com



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

Bill to

Middle Village 845 Oakleaf Plantation Parkway Orange Park, FL 32065



Code to:

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

Invoice details

Invoice no.: 35574 Terms: Net 15

Invoice date: 07/28/2025 Due date: 08/12/2025 2-330-572-621

Middle Village Preventative contract

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 43936 - JULY PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested Middle Village PM	1	\$260.00	\$260.00
			SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 8x Strength Units and 4x Benches(includes VKR) Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 3x Arc Trainer, 1x Recumbent, 1x Upright, 2x Rowers. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 3x Treadmills Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function.			
			Vacuumed/Dusted for debris around			

belt and under hoods around motor and electrical components, SEE

BELOW

ISSUES FOUND

Cybex Row 20030 sn:
 M092120030635N chest pad seam
tearing. Should replace chest pad SEE
PHOTOS

2. True Treadmill TCS650A sn: 15-TCS650138C error SC07 Speed Sensor. Tech cleaned sensor and cycled power. Tech could not get issue to return. If problem persists, replace speed sensor and LCB.

3. Cybex Arc Trainers 525AT SNs: N0111525AT957N & M0302525AT746N cycling incline level when not in use. Possible incline position potentiometer issue. Should replace 2x incline position potentiometer/sensor and incline control board and recheck.

4. Tech replaced Tricep Rope per customer request

5. Hoist Adjustable Sit up/Decline Bench needs back pad. SEE PREVIOUS PM(not approved) 6. Hoist VKR sn: 15-09-A05-001631

needs back pad SEE PREVIOUS PM (not approved)
7. Cybex Cyclone Recumbent needs

pedals and straps SEE PREVIOUS PM 8. ALL OTHER UNITS TEST CORRECT

Parts for Repair: - Triceps Rope

\$0.00

\$0.00

Attachment

2a. Parts

\$260.00

Total

Governmental Management Services, LLC

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

Invoice

Invoice #: 2509

Invoice Date: 7/29/25

Due Date: 7/29/25

Case:

P.O. Number:

BIII To:

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



Description		Hours/Gty	Rate	Amount
Facility Event Staff through July 26, 2025	n vita esta de la companio de la co	32	25.00	800.00
2.300.369.103				
		•		
				DSP without thrive with the enterior war over the control of the c

Total	\$800.00
Payments/Credits	\$0.00
Balance Due	\$800.00
	1.

1120125

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

Middle Village CDD

Facility Event Staff Service Hours

Quantity	Description	1	Rate	A	mount
32	Facility Event Staff	\$	25.00	\$	800.00
	Covers Period End: July 26, 2025				
	Amenities Revenue # 2.300.369.103				

Governmental Management Services, LLC

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

Invoice

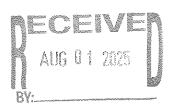
Invoice #: 2510 Invoice Date: 7/31/25

Due Date: 7/31/25

Case: P.O. Number:

Bill To:

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



.330.572.34300- .330.572.34300-	Site One - 3/18/25 Publix - 3/15/25	CONTRACTOR AND		graphic and the second	196.02 170.80	15.19	196.02 170.80
					A CONTRACTOR OF THE CONTRACTOR		
					1		
				est-est-est-est-est-est-est-est-est-est-			
inaciii Mahaa 2004/2027 Walandi yalii yalii yalii yalii yalii waxaa 100 waxaa 100 waxaa 100 waxaa 100 waxaa 10		to the transmission of the first section of the first section of the first section of the first section of the	en indohio appenentantantantantantantantantantanta	Total	44.00 A 100	\$3	366.82
				Payme	nts/Credits		\$0.00
				Balanc	e Due	\$3	366.82

PERSONAL REIMBURSEMENT

Out-of-Pocket

NAME:

Andy Fletcher

MONTH:

7.30.25

		TOTAL	\$ 36	6.82	
	17000 VIII				
					2.330.572.34300
					2.330.572.34300
	The state of the s				2.330.572.34300
Continue Tool Continue Continu			and a supplying the supplying		2.330.572.34300
					2.330.572.34300
3.15.25	Publix	MV NV	\$170	08.0	2.330.572.34300
3.18.25	Site One	MV	\$196	.02	2.330.572.34300
DATE	DESCRIPTION	DISTRICT	AMO	UNT	

Sales Invoice



Stronger Together

Orange Park FL #128 105 Industrial Loop N Orange Park, FL 32073-2849 W: (904)269-4159

03/18/2025

Sold To:

Riverside Management Services Inc. (#172666) 9655 Florida Mining Blvd W Ste 305 Jacksonville, FL 32257-2032 W: (904)288-7667

Ship To:

Riverside Management Services Inc. (#1128666) 9655 Florida Mining Blvd W Ste 305 Jacksonville, FL 32257-2032 W: (904)288-7667

For Chemical Emergency Spill, Leak, Fire, Exposure, or Accident Emergency Response Assistance, call: CHEMTREC Day or Night- 1 (800) 424-9300

Ordered	Order#	PO#	Invoiced	Involce#		
03/18/2025	150883831-001	Stock	03/18/2025	150883831-001		
Printed Requested for Ship Via Customer Contact Sales Associate						

Customer Pick up Andy Flecher



I management		The state of the s		Qty	Otv	Qtv	Qtv		
LN	Item#		Description		,	Cancelled	Open	Net Price	Ext. Price
1	1200455		Hunter I-20 Adjustable Steinless Steel Rotor 4 in, Riser with Check Valve	8	8	0	0	22.792/EA	182.34
						Sı	ıbtotai:		\$182.34
PA	YMENT:	Visa	\$196.02			SE	iles Tex:		\$13.68
	,,,	Auth#	018638			Fr	elaht:		\$0.00

Matthew

Aid: A0000000031010 Application Label: VISA CREDIT Subtotal: \$182.34

Sales Tax: \$13.68

Freight: \$0.00

Total: \$196.02

Total Payment: \$196.02

Amount Due: \$0.00

CUSTOMER SIGNATURE:

SiteOne Lendscape Supply warrants that all products conform to the description on the label. Because conditions of use, which are of critical importance are beyond our control, seller makes no warranty, expressed or implied, concerning the use of these products. No employee of the company is authorized to make any warranty or representation, expressed or implied, concerning our products. Always follow directions and carefully observe all precautions on the label or manufacturer's instructions. Products used contrary to directions may cause serious plant or personal injury. Buyer assumes all risk of use of handling whether in accordance with direction or not and accepts the products sold to them by this company on these conditions.

Note: Returns subject to 25% restock charge.



KRISTI WRIGHT | Area Business Manager | KWright2@SiteOne.com

We are 100% committed to your success. Please do not hesitate to contact me directly at the number above or scan the QR code to take a brief survey about your experience today.

Check out the SiteOne.com
Shop our Catalog, Get Pricing, and Place an Order 24/7/365.
Visit today at siteone.com.
Get 5% off your first order up to \$500 off when you use promo code WELCOME at checkout.

Scan for a Brief Survey





Oak Leaf Commons 1075 Oakleaf Plantation Parkway Orange Park, FL 32065 Store Manager: Wes Williams 904-291-5108



1169 3FQ 0/6 978

ANDRE CHAMP X- DNE DZ ROSE YS PUBLIX OJ HIGH NOON CAN 2 @ 21 ANORE CHAMP X- ANDRE CHAMP X-	ARR CKTI. .99 DRY	7.67 39.93 7.99 43.98 7.67 7.67	TTT	F
SPARKLING BIRT		12.99		
SOLO CUP CLEAR		5.49		
MICH ULTRA 24F		25.97		
You Saved	4.00			
Order Total		159.44		
Sales Tax		11.3ö		
Grand Total		170.80		
Credit	Payment	170.80		
6 1		6 66		
Change		0.00		
Savings Summary				
Special Price	Savings	4.00		
*******	李本本本本本本本本本本本	水水中水水水水	! #	•
* Your Say	rings at Publi	X	¥	
幸	4.00		*	
李孝子李孝孝李孝孝孝孝孝李孝孝	李本本本本本本本本本本本本本	****	; ‡	

Receipt ID: 1169 3FQ 076 978

PRESTO!

Trace #: 075944

----Reference #: 1103544633 Acct #: XXXXXXXXXXXXX6346

> Purchase VISA Amount: \$170.80 Auth #: 015632

CREDIT CARO PURCHASE
A0000000031010 VISA CREDIT
Entry Method: Chip Read
Mode: Issuer

Cashier Confirmed - Age Over 21

Your cashier was Ethan

03/15/2025 16:45 \$1169 R107 6978 00127

Join the Publix family!

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

Invoice

BIII To:

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



Invoice #: 2511 Invoice Date: 7/31/25 Due Date: 7/31/25 Case:

P.O. Number:

	Description	Н	ours/Qty	Rate	Amount
Tennis Revenue / Fund	s deposited 7/31/25	auentarioni (del Coming) (Arthograph ann ann ann ann ann ann ann ann ann an	DOLLANDE NO PROPERTY AND	1,269.00	1,269.00
				T the constant	
		1.00		i.e.octor	
		DA NAS COMPANIA A A RELACA			
		NATIONAL PARTICULAR INVESTIGATION IN THE PARTICULAR INTERPRETARION INTERPRETARION INTERPRETARION INTERPRETARION INTERPRETARION INTERPRETARION INTERPRETARION INTERPRETARION INTERPRETARI			

		man random de del Comp		a constant	
		49 Daws-size+vives		are de la companya de	

		HE SHAREHAVOVER STUDY			
		j	K. arma n. L. C.		
		PER			
		CA DEDICATION			
			ļ		
			ADMINANTAN		
			PANAMENTAL SERVICES		
ggg general and a second and a	annidan kala hir 1944 (Artina mara anni arang an arang an kala kala) kara 3 Art John (Artina anni ar arang an an	и и при при при при при при при при при	Total	encommunication (Carlotte Carlotte Carlotte Carlotte Carlotte Carlotte Carlotte Carlotte Carlotte Carlotte Car	\$1,269.00
		92	Payments	s/Credits	\$0.00
		-	Balance l	Due	\$1,269.00

Wells Farso Bank Transaction Receipt

Branch #0066070 03	Deposit
Account Number CHK 00182	XXXXXXXX4262
Number of Checks Check Listina	\$30.00 \$60.00 \$40.00 \$50.00 \$40.00 \$120.00 \$30.00 \$60.00 \$40.00 \$30.00 \$30.00 \$30.00 \$30.00 \$30.00 \$30.00
	\$150.00 \$225.00
Total Checks Amount Total Deposit	\$1,410.00 \$1,410.00

