### MIDDLE VILLAGE Community Development District

OCTOBER 13, 2025



### Middle Village Community Development District

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

October 6, 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, October 13, 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 September 8, 2025 Meeting
  - B. Financial Statements
  - C. Assessment Receipts Schedule
  - D. Check Register
- IV. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager Discussion of Fiscal Year 2025 Goals and Objectives
  - D. Operations Manager
    - 1. Memorandum
    - 2. Update on Open Items (Deer View Column Repair)
- V. Audience Comments (limited to three minutes) / Supervisor Requests

VI. Next Scheduled Meeting – November 10, 2025 @ 2:00 p.m. at the Plantation Oaks Amenity Center

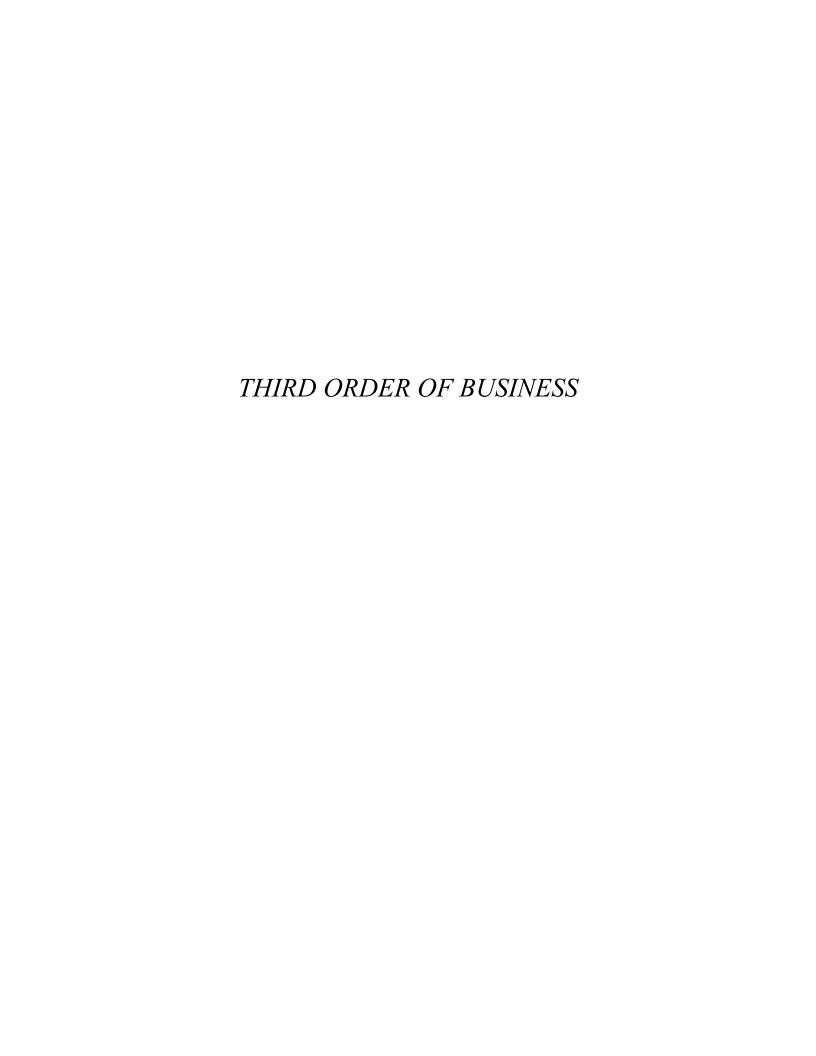
### VII. Adjournment

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, **September 8, 2025** at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

#### Present and constituting a quorum were:

Michael Steiner Chairman

Gerald Bowen Assistant Secretary
Eric Marx Assistant Secretary
Julie Arnau Assistant Secretary

#### Also present were:

Marilee Giles District Manager, GMS
Mike Eckert District Counsel, Kutak Rock

Mike Silverstein *by phone* District Engineer

Chalon Suchsland VerdeGo
Marla Dietrich S3 Security
Jay Soriano GMS

#### FIRST ORDER OF BUSINESS

#### Roll Call

Ms. Giles called the meeting to order at 2:00 p.m. Four Supervisors were in attendance constituting a quorum.

#### SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles asked for any audience comments at the top of the agenda. Hearing no comments, the next item followed.

#### THIRD ORDER OF BUSINESS

#### **Approval of Consent Agenda**

#### A. Approval of the Minutes of the August 18, 2025 Meeting.

Ms. Giles stated on page 7 are the minutes of the August 18<sup>th</sup> meeting. Unless there are any corrections or any comments, I just look for a motion to approve.

On MOTION by Chairman Steiner seconded by Mr. Marx with all in favor, the Minutes of the August 18, 2025 Meeting, were approved.

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

Ms. Giles stated on page 28 are your financial statements as of July 31, 2025 followed by the assessment receipt schedule showing you are 100% collected on page 40. On page 42 is your check register in the amount of \$261,075.07. I see no unusual variances with this check register. Unless there are any comments or questions, I just look for a motion to approve it.

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

#### FOURTH ORDER OF BUSINESS

### **Consideration of Pre-Authorization for Impact Fee Credits**

Mr. Eckert stated as I've talked to you before about the fact that you all have impact fee credits on the shelf that there may be some opportunities to monetize. I've been talking to the broker that we talked to before. She's making some progress both with the county in terms of perhaps being able to go slightly outside our impact fee zone, as well as with potential purchasers. She has a fair amount of interest and she's chasing some more interest. But one of the things that she is saying is kind of a holdup or a detriment to us is the fact that we only meet every 30 days. She had requested that I bring to the Board and, also the Double Branch Board to see if the Board would be willing to preauthorize sales at certain amounts so that if they need to be consummated in that 30-day time period we could do so. Keep in mind that she gets paid a percentage of what we sell. So, the higher the sales price the more money she makes. So, she has an incentive not to go too low on us. But her suggestions were if it's less than a million dollars that you would preapprove them at 75%, so 75 cents on the dollar and then if it was over 2

million in impact fees that it would be pre-approved at 70 cents on a dollar. There is a commission that she gets paid out of that. I believe the last time I checked it was about 6% if she's able to find somebody to buy these. I'm bringing this to the Board. Her suggestion again is to get the preauthorization, so if we do get a deal, we can get it consummated between now and your next meeting and we don't have to wait 30 days. That is what I wanted to bring to the Board's attention. I would be happy to answer any questions the Board has.

Chairman Steiner asked does the Board have any questions or problems with going ahead and creating this document.

Mr. Marx stated I barely understand what the impact fees are. You guys had started discussing this before I joined the Board.

Mr. Eckert stated sure, I can kind of explain that. The District and the developer both overbuilt infrastructure for this area. We built county roads that were bigger than they needed to be, parks that were bigger than they needed to be and the county requested that the developer and the CDD do that back 15 to 20 years ago. When you overbuild at the request of a local government, the local government will give you what's called impact fee credits. Then those credits basically can be monetized or given away. If you wanted to give them away to the people within the community, the builders within the community, they could use those and instead of paying the county impact fee, when they go to get their seal on their house, they turn in a voucher which is an impact fee credit voucher. Then they don't have to pay that fee because the CDD and the developer overbuilt what was needed for the actual community. So, what happened was both Double Branch and Middle Village overbuilt and received banks of impact fee credits. Now that the development is pretty much done throughout the community, we have several million dollars' worth of impact fee credits just sitting on the shelf that we can't give away or sell to people within the community. The law was changed about three years ago. It used to be that you could not sell them outside of your community or outside of your what's called development of regional impact. The law changed to say, no, that's too restrictive. You can now go outside of your own development if you wanted to sell them. So, we have a lot of impact fee credits on the shelf that there may or may not be a market for so that's why we have reached out to a broker who does this type of work to see if she could find some buyers. We have been working on it probably for over a year in terms of trying to find somebody to buy them. Now, the people who might buy them are not going to pay 100 cents on the dollar because they just go pay the county

the impact fee and then not have to deal with the risk associated with dealing with a third party. So, they are typically sold at a discount. That 75 cents on the dollar and the 70 cents on the dollar I mentioned is the kind of the market rate discount which is what she's saying right now. She's saying she will try to get more if she can, which is to her benefit because she gets paid a percentage on the total amount sold. But she felt that if she could have the flexibility at 75 cents for under a million and 70 cents for over a million, that that would help facilitate some of the sales. We have not had a sale yet either at Middle Village or Double Branch. She has just been trying to find a buyer for the ones that we have on the shelf.

Mr. Marx stated you haven't had a sale. Does she have any interest?

Mr. Eckert stated she has had interest. I know one of them was the county wouldn't approve it because it was outside the impact fee zone. The county is carved up into four or five, I think it's five impact fee zones. You typically have to keep your sales within the zone, or it can be outside of the zone if you can prove the improvements that you built serve that area. For example, if you had something that was kind of right on the border, but their main ingress egress was a road that Double Branch or Middle Village built, maybe the county would approve to go outside of our zone in that circumstance. She said she is making progress with the county and getting their okay for going outside the zones a little bit. So, before they were kind of rigid about no, you can't go outside the zone but that's not what the state statute says. And I think the county's been working collaboratively with me when I've talked to them about it, and with her trying to help facilitate things. But understanding that if the county gets a voucher, they're not getting cash, so they're not really incentivized to approve these. But it is a state law that they should be approved under the appropriate circumstances.

Mr. Marx stated understood, thank you.

Chairman Steiner stated one other thing to point out. Early on, when this became more real, the Board went ahead and created I guess a share or a non-compete type of document with Double Branch because of the fact that they are basically a shared resource with what we have. Both of us have different amounts of these credits. We have the greater amount; they have a smaller amount. So, we went ahead and put together a document that if something comes up, we are not competing against each other. They will get half of he sale and we will get the other half until their credits are exhausted. Once theirs are exhausted, we will no longer share. Everything

that we have left, which is a substantial amount will be received by Middle Village, and it becomes basically a windfall of funds that can be used to go into reserves and that kind of thing.

Mr. Marx stated understood, thank you.

Mr. Bowen asked do these credits, do they expire?

Mr. Eckert stated they don't. At least not under the current statutes, they don't expire. But I will tell you this, that there's limited demand. One of the things when you have a master plan project just like this one was the developer and the CDD, if they have one, they're getting impact fee credits because they're over building a lot of stuff, so they don't need to go buy them from somebody. It's really the projects that where they don't have to do that, that might be in the market to buy them at a discount. The other thing too is for an example, if you're going to look at something like Pinellas County, there's nothing left to develop there. If there's nothing left to develop or that can be developed, then there's no market for people because they are not building. That is an extreme example, it could be a very slow market the more things get built out because people are trying to find, well, where can I work something in here or work something in there? But certainly, the Board can make the business decision that we don't want to sell them at all and just want to keep them on the shelf if that's what the Board would want to do.

Mr. Bowen asked do they increase in value in any way?

Mr. Eckert stated no, not that I can see. It is really the impact fee credit is the amount of the dollars that they have for them.

Mr. Bowen stated and the other thing I was saying, if we were to sell it and we get that money in, where would that be allocated to?

Chairman Steiner stated the Board has discretion as to where it's applied or not, where it'll be placed. We can put it in reserve, we can put it into new development, new feature infrastructure that is within our environment. The thing about this is the fact that right now this area is experiencing a large spurt in growth. They are also going ahead with Walmart coming in down here, it's going to entice even more development in areas which are outside of our CDD. But those developers may need to pay fees for impact.

Mr. Bowen stated one more question and I will pause it.

Mr. Bowen stated you said about the 75 on the dollar and the 70 on the dollar.

Mr. Eckert stated right, depending on how much we're sold.

Mr. Bowen asked is that coming from the broker?

Mr. Eckert stated it's coming from the broker. That was her suggestion is to do a preauthorization at those amounts. Obviously, it's a business decision for the Board. If you want to put higher amounts, you can. That may or may not result in a loss of a sale if you can't get something worked out and they need the credits to be able to move ahead. But that's a business decision for you. This was her recommendation. She said she will try to get as much as she can because she gets paid more if she gets more.

Mr. Bowen asked is there any way to verify what they're going for, trust but verify?

Mr. Eckert stated I will tell you that I've had two other communities that have sold them. They're in St. John's County and they have ranged between 70 and 75. And then there was one isolated that went at 80 cents on the dollar, but that was just one. The rest of them have been at 70 or 75. That is the only market I can speak to because I have not sold any in Clay County.

Mr. Soriano stated the demand is a little higher in St. Johns.

Mr. Eckert asked what's that?

Mr. Soriano stated the demand is a little higher in St. John's.

Mr. Eckert stated yeah.

Mr. Bowen asked are we limited in the geographical area?

Mr. Eckert stated we are. We have an impact fee zone that we're in and we can't sell outside that unless we prove to the county that the area outside gets a benefit from what we built.

Mr. Bowen stated thank you.

Ms. Giles stated Mike, are you looking for a motion from the Board to authorize?

Mr. Eckert stated if the Board is so inclined, we would be looking for a motion to preauthorize impact fee credit sales provided if it's less than 1 million, that it can't be sold for less than \$0.75 on the dollar. And if it's over 1 million, it can't be sold for less than \$0.70 on the dollar. That would be the motion.

Ms. Giles stated okay.

Chairman Steiner stated I make a motion to go ahead and have the document created by council.

Mr. Eckert asked what would it be to go ahead and consummate any transaction that comes through as well?

Chairman Steiner stated yes.

Mr. Eckert stated okay. You can revoke it at any time that you want to.

Chairman Steiner stated keep in mind it's one of those situations where development and offers like that are going to be somewhat rare. It's taken us to this point to find somebody.

Mr. Bowen asked well how would we deal with that if we were getting multiple offers? Chairman Steiner stated we only have one broker.