Transaction #038 2047 03:36PM 07/30/25 Deposit Credit Date: 07/30/25

Thank you, MONICA

Middle Village CDD

Breakdown of Revenues 7.30.25

Deposit Date		Lessons	GMS 90%	Middle	Village CDD 10%
7.30.25	\$	1,410.00	\$ 1,269.00	\$	141.00
Subtotal	\$	1,410.00	\$ 1,269.00	\$	141.00
Date	l	.eague Fees	GMS 20%	Middle	Village CDD 80%
			\$ •	\$	-
Subtotal	\$	-	\$ -	\$	-
Date	M	liscellaneous	GMS	Middle	Village CDD
	ļ	24. Tax - 2.	50%		50%
7.30.25			\$ 	\$	-
7.30.25 Subtotal	\$	en e	\$ 50% - -	\$	- -
		.eague Fees	- GHS	\$ Middle	· Village CDD
Subtotal		.eague Fees Pro Shop	-	\$ Middle	-
Subtotal		nantiniagi programa i programa programa de la compansión de la compansión de la compansión de la compansión de	- GHS	\$ Middle	· Village CDD
Subtotal Date		nantiniagi programa i programa programa de la compansión de la compansión de la compansión de la compansión de	- GHS	\$ Middle	· Village CDD

Governmental Management Services, LLC

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

Invoice

Invoice #: 2504 Invoice Date: 8/1/25

Due Date: 8/1/25

Case:

P.O. Number:

Bill To:

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

7,469	7,469.83
	Market and the second section of the section of the second section of the section of t
The second secon	
es de la companya de	
	emente e e e e e e e e e e e e e e e e e e
ggerandina.	
And the second of the second o	
of the contract of the contrac	
, mare of the second se	\$7,469.83
•	Total

Total	\$7,469.83
$** G = \{ (1, 1, \dots, n) : \exists (1, \dots, n) \in \mathbb{R}^{n} : \exists (1, \dots, n) : \exists (1, \dots, n)$	المراه والمساومة والمساوم
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 #: 2505

Invoice Date: 8/1/25 Due Date: 8/1/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Management - Oakleaf Plantation -August 2025		22,251.17	22,251.17
		THE CONTRACT OF THE PROPERTY O	
alism Morsing 8-6-25			

Total	\$22,251.17			
Payments/Credits	\$0.00			
Balance Due	\$22,251.17			
Balance Due	. ,			

Governmental Management Services, LLC

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

Invoice

Invoice #: 2512

Invoice Date: 8/12/25 Due Date: 8/12/25

Case:

P.O. Number:

Bill To:

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

	- Otal		φ σσ σ./Ο
	Total		\$993.75
		·	
$\int\limits_{0}^{\infty}\int\limits_{0}^{\infty}\frac{dt}{t}=mean reason and reason a$			
AUG 13 2025			
		-	
2.300,369,103			
cility Event Staff through August 9, 2025	39.75	25.00	993.75

Total \$993.75

Payments/Credits \$0.00

Balance Due \$993.75

8/19/9,

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

Middle Village CDD

Facility Event Staff Service Hours

Quantity	<u>Description</u>	<u> </u>	Rate	A	mount
39.75	Facility Event Staff	\$	25.00	\$	993.75
	Covers Period End: August 9, 2025				
	Amenities Revenue # 2.300.369.103				

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

Date: August 11, 2025 at 8:42 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 7:00 P.M. TO 10:00 P.M.)
 - DATE OF VENUE AUGUST 9, 2025
 - RESIDENT GWENDOLYN JENKINS
 - ADDRESS 3615 DOUBLE BRANCH LANE, ORANGE PARK, FL 32073
 - AMOUNT OF REFUND \$500.00
 - BOOKING FEE/DEPOSIT was via CHECK drawn on WELLS FARGO:

DATED: 3/27/25CHECK#: 8081DEPOSITED: 3/27/25AMOUNT: \$500.00

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

Thank you.

I will be out of the office 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 - HEATHER TURNER

Date: August 11, 2025 at 8:37 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 (FRIDAY) 4:00 P.M. to 8:00 P.M.
 - DATE OF VENUE AUGUST 8, 2025
 - RESIDENT HEATHER TURNER
 - ADDRESS 3863 CHASING FALLS ROAD, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (6081):
 - DATED: 7/22/25
 - SEQ#: ?
 - BATCH#: 133?
 - INVOICE#: ?
 - APPROVAL CODE: 06100D
 - 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 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.





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

0000000027159001000000029528300000015940091

PLEASE FILL O	JT BELOW IF PAYING BY CREDIT CARD
VISA SEGRE	
CARD NUMBER	EXP, DATE
SIGNATURE	CIAC THUOMA

ACCOUNT NUMBER	DATE	BALANCE
711194	8/1/2025	\$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 8/11/2025

PLANTATION OAKS BLVD, ORANGE PARK, FL ORANGE PARK, FL 3206
Invoice 295283B PO #

Invoice Date Description

Quantity

Amount

Tax

Total

8/1/2025

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 #:

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 - MARIA VASQUEZ JIMENEZ

Date: August 4, 2025 at 4:05 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 (WEDNESDAY) 5:30 P.M. to 9:30 P.M.
 - DATE OF VENUE JULY 30, 2025
 - RESIDENT MARIA VASQUEZ JIMENEZ
 - ADDRESS 944 WAVERLY BLUFF COURT, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via AMEX-1008 (8635);
 - DATED: 6/18/25
 - SEQ#: ?
 - BATCH#: 130?
 - INVOICE#: ?
 - APPROVAL CODE: 86999?
 - 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 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

Date Invoice# 8/1/2025 131295630502

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

Terms	Net 20
Due Date	8/21/2025
PO #	

Bill To

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

		_	-
	nı	n	- 113
-	•••	r	•

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	
	Water Management Flat Billing Rate	1	ea	\$4,127.68	
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$108.18	

Subtotal \$4,235.86

Tax \$0.00

Total \$4,235.86

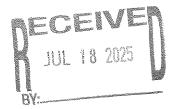
Amount Paid/Credit Applied

\$0.00

Balance Due \$4,235.86

Click Here to Pay Now







Riverside Management Services, Inc

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

Invoice

Invoice #: 367

Invoice Date: 8/1/2025 Due Date: 8/1/2025

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.572.3420 - Janitorial Services - August 2025		4,125.00	4,125.00
alisan Morsing 8-6-25			
	Total	hear (Titre sammann till till sjösse, somskenre til ste å en en en en eller skale	\$4,125.00
	Payment	s/Credits	\$0.00

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



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 # 11265

DATE 08/01/2025

DUE DATE 08/31/2025

TERMS End of the month

SERVICE MONTH August

ACTIVITY

QTY

RATE

AMOUNT

9,335.70T

APPROVED

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

\$9,335.70

From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: MVCDD refund of deposit request - SHENECE STEPHENSON

Date: August 11, 2025 at 8:34 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 (SUNDAY) 3:30 P.M. to 5:30 P.M.
 - DATE OF VENUE AUGUST 10, 2025
 - RESIDENT SHENECE STEPHENSON
 - ADDRESS 575 OAKLEAF PLANTATION PKWY #1314, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (6829):
 - DATED: 7/8/25
 - SEQ#: ?
 - BATCH#: 132?
 - INVOICE#: ?
 - APPROVAL CODE: 003031
 - 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 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 - TINA SEELY

Date: August 4, 2025 at 3:34 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) 3:00 P.M. to 7:00 P.M.
 - DATE OF VENUE AUGUST 2, 2025
 - RESIDENT TINA SEELY
 - ADDRESS 3516 LAUREL MILL DRIVE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND \$100.00
 - BOOKING FEE/DEPOSIT was via VISA (2789):
 - DATED: 7/10/25
 - SEQ#: ?
 - BATCH#: 132?
 - INVOICE#: ?
 - APPROVAL CODE: 04278?
 - 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 August 18 - 26, 2025.

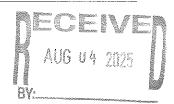
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be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

Invoice #: 23529

Date: 08/01/25

Customer PO:

DUE DATE: 08/31/2025

BILL TO

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

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

DESCRIPTION

#19623 - Standard Maintenance Contract 2025 August 2025 Work order #1846 Zach AMOUNT

\$45,083.27

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$45,083.27

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

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

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

Code to:

2-320-572-462

Middle Village Landscape Maintenance

Governmental Management Services, LLC

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

invoice

Bill To:

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



Invoice #: 2513
Invoice Date: 8/13/25
Due Date: 8/13/25
Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance July 1 - July 31, 2025 Facility Maintenance Mileage July 1 - July 31, 2025	621.18 123	40.00 0.445	
Code to:			
Middle Village Facility Maintenance	proposed management of the second		
2.320.572.466 - (\$5,400.50)			
Middle Village Facility Maint. Contingency			
2.330.572.622 - (\$295.44)			
Middle Village Common Area Maint			
2.320.572.46500 - (\$6,500.00)	renta de la compansa del compansa de la compansa de la compansa de		m fighty de manachair de la company de la co
Middle Village Lighting repairs	LE PROPERTY AND A CONTRACT OF THE ACT OF THE		
2.320.572.46630- (\$1000.00)	est of the control of		
Middle Village Special Events	Andréi de quempanación		
2.330.572.49400- (\$600.00)	A CALL THE PARTY OF THE PARTY O		Parameter Andreas (Property of the Parameter (Pr
Middle Village Repair and Replacements		agan ka hang di Ali Pippaga pangan ang Milita di Sanggan manan sa matang ka militang manan m	
34.600.538.64000 - (\$11,106.00) -	Total		\$24,901.94
(4:1,10 0.00)	Dauman	on/Cradion	ድስ ስስ