Mr. Eckert stated builders know that this is generally out there. I know the District manager's office, other people in your office have reached out to builders and said, hey, we have some impact fee credits that we might like to sell. The words out a little bit. I've not seen that situation where we have had competing offers, but I would suggest that if there were two offers that we got and one of them was higher than the other one we would be talking to the chair and he probably wasn't going to sign the lower one. He would probably sign the higher one in between meetings. If it's close to a Board meeting, we would probably bring it to the Board and say, what do you want to do? Do you want to push back and try to get more money out of this one and say, hey, they offered 75, will you do 78 and the Board would have that. But it's a question of you tell us what you want us to do, and we will make it happen. She is just concerned that we might be losing some of the sales if we have to wait 30 days for a Board meeting to bring something before the Board when the developer or builder might be able to get it from somebody else, like another developer who owns them without going through the public CDD meeting, sort of schedule that we have. This is a business decision for you. I'm not trying to pressure the Board to do anything here.

On MOTION by Chairman Steiner seconded by Mr. Bowen all in favor, the sale of impact fee credits was preauthorized if under \$1,000,000, then the minimum would be 75 cents on the dollar minus commission, and if over \$1,000,000, then the minimum would be 70 cents on the dollar minus commission, was approved.

#### FIFTH ORDER OF BUSINESS

#### **Staff Reports**

#### A. District Counsel

Mr. Eckert stated I really don't have much. It has been really quiet for us.

#### B. District Engineer

Mr. Silverstein stated unless you have something new for me, I have nothing to report.

#### C. District Manager

Ms. Giles stated I do have a couple things for you there on your agenda. Starting on page 108, we have three work authorizations.

### 1. Consideration of GMS Work Authorization #1 for Onsite Management and Maintenance Contract Administration for FY26

Ms. Giles stated the first one is on page 108 and it is work authorization #1 for onsite management and maintenance contract for FY26. This describes the six full time employees that we have here. It's a couple pages long there. Each one of those positions, it gives a description of what they do. On the last page of that work authorization, it breaks it out. The fees for Double Branch and then the fees for Middle Village. Jay, did you want to go over any of that or anything to add to that?

Mr. Soriano stated not really. You guys are new; this is the same work authorization we've had now for 20 years. These are the same positions; same roles and the amounts are what's in our budget right now. We try to stay at or below our budget. The one that can make a difference is the amount of work we do with the tennis courts. That one is flexible because that includes the things like repair hours also. But everything else is just for the management roles. Myself, Wanda for the rentals for the rooms. Lisa Carter is an assistant in the office. The aquatics director for both sides of pools and then the access director at the fitness centers.

Ms. Giles stated unless there's any comments or questions, I just look at for a motion to approve work authorization number one. Any discussion?

On MOTION by Chairman Steiner seconded by Mr. Marx all in favor, the GMS Work Authorization #1 for Onsite Management and Maintenance Contract Administration for FY26, was approved.

#### 2. Consideration of GMS Work Authorization #2 for General Maintenance Services for FY26

Ms. Giles stated work authorization number two starts on page 116. This is the work authorization for general maintenance services. It's at \$45 an hour and if there's a need for

mileage, it's at the state rate of \$0.44 a mile. This one also goes into the details of facility maintenance and repair services. Jay, anything on this one? It really just describes what they do.

Mr. Soriano stated this is your hourly maintenance guys for the community. And this is one you split your hours. Last year was asked for both Districts to try to bring on an extra body because you do split the hours. So, if you have a crew of three full time guys or maintenance guys, it's really one and a half because some guys are over here doing work throughout the week, but some guys are over at Double Branch. We up last year's now I average about five guys during the week.

Ms. Giles stated unless there are any comments or questions, I just look for a motion to approve work authorization number two.

Mr. Bowen stated can I ask a question here? I apologize if it is not in the right order. But all these things that we have as far as our assets for the Branch and everything, do we have anything in place to keep track of all of our assets? you talk about your major assets like a golf cart or that. Do we have anything that we can see every year that okay, we've got this, we've disposed of this. We have computer systems, monitors, that sort of thing.

Mr. Soriano stated your major items, and these are a little different and you said that there. But your major items are listed in an asset inventory for insurance. So, you do have on there golf carts and things like that. This stuff kind of adds up. But you're talking about the TVs I bought for \$120 this month. So, they're kind of lower cost. We do have an inventory for those also. It is a little longer and it's not something that is any type of requirement to kind of keep around. But I try to update it here and there. It is a very long list of inventories because I add on things like this quite a bit to try to make meetings easier or work for the guys easier, things like that. So, we do have that, and I can update that, even bring it to the Board every once in a while. Insurance has asked us to use that to kind of look at what's in the buildings because those are things that although tiny do add up. If we were to have a major catastrophe and we had to stake a claim and say, hey, we need you to replace a whole building inside. I have 100 of these TVs. They're only 100 bucks each, but that does add up, and they have to pay for it. So, they have asked us to give them an updated inventory. It does take a little while to get through that, but we can submit it to the Board too to let you see some of the smaller items we have. But all your big items are actually listed on our insurance. Every year we go through and update that. The things like, say, the very expensive pool lifts that are kind of attached to the outside edge of our pool,

those things are about \$12,000 or \$13,000. If they were to get damaged, I can make a claim on those for insurance because we actually have that listed.

Mr. Bowen stated I would like to see that.

Mr. Soriano stated we have it, but it's actually in the filing cabinet.

Mr. Bowen stated you know things can walk away. You hate to say that but it can happen. Like you said, if there's a claim and we have a storm, hurricane, whatever, it would be nice to know that okay, we lost this.

Mr. Soriano stated we are actually kind of a step ahead of a lot of other Districts about, I'd probably say, eight years ago, something like that, nine years ago, we were one of the first. Since then, few Districts that year they came out and the state wanted to do this almost inventory check. They picked out, I think it was only five or six random Districts throughout the state. They sent an auditor that basically went through all my bills, and they did it two ways. They picked out a few things that they saw on the insurance list someplace, and I had to walk them around and show them where it was at. Then they looked at my bills that I submit for check requests or even credit card purchases. So even little things, a TV monitor and pick those things out. Basically, I do the same thing, walk around and kind of point out to where it's at so they can keep track of everything and ask us how we were doing it because a lot of Districts don't have that kind of thorough inventory list like that. Ours is. It is a PDF book that is a couple thousand pages big because we have everything on it, even a shovel. We have 10 shovels sitting back there in that shop. We will take pictures of the 10 shovels and actually have it listed on that inventory list. Now, some of the smaller items, we don't do paperwork, when they break a shovel and I buy a new one. I do have the receipts for that so they can see that when they do that type of audit. So, we are a step ahead. But we're also very big. We have a lot of stuff. The larger items are automatically going to be on there because of that insurance list. That is something we can send to you pretty easy. We do have people sometimes that ask for things like that so they can see, well, how are you getting charged for insurance? Because we want to see the cost of this building. The building is empty. This is how they're charging us. But then they also have this other section down here, what's inside the building, and they base the premium on that. We do have to keep that in Marilee's office has that. If you ever want to see that, you can see that. The bigger inventory list of this type of stuff, update that. Like I said, if you guys want it. It's one thing that we can go through and kind of redo that and what they did in quite a while. Insurance

did us a passport this last time we were doing our premiums. I told them we'll start working on things. It takes quite a few months to go through and take pictures of all the new stuff or anything that's been replaced and added to that list. When I'm done with that, I would bring that to the Board.

Chairman Steiner stated Jay part of this stuff is also tied in with our reserve study.

Mr. Soriano stated right.

Chairman Steiner stated we have to maintain a reserve study and basically, we have to have money in the fund to cover different things and periodically they aged and it schedules that we're going to be doing a replacement. I don't think it goes to the detail you're talking about, but it does cover our major assets. Like this motor that we just got done going through the high-cost items.

Ms. Giles stated I can send that to you Gerald.

Mr. Soriano stated definitely the bigger items that's easier to list and match up with the capital. It's the smaller items. Like I said, these I might be doing this really not. Some of this stuff's getting cheaper or you'll notice in my report, lifeguards dropped the monitor this last month outside. When you guys go in and check in the pool you scan your card and a picture pops up. For a couple weeks, they couldn't check anybody in because they dropped the monitor. And I get mad at them because now I have to go to Walmart and pick up a new one. It's not real expensive, but the stuff does add up and I have to be able to keep track of all of that. Those are the smaller items that don't pop up as easy on the big reports.

Mr. Bowen asked right now do we have like a cutoff dollar amount?

Mr. Soriano stated no, so it's, basically you are going to see everything. So, if I buy pencils, you see it in the agenda packet. But it's not really a cut off for that amount. There is what's called the discretionary amount for things that I can buy and includes the big things, so replacing an air conditioner if it's under a certain dollar amount. I don't have to come to you guys or wait till the next month. I can go ahead and do it. We don't go back and forth about items like this because it's kind of easy. Last month it was pointed out that maybe an extra TV would be better. So, I may go ahead and purchase an extra tv, but I haven't got the card in from Amazon yet. We don't have our fourth one up there. But those are little things I would wait 30 days to come to you guys for that is well within my discretionary amount. The discretionary amount for the big items, so say like an AC unit or one of our big freezers in the kitchen for our weddings,

that amount is set at \$10,000. Anything above that, I have to work with the Chairman. I want to do that before I come to you guys' next month. That is about the only cutoff that you have.

Ms. Giles stated thank you. Jerry, if you would like, I can send you that inventory list from EGIS, your insurance company. It has the big items on it.

Mr. Bowen stated I was just curious as to how we keep track of everything.

Ms. Giles stated alright, unless there's any other comments or questions on work authorization number two, I'm just looking for a motion to approve it.

On MOTION by Chairman Steiner seconded by Mr. Marx all in favor, the GMS Work Authorization #2 for General Maintenance Services for FY26, was approved.

### 3. Consideration of GMS Work Authorization #3 for Tennis Professional Services and Instruction for FY26

Ms. Giles stated on page 118 is work authorization number three for tennis professional services. This goes into description of the tennis professional services and instructions and on the second page of it, the breakout for the payment of the services. Jay, anything to add to this?

Mr. Soriano stated some of that was what I mentioned earlier as part of management. So, you do have your manager, but you also have those kind of under pros and maintenance people that help out with other items. But just for tennis, those guys don't go anywhere else.

Ms. Giles stated unless there's any comments or questions on work authorization number three. I just look for a motion to approve it. Any discussion?

On MOTION by Mr. Marx seconded by Ms. Arnau all in favor, the GMS Work Authorization #3 for Tennis Professional Services and Instruction for FY26, was approved.

#### D. Operations Manager

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

Ms. Giles stated on page 121 starts the Operations Managers Report.

Mr. Soriano stated we did have our last adult only event at the pool. There were maybe a handful of people there just because of the weather. I had sent out a couple of emails to let you

know we were still here, rain or shine. We had fun with the band that was here and the handful of people that were out there. Luckily, I didn't have to spend as much money because I still had beverages and items left over from the adult only event that was at Double Branch the month before. But still, I chalk it up as a little loss. Everybody asked for those things, but at the same time, the sun came out after the storm, nobody came down. It was kind of a loss because I still have to pay for the live band. There was four of them there. We do pay for those types of things. We are moving into our off season where now we have movies. We don't do them at the pools anymore. The movies will be at the multi-use fields over at your sister District. So, you will see an email. I think the first movie on the green is actually this week and then every month pretty much we have movies over there on the multi-use field until we get back to springtime next year and everything comes back to the pool. Moving on, I did work with the high school team. I'll update you guys here on the lap pool. The high school team was prepared, pretty much to be out even for this month just in case because they had to set up their schedule for their meets and all of their meets were set up to be away. So, we will be opening here soon. I was originally hoping to open today but it's still a little cloudy back there. But we will get them back in here soon and they may be able to get two meets out before the end of their swim season for high school. We will make sure we send that later to residents that will be back there using the pools once we open back up. I did talk to the coach. It does not look like they're going to ask for the year-round program this year just because it would be just coach Jack. The girl that helped out last year, she wasn't going to coach this year and he's kind of burned out he said. With a very, small group, they kind of end up with about 10 kids and he just didn't see it as being worth it. I know I mentioned that here when we had that meeting. Those parents that really believe it's going to be a big program; it does take some time to build. Even though we started off with a lot of excitement and participation from those parents because we have 100, 110, 120 kids on our recreational team during the summer. The winter months are a lot different. This month is a month where they still have some of that excitement because it's warm and they may not be doing another sport. Once we get deeper into the off season and they're in school and they're doing other programs and the weather gets a little cold, they don't want to be out. So, those numbers really drop off after that. That's kind of what we saw last year. They will be back to ask us for that. But it sounds like right now they are kind of taking up and not planning for it right away. We may see those parents that asked for the year-round swim team more January,

February, asking to start early in the spring. It doesn't look like they're going to start here this off season. If you notice our numbers are staying pretty high for rentals. I wanted to update you guys on how it went with our resident who organizes the Christmas parade. I did let her know our decision was that we didn't want to allow the usage if it interfered with a rental that was already in place. I did check with Wanda, and the rental calendar already had wedding venues on the first and second weekend of December. So, there are really not many more dates she could change to. We don't want to do the Christmas parade all the way up to the last day or two before Christmas in too many places. So, she is looking at other areas. She understood and she asked if there was any place that we were able to help out with. The clock tower of the church is not ours so can't really help out with that. The other area that she is looking at now is the baseball grounds that is county owned. I did point her in the direction to who manages that because the county gave management rights to the sports association there. So, they'll kind of say who can use it, who can't. We really don't get involved with anything over at the baseball park. But that may be a better option for her if she's that way and the parade comes this way. Because now your kind of blocking off just two neighborhoods instead of before there was about three neighborhoods that may be completely blocked off for a couple hours that night. So, we will see, but she was understanding on our part due to the complaints last year from our rental that was going on the same night. Moving down to some of those repair and operation items. The plan originally was, I sent out the emails to all the residents when we got the motor in. It did take us a full week to get everything installed and hooked up running without any leaks, any issues electrical wise. That is a 200,000-gallon pool. You guys saw it before we turned the motor on, it was pretty dark green. It had been off for three months. That water does not move at all. Like I said, it's almost 200,000 gallons six feet deep in the middle. That water is just stagnant. There is not much you could do. I had a couple residents ask, well, can't you drain it and refill it? Yeah, we could, but we would be risking damaging that pool. The weight of 200,000 gallons of water keeping that concrete down, it will actually lift up out of the ground. It can crack pipes under the ground, things like that. It is not recommended ever to drain something like that. There are times I can involve construction companies when we're doing new construction and things like that and dewater the area around. So, you'll see, whenever you're building stuff, they pull in water pumps and actually pump down ponds around the outside, directing the water farther away. You're actually trying to bring the water table down around the ground that you're working on so that you don't have that force

lifting up. That's about the only time we can do things like that. The other option is basically just to backwash every day multiple times back in and backwash. So, you see this was from last week, this picture in front of you. This is where we are currently at. If you notice it is blue, but it is clear. We just have some cloudiness. And then these are like the dead algae spots that we're trying to suck up in our vacuum. This was from this morning. We did kill our one vacuum that operates in that pool. So, for 14 years now, we haven't typically used the inline vacuum that goes to the filtration system. We use what's called Hammerhead, it is separate. We don't normally have algae issues. The Hammerhead is a commercial type of vacuum you see on the back of everybody's trucks when they're driving around. That's for the big ride. Leaves and twigs and stuff like that it doesn't pick up. This is basically just powder green stuff that you see that's kind of dead on the bottom more or less that we need to be able to pick up. This morning when I came in, I was told about that motor. I'm going to have to replace the vacuum motor so we can finish sucking this stuff up. But it's the clarity of the pool that I'm concerned with. Like I said, you can see the bottom, but if you notice it's still cloudy. Even if I can get all that stuff off the floor, I wouldn't open yet because of that cloudiness. Our PH and chlorine levels are fine. We can get that up there. That cloudiness comes from all the extra chemicals and even dead material that's in the water. It floats around and just makes small speckles that kind of makes everything look cloudy. So, until we get that out of the water, I don't feel comfortable opening up. I'll send out an email to all the residents to let them know we're kind of play by ear day by day and see how it goes. If that needs to be open on Wednesday, great. Tuesday, Thursday, whenever we can open up once it's clear enough that I feel comfortable, but it should be soon. The only thing I want to point out to you guys is the repair and everything didn't do well once we got all the equipment in. The cost was kept pretty low. He did submit a bill to me to the contractor for just under six grand. It was a lot of work. If you notice the giant machine that was out there with this big motor for a week is something he owns. So, we pay a lot less for that type of work. Just renting that type of machine would cost a couple thousand dollars for a big excavator like that to be out here for a couple weeks. So, it's nice that he had that. But he did send his bill and it was under about six grand. Labor wise, this was a pretty low deal. The one thing I'm going to have him look at next in this picture, if you see this is from us backwashing, so right here around this circular lighting it looks kind of like a flower or butterfly. That's actually the sand coming out of our filtration system. That is from us turning the backwash system on and turning it off multiple

times throughout the day. The way the sand system works is you have this big cylinder back there and it's filled with sand and gravel. Water comes in from the top and goes through that sand and gets filtered. There's a pipe at the bottom that goes back out to your pool. That's where the nice, clean, clear water is supposed to go back out to your pool. The dirt gets sucked into the sand and gravel. when we backwash, we pump it backwards. Water at the top gets all mixed up and mucky from all the dirt and algae getting stuck in the sand. Then instead of going back out to the pool, though, we send it to the waste. Basically, it gets sent out to our watershed outside the street here. That's where the drains go to, and that helps clear everything. We do about 10,000 gallons every time we do this. You will lose some of your sand. Some of your sand kind of gets muddled up in that water and goes away. They do recommend after about 10 to 12 years that most places will replace their sand. For us, this can be about a \$10,000 or \$15,000 job. It is at 14 years now. If it wasn't for this issue where I have to do things like constant backwash, I wouldn't really recommend it for another year or two just because we get away with it. It is in our capital. But because of this and seeing issues with the sand coming out a little easier, I have asked the contractor to give us a quote. Next month I will bring you some numbers and will bring numbers from a couple other guys. It's not something that's in a hurry, but it is something I've noticed now because of maintenance repair on this system, I want to make sure the system works well. A brand-new motor, brand new VFD drive, and we did it at a pretty low cost. I know it took all summer, but being able to do this at low cost compared to the custom job that we originally had, it's much better.

Chairman Steiner stated Jay with the sand issue, is that affecting the clarity of the pool?

Mr. Soriano stated it will. So right now, that's what we're seeing. Some of that sand instead of catching the dirt, it's just not floating away or going away. The more sand we have packed in there, the better it's going to catch the dirt. We have loose sand that's now going out and going either back into the pool or out to the waste. When we do this backwash, you build up holes in the bed of the sand and the dirty water can make it through a little easier. So, your clarity does get affected because of it. Usually at the 12, 13, 14-year mark, I would recommend most places that have a sand filter to look at replacing the sand just to make the water quality better.

Chairman Steiner stated okay, the question I have got it is the fact that you repack the sand but have to continue with the back washing. Are we going to be pumping out new sand?

Mr. Soriano stated no, I would even if we decided we want to replace the sand, that won't happen until we get this taken care of.

Chairman Steiner stated I just simply wanted to go through it twice.

Mr. Soriano stated this is kind of the same process. Mike, you were here, this was a pretty long time ago now. I think we're hitting almost eight summers this summer since we did the resurfacing. So same thing about 12 to 15 years in for a commercial pool, you are going to grind away the white marcite that's on the pool and you're going to lay a new layer of that. The health department will start to get on you if it starts to look too rough. They want a nice new surface on your pool. When you do that and the contractor starts everything back up and cleans and clears it, whether you have a sand filter or whether you have DE Grids. In this pool in the front with the slide, we actually have DE Grids. You're doing so much cleaning and backwashing that you damage your grids or your sand. And part of that repair should include new material whether it's sand. We can also look at that and see if we want to try to survive with this older sand until we get to the point where we do a resurface here. Your biggest problem is you are at 14 years now for that lap pool. These other pools, the spray ground and the slide pool, we did seven to eight years ago. We put a nice thick, what's called Pebble Tech coating on it to try to make it to 20 years instead of 14 to 15. The idea is to go a lot longer on those two pools. Your lap pool is kind of stuck in the middle. We can make plans to resurface that in the next couple years, or we can try to make it last until all three have to be done together which was kind of my hopes. The lap pool, when it was originally made, was made with this really thick big nice Pebble Tech. That's why we put Pebble Tech on the front ones too, to try to match them up. Just timing wise it didn't work out like that. So that will be something that I look at when we redo these also is replacing all of our DE Grids.

Mr. Marx stated I'm guessing you can try to schedule replacement of the sand in the pool's least used as opposed to when it's most used.

Mr. Soriano stated yep. It takes about three or four days to suck everything out and put everything back in. So, it would be something we'd recommend doing in the off season if we wanted to do it, kind of like in January or February.

Mr. Marx stated thank you.

Ms. Giles stated Jay, before you move on, lap pool pump repair is on the update of open items.

Mr. Soriano stated yes. Your pump is up and running. Like I said, it's just the pool itself is not open until the cloudiness really goes away a little more. Like I said, your chemicals are good. The algae is getting sucked up., I have to replace a small vacuum that's going to be a few hundred dollars. It's not an issue, but it's the clarity. I want to make sure it is back to good, clean, clear water before I open back up to the residents so hopefully sometime this week. But the original email did go out saying we can reopen back up on the 8th. I'll be sending out an email updating everybody. It'll be kind of day by day. We'll play it by ear from here.

Ms. Giles stated Mr. Chairman, do we need to leave that on here or can we take that off?

Chairman Steiner stated being the motor has been replaced; I would just maybe replace it with status of pool opening. That probably may be taken care of before the next meeting.

Ms. Giles asked Jay, anything else on your report?

Mr. Soriano stated we have a couple other items here that I will go over and. Mike was on the phone. The repair for parking lot. I know last time I didn't have enough written quotes, but I was pretty happy with one of them. We did have three companies finally give me written quotes for repairs on that pipe that's in your parking lot. All are underneath my amount. So, I had two that came up right around the five grand mark for the grouting. The pressure grouting is what Mike recommended. I had one company; the first company had given us a quote for just over seven grand for pressure grouting and also sticking in a section of liner in the pipe. You guys remember that? I do like the extra cautiousness of sticking that liner in there. I'm probably going to go with APS a little higher. But it does include the grouting and lining. We will move from there. Mike, I will send that to you. Mike Eckert, we will get that in the office so we can do an agreement up and get that pipe repaired out front. If you've been out there, it is holding up pretty good. But the same thing that happened before, eventually after a year of rain, it's going to create an access back there and, asphalt is going to the sink in around it. So, we will get it fixed and stop that from happening and less repair time for our maintenance guys. There's the last two items. So, I did want to update you guys since we are finishing up on the lap pool motor work. This is also in time, so the end of September, beginning of October is usually when I test the heaters out. We just installed these heaters last year. The original plan was every year I would replace a couple. These are brand new, so I'm not going to start that yet. I know that was the request from the Board is to look at and replacing whether it was one or two at a time every year so we kind of guarantee there was enough good working heaters in there we didn't have to shut down. Because last year there was a big group of four or five that went out at one time. But like I said, this is our first year. We're not even done with our warranty time. So, I wasn't making a plan on buying and replacing any of those units yet. If everybody's good with that, I'll go through testing so that we can warm the pool up at the beginning in October.

Chairman Steiner asked Jay, do we have any spares on this job?

Mr. Soriano stated I do not have that. Do you want me to purchase spares just to be ready, I can do that. I just wasn't going to swap any of them out yet.

Chairman Steiner stated go through the testing, but I think it would be beneficial being we were doing it with our motors. Rather than run around waiting on getting a shipment in our delay would only be getting the plumber to come in and reconnect. If I remember correctly, these weren't all that expensive.

Mr. Soriano stated they are not. The original plan was, like I said, one or two of them ready to go and actually swap them out before they even went back. We don't want to do that, but we at least want to have two in the shop ready to go. I can still do that under my amount. These are only I think they are 4,000 a piece, so they are not real expensive units because we went with the small units to make these up.

Chairman Steiner stated Jay, how many are in there because we swapped out the big boiler and that was something what \$22K to \$23K.

Mr. Soriano stated so your total is 2.4 million BTUs.

Chairman Steiner stated we put together a plan some years back where we put motors on the shelf. When we would have one go out, we put a new one in and then had Jay go and have it rebuilt and then it went on the shelf. The motors themselves, some of which were shareable with Double Branch so if they grab one of them, they have the problem. We split it, put it back up and it just cuts the downtime. So, I think it would be good if all of these seem to check out all right to go ahead and plan somewhere along the way here getting a couple to put on the shelf.

Mr. Soriano stated I can do that under my amount. I just wanted to let you guys know that we discussed it as part of this plan of repairing them last year that we would go ahead and actually replace one or two every year even if they didn't quite need it. We were going to be ready for it. I didn't want to replace yet since we're still just coming off that warranty time. So, with the warranty time in February. So, by the time we're ready to kind of really use them at the high point, I will be ending with that first one-year warranty. I didn't think makes sense yet to

actually replace but I can make a purchase so that we can have them on the side ready to go for this next.

Chairman Steiner stated yeah, I think it would be a better policy rather than changing them out even if they haven't failed to go ahead and have spares on the shelf. So let them fail.

Mr. Soriano stated yeah, okay.

Chairman Steiner stated and just do a quick swap out with the shelf.

Mr. Bowen noted they are going to get cheaper.

Mr. Soriano stated no.

Chairman Steiner stated no, but the thing about is, is we will be throwing away usage and these all don't go and have a clock on them that says it's going to die at the end of warranty.

Mr. Soriano stated right. No, I'm good with that. I will be prepared. A quick discussion of the treadmill. Also, about a year ago or so we had made a decision we had an older style treadmill down to your fitness center. It is the last of a group of the old ones that we were having trouble repairing over the years and we did make a statement back then when I purchased new equipment that when that last treadmill, it's called True Fitness, that's the company when it went out. We can't get parts for it anymore. It's definitely over the warranty. This is about 11 years old now. It's not easy to work on. When it went out, we would not replace it. We have the two newer what's called Life Fitness brand treadmills that match what's at your sister District two over at the Double Branch fitness center. These are still easy to work on and they have parts. Pretty much every commercial fitness center uses that type of brand. That's the other treadmills you have there. But the trio is out and I wanted to make sure everybody was still in agreement not to put money into something that's breaking down constantly and we're not going to replace that.

Chairman Steiner stated just for the new members of the Board. We had only two treadmills in there to begin with and we were having problems so we went ahead and directed Jay to go ahead and replace two of them with new machines. Make one of the older units serviceable using spare parts that we had from the other machine and put it in place until it failed. The intent was never to increase our usage down into three treadmills, but it was to put the extra and get a little more life out of it. So I think the decision not to replace is still valid.

Mr. Soriano stated yeah, we did squeeze it in basically to keep. But I didn't want to just throw it away as it was still working. We had parts from another one that I could swap out for a while. But now we're past that point that I can't even swap out parts. But I still wanted to run it

by anybody before I get rid of it completely. And then outside of that, I just wanted to update you on a couple of items. Our nice new equipment, there you go not even a month into it. We have wonderful artwork all over the place. Luckily, this equipment here is new. It does take a little bit longer as it ages, it will start to etch from weather, things like that and things like paint and even permanent markers will stick better. So, my guys were able to go out as soon as I had a resident point it out to us and washed everything. Everything came off nice and clean.

Mr. Bowen stated is that the one on Deer View.

Mr. Soriano stated this is the newer structures at Deer View. We replaced a lot of that plastic equipment that you see there. The plastic equipment is what gets tagged up more often. I didn't show you guys last time, one of the ideas of the way we're replacing this stuff is we make a lot of repairs, and we pull a lot of this stuff off, but we reuse a lot of it too. Some of it stays in place and we bolt the new stuff to it so that this is more of a repair than a complete replacement. But then some of those items we take off, if we are not replacing using them, we store them. So, this is inventory. We take pictures and kind of track everything that's left. I have piles of a lot of this equipment. So, when here you see a ladder, one of those ladders goes bad, somebody damages it whether it's by vandalism or even they start to rust so bad that we can't use them. I can actually take these and recoat these and then hang them up in place so that we don't have dangerous items. So, this helps out more at your sister District, since they do have 10 or 11 of these playground structures where you guys only have three, and then your main one here at the amenity center. But this is what we've gone to doing in the past, we've been repairing this. We pull everything off and everything that's usable, we store to the side and kind of make inventory so that we can make replacements when we can instead of purchasing them. Something like this set of steps right here, you see in the front of this picture, actually costs about three grand just for the steps. Thermoplastic covered steel is very expensive. And a lot of times I have to wait for them to finish making it before they ship it out. It takes a couple months to even order, we try to keep what we can that is in good shape and anything that's either too rusty or damaged, those are the items we do get rid of.