\$13,795.94

\$0.00

\$24,901.94

Payments/Credits

Balance Due

<u>Date</u>	Hours	Employee	<u>Description</u>
7/1/25	6	T.C.	Set the last two poles for sun shade, moved patio furniture in the shop, started taking down Deerview playground
7/1/25	8	B.G.	Cutting metal that will go under garbage can, cut two poles to thirteen feet and installed them at pool, dug four foot holes and added cement, moving lounge chairs to shop
7/1/25	6.6	J.K.	Put wheel for lane line roller together, go to Deerview and took up section of park, poured chlorine in pool sign, prep and build form for trash can at baseball field, blew off boardwalk
7/1/25	5	J.S.	Additional court maintenance
7/1/25		J.M.	Additional court maintenance
7/1/25	2,82	T.C.	
	4		Worked on sign backers, work on lane line holder, removed braces from sunshade poles, picked up supplies
7/2/25	8	B.G.	Painting garbage can and cutting out vinyl board for signs, painting signs and replacing wheels on hand truck, taking down wood that was holding poles in place for cement
7/2/25	7.73	A.M.	Removed debris from all common areas
7/2/25	3,05	J.S.	Additional court maintenance
7/2/25	2.03	J.M.	Additional court maintenance
7/3/25	8	B.G.	Took repaired pool loungers to the pool deck, took trash from pool and shop to dumpster, cleaned off shelves in shop and organized tools, cut brackets for trash cans, paint the backs of signs, applied
7/3/25	7.83	J.K.	Took the repaired loungers to pool deck, took trash from pool pack and shop to dumpster, cleaned off shelves in shop and organized tools, cut brackets for trash cans, checked all fans in bridge suite and grand banquet, painted back of signs and lane line roller ends
7/3/25	5	J,Ş.	Additional court maintenance
7/4/25	3.17	J.S.	Additional court maintenance
7/4/25	3.23	J.M.	Additional court maintenance
7/5/25	1.97	J.M.	Additional court maintenance
7/7/25	4	T.C.	Worked on sun shade on pool deck, set out new trash can holders and secured to concrete pad, picked up supplies
7/7/25	8	B.G.	Removed metal poles that was put up to cut and resize, put up two garbage cans by lake, clean
7/7/25	7.98	J.K.	golf cart, cleaned shop and organized tools
111120	7.50	0.14.	Put in both trash cans one by boardwalk and other by gazebo, took lounge chair out and removed ripped fabric, took up eighteen foot poles from pool deck, took trash out of shop
7/7/25	4.82	A.M.	Removed debris from all common areas
7/7/25	3.02	J.S.	Additional court maintenance
7/7/25	2.15	J.M.	Additional court maintenance
7/8/25	4	T.C.	Cleaned out water tank on pressure washing trailer and set up pressure washer on trailer, removed
			foot rest on back of golf cart and installed traller hitch and ball
7/8/25	8	B.G.	Removed graffiti from pillars at gazebo by lake, applied a hitch to the golf cart to get trailer with tank filler the one hundred twenty five gallon tank and empty due to clog, moved trailer to shop
7/8/25	7.87	J.K.	Go to park with trailer to break off concrete from equipment, load up what was taken off and unloaded in back, filled up pressure washer trailer cleaned outside and put in chlorine to clean out, start fixing up wood pile tresses and what can be used
7/8/25	6.13	J.S.	Additional court maintenance
7/9/25	8	T.C.	Worked on taking down Deerview playground, pressure washed gazebo on lake behind amenity
7/9/25	8	B.G.	center, worked on sign backers, moved playground parts to shop, picked up supplies Pressure washed gazebo by lake, cut two metal poles for beware signs of snake and crocodiles
7/9/25	7.25		_ · · · · · · · · · · · · · · · · · · ·
119125	7.23	J.K.	Take up poles and unload first four poles and platform, start cutting back branches over sidewalk at Deerview, fill and drop off pressure washer trailer, dug and prepped to set poles, finished fixing up wood pile tossing what couldn't be used
7/9/25	7.63	A.M.	Removed debris from all common areas
7/9/25	3.02	J.S.	Additional court maintenance
7/10/25	8	T.C.	Worked on taking down Deerview playground, set first poles and platform for new playground, hauled old playground parts to shop, picked up supplies
7/10/25	8	B.G.	Cut out last two poles and signs, put two bolts to pool divider wheel, add cement to poles were tarp is going to be put by the pool, cleaned all garbage by the dumpster floor, unloaded cement off truck, replaced fabric on one chair
7/10/25	7.83	J.K.	Put up first platform and four poles at Deerview, start taking up another section of old park
7/10/25	7.15	J.S.	Additional court maintenance
7/11/25	6	T.C.	Worked on playground set poles and platforms, took down CDD meeting and put away tables and chairs
7/11/25	5.5	B.G.	Applied weed killer on shop driveway, pressure washed the back of maintenance shop
7/11/25	7.65	J.K.	Move pressure washer trailer to back, take trailer and took parts taken off playground to back, took down meeting, put up second platform and poles, clean up trash, make concrete pile and wood pile
7/11/25	7.5	A.M.	Removed debris from all common areas

· ····································		·····	
<u>Date</u>	<u>Hours</u>		Description
7/11/25	4.53	J.S.	Additional court maintenance
7/12/25	2	J.M.	Additional court maintenance
7/14/25	8	T.C.	Set up CDD meeting, set up television stands for CDD meeting, started painting on gazebo, cleaned lion
			head water fountain filter, swept spider webs from amenity center, took down old sun shade and put up
	_		new one over pool check in desk
7/14/25	8	B.G.	Painting gazebo by lake
7/14/25	6.45	J.K.	Set up meeting and television stands, cleaned out lion fountain filter and removed debris in fountain, wiped
W (4) (0 W	7		walls around main building, take down old sun shade and put up new one over entry on pool deck
7/14/25	7.63	A.M.	Removed debris from all common areas
7/14/25	5.17	J.S.	Additional court maintenance
7/14/25 7/15/25	2.1	J.M. T.C.	Additional court maintenance
7/15/25	8 8	B.G.	Worked on playground, taking down old one and putting up new one
7/15/25	7.6	J.K.	Painting gazebo by lake
1113120	7.0	J.K.	Put up another section at Deerview, took down another section from old playground, changed two
			lights and tested all the rest of lights by sign and columns at Deerview, brought pallets to the back
7/15/25	5.08	J.\$.	and took to dumpster
7/16/25	4	T.C.	Additional court maintenance
7/16/25	8.02	J.K.	Worked on playground, set up CDD meeting Break up concrete and load trailer with concrete and old equipment, take down green poles and
77.10720	0.02	0	slide feet from ground and roof, filled in holes with dirt and cleaned up all debris, unloaded trailer in
			back with parts
7/16/25	7.28	A.M.	Removed debris from all common areas
7/16/25	4.77	J.S.	Additional court maintenance
7/17/25	4	T.C.	Worked on playground, installed new parts, took down CDD meeting, delivered playground parts,
			picked up supplies
7/17/25	8	B.G.	Worked on putting up playground
7/17/25	7.62	J.K.	Finished putting up platform, stairs and attachments, mixed concrete and poured, cleaned up
7/17/25	5	J.S.	Additional court maintenance
7/18/25	8	T.C.	Worked on playground, delivered playground parts, picked up supplies
7/18/25	8	B.G.	Worked on putting up playground
7/18/25	7.23	J.K.	Worked on adding attachments on playground, put up slide, dug around old holes, cleaned up debris
7/18/25	7.63	A.M.	Removed debris from all common areas
7/18/25	3	J.S.	Additional court maintenance
7/19/25	2.52	J.M.	Additional court maintenance
7/21/25	8	T.C.	Worked on taking down old playground, picked up supplies
7/21/25	8	B.G.	Worked on putting up playground at Deerview
7/21/25	8.07	J.K.	Worked at Deerview park and concrete, clean up park and unload, clean out shop
7/21/25	7.58	A.M.	Removed debris from all common areas
7/21/25	3.02	J.S.	Additional court maintenance
7/21/25	2.05	J.M.	Additional court maintenance
7/22/25	6	T.C.	Assisted in inspection of drain pipes in amenity center parking lot, finished installed new playground,
7/00/05	0	0.0	started repairing sidewalk at park, cut down tree across sidewalk, picked up supplies
7/22/25	8	B.G.	Cut down tree that fell on sidewalk, started bring playground down, cut two by four to make for cement
7/22/25	5.37	J.K.	slabs that cracked and added cement, got ladder at shop for contractor that is looking at parking lot man hole
7/22/25	4.97	J.S.	Take down pieces from old park, pull up pieces that broke off sidewalk and pour cement, clean off golf cart Additional court maintenance
7/23/25	6	T.C.	Set up CDD meeting, worked on removing Deerview playground, repair the gate and fence at the back of
7720720	Ū	1.0.	the amenity center
7/23/25	8	B.G.	Removed three cracked pieces from cement slab and fill in new cement at the park sidewalk, removed
			more parts from the other half of playground, load to trailer to take to landscape yard, pulled out chain link
			fence from bush to take measurement
7/23/25	7.58	J.K.	Take down more pieces from park, finished fixing sidewalks, washed off golf cart, pour acid in lap pool,
			load up trailer with parts and debris brought to the back, fix gate straight in back by landscape shed
7/23/25	7.6	A.M.	Removed debris from all common areas
7/23/25	3.03	J.S.	Additional court maintenance
7/24/25	8	B.G.	At playground took down and load playground to trailer to store at landscaping yard
7/24/25	7.42	J.K.	Took down another section of park, roll up lane line on roller, removed debris
7/24/25	5.03	J.S.	Additional court maintenance
7/25/25	4	T.C.	Took down old playground, changed broken toilet seats in women's restroom on pool deck, set up movie
			for event, picked up supplies

Date	Hours	Employee	Description
7/25/25	8	B.G.	Finishing taking down the playground, loading the trailer and taking all poles and slides to landscaping yard,
7/25/25	7.7	J.K.	fixed toilet seat in women's bathroom, set up movie screen
1123123	1.7	J.K.	Changed toilet seat on pool deck, finished taking up old playground, mark where borders are going to get realigned with sidewalk, set up movie screen on pool deck
7/25/25	7.68	A.M.	Removed debris from all common areas
7/25/25	2.93	J.S.	Additional court maintenance
7/26/25	2.08	J.M.	Additional court maintenance
7/28/25	4	T.C.	Replaced fence caps on split rail vinyl fence, moved playground border and replaced broken ones
7/28/25	8	B.G.	At Deerview park realigning plastic boarders and replacing missing or broken post caps, took all garbage
			out of maintenance shop
7/28/25	7.7	A.M.	Removed debris from all common areas
7/28/25	3	J.S.	Additional court maintenance
7/28/25	2.02	J.M.	Additional court maintenance
7/29/25	8	B.G.	Fix lounge chair at the landscape yard, separating playground equipment saving the good and disposing the broken for scrap
7/29/25	4	J.K.	Reorganized playground equipment, dug holes for poles at tennis patio area
7/29/25	5.02	J.S.	Additional court maintenance
7/30/25	8	B.G.	At landscaping yard cleaning and sorting playground good and bad pieces
7/30/25	7.6	A.M.	Removed debris from all common areas
7/30/25	3.02	J.S.	Additional court maintenance
7/31/25	6	T.C.	Worked on sunshade for slide motor drivers, worked on shade frame in pool pack area, cleaning up in storage area organized used playground equipment, picked up supplies
7/31/25	8	B.G.	Worked on cleaning and moving around playground equipment
7/31/25	8.03	J.K.	Started putting up sunshade on pool deck, start fixing canopy in pool pack, re-concrete one of the poles, light inspection ground banquet, worked on cleaning out fountain, dumped vacuum trap and moved stuff on bottom
7/31/25	5.12	J.S.	Additional court maintenance
TOTAL	621.18	-	
MILES	123	-	*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