Mr. Marx asked where do you keep all of this?

Mr. Soriano stated most of this stuff is in a storage area in the back behind tennis. We have a little building that has our equipment for things like landscape and then behind that we have this area. Keeping it somewhat neat and organized is the hard part because it is out there.

So, make sure the guys, landscapers are careful when back there pulling out a slide or poles that we're going to use for something else just because of the natural animals, snakes and things like that that are back there. But yeah, that is behind the tennis area. That big area that we have now fenced off gets used for a lot of the storage.

Mr. Marx stated okay, thank you.

Mr. Soriano stated unless there are any questions on some of those old repair items on there for this month, that's it for me.

Mr. Marx stated I have one question about the leaning tower of Deer View. You said it was going to get torn down three weeks ago.

Mr. Soriano stated yeah, I still haven't seen the mason at all. I have gotten on them. I know that just getting scheduling due to the weather has been tough this last month. He hasn't given me a date yet. He knows the work involved because he has dismantled one of those for us before so it could be kind of him coordinating when he can get a machine to lift the cap up too. But he hasn't talked to me or returned a text or a call saying, yeah, I'm going to be there this Tuesday or anything. So, I'm still working on him.

Ms. Giles asked anything else for Jay, Chalon anything?

#### SIXTH ORDER OF BUSINESS

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

Ms. Giles stated the next item on the agenda is item six, audience comments and Supervisor's request. Mr. Chairman, who would you like to go first?

Chairman Steiner stated go ahead and have the audience comments.

Ms. Giles stated just as a reminder for the audience to state your name for the recording.

Tim Mottern – Thanked Jay for taking his call. Spoke about problems with e-bikes, minibikes and motorcycles in the community. Asked to put up gates at the entrance to stop them from coming in. Chairman Steiner stated the problem with the promenade in that area has been something that we have looked at and solicited from owners on what they can do. But keep in mind we're governed by that property that you want the bulkhead on. That's not ours. He directed him to Clay County Sheriff's Department. We have sheriff's officers that are on that we pay \$50 or so an hour with a minimum of four hours. He spoke about setting up foot patrol through the sheriff's department.

Mr. Marx stated I am assuming these kids that are riding through and not coming in doing laps or anything. Mr. Mottern stated no, they just joyride and run through yards burning them up. One lady he had a community meeting with because he was on the verge of starting a neighborhood watch to handle some of this.

Mr. Marx stated my question still stands, are they driving through after school.

Mr. Mottern stated yes it happens after school and all day on the weekend.

Chairman Steiner stated it's through different ways. We've talked about putting up gates at each of the pavilions, but that isn't really going to do anything. If it's treated the way it's been in the past, we will be fixing the gates more than we are going and deterring it. Yeah, they'll stop, but they'll only stop long enough to jam it open or whatever. But it doesn't deter them from coming back through. The issue is parental oversight, but I can't do that. I feel the frustration that you do, and the residents feel with this. I don't walk out there as much as I used to, but I'm well aware of these bikes flying through. This year we started with the dirt bikes. Up to this time it was one wheels and electric bikes, now we got the razors, the minibikes. They load as many people as they can on each one.

Mr. Marx stated just so you know, this isn't a localized problem. Because the same problem I've seen adults riding electric bikes on the sidewalks, not stopping for. Mr. Mottern stated they need to worry about their neighborhood.

Mr. Marx stated this is my neighborhood just around the corner. I think the county is actually trying to make it so that kids have to have a driver's license to ride some of the vehicles for this very problem.

Chairman Steiner stated the issue is the fact that you have got to wait for legislature, these people and this issue has been going on and on. What's driving the thing is all of the accidents where these kids are getting killed because they don't know the rules of the road and they're going and just getting struck. It seems like it's an every night occurrence.

Mr. Marx stated I think to be fair, I don't think you're going to find a one size fits all solution.

Chairman Steiner stated I just want to get something to go ahead and slow them down. They use it to get back and forth to school. I understand that. They need to be challenged on the speed. They need to be truly code compliant. There's already bicycle laws or statutes that say when approaching somebody from behind, you have to honk a horn or ring a bell, make some

sound. These things the only thing you hear is the bike and that's it. But I don't know how to put it thoroughly to bed. But we welcome any ideas that anybody can come up with and we appreciate you coming here. But all of this also needs to be focused at the sheriff's department. They're the ones that are going to be able to arrest or challenge any of these things. Residents risk themselves if they go forward with trying to challenge some of them. So, I don't have a solution for you. I have a recommendation and understand it's not being ignored, but we have to go ahead and meet certain statutes and access requirements to allow people to walk. The bad thing about it is there are conscientious adults and kids who ride bikes who aren't the issue. Mr. Mottern stated my concern also is we have elderly neighbors that walk at night. We have elderly neighbors that get out and walk at night for their exercise because that's all they can do and they have to wait till it's cool at night to do it, and then they got to worry about these motorcycles and everything coming down to hit one of them.

Chairman Steiner stated yes, sir, I understand and the Board is aware of a lot of it.

Ms. Giles asked are there any other public comments?

Resident Rob - Basically on the same thing. I don't want to beat a dead horse, but the motorcycles are a big problem. I usually try not to get involved in all the nonsense in kids. I know kids are going to be stupid. But there's three of them the last couple weeks from the corner, sharp corner down the end to about halfway up, it's a straightaway. And they were riding three astride drag racing each other back and forth. I went out there, stopped them and said you guys need to move along. So of course, they get 20 ft away and curse me out and this isn't the end of it and we'll find you and all this kind of nonsense. The only thing I could say is if we could get somebody, whoever responsible that lives there or anywhere up the path and whoever is responsible for the path, just give permission for them to be able to call the police and do a trespass, because the police aren't going to trespass unless they have the authority from whoever is allowed to do so.

Resident Rob stated yeah, it's got to be on the path.

Mr. Mottern stated that's not us, that's CDD.

Chairman Steiner stated but if they are using your area as being an entrance point, that's where you trespass them.

Mr. Mottern asked okay, but would I have the right and the authority to do that, if I catch one and have the sheriff come out, even though it's CDD property, and not common property.

Resident Rob stated whoever in charge says you have the right to do it, you could do it or if they want to give you a piece of paper, the cops don't care if you have paper or not, as long as you say I have the authority through the CDD. They will do it. They all come in from the new condos over there and I have waited till they come back at the end of the day, hopped in my car, try to go around and see where they are. I figured I'd go up to the door and talk to the parents and tell them what they're doing because I'm sure they don't know. But nobody in there sees them. Nobody knows where they live. Nobody saw them go by. It's like, I don't know where the heck they go to, but they're silent as can be. The second they hit the trail to the lake, they rev it, not just like one rev as obnoxious as they could be.

Chairman Steiner stated I don't have a solution. I wish I did. One of the things that you both are in Cambridge. Have you approached anybody?

Resident Rob stated I stopped them.

Chairman Steiner stated no, the HOA for Towering Oaks.

Mr. Mottern stated oh yeah, they don't want to get involved. I'm glad you asked that. Rob knows when I was going back to when I was looking at doing a neighborhood watch. Maybe if they see us out there, maybe it will help more people say something to them. We contacted the HOA; they don't want to get involved in it. That was their exact words. So, what do you do?

Chairman Steiner stated I don't know.

Mr. Eckert stated I think what the Board is discussing at least at this point is whether or not there is some form of additional patrolling that can be done with somebody who has the authority to do something about it. It's not our security and its not the Board members individually. We can trespass but I am not hearing the police caught them and are talking to them saying oh yeah well, I can't trespass you, so you are free to go. I am hearing that the police can't catch them period.

Mr. Mottern stated yeah cause the police aren't out there.

Mr. Eckert stated I understand that. I think the Board is talking about an additional solution when this came before, we enhanced our signage. That was one of the first steps we did. It has obviously not solved the problem so now we are looking at the next step up from that. I would encourage you to contact your local sheriff directly and say look we have a problem here and somebody is going to get hurt and we really need you guys to be out here and then at the same time if the Board makes a business decision to spend additional money to have some sort

of additional patrols out here then the Board will decide that. I guess what I am saying is we are limited in terms of what we can do legally but we can certainly look at the additional patrol and you all can make a business decision whether that makes sense or not.

Mr. Mottern asked the Board would you all consider putting an email together and sending it the sheriffs department to let them know that you all are getting concerns about this from the community. I will contact the Sheriff.

Mr. Eckert stated my suggestion is the volume of contacts from the residents will say a lot more than the CDD Board. That is just in my experience of dealing with the county.

Mr. Mottern stated we do have people call them constantly do we not Rob.

Mr. Eckert stated calling them saying somebody is riding a motorcycle up and down is very different than calling the sheriff and saying sheriff we have a real problem here and you guys aren't reacting to it, and we need your help. Doing that versus here is an incident that is going on oh they are gone. You see what I am saying. You have to play the political part of it a little bit too.

Ms. Arnau stated I don't know if you have heard the sheriff's meetings that the sheriff has with different communities ever so often. You can go into the meetings and discuss anything. The next one for Oakleaf is going to be October 9<sup>th</sup> at Eagle Landing. You can get a bunch of people who are upset with this to go to that meeting. The sheriff and other police from the sheriff's department is there. Its call the Sheriff's Net.

Ms. Giles stated if you google it, it pops right up. Clay County Sheriff's Net.

Ms. Arnau stated I don't know if you know the lady from Briar Oaks, she is the head of their HOA. I am sure I can get a hold of her but there are people there that will go. I need people from the Preserve to go and complain too.

Resident Rob stated they are going to hit somebody, get hurt, or they are going to crash and burn into the little brick wall there and kill themselves.

Ms. Giles stated alright, thank you. Any Supervisors requests?

#### **SEVENTH ORDER OF BUSINESS**

Next Scheduled Meeting – October 13, 2025 @ 2:00 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next item on the agenda is our next meeting scheduled for October 13, 2025 here at this same location at 2:00 p.m.

### EIGHTH ORDER OF BUSINESS

### Adjournment

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

On MOTION by Chairman Steiner seconded by Ms. Arnau with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman



### Middle Village

Community Development District

Unaudited Financial Reporting August 31, 2025



### Middle Village Community Development District Combined Balance Sheet August 31, 2025

			D	_	- 1 - 1					
	General		Recreation		Debt Service		Capital Reserve		Totals Governmental Funds	
		Fund	Fund		Fund		Fund	Gove	rnmentai Funas	
Assets:										
Cash:										
Operating Account	\$	227,245	\$ 652,631	\$	-	\$	100,952	\$	980,829	
Due from Other		-	141		-		-		141	
Due from General Fund		-	-		14,057		-		14,057	
Investments:										
State Board of Administration (SBA)		5,301	953,822		-		784,777		1,743,900	
Custody Account		7,825	-		-		-		7,825	
Series 2022										
Revenue		-	-		238,237		-		238,237	
Reserve		-	-		160,117		-		160,117	
Principal		-	-		128		-		128	
Interest		-	-		21		-		21	
Prepayment		-	-		4,376		-		4,376	
Series 2018-2					,				,	
Reserve		_	_		123,772		_		123,772	
Prepayment		_	_		32,997		_		32,997	
Sinking					16				16	
Interest					6				6	
Deposits		-	13,383		-		-		13,383	
Total Assets	\$	240,371	\$ 1,619,978	\$	573,727	\$	885,729	\$	3,319,805	
Liabilities:										
Accounts Payable	\$	15,264	\$ 14,101	\$	-	\$	18,464	\$	47,829	
Accrued Expenditures		-	45,083		-		-		45,083	
Total Liabilites	\$	15,264	\$ 59,184	\$	-	\$	18,464	\$	92,912	
Fund Balance:										
Nonspendable:										
Deposits	\$	-	\$ 13,383	\$	-	\$	-	\$	13,383	
Restricted for:										
Debt Service - Series		-	-		573,727		-		573,727	
Assigned for:										
Capital Reserve Fund		_	-		-		867,265		867,265	
Unassigned		225,107	1,547,411		-		-		1,772,518	
Total Fund Balances	\$	225,107	\$ 1,560,794	\$	573,727	\$	867,265	\$	3,226,893	

### **Community Development District**

### **General Fund**

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

For The Period Ending August 31, 2025

	Adopted Prorat		rated Budget Actual					
		Budget	Thr	u 08/31/25	Thr	u 08/31/25	V	ariance
Revenues:								
Nevenues.								
Special Assessments - Tax Roll	\$	222,749	\$	222,749	\$	223,476	\$	727
Interest Income		1,000		917		528		(389)
Total Revenues	\$	223,749	\$	223,665	\$	224,003	\$	338
Expenditures:								
Intermedia Col								
General & Administrative:								
Supervisors Fees	\$	12,000	\$	11,000	\$	10,400	\$	600
FICA Expense		918		842		796		46
Travel per Diem		200		183		-		183
Engineering		7,000		7,000		14,010		(7,010)
Trustee Fee		15,000		15,000		20,250		(5,250)
Dissemination Agent		3,933		3,933		4,005		(73)
Assessment Roll Administration		8,483		8,483		8,483		0
Attorney		50,000		45,833		29,352		16,481
Arbitrage Rebate		700		600		600		_
Annual Audit		6,600		6,700		6,700		_
Management Fees		72,865		66,793		66,793		0
Information Technology		2,865		2,626		2,626		0
Telephone		300		300		348		(48)
Postage		1,500		1,500		2,375		(875)
Printing		2,500		2,292		2,161		130
Insurance General Liability		14,109		14,109		13,724		385
Legal Advertising		2,500		2,292		1,562		730
Other Current Charges		150		138		45		93
Office Supplies		200		183		9		174
Website Maintenance		2,528		2,317		2,317		0
Dues, Licenses & Subscriptions		175		175		175		-
Capital Reserve Funding		19,222		19,222		19,222		-
Total General & Administrative Expenditures	\$	223,749	\$	211,521	\$	205,954	\$	5,567
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	12,144	\$	18,049	\$	(5,229)
Net Change in Fund Balance	\$	-	\$	12,144	\$	18,049	\$	(5,229)
Fund Balance - Beginning	\$	-			\$	207,058		
						·		
Fund Balance - Ending	\$	-			\$	225,107		

## 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	48	-	528
Total Revenues	\$ 53 \$	30,427 \$	180,243 \$	3,201 \$	3,140 \$	3,101 \$	1,824 \$	74 \$	1,845 \$	47 \$	48 \$	- \$	224,003
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000 \$	1,000 \$	600 \$	1,200 \$	800 \$	800 \$	1,200 \$	800 \$	1,000 \$	1,000 \$	1,000 \$	- \$	10,400
FICA Expense	77	77	46	92	61	61	92	61	77	77	77	-	796
Travel per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	2,230	420	-	438	608	440	398	1,532	4,901	2,005	1,040	-	14,010
Trustee Fee	-	-	-	-	-	15,000	-	4,000	-	1,250	-	-	20,250
Dissemination Agent	328	328	528	328	328	328	328	328	528	328	328	-	4,005
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	6,072	-	66,793
Information Technology	239	239	239	239	239	239	239	239	239	239	239	-	2,626
Telephone	37	28	23	21	19	58	39	35	29	42	18	-	348
Postage	28	83	20	11	90	65	66	70	27	1,856	59	-	2,375
Printing	63	45	36	6	35	35	61	41	45	1,753	42	-	2,161
Insurance General Liability	13,724	-	-	-	-	-	-	-	-	-	-	-	13,724
Legal Advertising	139	70	-	153	76	-	76	153	-	729	166	-	1,562
Other Current Charges	-	-	10	10	-	25	-	-	-	-	-	-	45
Office Supplies	1	1	1	0	1	1	1	1	1	1	1	-	9
Website Maintenance	211	211	211	211	211	211	211	211	211	211	211	-	2,317
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-		175
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	19,222	-	19,222
Total General & Administrative Expenditures	\$ 34,243 \$	10,269 \$	8,447 \$	13,622 \$	8,539 \$	27,511 \$	18,495 \$	14,446 \$	21,364 \$	20,543 \$	28,474 \$	- \$	205,954
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) \$	(28,427) \$	- \$	18,049
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) \$	(28,427) \$	- \$	18,049

### **Community Development District**

### **Recreation Fund**

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

For The Period Ending August 31, 2025

	Adopted	Pro	rated Budget		Actual			
	Budget	Th	ru 08/31/25	Th	ru 08/31/25	Variance		
Revenues:								
Special Assessments - Tax Roll	\$ 2,180,719	\$	2,180,719	\$	2,187,832	\$	7,113	
Interest Income	5,000		5,000		35,172		30,172	
Miscellaneous Revenue	1,000		917		84		(833)	
Amenities Revenue	100,000		100,000		105,975		5,975	
Cost Share Revenue-South Village	36,022		36,022		39,299		3,277	
Total Revenues	\$ 2,322,741	\$	2,322,658	\$	2,368,361	\$	45,703	
Expenditures:								
Administrative:								
Management Fees - On Site Staff	\$ 356,649	\$	326,928	\$	326,931	\$	(3)	
Insurance	96,279		96,279		90,075		6,204	
Other Current Charges	6,000		6,000		6,005		(5)	
Permit Fees	1,650		1,650		2,775		(1,125)	
Subtotal Administrative	\$ 460,578	\$	430,857	\$	425,785	\$	5,072	
Maintenance:								
Security	\$ 136,335	\$	124,974	\$	99,538	\$	25,435	
Security Clay County	47,304		43,362		43,263		99	
Electric	20,000		18,333		15,839		2,495	
Streetlighting	35,000		32,083		27,337		4,746	
Irrigation Maintenance	5,000		4,583		-		4,583	
Landscape Maintenance	557,230		510,794		495,916		14,878	
Common Area Maintenance	80,000		73,333		65,988		7,345	
Lake Maintenance	25,000		22,917		17,534		5,383	
Subtotal Maintenance	\$ 905,868	\$	830,379	\$	765,415	\$	64,964	

### **Community Development District**

### **Recreation Fund**

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

For The Period Ending August 31, 2025

	Adopted	Pro	rated Budget		Actual		
	Budget	Thi	ru 08/31/25	Th	ru 08/31/25	1	Variance
Recreation Facility:							
Amenity Staff	\$ 190,000	\$	190,000	\$	196,891	\$	(6,891)
Janitorial	59,500		54,542		45,489		9,053
Telephone	18,000		16,500		17,726		(1,226)
Electric	75,000		68,750		41,605		27,145
Water / Sewer	45,000		45,000		52,742		(7,742)
Gas/Heat (Pool)	20,000		18,207		18,207		-
Refuse Service	35,000		35,000		53,411		(18,411)
Pool Maintenance & Chemicals	43,000		43,000		46,005		(3,005)
Cable	8,000		7,334		7,176		158
Special Events	10,000		9,167		9,738		(572)
Office Supplies and Equipment	1,500		1,375		14		1,361
Facility Maintenance - General	65,000		59,583		52,872		6,711
Facility Maintenance - Preventive Contracts	15,950		14,621		1,305		13,316
Facility Maintenance - Contingency	7,500		6,875		6,909		(34)
Elevator Maintenance	10,000		9,167		6,170		2,996
Recreation Passes	4,000		4,000		5,239		(1,239)
Lighting Repairs	12,000		11,000		8,077		2,923
Tennis Court Maintenance	65,725		65,725		68,821		(3,096)
Capital Reserve	271,120		-		-		-
Subtotal Recreation Facility	\$ 956,295	\$	659,844	\$	638,397	\$	21,448
Total Expenditures	\$ 2,322,741	\$	1,921,081	\$	1,829,597	\$	91,484
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$	401,577	\$	538,764	\$	(45,780)
Net Change in Fund Balance	\$ -	\$	401,577	\$	538,764	\$	(45,780)
Fund Balance - Beginning	\$ -			\$	1,022,030		
Fund Balance - Ending	\$ -			\$	1,560,794		

## 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	4,503	-	35,172
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	4,525	4,196	-	105,975
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 \$	9,126 \$	8,699 \$	- \$	2,368,361
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 \$	29,721 \$	- \$	326,931
Insurance	89,920	-	-	-	155	-	-	-	-	-	-	-	90,075
Other Current Charges	490	429	356	319	682	679	440	787	825	327	670	-	6,005
Permit Fees	-	795	-	222	13	499	-	775	405	-	65	-	2,775
Subtotal Administrative	\$ 120,131 \$	30,945 \$	30,077 \$	30,262 \$	30,571 \$	30,899 \$	30,161 \$	31,283 \$	30,951 \$	30,048 \$	30,456 \$	- \$	425,785
Maintenance:													
Security	\$ 9,223 \$	8,996 \$	9,279 \$	8,657 \$	8,374 \$	9,336 \$	8,883 \$	9,237 \$	8,996 \$	9,223 \$	9,336 \$	- \$	99,538
Security Clay County	490	5,563	4,183	3,600	1,060	7,756	3,928	4,213	6,049	-	6,423	-	43,263
Electric	1,362	1,398	1,241	1,338	1,178	827	1,015	1,473	2,461	1,710	1,836	-	15,839
Streetlighting	2,506	2,463	2,463	2,463	2,463	2,462	2,462	2,462	2,495	2,495	2,601	-	27,337
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	45,083	45,083	45,083	45,083	45,083	45,083	45,083	45,083	45,083	45,083	45,083	-	495,916
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	1,594	-	17,534
Subtotal Maintenance	\$ 60,258 \$	71,764 \$	69,410 \$	68,302 \$	65,865 \$	80,118 \$	70,151 \$	73,641 \$	72,429 \$	66,605 \$	66,873 \$	- \$	765,415

## 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 \$	29,588 \$	- \$	196,891
Janitorial	4,125	4,125	4,125	4,239	4,125	4,125	4,125	4,125	4,125	4,125	4,125	-	45,489
Telephone	1,397	2,815	1,398	1,663	1,486	1,397	1,486	1,486	1,574	1,424	1,600	-	17,726
Electric	4,483	3,815	3,846	3,836	3,745	3,351	3,448	3,820	2,918	3,931	4,413	-	41,605
Water / Sewer	3,444	3,967	3,907	3,516	3,440	4,304	5,354	6,098	5,991	6,025	6,696	-	52,742
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	5,423	-	53,411
Pool Maintenance & Chemicals	4,039	4,039	4,039	4,236	4,236	4,236	4,236	4,236	4,236	4,236	4,236	-	46,005
Cable	629	629	629	661	661	661	661	661	661	661	661	-	7,176
Special Events	720	1,164	333	3,265	492	300	-	642	1,106	600	1,117	-	9,738
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	-	-	-	-	-	1,305
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	-	469	-	5,239
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 \$	80,460 \$	58,328 \$	- \$	638,397
Total Expenditures	\$ 242,230 \$	153,297 \$	135,519 \$	147,978 \$	137,933 \$	173,776 \$	157,082 \$	169,411 \$	179,601 \$	177,112 \$	155,658 \$	- \$	1,829,597
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) \$	(167,986) \$	(146,959) \$	- \$	538,764
Net Change in Fund Balance	\$ (232,634) \$	148,409 \$	1,633,216 \$	(102,833) \$	(49,751) \$	(126,709) \$	(111,741) \$	(150,340) \$	(153,910) \$	(167,986) \$	(146,959) \$	- \$	538,764

### **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 August 31, 2025

	Adopted	Pro	rated Budget		Actual			
	Budget	Th	ru 08/31/25	Th	ru 08/31/25	Variance		
Revenues:								
Special Assessments - Tax Roll	\$ 1,772,172	\$	1,772,172	\$	1,747,079	\$	(25,093)	
Special Assessments - Prepayments	-		-		4,919		4,919	
Interest Income	10,000		10,000		26,759		16,759	
Total Revenues	\$ 1,782,172	\$	1,782,172	\$	1,778,757	\$	(3,415)	
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	\$	7,785	\$	(17,232)	
Net Change in Fund Balance	\$ 25,017	\$	25,017	\$	7,785	\$	(17,232)	
Fund Balance - Beginning	\$ 283,240			\$	565,942			
Fund Palance Ending	\$ 308,257			\$	E72 727			
Fund Balance - Ending	\$ 308,257			\$	573,727			

### **Community Development District**

### **Capital Reserve Fund**

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

For The Period Ending August 31, 2025

		Adopted	Pro	rated Budget	Actual			
	Budget		Thru 08/31/25		Thru 08/31/25		Variance	
Revenues								
Transfer In from General Fund	\$	19,222	\$	19,222	\$	19,222	\$	-
Transfer In from Recreation Fund		271,120		-		-		-
Interest		15,000		15,000		37,978		22,978
Total Revenues	\$	305,342	\$	34,222	\$	57,200	\$	22,978
Expenditures:								
Repairs & Replacements	\$	250,000	\$	250,000	\$	328,291	\$	(78,291)
Total Expenditures	\$	250,000	\$	250,000	\$	328,291	\$	(78,291)
Excess (Deficiency) of Revenues over Expenditures	\$	55,342			\$	(271,091)		
Net Change in Fund Balance	\$	55,342			\$	(271,091)		
Fund Balance - Beginning	\$	1,193,255			\$	1,138,355		
Fund Balance - Ending	\$	1,248,596			\$	867,265		

### **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\$ 160,117Reserve Fund Balance160,117

\$ 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 \$ 123,772

Reserve Fund Balance 123,772

	,	
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

	SUMI	MARY 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% 100.3	



## Community Development District

## **Check Run Summary**

**September 30, 2025** 

Fund	Date	Check No.		Amount
General Fund				
Accounts Payable	9/5/25	1829-1832	\$	21,348.27
	9/19/25	1833		1,040.00
	9/26/25	1834		14,547.00
		Sub-Total	\$	36,935.27
Recreation Fund				
Accounts Payable - HW	9/5/25	1085-1104	\$	55,014.62
	9/12/25	1105-1109		4,402.99
	9/19/25	1110-1117		49,778.40
	9/26/25	1118-1125		104,357.00
		Sub-Total	\$	213,553.01
Capital Reserve Fund				
Accounts Payable	9/5/25	856-861	\$	10,775.99
, , , , , , , , , , , , , , , , , , ,	9/12/25	862-864	·	7,171.47
	9/19/25	865-869		8,099.00
	9/26/25	870-872		4,922.07
		Sub-Total	\$	30,968.53
Total			\$	281,456.81

AP300R		OUNTS PAYABLE	PREPAID/COMPUTER	CHECK REGISTER	RUN	9/26/25	PAGE	1
*** CHECK DATES 09/01/2025 - 09/30/20	25 *** MIDDI	LE VILLAGE -	GENERAL FUND					
	BANK	A GENERAL FU	ND					