\$1,040.00

Balance Due

Invoice #: 2514 Invoice Date: 8/13/25

Due Date: 8/13/25

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 July 1 - July 31, 2025 (Tennis) 2.330.57a.3440	26 4	1,040.00
alison Morning 8-15-25		
was an alternative species and the second se	Total	\$1,040.00
	Payments/Cred	lits \$0.00

<u>Date</u>	<u>Hours</u>	Employee	<u>Description</u>
7/2/25	2	J.S.	Clean and sweep tennis courts.
7/4/25	2	J.S.	Clean and sweep tennis courts.
7/7/25	2	J.S.	Clean and sweep tennis courts.
7/9/25	2	J.S.	Clean and sweep tennis courts.
7/11/25	2	J.S.	Clean and sweep tennis courts.
7/14/25	2	J.S.	Clean and sweep tennis courts.
7/16/25	2	J.S.	Clean and sweep tennis courts.
7/18/25	2	J.S.	Clean and sweep tennis courts.
7/21/25	2	J.S.	Clean and sweep tennis courts.
7/23/25	2	J.S.	Clean and sweep tennis courts.
7/25/25	2	J.S.	Clean and sweep tennis courts.
7/28/25	2	J.S.	Clean and sweep tennis courts.
7/30/25	2	J.\$.	Clean and sweep tennis courts.
TOTAL	26		

MV-TENNIS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREP *** CHECK DATES 08/01/2025 - 08/31/2025 *** MIDDLE VILLAGE-CAPITAL BANK C CAPITAL RESERVE	PAID/COMPUTER CHECK REGISTER RESERVE	RUN 8/29/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	NAME STATUS	AMOUNT	CHECK
8/19/25 00038 8/06/25 366461 202508 600-53800-64000 BETTERTIMES SWIM CAPS BAKER'S SPORTING GO	* OOD	612.00	612.00 000847
8/19/25 00105 7/28/25 35579 202507 600-53800-64000 REPAIR FITNESS EOUIP	*	235.31	
8/19/25 00032		250.00	
8/19/25 00113 8/10/25 3322 202508 600-53800-64000 INST CERTIFY PLAYGROUND HOME-FIELD ADVANTAG	*	6,000.00	
8/22/25 01180 8/18/25 2624 202508 600-53800-64000 PRESSURE SWITCH WAS OPEN ELETECH ELEVATOR CO	*	750.00	
8/22/25 00009 8/13/25 2513 202507 600-53800-64000 JUL REPAIR & REPLACEMENT GOVERNMENTAL MANAGE	*	11,106.00	
8/22/25 00009 8/13/25 2515 202508 600-53800-64000 MAINTENANCE SUPPLIES	*	2,046.31	
8/22/25 00114 8/08/25 00529-01 202508 600-53800-64000	*	516.21	
8/22/25 00006 8/13/25 370 202507 600-53800-64000 JUL PRESSURE WASHING SRVC RIVERSIDE MANAGEMEN	*	005.00	605.00 000855
	TOTAL FOR BANK C		

MVIL MIDDLE VILLAGE OKUZMUK

TOTAL FOR REGISTER

22,120.83



KEP'S Baker's Sporting Goods

5245 Commonwealth Avenue, Suite 100 Jacksonville, FL 32254

Phone: (904) 388-8126 www.bakerssport.com

PLEASE NOTE NEW
IDDAOD NOID N
REMIT TO ADDRESS.

Date	Invoice #
8/6/2025	366461

Invoice

Bill To	
Oakleaf Orcas Swimming Powers-Young	

Ship To		

P.O. No.	O. No. S.O. No. Terms Due Date Rep		Rep	Ship Via		
	095_206878	Due on receipt	8/6/2	2025	MM	Delivery
	Description		Qty	Rate		Amount
Bettertimes Silicone Swim Bettertimes Latex Swim Ca Duval County Sales Tax Code to: Middle Vii	lage Repair	and Re	24 48		14.00 5.75 7.50%	
				Total		\$657.90
	Thank you for your busi	ness!		Total Balance	Due	\$657.90 \$657.9

BE CHARGED ON BALANCES OVER 30 DAYS OLD. THIS IS AN ANNUAL RATE OF 18 PERCENT.

INVOICE

Allways Improving LLC dba Fitness Pro

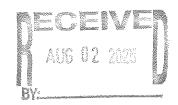
1400 Village Square Blvd #3-293 Tallahassee, FL 32312 tracy@wearefitnesspro.com +1 (850) 523-8882 www.wearefitnesspro.com



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

Bill to

Middle Village 845 Oakleaf Plantation Parkway Orange Park, FL 32065



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

Code to:

Invoice details

Invoice no.: 35579 Terms: Net 15

Invoice date: 07/28/2025 Due date: 08/12/2025

Middle Village Repair and Replacements

34-600-538-64000

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 43523 - REPAIRS IDENTIFIED DURING MAY PM			
2.	1. CS Return Labor with Contract/Purchase		Estimated Labor - Tech replaced seat pad for bench and sited buttons for treadmill. THESE UNITS TEST CORRECT	0.75	\$90.00	\$67.50
3.	2a. Parts		Parts for Repair: THUMBSWITCH, SPEED, RIGHT, CLICK TOUCH, BLACK (Item 1)	1	\$7.60	\$7.60
4.	2a. Parts		Parts for Repair: UPPER HAND GRIP QUICK ACCESS KEY CABLE W/CHR (Item 1)	1	\$6.40	\$6.40
5.	2a. Parts		Parts for Repair: Seat Pad Vinyl Color: Black (517420) (Item 2)	1	\$107.88	\$107.88
6.	2b. Shipping/ Handling		Shipping and Handling Estimate:	1	\$45.93	\$45.93
7.			Service Request Details/Notes: 1. True Treadmill TCS650A sn: 15-TCS650138C right handle Speed + button not			

functioning. Should replace button,

2. Cybex Adjustable Bench 16001 sn: M122216001321N has tears in seat pad. Should replace seat pad

overlay, and wire.

Total \$235.31

INVOICE



FROM

Pumps Done Right 6847 Cherokee Ct Keystone Heights Fla 32656

BILL TO

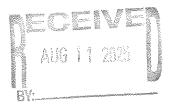
Middle Village CDD 370 OakLeaf Village Pkwy Orange Park Fla 32065 Plantation Oaks Roadway Pump

INVOICE

INVOICE DATE

3695

07/30/2025



DESCRIPTION

Found overload tripped in starter from high amps. Ohmed motor, windings ohm a little high, adjusted overload to try and get pump by for a little bit, I think motor is binding up after pump runs for a while. We can also wait to see how long pump will last before replacing, but will send quote to replace

AMQUNT

0.00

Service call

250.00

TOTAL

\$250.00

Code to:

Middle Village Repair and Replacements

34-600-538-64000

TERMS & CONDITIONS

Please call Tyler at (904)-352-9564 for any questions

U.S. MULCHING - JACKSONVILLE

409 Queen Anne Court St.Augustine, FL 32092



INVOICE

Oakleaf Middle Branch CDD Jay Soriano

INVOICE NUMBER 3322 INVOICE DATE August 10, 2025 Reference Code

TERMS 15 Days

100 I	nstall Certified playground : Oakleaf	Deerview Park	\$60.00		\$6,000.00
Mid	le to: dle Village Repai	rand Replace	ments		
34-	300-538-64000				and the state of t
			SUBTOTAL		\$6,000.00
			TAX		0.00
ECT ALL I	NQUIRIES TO:	MAKE ALL CHECKS PAY	ABLE TO:	PAY THIS	\$6,000.00

Javi Sowers (904) 422-5927

email: usmulchingjax@bellsouth.net

www.usmulchingjax.com

THANK YOU FOR YOUR BUSINESS!

Eletech Elevator Company

5605 Florida Mining Blvd S Ste 209

Jacksonville, FL 32257-3245

(904) 303-6409

Admin@eletechelevator.com www.eletechelevator.com





INVOICE

BILL TO Jay Soriano

Oakleaf Plantation

845 Oakleaf Plantation Pkwy Orange Park, FL 32073 USA

ELEVATOR NUMBER

1

SHIP TO

Jay Soriano

Oakleaf Plantation

845 Oakleaf Plantation Pkwy

Orange Park, FL 32073 USA

TECH

Mark McMillan

INVOICE DATE

2624

TERMS

08/18/2025 Net 30

DUE DATE

09/17/2025

RATE

TRUOMA

08/16/2025

Billable Request for Service

Caller: Jed

750.00

750.00

Scope: Pressure switch was open. Made adjustments to the valve and

returned to service.

Hours: 2. All OT.

2 Hours @ \$375/HR

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

SUBTOTAL

TAX

TOTAL

BALANCE DUE

0.00

750.00

750.00

\$750.00

Play involve

Code to:

Middle Village Repair and Replacements

34-600-538-64000

Governmental Management Services, LLC 475 West Town Place, Suite 114

St. Augustine, FL 32092

Invoice

\$11,106.00

Invoice #: 2513 Invoice Date: 8/13/25

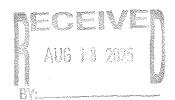
Due Date: 8/13/25

Case:

P.O. Number:

BIII To:

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



Facility Maintenance July 1 - July 31, 2025 Facility Maintenance Mileage July 1 - July 31, 2025	621.18 123	40.00 0.445	
Code to:	nen-rendered and the second and the		Aggraph company to a contract of the contract
Middle Village Facility Maintenance	e Translation (Control of the Control of the Contro		de very programme appearance de la constante d
·2.320.572.466 (\$5,400.50)	NOTIFICATION OF THE PROPERTY O		Service of the latest of the l
Middle Village Facility Maint Contingency	eri-Physical deservations		To the same of the
2.330.572.622 - (\$295.44)	na — Representative della		
Middle Village Common Area Maint			والمساورة والمسا
2.320.572.46500 - (\$6,500.00)	ngi.i.i.indentifikang		Triangle de la companya de la compa
Middle Village Lighting repairs~			The state of the s
2.320.572.46630~(\$1000.00)	STATE OF THE STATE		A Control of the Cont
Middle Village Special Events			
2.330.572.49400- (\$600.00)	-		
Middle Village Repair and Replacements	MASTOCIONAMO SANCAMO S	يون در	
34.600.538.64000 - (\$11,106.00)	Total	Marting and with the control of the state of	\$24,901.94
(4.17,100.00)	Paymer	its/Credits	\$0.00
	Balance	Due	\$24,901.94

Date	<u>Hours</u>	Employee	Description
7/1/25	6	T.C.	Set the last two poles for sun shade, moved patio furniture in the shop, started taking down Deerview playground
7/1/25	8	B.G.	Cutting metal that will go under garbage can, cut two poles to thirteen feet and installed them at pool, dug four foot holes and added cement, moving lounge chairs to shop
7/1/25	6.6	J.K.	Put wheel for lane line roller together, go to Deerview and took up section of park, poured chlorine in pool sign, prep and build form for trash can at baseball field, blew off boardwalk
7/1/25	5	J.S.	Additional court maintenance
7/1/25	2.82	J.M.	Additional court maintenance
7/2/25	4	T.C.	Worked on sign backers, work on lane line holder, removed braces from sunshade poles, picked up
			supplies
7/2/25	8	B.G.	Painting garbage can and cutting out vinyl board for signs, painting signs and replacing wheels on hand truck, taking down wood that was holding poles in place for cement
7/2/25	7.73	A.M.	Removed debris from all common areas
7/2/25	3,05	J.S.	Additional court maintenance
7/2/25	2.03	J.M.	Additional court maintenance
7/3/25	8	B.G.	Took repaired pool loungers to the pool deck, took trash from pool and shop to dumpster, cleaned off
7/3/25	7.83	J.K.	shelves in shop and organized tools, cut brackets for trash cans, paint the backs of signs, applied Took the repaired loungers to pool deck, took trash from pool pack and shop to dumpster, cleaned off shelves in shop and organized tools, cut brackets for trash cans, checked all fans in bridal suite and grand banguet, painted back of signs and lane line roller ends
7/3/25	5	J.S.	Additional court maintenance
7/4/25	3,17	J.S.	Additional court maintenance
7/4/25	3.23	J.M.	Additional court maintenance
7/5/25	1.97	J.M.	Additional court maintenance
7/7/25	4	T.C.	Worked on sun shade on pool deck, set out new trash can holders and secured to concrete pad, picked up supplies
7/7/25	8	B.G.	Removed metal poles that was put up to cut and resize, put up two garbage cans by lake, clean golf cart, cleaned shop and organized tools
7/7/25	7.98	J.K.	Put in both trash cans one by boardwalk and other by gazebo, took lounge chair out and removed ripped fabric, took up eighteen foot poles from pool deck, took trash out of shop
7/7/25	4.82	A.M.	Removed debris from all common areas
7/7/25	3.02	J.S.	Additional court maintenance
7/7/25	2,15	J.M.	Additional court maintenance
7/8/25	4	T.C.	Cleaned out water tank on pressure washing trailer and set up pressure washer on trailer, removed
7/8/25	8	B.G.	foot rest on back of golf cart and installed trailer hitch and ball Removed graffiti from pillars at gazebo by lake, applied a hitch to the golf cart to get trailer with tank
7/8/25	7.87	J.K.	filler the one hundred twenty five gallon tank and empty due to clog, moved trailer to shop Go to park with trailer to break off concrete from equipment, load up what was taken off and unloaded in back, filled up pressure washer trailer cleaned outside and put in chlorine to clean out, start fixing up wood pile tresses and what can be used
7/8/25	6.13	J.S.	Additional court maintenance
7/9/25	8	T.C.	Worked on taking down Deerview playground, pressure washed gazebo on take behind amenity
			center, worked on sign backers, moved playground parts to shop, picked up supplies
7/9/25	8	B.G.	Pressure washed gazebo by lake, cut two metal poles for beware signs of snake and crocodiles
7/9/25	7.25	J.K.	Take up poles and unload first four poles and platform, start cutting back branches over sidewalk at Deerview, fill and drop off pressure washer trailer, dug and prepped to set poles, finished fixing up wood pile tossing what couldn't be used
7/9/25	7.63	A.M.	Removed debris from all common areas
7/9/25	3.02	J.S.	Additional court maintenance
7/10/25	8	T.C.	Worked on taking down Deerview playground, set first poles and platform for new playground,
7110105	8	B.G.	hauled old playground parts to shop, picked up supplies
7/10/25	0	6.6.	Cut out last two poles and signs, put two bolts to pool divider wheel, add cement to poles were tarp is going to be put by the pool, cleaned all garbage by the dumpster floor, unloaded cement off truck, replaced fabric on one chair
7/10/25	7.83	J.K.	Put up first platform and four poles at Deerview, start taking up another section of old park
7/10/25	7.15	J.S.	Additional court maintenance
7/11/25	6	T.C.	Worked on playground set poles and platforms, took down CDD meeting and put away tables and chairs
7/11/25	5.5	B.G.	Applied weed killer on shop driveway, pressure washed the back of maintenance shop
7/11/25	7.65	J.K.	Move pressure washer trailer to back, take trailer and took parts taken off playground to back, took down meeting, put up second platform and poles, clean up trash, make concrete pile and wood pile
7/11/25	7.5	A.M.	Removed debris from all common areas

Date	Hours	Employee	Description
7/11/25	4.53	J.S.	Additional court maintenance
7/12/25	2	J.M.	Additional court maintenance
7/14/25	8	T.C.	Set up CDD meeting, set up television stands for CDD meeting, started painting on gazebo, cleaned lion
17, 17,20	v	1.0.	head water fountain filter, swept spider webs from amenity center, took down old sun shade and put up
			new one over pool check in desk
7/14/25	8	B.G.	Painting gazebo by lake
7/14/25	6,45	J.K.	Set up meeting and television stands, cleaned out lion fountain filter and removed debris in fountain, wiped
1714120	0,40	0.11.	walls around main building, take down old sun shade and put up new one over entry on pool deck
7/14/25	7.63	A.M.	Removed debris from all common areas
7/14/25	5.17	J.S.	Additional court maintenance
7/14/25	2.1	J.M.	Additional court maintenance
7/15/25	8	T.C.	Worked on playground, taking down old one and putting up new one
7/15/25	8	B.G.	Painting gazebo by lake
7/15/25	7.6	J,K.	
1110120	7.0	3,14.	Put up another section at Deerview, took down another section from old playground, changed two lights and tested all the rest of lights by sign and columns at Deerview, brought pallets to the back
			and took to dumpster
7/15/25	5.08	J.S.	Additional court maintenance
7/16/25	4	T.C.	Worked on playground, set up CDD meeting
7/16/25	8.02	J.K.	Break up concrete and load trailer with concrete and old equipment, take down green poles and
1710720	0.02	0.14.	slide feet from ground and roof, filled in holes with dirt and cleaned up all debris, unloaded trailer in
			back with parts
7/16/25	7.28	A.M.	Removed debris from all common areas
7/16/25	4.77	J.S.	Additional court maintenance
7/17/25	4	T.C.	Worked on playground, installed new parts, took down CDD meeting, delivered playground parts,
			picked up supplies
7/17/25	8	B.G.	Worked on putting up playground
7/17/25	7.62	J.K.	Finished putting up platform, stairs and attachments, mixed concrete and poured, cleaned up
7/17/25	5	J.S.	Additional court maintenance
7/18/25	8	T.C.	Worked on playground, delivered playground parts, picked up supplies
7/18/25	8	B.G.	Worked on putting up playground
7/18/25	7.23	J.K.	Worked on adding attachments on playground, put up slide, dug around old holes, cleaned up debris
7/18/25	7.63	A.M.	Removed debris from all common areas
7/18/25	3	J.S.	Additional court maintenance
7/19/25	2.52	J.M.	Additional court maintenance
7/21/25	8	T.C.	Worked on taking down old playground, picked up supplies
7/21/25	8	B.G.	Worked on putting up playground at Deerview
7/21/25	8.07	J.K.	Worked at Deerview park and concrete, clean up park and unload, clean out shop
7/21/25	7.58	A.M.	Removed debris from all common areas
7/21/25	3.02	J.S.	Additional court maintenance
7/21/25	2.05	J.M.	Additional court maintenance
7/22/25	6	T.C.	Assisted in inspection of drain pipes in amenity center parking lot, finished installed new playground,
			started repairing sidewalk at park, cut down tree across sidewalk, picked up supplies
7/22/25	8	B.G.	Cut down tree that fell on sidewalk, started bring playground down, cut two by four to make for cement
			slabs that cracked and added cement, got ladder at shop for contractor that is looking at parking lot man hole
7/22/25	5.37	J.K.	Take down pieces from old park, pull up pieces that broke off sidewalk and pour cement, clean off golf cart
7/22/25	4.97	J.S.	Additional court maintenance
7/23/25	6	T.C.	Set up CDD meeting, worked on removing Deerview playground, repair the gate and fence at the back of
			the amenity center
7/23/25	8	B.G.	Removed three cracked pieces from cement slab and fill in new cement at the park sidewalk, removed
			more parts from the other half of playground, load to trailer to take to landscape yard, pulled out chain link
			fence from bush to take measurement
7/23/25	7.58	J.K.	Take down more pieces from park, finished fixing sidewalks, washed off golf cart, pour acid in lap pool,
			load up trailer with parts and debris brought to the back, fix gate straight in back by landscape shed
7/23/25	7.6	A.M.	Removed debris from all common areas
7/23/25	3.03	J.S.	Additional court maintenance
7/24/25	8	B.G.	At playground took down and load playground to trailer to store at landscaping yard
7/24/25	7.42	J,K.	Took down another section of park, roll up lane line on roller, removed debris
7/24/25	5.03	J.S.	Additional court maintenance
7/25/25	4	T.C.	Took down old playground, changed broken toilet seats in women's restroom on pool deck, set up movie
			for event, picked up supplies