	В.	ANK A GENERAL FUND			
CHECK VEND# DATE	DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
9/05/25 00026		34000	*	6,072.08	
	SEP MANAGEMENT FEES 9/01/25 2518 202509 310-51300-	52000	*	210.67	
	SEP WEBSITE ADMIN 9/01/25 2518 202509 310-51300-	35100	*	238.75	
	SEP INFO TECH 9/01/25 2518 202509 310-51300-	31300	*	327.75	
	SEP DISSEM AGENT SRVCS 9/01/25 2518 202509 310-51300-	51000	*	.57	
	OFFICE SUPPLIES 9/01/25 2518 202509 310-51300-	42000	*	130.81	
	POSTAGE 9/01/25 2518 202509 310-51300-	42500	*	113.40	
	COPIES 9/01/25 2518 202509 310-51300-	41000	*	30.61	
	TELEPHONE	GOVERNMENTAL MANAGEMENT SERVICES			7,124.64 001829
9/05/25 00124	8/29/25 08292025 202508 300-20700-	10300	*	14,057.38	
	FY25 DEBT SRVC ASSESSMENT	HANCOCK WHITNEY BANK			14,057.38 001830
9/05/25 00117	8/28/25 25-00295 202508 310-51300-		*	90.00	
	8/28 NTC OF MTGS	JACKSONVILLE DAILY RECORD			90.00 001831
	8/28/25 25-00306 202508 310-51300-	48000		76.25	
	9/8 NTC OF BOS MTG	JACKSONVILLE DAILY RECORD			76.25 001832
9/19/25 00125	9/10/25 19395/ 202508 310-51300-	31100		1,040.00	
	AUG ENGINEERING SERVICES	MATTHEWS DESIGN GROUP LLC			1,040.00 001833
9/26/25 00045	9/18/25 29543 202509 300-15500- FY26 INSURANCE RENEWAL			14,547.00	
	FIZO INSURANCE RENEWAL	EGIS INSURANCE ADVISORS, LLC			14,547.00 001834
<b></b>	·	TOTAL FOR BANK A			<b></b>
		TOTAL FOR REGISTER		,	
		TOTALL TOK KHOIDIH	-	55,555.27	

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

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

## Invoice

Invoice #: 2518
Invoice Date: 9/1/25

Case: P.O. Number:

Invoice Date: 9/1/25 Due Date: 9/1/25 Case:

Bill To:

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



<b>Description</b>	Hours/Qty	Rate	Amount
General Fund- Management Fees - September 2025	THE COLUMN THE CONTRACTOR OF THE COLUMN THE	6,072.08	6,072.08
Website Administration - September 2025		210.67	210.67
nformation Technology - September 2025		238.75	238.75
Dissemination Agent Services - September 2025	NEW YORK THE PROPERTY OF THE P	327.75	327.75
Office Supplies		0.57	0.57
Postage	· ·	130.81	130.81
Copies	i l	113.40	113.40
Telephone		30.61	30.61
	11 THE RESERVE THE		
		İ	
		www.	
		PETTEROGEN	
		recitories	
		į	

Total	\$7,124.64		
Payments/Credits	\$0.00		
Balance Due	\$7,124.64		



# Middle Village COMMUNITY DEVELOPMENT DISTRICT

### **General Fund**

### **Check Request**

Date	Amount	Authorized By
August 29, 2025	\$14,057.38	Oksana Kuzmuk
	Payable to:	
	Hancock Whitney Bank #12	4
Date Check Needed:	Budget Categ	ory:
ASAP	0	01.300.20700.10300
	ntended Use of Funds Reques	ted:
	And the second second second second	
	FY25 Debt Service Assessmen	nt
	_	
(Attach support	ting documentation for request.	)

## **Jacksonville Daily Record**

## A Division of Daily Record & Observer, LLC

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

### **INVOICE**

August 28, 2025

Date

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

FL 32092



Water of	
Serial # 25-00295C PO/File #	\$90.00
	Payment Due
Notice of Meetings	v
	\$90.00
Middle Village Community Development District	Publication Fee
Case Number	Amount Paid
Publication Dates 8/28	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 # 25-00295C on your check or remittance advice.

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

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

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

### NOTICE OF MEETINGS MIDDLE VILLAGE

COMMUNITY
DEVELOPMENT DISTRICT
The Board of Supervisors of
the Middle Village Community
Development District will hold
their regularly scheduled public
meetings for Fiscal Year 2026 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 on the sec-ond Monday of each month as follows or otherwise noted:

October 13, 2025 November 10, 2025 December 8, 2025 January 12, 2026 February 9, 2026 March 9, 2026 @ 6:00 p.m. March 9, 2026 @ 6:00 April 13, 2026 May 11, 2026 June 8, 2026 July 13, 2026 August 10, 2026 September 14, 2026 @ 6:00 p.m.

6:00 p.m.
The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agendas for each meeting may be obtained from the District Manbe obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850), or by visiting the District's website at www.MiddleVillageCDD.com. The meetings may be continued to a date, time, and place to be speci-fied on the record at the meetings. There may be occasions when one

There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (2014) tact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dial-ing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), for aid

in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles District Manager 00 (25-00295C) Aug. 28

## **Jacksonville Daily Record**

## A Division of Daily Record & Observer, LLC

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

### **INVOICE**

August 28, 2025

Date

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

Serial # 25-00306C PO/File #	\$76.25
Geriai ii	Payment Due
Notice of Meeting of the Board of Supervisors	•
	\$76.25
Middle Village Community Development District	Publication Fee
-	
Case Number	Amount Paid
Publication Dates 8/28	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 # 25-00306C on your check or remittance advice.

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

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

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

MIDDLE VILLAGE
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF MEETING
OF THE
BOARD OF SUPERVISORS
Nation in bouch river that the

Notice is hereby given that the Board of Supervisors of the Middle Village Community Development District is scheduled to be meet on Monday, September 8, 2025, at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Florida 32065.

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

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

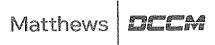
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the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

Marilee Giles
District Manager
Aug. 28 00 (25-00306C)

Project Manager

Michael Silverstein

Governmental Management Services Marilee Giles 475 West Town Place



Engineering - Architecture - Planning - Surveying

September 10, 2025

Invoice #

193957

Project

Phase

0000021874.0000

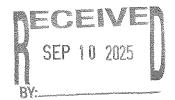
Middle Village CDD

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

CDD Conference Call

St. Augustine, FL 32092

- Meeting Agenda Review
- Coordination with District Staff
- **CDD Meeting**
- Verify WMD Pond Certification Requirements
- Assist with Bid Review (S-62 Repair)



Please call Mike Silverstein if you have any questions or concerns regarding your project.

**Engineering Services** 

For billing inquiries, please contact our Accounting Department.

#### Professional Services through August 31, 2025

0001

	Hours	Rate	Amount	
Division Lead	1.50	275.00	412.50	
Sr. Construction Inspector	.50	210.00	105.00	
Project Manager 1	1.75	230.00	402.50	
Inspector 2	.50	180.00	90.00	
Project Administrator	.25	120.00	30.00	
Total Labor				1,040.00
		To	tal Due:	1,040.00

**Billed to Date** 

	Current Due	Prior Billed	Billed to Date
Labor	1,040.00	22,185.00	23,225.00
Expense	0.00	182.93	182.93
Unit	0.00	11.78	11.78
Interest	0.00	23.93	23.93
Totals	1,040.00	22,403.64	23,443.64



Middle Village Community Development District c/o Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, FL 32092

Customer Acct#	Middle Village Community Development District 288
Date	09/18/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Inform	nation	
Invoice Summary	\$	103,004.00
Payment Amount		
Payment for:	Invoice	#29543
100125519		



Invoice	Effective	Transaction	<u>Description</u>	Amount
29543	10/01/2025	Renew policy	Policy #100125519 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/18/2025	103,004.00
The second secon			001-Prepaid-\$14,547.00 002-Prepaid-\$88,457.00	
			SEP 19 2003 H	
	nit Payment To: nce and Risk Ad 18555	visors		<b>Total</b>

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349 TO PAY VIA ACH: Accretive Global Insurance Services LLC Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Ins	urance Advisors	(321)233-9939	Date
P.O. Box 748555			09/18/2025
Atlanta, GA 30374-8555		accounting@egisadvisors.com	09/10/2025

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/26/25 PAGE 1
\*\*\* CHECK DATES 09/01/2025 - 09/30/2025 \*\*\* MIDDLE VILLAGE - REC FUND
BANK E HANCOCK WHITNEY

	BA	ANK E HANCOCK WHITNEY			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
9/05/25 01222	8/27/25 08272025 202508 300-36900-3	10300	*	1,850.00	
	DEPOSIT REFUND	ADA QUINONES-MORALES			1,850.00 001085
9/05/25 01229	9/02/25 09022025 202509 300-36900-3		*	500.00	
	DEPOSIT REFUND	ALFRED CAPERS			500.00 001086
9/05/25 01223	8/27/25 08272025 202508 300-36900-3		*	100.00	
	DEPOSIT REFUND				100.00 001087
9/05/25 01212	9/02/25 09022025 202509 300-36900-3	ANDRIANNE HINTON	*	50.00	
J/03/23 01212	DEPOSIT REFUND				50.00 001088
				100.00	
	9/02/25 09022025 202509 300-36900-3 DEPOSIT REFUND				
		CHARMAINE PERALTA			100.00 001089
9/05/25 00256	8/22/25 975 202507 320-57200-3 JUL ADMIN FEES	34510	*	338.12	
	8/22/25 975 202507 320-57200-3 JUL ADMIN SCHED	34510	*	130.00	
		CLAY COUNTY SHERIFF'S OFFICE			468.12 001090
9/05/25 01224	8/27/25 08272025 202508 300-36900-3		*	500.00	
	DEPOSII REFUND	DEBORAH HENRY			500.00 001091
9/05/25 00072	8/27/25 08272025 202508 320-57200-3	34510	*	1,775.00	
	6/20-7/3 REIMB SEC SRVCS	DOUBLE BRANCH CDD			1,775.00 001092
9/05/25 01225	8/27/25 08272025 202508 300-36900-3		*	100.00	
	DEPOSIT REFUND	ERIC PERDIE			100.00 001093
9/05/25 00026	9/01/25 2516 202509 310-51300-3	ERIC PERDUE 	*	7,469.83	
J, 03, 23 00020	SEP TENNIS FAC MANAGEMENT			,,10,.00	7,469.83 001094
	0.001.005.001.00	GOVERNMENTAL MANAGEMENT SERVICES	*		
9/05/25 00026	9/01/25 2517 202509 310-51300-3 SEP FACILITY MANAGEMENT			,	
		GOVERNMENTAL MANAGEMENT SERVICES			22,251.17 001095

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/26/25 PAGE 2
\*\*\* CHECK DATES 09/01/2025 - 09/30/2025 \*\*\* MIDDLE VILLAGE - REC FUND

^^^ CHECK DATES U	9/01/2025 - 09/30/2025 ^^^ M B	ANK E HANCOCK WHITNEY			
CHECK VEND# . DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
9/05/25 00026	8/25/25 2519 202508 300-36900- AUG FACILITY EVENT STAFF		*	1,050.00	
		GOVERNMENTAL MANAGEMENT SERVICES			1,050.00 001096
9/05/25 01226	8/27/25 08272025 202508 300-36900- DEPOSIT REFUND		*	100.00	
	DEFOSII REFOND	JAZZMIN GALMORE			100.00 001097
9/05/25 01227	8/27/25 08272025 202508 300-36900- DEPOSIT REFUND		*	700.00	
		JOANNE LEWIS			700.00 001098
9/05/25 00635	8/27/25 08272025 202508 300-36900- DEPOSIT REFUND	10300	*	100.00	
	DEPOSII REFUND	KIMBERLY SANTA LUCIA			100.00 001099
9/05/25 01138	8/27/25 08272025 202508 300-36900- DEPOSIT REFUND	10300	*	100.00	
	DEPOSII REFUND	MARGARITA SILVA EVANGELISTA			100.00 001100
9/05/25 00139	9/01/25 13129563 202509 320-57200- SEP POOL CHEMICALS		*	4,235.86	
		POOLSURE			4,235.86 001101
9/05/25 00261	9/01/25 371 202509 330-57200- SEP JANITORIAL SERVICES	34200		4,125.00	
		RIVERSIDE MANAGEMENT SERVICES INC			4,125.00 001102
9/05/25 00823	9/01/25 11344 202509 320-57200- SEP SECURITY SERVICES			8,939.64	
		SECURITY DEVELOPMENT GROUP LLC			8,939.64 001103
9/05/25 00758	9/02/25 09022025 202509 300-36900- DEPOSIT REFUND		*	500.00	
		ZACHA GONZALEZ			500.00 001104
9/12/25 00026	8/31/25 2520 202507 330-57200-		*	88.05	
	JUL PHONES 8/31/25 2520 202507 310-51300-	49300	*	51.04	
	JUL OFFICE SUPPLIES 8/31/25 2520 202507 330-57200-	49400	*	657.13	
	JUL SPECIAL EVENTS 8/31/25 2520 202507 330-57200-	49300	*	242.99	
	JUL REC PASSES	GOVERNMENTAL MANAGEMENT SERVICES			1,039.21 001105

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/26/25 PAGE 3
\*\*\* CHECK DATES 09/01/2025 - 09/30/2025 \*\*\* MIDDLE VILLAGE - REC FUND

*** CHECK DATES	09/01/2025 - 09/30/2025 ***	BANK E HANCOCK WHITNEY			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
9/12/25 00026	8/31/25 2521 202508 330-57200 AUG PHONES	0-41000	*	88.01	
	8/31/25 2521 202508 310-51300	0-49300	*	14.20	
	AUG OFFICE SUPPLIES 8/31/25 2521 202508 330-57200	0-49400	*	459.86	
	AUG SPECIAL EVENTS 8/31/25 2521 202508 330-57200	0-49300	*	226.46	
	AUG REC PASSES	GOVERNMENTAL MANAGEMENT SERVIC	ES		788.53 001106
9/12/25 00026	9/09/25 2623 202509 300-36900 SEP FACILITY EVENT STAFF	0-10300 F	*	881.25	
		GOVERNMENTAL MANAGEMENT SERVIC	ES 		881.25 001107
9/12/25 00062	9/01/25 303639B 202509 320-57200 SEP LAKE MAINTENANCE			1,594.00	
		THE LAKE DOCTORS			1,594.00 001108
9/12/25 01230	9/08/25 09082025 202509 300-36900 DEPOSIT REFUND	0-10300	*	100.00	
		LAUREN HARRIS			100.00 001109
	9/10/25 996 202508 320-57200 AUG ADMIN FEES		*	450.00	
	9/10/25 996 202508 320-57200 AUG ADMIN SCHED	0-34510	*	192.50	
		CLAY COUNTY SHERIFF'S OFFICE			642.50 001110
9/19/25 00234	9/10/25 29126 202509 300-15500 FY26 WC RENEWAL POLICY			1,576.00	
		EGIS INSURANCE ADVISORS LLC			1,576.00 001111
9/19/25 01225	9/15/25 09152025 202509 300-36900 DEPOSIT REFUND	0-10300	*	100.00	
	DEPOSII REFUND	ERIC PERDUE			100.00 001112
9/19/25 00026	9/11/25 2527 202509 330-57200	)-34400	*	64.58	
	5/16 DRY CLEANER 9/11/25 2527 202509 330-57200	0-34400	*	8.06	
	8/8 HOME DEPOT 9/11/25 2527 202509 330-57200	0-34400	*	38.69	
	8/13 OLLIES	GOVERNMENTAL MANAGEMENT SERVIC	ES		111.33 001113
	9/20/25 2528 202509 300-36900			1,320.30	
	9/11 TENNIS REVENUE	GOVERNMENTAL MANAGEMENT SERVIC	ES		1,320.30 001114