Date	Hours	Employee	Description
7/25/25	8	B.G.	Finishing taking down the playground, loading the trailer and taking all poles and slides to landscaping yard,
			fixed tollet seat in women's bathroom, set up movie screen
7/25/25	7.7	J.K.	Changed toilet seat on pool deck, finished taking up old playground, mark where borders are going to get
			realigned with sidewalk, set up movie screen on pool deck
7/25/25	7.68	A.M.	Removed debris from all common areas
7/25/25	2.93	J.S.	Additional court maintenance
7/26/25	2.08	J.M.	Additional court maintenance
7/28/25	4	T.C.	Replaced fence caps on split rail vinyl fence, moved playground border and replaced broken ones
7/28/25	8	B.G.	At Deerview park realigning plastic boarders and replacing missing or broken post caps, took all garbage
			out of maintenance shop
7/28/25	7.7	A.M.	Removed debris from all common areas
7/28/25	3	J.S.	Additional court maintenance
7/28/25	2.02	J.M.	Additional court maintenance
7/29/25	8	B.G.	Fix lounge chair at the landscape yard, separating playground equipment saving the good and disposing the
			broken for scrap
7/29/25	4	J.K.	Reorganized playground equipment, dug holes for poles at tennis patio area
7/29/25	5.02	J.S.	Additional court maintenance
7/30/25	8	B.G.	At landscaping yard cleaning and sorting playground good and bad pieces
7/30/25	7.6	A.M.	Removed debris from all common areas
7/30/25	3.02	J.S.	Additional court maintenance
7/31/25	6	T.C.	Worked on sunshade for slide motor drivers, worked on shade frame in pool pack area, cleaning up in storage
			area organized used playground equipment, picked up supplies
7/31/25	8	B.G.	Worked on cleaning and moving around playground equipment
7/31/25	8.03	J.K.	Started putting up sunshade on pool deck, start fixing canopy in pool pack, re-concrete one of the poles, light
			inspection ground banquet, worked on cleaning out fountain, dumped vacuum trap and moved stuff on bottom
7/31/25	5.12	J.S.	Additional court maintenance
TOTAL	621.18	-	
. ~ (C13m		=	
MILES	123		*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

\$2,046.31

Balance Due

Invoice #: 2515 Invoice Date: 8/13/25

Due Date: 8/13/25

Case:

P.O. Number:

Bill To:

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



	Total		\$2,046.31
		-manying A-tendenderminan-com are to A-P-1999-07	
	1. 100		
	need programme and the second		
	Probability and		
		Same and the same	
	operate and the state of the st		
34-600-538-64000		e e e e e e e e e e e e e e e e e e e	
Middle Village Repair and Replace	ments	TTT III III III III III III III III III	
Code to:		- Anna Anna Anna Anna Anna Anna Anna Ann	
Maintenance Supplies		2,046.31	2,046.31

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/25

<u>DISTRICT</u> MV	DATE	SUPPLIES	PRICE	EMPLOYEE
MIDDLE VILLAGE				
OAKLEAF	7/7/25	3/8x5 Parawedge 40pk	32.17	T.C.
	7/7/25	3/8x8SDS Taapcon Drill Bit	9.53	T.C.
	7/7/25	Hex Nuts 3/8(2)	1,33	T.C.
	7/7/25	Flat Washer 3/8 (4)	1.56	T.C.
	7/7/25	Lock Washer 3/8 (2)	0.71	T.C.
	7/7/25	Hex Bolt 3/8x4 (2)	8.74	T.C.
	7/9/25	Dasco 9-1/2" 3 Piece Bar Kit	12.06	T.C.
	7/10/25	Bleach	9.75	T.C.
	7/10/25	Diablo Bi-Metal Set	8.60	T.C.
	7/10/25	Bar/Chain Oil	4.01	T.C.
	7/10/25	Sakrete Concrete Mix	40.28	T.C.
	7/14/25 7/14/25	Mop Head Refil	21.52	T,C.
	7/14/25	4x3/8 Shedless Knit 6pk	13.04	T.C.
	7/14/25	Pelican Liner 3pk 90W PAR38 2pk DIM	5.49	T.C.
	7/16/25	Carpenter Pencil	21.83	T,C.
	7/16/25	Carpenter Pencil Sharpener	0.23 2.58	T.C.
	7/17/25	60lb Sakrete Concrete Mix	40.28	T.C.
	7/18/25	64" Storage System	25.28	T,C. J,S,
	7/18/25	Tool Holder with S-Hooks (2)	34.45	J.S.
	7/18/25	Pinsol	25.84	T,C.
	7/21/25	Crack-Rite 5 Gal. Hot Pour Joint Sealant	991.60	J.S.
•	7/21/25	Nifty Nabber	22.97	T.C.
	7/22/25	KAP IT Riser 3pc	12.03	J.S.
	7/22/25	Drain Cleaner	4.91	J.S.
	7/22/25	Mold Control Spray	8.04	J.S.
	7/22/25	Concentrate Mold Control	24.13	J.S.
	7/22/25 7/22/25	Simple Green Coil Cleaner (2)	20.65	J.S.
	7/22/25	10ft Sink Auger	9.76	J.S.
	7/22/25	KUT IT Sod /Rotor Cutter Mulatic Acid 2 Gallon (3)	14.36	J.S.
	7/22/25	Husky Bit 3/8" Torx	65.48	J.S.
	7/22/25	Microfiber Towel Roll	5.03	T.C.
	7/22/25	3/8"x2' Rebar Hunter Green (6)	5.74	T.C.
	7/22/25	Bucket	34.36 2,29	T.C. T.C.
	7/25/25	Cold Chisel Set	10.34	T.C.
	7/25/25	Open Long Toilet Seat (2)	68,95	T.C.
	7/30/25	3/16 Clamp Set 4pk (4)	18.26	T.C.
	7/30/25	Tumbuckie 3/8x7-3/4 (3)	47.37	T.C.
	7/31/25	Pine Sol	25,84	T.C.
	7/31/25	12x12 Microfiber Roll	5.74	T.C.
	7/31/25	BLK Nitrile Gloves 20pk	7.46	T.C.
	7/31/25	Tumbuckle 3/8-16x7-3/4	13.78	T.C.
	7/31/25	Tumbuckle 3/8x7-3/4 (3)	47.37	T.C.
	7/31/25	Tumbuckle 3/8-16x7-3/4	13.78	T.C.
	7/31/25	3/8" Socket Adapter	2,45	T.C.
	7/31/25 7/31/25	Sawzall 6" Pack	7.75	T.C.
		5/16 Clamp Set 4pk (4)	31.51	T.C.
	7/31/25 7/31/25	5/16 Quick Link (4) Gas for Equipment	15.73	T.C.
	8/1/25	Sakrete Concrete Mix	75.00	T.C.
	8/1/25	#8x6/8 Hex Screw 100pc	40.28 11.47	T.C.
	8/4/25	9g HDX Tub	14.93	T.C. J.S.
	8/4/25	17g HDX Tub.	17.23	J.S.
	8/4/25	1-3/8" Bimetal Cutting Tool	10.34	T.C.
	8/4/25	9" Sawzali Blades Pack	11.49	T.C.
	8/4/25	6" Sawzali Blades Pack	8.60	T.C.

TOTAL \$2,046.31



REMIT TO:

LESLIE'S POOLMART, INC.

PO Box 7411789 Chicago, IL 60674-1789 (602) 366-3789

39 | AUG 11 202

INVOICE
Invoice Date 08/08/2025
Invoice Number 00529-01-100624

Due Date

09/07/2025



A/R CHARGE AMOUNT:

AMOUNT DUE:

\$516.21

\$516.21

SOLD TO:

Customer Number S

S05700030994433

Double Branch Community Dev

475 W TOWN PL STE 114 SAINT AUGUSTINE,FL 32092-3649

ATTENTION: ACCOUNTS PAYABLE

SHIP TO:

Customer Number \$05700030994433

Double Branch Community Dev

475 W TOWN PL STE 114

SAINT AUGUSTINE,FL 32092-3649

ATTENTION: ACCOUNTS PAYABLE

TRANS# REG# 100624 1		REG#		CUSTOMER PO#	SALESPER	SALESPERSON Matthew L		#	
				Matthew L	529 ORANGE PARK, F				
Line	Trans T	уре	Item	Description		QTY	Price	Sales Tax	Ext.Amt
001	SALE		14410	SUPER FLOC QT		8	\$29.09	\$0.00	\$232.72
002 SALE	SALE		18764	50LB POWER PWDER 70NB	R GRANULAR	1	\$283.49	\$0.00	\$283.49
·····							SUB TOTAL) 	\$516.21
							SALES TAX	:	\$0.00
							TOTAL	*	\$516.21
							REGISTER PAI	D AMOUNT:	\$0.00

*****PLEASE PAY AMOUNT DUE FROM THIS INVOICE*****

PICKED UP BY: plantation oaks

SIGNATURE:

*Terms and Conditions:1 1/2% per month on all overdue invoices will be charged.

Code to:

Middle Village Repair and Replacements

34-600-538-64000

Riverside Management Services, Inc

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

Invoice

Invoice #: 370

Invoice Date: 8/13/2025 Due Date: 8/13/2025

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 - July 2025	200	605.00	605.00
Pressure washed secondary community pillars	Transit (Album) proposition (Album)	The state of the s	
Code to:		SELECTION AND ASSESSMENT ASSESSME	
Middle Village Repair and Replace	ements	de la company	
34-600-538-64000			
	wever für inkandel hande er		
	oos on all highland of management of		
	electronismos de la constante		
	And the state of t		
	ch abboom	neki/merit-yukhh bilik-hakeni	
	© renaria pida elifa	ingen de partir de partir de la constante de l	
	na periode a recognización a partida por la facilita de secuencia de la constante de la consta	TO A STORY AND THE ANGEL AND T	nimon state planting state
	Total	·····································	\$605.00
	FGs	107h 50 m	

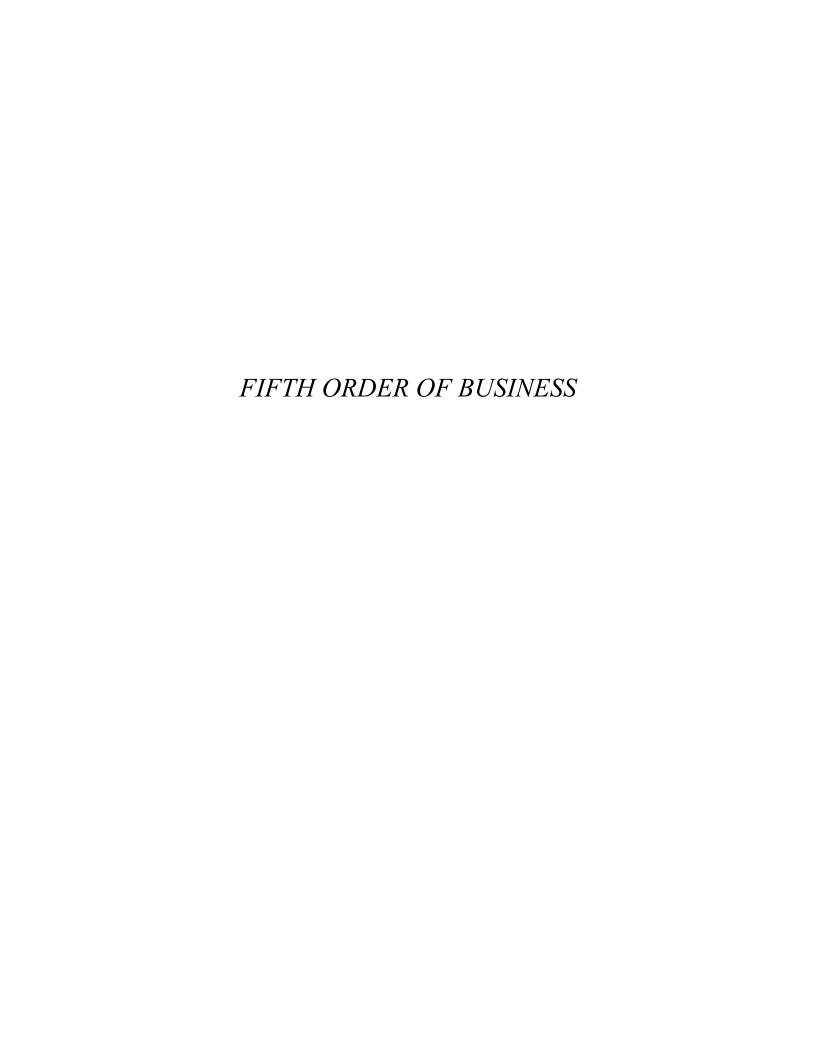
Total	\$605.00
Payments/Credits	\$0.00
Balance Due	\$605.00

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

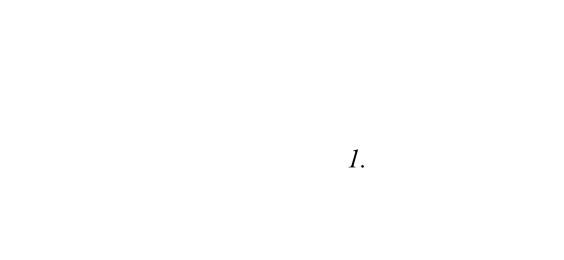
Service Detail

Bill To:	Middle Village CDD	Invoice Date:	8/1/25			
Amount Due:	\$ 605.00	Due Date:	Upon Receipt			
Date	Description	Amount				
	Pressure washed secondary community pillars	\$605.00				
Hot Water and Chemical Treatment to remove dirt, mildew, and algae.						
	TOTAL AMOUNT DUE:	\$605.00				
Should you ha	ave any questions, please contact Rich Gray @ (904) 759-8890 rf.com					

Remit Payment



C.



Double Branch & Middle Village Work Authorization #1 FY 2026

Onsite Management and Maintenance Contract Administration

The following are the onsite services provided by Governmental Management Services, LLC:

Onsite staffing levels consisting of six (6) full-time employees - Operations Manager, Venue Coordinator, Assistant Amenity Manager, Aquatics Facility Director, Access and Staffing Director, and Tennis Facility Director. The management team will also provide from time-to-time multiple part time employees to assist at each facility - Assistant Amenity oversight, Staffing and training oversight, landscape consultant, project coordinator, etc.

Operations / Community Manager:

- Serves as a key member reporting to the Community Development District Board of Supervisors and attends all District meetings.
- Primary area of responsibility will be management of District owned grounds, amenities and recreational facilities, to include the planning and execution of special events, programming of resident services, seasonal camps, and facility usage.
- Manager will provide a monthly report for inclusion in the monthly Board of Supervisors agenda package. The report will include a detailed account of Amenity future projects, and future planned events.
- Respond to all resident questions and concerns regarding the District in a timely and professional manner.
- Enforces all district rules and regulations governing the use of the facility, its equipment and other property.
- Maintain a professional relationship with all residents, welcoming and educating new residents. Helping to ensure the issuing of access cards, updating resident information, and monitoring facility usage.
- Inventory cleaning products, paper products, office and first aid supplies.
- Update and maintain District communications platforms, to include the community website, bulletin boards, and e-blasts.
- Maintain access control system and resident card data.
- IT oversight and coordination of any subcontractors for access system and network uptime (Wi-Fi, communications, phones, television, alarms)

- Manage District contracts related to the Amenity Center Complex, to include pool
 maintenance, janitorial, pest control, lifeguards, communications, HVAC,
 electrical, and fitness equipment facility maintenance to ensure they are in
 compliance with contract specifications.
- Provide oversight of the landscape maintenance contractor.
- Periodically inspect lakes, outfall-structures for needed maintenance, issues, and repairs.
- Prepare an Emergency Action Plan for significant weather events.
- Forecast and document a plan for future district infrastructure needs.
- Provide oversight of the lake maintenance contractor.
- Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL/Clay electric, site inspections, etc.
- Oversight of district HR and payroll operations.
- Coordination of data collection for state agencies pertaining to district employees.
- Responsible for following up on any issues or requests directed by the Board.
- Will obtain estimates, when possible, for improvements within district and provide recommendations for annual budget, policies and procedures, and community events.
- Interface with vendors for repairs and purchases, billing, and approval of invoices for payments for goods and services related to specific areas of responsibility.
- Support and assist in hiring and training all seasonal employees and volunteers.
- Report Interactions regarding budgeting, policy recommendations and enforcement, maintenance recommendations, community event recommendations, coordination and communication with the Board of Supervisors and others.
- Provide input for any security issues within the district to the Board of Supervisors.
- Scheduling the reservations of multi-use fields in accordance with usage agreements.
- Conduct periodic daily rounds of the clubhouse, gym, pool deck, playgrounds, tennis courts to monitor usage, cleanliness, and any other items that should be reported to the District Board of Supervisors.

Aquatics Facility Director:

- Serves as a district and management representative.
- Oversees and coordinates the recruitment, training, scheduling, certification, and performance of employees of the facility; supervises the day-to-day activities of staff.

- Assist in oversight and coordination of the administration of the facility, to include scheduling of facility operations and contract management.
- Oversees the maintenance of the pools, to include chemistry, climate control, cleanliness, and related maintenance.
- Develop flyers, brochures, advertisements, etc. to promote aquatic facilities.
- Recommend changes to existing aquatic programs as needed.
- Conduct various aquatic entertainments and activities to attract more customers.
- Assist in research, facilitation and building quality aquatic programs that provide customer satisfaction.
- Assist with employee training.
- Assist with input of employee information for District payroll.
- Enforces all district rules and regulations governing the use of the facility, its equipment and other property.
- Provide information about aquatics programs to schools, recreation officials, community service groups, and the general public.
- Ensures that all appropriate water, environmental, health and safety standards are maintained; ensures pools are compliant with all local, state and national requirements and current on all necessary certifications required for operation.
- Develops, implements, and oversees a variety of aquatics programs for residents, guests and/or members of the general public.
- Assist with following up on any issues or requests directed by the Board.
- Participates in and teaches aquatic and safety certification training sessions, as necessary.
- Participates in the development of annual operating budgets concerning the aquatic facilities, staffing, and programming and provides fiscal direction to the Manager.
- Develops and maintains records of operational facility usage; monitors and maintains inventories of pool equipment and supplies.
- Prepares statistical reports on a monthly basis and prepares data and narrative for inclusion in annual reports.
- Performs miscellaneous job-related duties as assigned.

Venue Coordinator:

- Serves as a district and management representative.
- Professionally address all resident questions, concerns, and comments regarding the District.
- Schedule and assist in venue sales and usage.
- Conduct facility tours and information sessions for tentative venue users.
- Assist in making sure all contracts and paperwork are in order for resident / guest usage of facilities.

- Coordinates and schedule staffing for events / facility calendar.
- Fields client questions leading up to an event.
- Participates in identifying and creating customer enhancing experiences.
- Fields all facility-based questions, notes and reports concerns of facilities to appropriate vendors or departments (maintenance, janitorial, etc..) for resolution
- Works to ensure renter satisfaction and build district revenue to offset costs of amenity usage.
- Enforces all district rules and regulations governing the use of the facility, its equipment and other property.
- Ensures that contract terms are being met by all parties.
- Assist in maintaining and updating access control system and resident card data.
- Assist in following up on any issues or requests directed by the Operations Manager and/or the Board of Supervisors.
- Assist in providing recommendations for annual budget, policies and procedures, and community events.
- Provide input for any security issues within the district to the Board of Supervisors.
- Participates in the development of annual operating budgets concerning the rental venues at the Amenity facility and provides fiscal direction to the Manager.
- Performs miscellaneous job-related duties as assigned.

Assistant Amenity Manager (Resident Assistant):

- Professionally address all resident questions, concerns, and comments regarding the District.
- Serves as a district and management representative.
- Assist in issuing access cards, updating resident information and monitoring facility usage and rentals.
- Educate staff members, lifeguards and residents on District Policies and Procedures.
- Enforce all District Policies.
- Assist in inspecting and document the Amenity Center Complex for lighting, trash removal, pest control, signage and fencing for necessary maintenance.
- Fields all facility-based questions, notes and reports concerns of facilities to appropriate vendors or departments (maintenance, janitorial, etc..) for resolution.
- Assisting in ordering and inventory of cleaning products, paper products, office, restroom and first aid supplies as needed.
- Assist with Community Events and any Facility Rentals.
- Assist Operations Manager as needed.

- Conduct periodic rounds of the clubhouse, gym, pool deck, playgrounds, tennis courts to monitor usage, cleanliness, and any other items that should be reported to the Operations Manager.
- Maintain training and familiarity at the facility to be able to provide coverage if the Amenity Center Manager is out of office for illness, PTO or resignation.
- Assist with following up on any issues or requests directed by the Board.
- Performs miscellaneous job-related duties as assigned.