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/26/25 PAGE 4 \*\*\* CHECK DATES 09/01/2025 - 09/30/2025 \*\*\* MIDDLE VILLAGE - REC FUND
BANK F. HANCOCK WHITNEY

	Bi	ANK E HANCOCK WHITNEY			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
9/19/25 00560	9/05/25 146815 202509 330-57200-6 ANNUAL FIRE INSPECTION	62100	*	845.00	
	ANNUAL FIRE INSPECTION	JSC SYSTEMS			845.00 001115
9/19/25 00858	9/15/25 09152025 202509 300-36900-3		*	100.00	
		TRAVIS ROBINSON			100.00 001116
9/19/25 00704		46200	*	45,083.27	
	SEP LANDSCAPE MAINTENANCE	VERDEGO LLC			45,083.27 001117
9/26/25 01231	9/23/25 09232025 202509 300-36900-3	10300	*	100.00	
	DEFOSII REFOND	AUXILIADORA ALVARADO			100.00 001118
9/26/25 01232	9/23/25 09232025 202509 300-36900-3	10300	*	100.00	
	DEFOSII REFOND	DAHNA MATUTE			100.00 001119
9/26/25 00234	9/18/25 29543 202509 300-15500-1 FY26 INSURANCE RENEWAL		*	88,457.00	
	FIZO INSURANCE RENEWAL	EGIS INSURANCE ADVISORS LLC			88,457.00 001120
9/26/25 01165	7/28/25 35574A 202507 330-57200-6 JUL PREVENTATIVE MAINT	62100	*	260.00	
		ALLWAYS IMPROVING LLC			260.00 001121
9/26/25 00026	9/11/25 2524 202508 330-57200-: AUG FACILITY MAINTENANCE			1,040.00	
		GOVERNMENTAL MANAGEMENT SERVICES			1,040.00 001122
9/26/25 00026	9/11/25 2526 202508 330-57200-6 AUG FACILITY MAINTENANCE		*	5,450.00	
	9/11/25 2526 202508 330-57200-6 AUG FAC MAINT CONTINGENCY	62200	*	500.00	
	9/11/25 2526 202508 330-57200-4 AUG COMMON AREA	46630	*	6,700.00	
	9/11/25 2526 202508 320-57200-4 AUG LIGHTING REPAIRS		*	700.00	
	9/11/25 2526 202508 330-57200-4 AUG SPECIAL EVENTS		*	600.00	
	AOO SPECIAL EVENTS	GOVERNMENTAL MANAGEMENT SERVICES			13,950.00 001123
9/26/25 00026	9/23/25 2532 202509 300-36900-3 SEP FACILITY EVENT STAFF		*	350.00	
		GOVERNMENTAL MANAGEMENT SERVICES			350.00 001124

AP300R YEAR- *** CHECK DATES 09/01/2025 - 09/30/2025 ***	D-DATE ACCOUNTS PAYABLE PREPAID/COMPUT MIDDLE VILLAGE - REC FUND BANK E HANCOCK WHITNEY	ER CHECK REGISTER RU	JN 9/26/25	PAGE 5
CHECK VEND#INVOICEEXPENS DATE DATE INVOICE YRMO DP	O TO VENDOR NAME ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
9/26/25 01233 9/23/25 09232025 202509 30 DEPOSIT REFUND	-36900-10300	*	100.00	
DEPOSII REFUND	RACHELLE JEAN			100.00 001125
	TOTAL FOR	BANK E	213,553.01	
	TOTAL FOR	REGISTER	213,553.01	

From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: MVCDD refund of deposit request - ADA QUINONES-MORALES - (CANCELLED)

Date: August 27, 2025 at 2:36 PM

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

#### Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION GRAND BANQUET (SATURDAY) 12:00 P.M. to 12:00 A.M. (ET 4:00 P.M. TO 10:00 P.M.)
  - DATE OF VENUE OCTOBER 10, 2026
  - RESIDENT ADA QUINONES-MORALES
  - o ADDRESS 3000 OATLAND COURT, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$1850.00 = GB RENTAL FEE OF \$1500 + 1/2 of GB DEPOSIT\* which is \$250 + 1/2 of GL DEPOSIT\*\* which is \$100
  - BOOKING FEE/DEPOSIT was via VISA(1265):
    - GRAND BANQUET:
    - DATED: 7/1/25
    - SEQ#: ?
    - BATCH#: 131?
    - INVOICE#: ?
    - APPROVAL CODE: 00197? / 001714\*
    - RENTAL AMOUNT: \$1500.00
    - DEPOSIT AMOUNT: \$500.00\* (1/2 is \$250)
    - GRAND LAWN:
    - DATED: 7/1/25
    - SEQ#: ?
    - BATCH#: 131?
    - INVOICE#: ?
    - APPROVAL CODE: 00184?
    - DEPOSIT AMOUNT: \$200.00\*\* (1/2 is \$100)

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



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

Date: September 2, 2025 at 6:46 PM

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



Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION GRAND BANQUET (SUNDAY) 3:00 P.M. to 11:00 P.M. (ET 5:00 P.M. TO 9:00 P.M.)
  - DATE OF VENUE AUGUST 31, 2025
  - RESIDENT ALFRED CAPERS
  - ADDRESS 3620 WOODVIEW DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$500.00
  - BOOKING FEE/DEPOSIT was via VISA (7680):
    - DATED: 4/9/25
    - SEQ#: ?
    - BATCH#: 123?
    - INVOICE#: ?
    - APPROVAL CODE: 050954
    - AMOUNT: \$500.00

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

Thank you.

I will be out of the office October 16-17, 2025.

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

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(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

### www.OakLeafResidents.com



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

Date: August 27, 2025 at 1:40 PM

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



Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SATURDAY) 3:30 P.M. to 7:30 P.M. (ET 4 7 pm)
  - DATE OF VENUE AUGUST 16, 2025
  - RESIDENT ANDRIANNE 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: 53909?
    - 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.

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(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

### www.OakLeafResidents.com



From: Oakleaf Venues venuerentals@oakleafresidents.com

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

Date: September 2, 2025 at 5:43 PM

To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com Cc: Marilee Giles mqiles@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. (ET 11 A.M. 2 P.M.)
  - DATE OF VENUE AUGUST 23, 2025
  - RESIDENT ARIEL BRITT
  - ADDRESS 1009 DEERVIEW LANE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$50.00 = 1/2 of Deposit CANCELLED via email on 8/19/25
  - BOOKING FEE/DEPOSIT was via VISA (1834):
    - DATED: 7/28/25
    - SEQ#: ?
    - BATCH#: 134?
    - INVOICE#: ?
    - APPROVAL CODE: 174910
    - AMOUNT: \$100.00

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

Thank you.

**CANCELLATION POLICY:** Cancellation must be communicated to the Community Amenity Coordinator no later than 31 days prior to the scheduled event to receive 100% of the rental and 50% deposit. If the event is canceled less than 31 days prior to the event 50% of the security deposit and 0% of the rental will be returned. No fog machines are permissible. Smoking is prohibited on District property. If alcohol is expected, it must remain in the rented area. No glass is allowed.

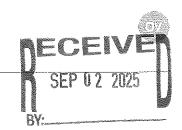
#### I will be out of the office October 16-17, 2025.

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

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(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

#### www.OakLeafResidents.com



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

Date: September 2, 2025 at 5:48 PM

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



Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SATURDAY) 10:30 A.M. to 2:30 P.M. (ET 11 A.M. 2 P.M.)
  - DATE OF VENUE AUGUST 30, 2025
  - RESIDENT CHARMAINE PERALTA
  - ADDRESS 1667 CANOPY OAKS DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (2784):
    - DATED: 8/11/25
    - SEQ#: 4?
    - BATCH#: 135?
    - INVOICE#: 4?
    - APPROVAL CODE: 611122
    - 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 October 16-17, 2025.

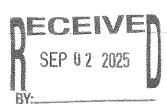
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be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

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www.oakleafresidents.com

Governmental Management Services

### www.OakLeafResidents.com











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

CUSTOMER	INVOICE DATE	INVOICE	NUMBER	AMOUNT	PAID D	UE DATE	INVOICE TOTAL DUE		
OAKLEAF PLANTATION CDD	08/22/2025	ę	75		\$0.00 0	9/06/2025	\$936.25		
LAST PAYMENT DATE	NYMENT DATE LAST PAYMENT AMOUNT PA				TANOMA		ACCOUNT BALANCE		
08/06/2025	\$573.75			25 \$573.75 \$612.50					\$1,548.75
DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAI	D AMOUNT DUE		
OFF DUTY ADMIN JULY 2025	135,25	\$5.000000	EACH	\$676.25	\$0.00	\$0.0	00 \$676.25		
OFF DUTY SCHEDULING FEE	1,00	\$260.000000	EACH	\$260.00	\$0.00	\$0.0	00 \$260,00		
				Invoi	ce Total:		\$936.26		
				\$ 33	38.12 1	L\$130.0	00 = \$468.		





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

	General Invoice Remit Portion
Invoice Date	08/22/2025
Invoice Number	975
Customer Number	30

Amount Paid

Diff											2.	
invo											36.	

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

OAKLEAF PLANTATION CDD 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065 From: Oakleaf Venues venuerentals@oakleafresidents.com Subject: MVCDD refund of deposit request - DEBORAH HENRY

Date: August 27, 2025 at 2:18 PM

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

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION GRAND BANQUET (SATURDAY) 4:00 P.M. to 12:00 A.M. (ET 6:00 P.M. TO 10:00 P.M.)
  - DATE OF VENUE AUGUST 16, 2025
  - RESIDENT DEBORAH HENRY
  - ADDRESS 3139 WANDERING OAKS DRIVE, ORANGE PARK, FL 32073
  - AMOUNT OF REFUND \$500.00
  - BOOKING FEE/DEPOSIT was via CHECK drawn on VYSTAR:

DATED: 5/6/25
CHECK#: 1019
DEPOSITED: 5/7/25
AMOUNT: \$500.00

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

Thank you.

I will be out of the office 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





# Middle Village community development district



### **Rec Fund**

### Check Request

Date	Amount	Authorized By							
August 27, 2025	\$1,775.00	Oksana Kuzmuk							
	Payable to:								
Double Branch CDD #72									
Date Check Needed:	Date Check Needed: Budget Category:								
ASAP	002-320-5720	0-34510							
	Intended Use of Funds Requested:								
6/20/	25-7/3/25 Reimb for Security S	Services							
(Attach support	ing documentation for request)								

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

Date: August 27, 2025 at 1:55 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 (SUNDAY) 10:30 A.M. to 2:30 P.M. (ET 11:00 A.M. 2:00 P.M.)
  - DATE OF VENUE AUGUST 24, 2025
  - RESIDENT ERIC PERDUE
  - ADDRESS 3775 PONDVIEW STREET, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (4590):
    - DATED: 7/14/25
    - SEQ#: ?
    - BATCH#: 132?
    - INVOICE#: ?
    - APPROVAL CODE: 03259D
    - 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



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

# Invoice

Invoice #: 2516 Invoice Date: 9/1/25

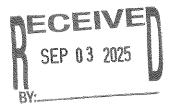
Due Date: 9/1/25

Case:

P.O. Number:

#### Bill To:

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



Description Hours/C ennis- Facility Management - Oakleaf Plantation - September 2025	7,469.83	7,469.83
alism Morsing		
alison Morsing 9-3-25		

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

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

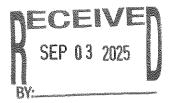
# Invoice

Invoice #: 2517 Invoice Date: 9/1/25 Due Date: 9/1/25

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 - September 2025		22,251.17	22,251.17
		:	
•		- And the state of	
alism Morsing 9-3-25			
9-3-25			
	<u></u>	L	

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

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

# Invoice

Invoice #: 2519 Invoice Date: 8/25/25

Due Date: 8/25/25

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
acility Event Staff through August 23, 2025	42	25.00	1,050.00
2.300.369.103			•
		}	
			<b>.</b>
	Total		\$1,050.00

Total	\$1,050.00
Payments/Credits	\$0.00
Balance Due	\$1,050.00

an

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

## Middle Village CDD

## **Facility Event Staff Service Hours**

<u>Quantity</u>	<u>Description</u>	1	Rate	Amount
42	Facility Event Staff	\$	25,00	\$ 1,050.00
	Covers Period End: August 23, 2025			
	Amenities Revenue # 2.300.369.103			

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

Date: August 27, 2025 at 1:49 PM

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



Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SUNDAY) 3:00 P.M. to 7:00 P.M. (ET 3:30 P.M. 7:00 P.M.)
  - DATE OF VENUE AUGUST 23, 2025
  - RESIDENT JAZZMIN GALMORE
  - ADDRESS 575 OAKLEAF PLANTATION PKWY #1804, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (8663):
    - DATED: 7/18/25
    - SEQ# ?
    - BATCH#: 133?
    - INVOICE#: ?
    - APPROVAL CODE: 010622
    - 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



From: Oakleaf Venues venuerentals@oakleafresidents.com Subject: MVCDD refund of deposit request - JOANNE LEWIS - NR

Date: August 27, 2025 at 2:26 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 GRAND BANQUET (SATURDAY) 9:00 A.M. to 12:00 A.M. (ET 4:00 P.M. TO 10:00 P.M.)
  - DATE OF VENUE AUGUST 23, 2025
  - RESIDENT JOANNE LEWIS
  - ADDRESS 2364 SHARON LAKE DRIVE, JACKSONVILLE, FL 32210
  - AMOUNT OF REFUND \$700.00
  - BOOKING FEE/DEPOSIT was via VISA(3455):
    - **GRAND BANQUET:**
    - DATED: 2/18/25
    - SEQ#: ?
    - BATCH#: 1195
    - INVOICE#: ?
    - APPROVAL CODE: 41644?
    - AMOUNT: \$500.00
    - GRAND LAWN:
    - DATED: 2/18/25
    - SEQ#: ?
    - BATCH#: 1195
    - INVOICE#: 1?
    - APPROVAL CODE: 758264
    - AMOUNT: \$200.00

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

Thank you.