Access and Staffing Director:

- Professionally address all resident questions, concerns, and comments regarding the District.
- Serves as a district and management representative.
- Assists in IT coordination for access system and network uptime (Wi-Fi, communications, phones, television, alarms).
- Issue access cards, update resident information and monitor facility usage and rentals.
- Train and develop employees to handle access system, Issue access cards, update resident information.
- Assist with employee training.
- Schedule and coordination of front desk/ fitness center coverage.
- Coordinate reports for repair and assist with oversight of fitness facility preventative maintenance programs.
- Assist with points of communication from Fitness Center / Access system front desks.
- Assist with input of employee information for District payroll.
- Fields all facility-based questions, notes and reports concerns of facilities to appropriate vendors or departments (maintenance, janitorial, etc..) for resolution
- Assist with following up on any issues or requests directed by the Board.
- Performs miscellaneous job-related duties as assigned.

Tennis Facility Director:

- Serves as a district and management representative.
- Supervises all tennis play and proper charging of fees, and rental of equipment.
- Initiates, directs and promotes tennis clinics, special events and programs in an effort to attract and maintain residents and guest's tennis interests.
- Provides beginning through advanced instruction (private and group) for all levels of players.

- Implements and develops lesson programs for adults and juniors.
- Enforces all district rules and regulations governing the use of the facility, its equipment and other property.
- Participates in the development of annual operating budgets concerning the aquatic facilities, staffing, and programming and provides fiscal direction to the Manager.
- Properly represents the district and its teams in state or national events as time will permit.
- Prepares a monthly calendar of events.
- Works cooperatively with other departments to develop combined programs for the district.
- Assist with employee training.
- Oversight of employees concerning Tennis facilities maintenance and programming
- Ensures proper inspection of the courts/facilities on a daily basis prior to the start of play and ascertain that all necessary maintenance has been performed and the courts are in a safe working order. Reports any maintenance problems to the appropriate department and/or Operations Manager.
- Monitors court usage including special events, clinics and lessons.
- Responsible for interviewing, hiring, training, planning, assigning, and directing work, evaluating performance, rewarding, and disciplining associates; addressing complaints and resolving problems.
- Oversee all pro shop, retail, point of sales and billing functions as required by Acadiana Tennis Association and Lafayette Consolidated Government. Manage tennis center business objectives and marketing strategies to increase tennis revenue and eliminate non essential expenses
- Assures that effective orientation and training are given to each new tennis employee and or volunteer. Develops ongoing training programs.
- Monitors business volume forecast and plans accordingly in areas of manpower, productivity, costs and other expenses.
- Responsible for implementing and maintaining excellent service to achieve guest satisfaction.
- Incorporates safe work practices in job performance.
- Performs miscellaneous job-related duties as assigned.

The services are split between the Districts based upon the development unit's proration and reflects the basis of the level of service required for the Districts assets.

Total fees for FY 2026 are \$245,615 for Double Branch CDD and \$374,481 for Middle Village CDD. Although the fees are based upon five full time employees of GMS, LLC they will from time to time be supplemented by additional operational management resources of GMS, LLC at no additional charge. Such fees may be adjusted annually based upon the District's adopted budget and will be billed accordingly.

Double Branch CDD Chairperson and Date
Middle Village CDD Chairperson and Date
GMS, LLC Managing Director and Date

.

Middle Village Work Authorization #2 FY 2026

General Maintenance Services

The following are the general maintenance services provided by Riverside Management Services as directed by the onsite Community Manager at a rate of \$45 per hour plus mileage if necessary at \$0.445/mile*. (*State rate subject to change)

FACILITY MAINTENANCE AND REPAIR SERVICES:

To assist the Field Operations Manager on an as needed basis

- Pick up debris in and around all District owned facilities, including walkways, fields, courts, entryways, roadways, pool deck amenity Center and common area.
- Clean and maintain all features associated with the athletic fields and sport courts including nets, fencing, windscreens, playing surfaces, etc.
- Replace trash can liners weekly throughout the District.
- Tasks as assigned by Operations Manager
- Pressure wash Amenity Facility as needed (based upon separate proposal)
- Inspect, maintain playground equipment to safe standards, provide proposals for repairs if needed.
- Monitor all gates and doors for proper operating conditions.
- Maintain pool decks, pool slide, outdoor pool furniture, obtain proposals for services and repair as needed for anything above and beyond general maintenance.
- Maintain & keep building free of cob & spider webs and other debris around amenity, pools and tennis courts.
- Replace HVAC filters as needed.
- Complete minor touchup of paint and wall repairs as needed.
- Maintain an aesthetically pleasing CDD community as possible within budget & approvals.
- Maintain all the entry monuments and CDD signage, to include outside contracting for repairs and pressure-washing as needed.
- Inspect & maintain all sunshade structures & sails, to include outside contracting for repairs & pressure washing as needed.
- Perform lighting inspections for all district owned interior and exterior lighting.
- Oversee & assist maintenance personnel with CDD projects on site. (Trash pickup on CDD common areas, parking lots, sports fields & courts, along roadways, lake banks & along fences) Trash receptacles emptied, and trash bags replaced.

Middle Village (CDD Chairperson and Date	

Middle Village Community Development District Work Authorization #3 FY 2026

Tennis Professional Services and Instruction

As a part of the District's recreational program, the following services shall be provided by Governmental Management Services, LLC (GMS, LLC). The amounts to be paid to GMS, LLC for these services are set forth herein. These services may be continued in Fiscal Year 2025-2026 and beyond by separate work authorization for subsequent fiscal years.

- 1. Retain an individual with requisite knowledge and experience to develop and conduct a tennis program utilizing the District's tennis facilities. Said individual must have the knowledge, skill and experience to teach tennis to players at varying levels, and be able to organize tennis teams and provide lessons. This individual shall be known as the "Tennis Director." GMS, LLC shall provide services set forth herein on a full time basis, recognizing the need to offer vacation time for Tennis Director.
- 2. Recruit and develop a tennis team/s based at the Middle Village CDD tennis facility. Offer lessons and instruction.
- 3. Develop and conduct summer tennis program and/or clinics for youth.
- 4. Tennis Director or his/her designee shall be responsible for scheduling of court use during daylight hours, 7 days per week. With the exception of tennis tournaments, there shall be at least 2 courts available for use by persons not involved with the tennis program described herein. Actual operating hours shall be set by GMS, LLC and provide notice of same to the District Board. The District reserves the right to alter the hours of operation.
- 5. Offer racket restringing, grip repair and shall provide for rental of ball return machine.
- 6. Maintain the tennis facility in good repair, including net repair.
- 7. The Tennis Director shall report to the District Manager. The Tennis Director shall provide information about available lessons and tennis programs to the District Manager, as well as the On-Site Manager, so that they are able to answer resident inquiries.
- 8. Tennis Director shall follow all applicable District rules and policies with respect to use and operation of District facilities, including the tennis area. Tennis Director shall enforce applicable District rules and policies when conducting the tennis program. Tennis Director is encouraged to suggest revisions to applicable District policies and rules relating to tennis activity directly to the District Manager and On-Site Manager.
- 9. Tennis Director shall be a GMS, LLC employee. GMS, LLC is providing services to the District as an independent contractor. To the extent required by law, the tennis director shall be bonded. GMS, LLC shall be liable for actions of its Tennis Director as provided in the contract in effect between GMS, LLC and the District.

10. GMS, LLC shall cause participants in the tennis program to sign applicable waivers of liability.

11. Payment for services:

- Annual personnel costs are covered under Work Authorization #1 Onsite Management and Maintenance Contract Administration
- Annual routine maintenance costs including drainage: Daily / Weekly \$69,011 (12 months) Billed Hourly

GMS, LLC to retain 90% of lesson income; District to receive 10% GMS, LLC to retain 20% of ball return machine rental; District to receive 80% GMS, LLC to retain 50% of miscellaneous revenue; District to receive 50%

ATTEST:	MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
	Chairperson Date:
	GOVERNMENTAL MANAGEMENT SERVICES, LLC
Witness	Managing Director By: Date:



Middle Village Community Development District (CDD)

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

Memorandum

Date: September 2025

To: Board of Supervisors

From: GMS – OakLeaf Operations Manager

Community:

Special Events

- o Report Adult only Poolside event , Take Out Tuesdays
- o Upcoming Movie at the park (September), Movie at the park (October), pumpkin plunge (Oct.)

Aquatics

- High School Swim Team adjustments and re-locations
- Adjustment and planning for "year round" swim team
- Pool Schedule adjustments

Amenity Usage

- Total Facilities Usage 7611
- Average daily usage 246

Card counts:

MV Owners	59
MV Renters	60
MV Replacements	15
MV Updated	13

Total cards printed: 299 (both districts)

Rentals

- 15 of 31 days rented in August, 4 of 4.5 weekends rented
- 16 Grand Ballroom rentals, 2 Grand Lawn rental, 1 Bridal Suite rentals, 8 patio rentals
- 22 tours (68 approx. hours)/85 hours used for scheduling, administrative, etc.

Middle Village Community Development District (CDD)

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

Memorandum

Operations: Open Items

- Update on Pool work lap pool motor replacement
- Repair reports/planning for parking lot drainage
- Discussion of Heaters at lap pool
- Discussion of T-Mill at Fitness Center

MAINTENANCE

- Install of posts for shade sails at Tennis viewing areas
- Inspect beams for Tennis Gazebo
- Coordinate beam replacements
- Coordinate beam replacements for pool gazebos
- Clean and paint decorative posts along Deerview
- Multiple sidewalk repairs and patches made at Deerview park
- Multiple fill and pour for liquid chlorine (shocking daily) of lap pool
- Vacuum lap pool
- Emergency repair of elevator door
- Creation of multiple stand alone vaccums
- Coordinate vendor inspections for repair to drain box quotes for pressure grouting and crack sealing
- Preventative Maintenance on Fitness Center Equipment completed True treadmill?
- Replace check in station computer hard drive replacement
- Inspect and mark off location of paver repair for promenade (large sections and tree root removal)
- Inventory of playground replacement items
- Coordinate inspection and future repairs of filter system for lap pool
- 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 8/12 Forest Brook, Creekview, Oakpoint, and Timberlake completed 8/26

Landscaping

Monthly report for Aug, submitted and filed at Operations office