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

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

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(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

#### www.OakLeafResidents.com



From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: MVCDD refund of deposit request - KIMBERLY SANTA LUCIA

Date: August 27, 2025 at 1:43 PM

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



Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SUNDAY) 10:30 A.M. to 2:30 P.M. (ET 11 A.M. 2 P.M.)
  - DATE OF VENUE AUGUST 17, 2025
  - RESIDENT KIMBERLY SANTA LUCIA
  - ADDRESS 3754 CARDINAL OAKS DRIVE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (2151):
    - DATED: 7/8/25
    - SEQ#: ?
    - BATCH#: 132?
    - INVOICE#: ?
    - APPROVAL CODE: 08805?
    - 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.

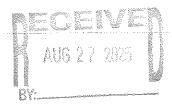
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be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

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(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

#### www.OakLeafResidents.com





From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: MVCDD refund of deposit request - MARGARITA EVANGELISTA

Date: August 27, 2025 at 1:37 PM

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



Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SATURDAY) 3:30 P.M. to 7:30 P.M. (ET 4 7 pm)
  - DATE OF VENUE AUGUST 16, 2025
  - RESIDENT MARGARITA EVANGELISTA
  - ADDRESS 450 MAHONEY LOOP, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (8668):
    - DATED: 722/25
    - SEQ#: ?
    - BATCH#: 133?
    - INVOICE#: ?
    - APPROVAL CODE: 07414D
    - 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





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

Bill To

# **Invoice**

Date Invoice# 9/1/2025 131295631345

Terms	Net 20
Duc Dutc	9/21/2025
PO #	

## Ship To

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

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

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

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	4	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

\$0.00

Amount Paid/Credit Applied

**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

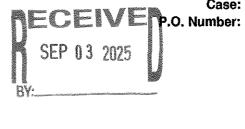
Invoice #: 371

Invoice Date: 9/1/2025 Due Date: 9/1/2025

Case:

#### 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 - September 2025		4,125.00	4,125.00
	,		
Minn Morring	ļ ļ		
alison Morning 9-3-25			
7-5 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 # 11344

DATE 09/01/2025

DUE DATE 09/30/2025

TERMS End of the month

SERVICE MONTH
September

**ACTIVITY** 

QTY

RATE

**AMOUNT** 

8,939.64T

# APPROVED

Code to: Middle Village Security 2-320-572-345 8,939.64 0.00 8,939.64

\$8,939.64

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

Date: September 2, 2025 at 5:57 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 GRAND BANQUET (SATURDAY) 2:00 P.M. to 12:00 A.M. (ET 6:00 P.M. TO 10:00 P.M.)
  - DATE OF VENUE AUGUST 30, 2025
  - RESIDENT ZACHA GONZALEZ
  - ADDRESS 674 CRYSTAL WAY, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$500.00
  - BOOKING FEE/DEPOSIT was via MC (5560):
    - DATED: 10/24/24
    - SEQ#: 4
    - BATCH#: 113?
    - INVOICE#: 4
    - APPROVAL CODE: 09116Z
    - AMOUNT: \$500.00

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

Thank you.

I will be out of the office October 16-17, 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



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

# Invoice

Invoice #: 2520 Invoice Date: 8/31/25

Due Date: 8/31/25

Case:

P.O. Number:

#### Bill To:

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



Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) -Statement Closing Date 7/21/25 2.310.513.49300 (MV Office Supplies) - Statement Closing Date 7/21/25	The plant of the control of the cont	88.05 51.04	88.05 51.04
34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 7/21/25	**************************************	_2,674.92	2,674.92
2.330.57249400 (MV Special Events) - Statement Closing Date 7/21/25	00000000000000000000000000000000000000	657.13	657.13
2.330.572.49300 (MV Rec. Passes) - Statement Closing Date 7/21/25	THE PROPERTY OF THE PROPERTY O	242.99	242.99
	**************************************	Abise econocidos	
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	noneen-doctathings/agence	PACES DE L'ANGE	
			04/407/478-455904-4557-488-45 <del>558</del> 600/278-888-5-4440-885544358-4007-557

Total		\$3,714.13
Paymen	ts/Credit	s \$0.00
Balance	Due	<del>- \$13,714.13</del> =

\$1,039.21

### Double Branch / Middle Village American Express Charges GMS Statement Closing Date – July 21, 2025

7/21/2025	Barcodes LLC	485.97	Rec. Passes	2.330.572.49300	242.99	2.320.572.62000	242.98	485.97
7/20/2024	Amazon	39.76	Repair and Replacement	34.600.538.64000	19.88	034.600.538.621	19.88	39.76
Totals		\$7,401.60			\$3,714.13		\$3,687.47	\$7,401.60

#### Totals by GL

Double Branch: \$3687.47

2.320.572.4100 (DB Phones) – \$88.04 2.320.572.5100 (DB Office Supplies) – \$51.02 34.600.538.6200 (DB Repair and Replacements) - \$2648.31 2.320.572.49400 (DB Special Events) – \$657.12 2.320.572.62000 (DB Rec. Passes) – \$242.98

Middle Village: \$3714.13

2.330.572.4100 (MV Phones) - \$88.05 2.310.513.49300 (MV Office Supplies) - \$51.04 34.600.538.64000 (MV repair & replacements) - \$2674.92 2.330.57249400 (MV Special Events) - \$657.13 2.330.572.49300 (MV Rec. Passes) - \$242.99

## Double Branch / Middle Village American Express Charges GMS Statement Closing Date – July 21, 2025

Purchase Date	Vender	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
6/20/2025	swank	305	Special Event	2.330.572.49400	152.5	2.320.572.49400	152.5	305
6/23/2025	B&H Photo	246.18	Repair and Replacement	34.600.538.64000	123.09	034.600.538.621	123.09	246.18
6/23/2025	Amazon	413.85	Repair and Replacement	34.600.538.64000	206.92	034.600.538.621	206.93	413.85
6/23/2025	Amazon	59.13	Repair and Replacement	34.600.538.64000	29.57	034.600.538.621	29.56	59.13
6/24/2025	Amazon	356.57	Repair and Replacement	34.600.538.64000	178.29	034.600.538.621	178.28	356.57
6/26/2025	walmart	301.35	Special Event	2.330.572.49400	150.68	2.320.572.49400	150.67	301.35
6/26/2025	walmart	63.67	Office Supplies	2.330.572.51000	31.84	2.320.572.5100	31.83	63.67
6/26/2025	publix	210.61	Special Event	2.330.572.49400	105.31	2.320.572.49400	105.3	210.61
6/26/2025	electrical now	698.75	Repair and Replacement			034.600.538.621	698.75	698.75
6/27/2025	publix	73.51	Special Event	2.330.572.49400	36.75	2.320.572.49400	36.76	73.51
6/27/2025	ionos	6	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	6
7/1/2025	Northern Tool	142.89	Repair and Replacement	34.600.538.64000	71.44	034.600.538.621	71.45	142.89
7/1/2025	Harbor Freight	68.07	Repair and Replacement	34.600.538.64000	34.04	034.600.538.621	34.03	68.07
7/2/2025	Ring Central	176.09	Phones	2.330.572.4100	88.05	2.320.572.4100	88.04	176.09
7/8/2025	ionos	22.4	Office Supplies	2.330.572.51000	11.2	2.320.572.5100	11.2	22.4
7/8/2025	Head Penn	996.47	Repair and Replacement	34.600.538.64000	996.47			996.47
7/9/2025	Head Penn	218.11	Repair and Replacement	34.600.538.64000	218.11			218.11
7/12/2025	Amazon	15.09	Repair and Replacement	34.600.538.64000	7.55	034.600.538.621	7.54	15.09
7/13/2025	Simplyscapes	9.99	Office Supplies	2.330.572.51000	5	2.320.572.5100	4.99	9.99
7/13/2025	Clay County	250	Repair and Replacement			034.600.538.621	250	250
7/13/2025	Clay County	-25	Repair and Replacement			034.600.538.621	-25	-25
7/14/2025	walmart	264	Repair and Replacement	34.600.538.64000	132	034.600.538.621	132	264
7/18/2025	Masterbuild	539.99	Repair and Replacement			034.600.538.621	539.99	539.99
7/18/2025	Blendmagic	569.97	Repair and Replacement	34.600.538.64000	284.99	034.600.538.621	284.98	569.97
7/18/2025	Office Depot	423.78	Special Event	2.330.572.49400	211.89	2.320.572.49400	211.89	423.78
7/18/2025	Compac	275.73	Repair and Replacement	34.600.538.64000	275.73			275.73
7/20/2025	Simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
7/21/2025	Maxisweep	183.68	Repair and Replacement	34.600.538.64000	91.84	034.600.538.621	91.84	183.68

CARD MEMBER

JAY SORIANO

## Card Activity for Period Ending Jul 21

Transactions 36 Transactions

DATE	STATUS	DESCRIPTION	:	AMOUNT
Jul 21		AMAZON MARKEPLACE NA PA		\$39.76
Jul 21		BARCODES LLC*LEVATAICHICAGO IL		\$485.97
Jul 21		MAXISWEEP FRUITA CO		\$183.68
Jul 20		SIMPLYSCAPES OREM UT		\$9.99
Jul 18		IN *COM-PAC FILTRATIJACKSONVILLE FL		\$275.73
Jul 18		OFFICE DEPOT #24 000JACKSONVILLE FL		\$423.78
Jul 18		SP BLENDMAGIC PRODUCHOLBROOK NY		\$569.97
Jul 18		SP WWW.MASTERBUILDERCALGARY		\$539.99
Jul 14		WAL-MART SUPERCENTERMIDDLEBURG FL		\$284.00
Jul 13	Credit	IN *CLAY COUNTY MASTORANGE PARK FL		-\$25.00
Jul 13		IN *CLAY COUNTY MASTORANGE PARK FL		\$250.00
Jul 13		SIMPLYSCAPES OREM UT		\$9.99
Jul 12		Amazon Prime Amazon.com WA		\$15.09
Jul 9		DKS IM SERVER 0375 INGLEWOOD CA		\$43.95
Jul 9		HEAD/PENN RACQUET SPPHOENIX AZ		\$218.11
Jul 9		WWW.UI.COM NEW YORK NY		\$1,474.43
Jul 8		HEAD/PENN RACQUET SPPHOENIX AZ	\$	\$996.47
Jul 8		IONOS www.ionos.com PA		\$22.40
Jul 2		RINGCENTRAL INC 888-898-4591 CA	2	\$176.09
Jul 1		HARBOR FREIGHT TOOLSORANGE PARK FL		\$68.07
			•	

DATE	STATUS	DESCRIPTION		THUOMA
Jul 1		NORTHERN TOOL BURNSVILLE MN	V	\$142.89
Jun 30		NIC -DOH CLAY CHD ENGREEN CV SPGS FL		\$300.00
Jun 27		IONOS www.ionos.com PA		\$6.00
Jun 27		PUBLIX #128 00000012JACKSONVILLE FL		\$73.51
Jun 26		ELECTRICAL NOW 94890JACKSONVILLE FL		\$698.75
Jun 26		PUBLIX #128 00000012JACKSONVILLE FL		\$210.61
Jun 26		WAL-MART SUPERCENTERMIDDLEBURG FL		\$63.67
Jun 26		WAL-MART SUPERCENTERMIDDLEBURG FL		\$301.35
Jun 24		AMAZON MARKEPLACE NA PA		\$356.57
Jun 24		PINCH A PENNY - 242 JACKSONVILLE FL		\$122.40
Jun 24		SCP DISTRIBUTORS, LLCOVINGTON LA		\$63.78
Jun 23		AMAZON MARKEPLACE NA PA		\$59.13
Jun 23		AMAZON MARKEPLACE NA PA		\$413.85
Jun 23		B&H PHOTO 800-606-69800-221-5743 NY		\$246.18
Jun 23		WAL-MART SUPERCENTERMIDDLEBURG FL		\$233.06
Jun 20		SWANK MOTION PICTURESAINT LOUIS MO		\$305.00

# Details for Order # D01-4463163-7904216 <u>Print this page for your records.</u>

Amazon.com order number: D01-4463163-7904216

Order Total: \$15.09

Digital Order: J	uly 12, 2025			
Items Ordered	Price			
Prime Membership Fee	\$14.99			
Quantity: 1				
Sold By: Amazon.com Services LLC				
	Item(s) Subtotal: \$14.99			
	Total Before Tax: \$14.99			
	Tax Collected: \$0.10			
	With min			
	Total for this Order: \$15.09			

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

Order placed June 23, 2025 Order # 111-0954617-7206667

Ship to	Payment method	Order Summary	
Jay Soriano	American Express ending in 3053	Item(s) Subtotal:	\$55.00
370 OAKLEAF VILLAGE PKWY	View related transactions	Shipping & Handling:	\$0.00
ORANGE PARK, FL 32065-4259	The same of the sa	Total before tax:	\$55.00
United States		Estimated tax to be	\$4.13
		collected:	
		Grand Total:	\$59.13

### Delivered June 27

Package was left inside the residence's mailbox

\$55.00



Head Wheel Pool Vacuum - Kit with 2 Large, and 4 Small whells, fits Hammerhead Pool Vacuum. Sold by: Bello Gift Supplied by: Other Return window closed on July 26, 2025

Order placed June 23, 2025

Order # 111-6333683-5923441

Ship to	Payment method	Order Summary	
Jay Soriano	American Express ending in 3053	Item(s) Subtotal:	\$331.68
370 OAKLEAF VILLAGE PKWY	View related transactions	Shipping & Handling:	\$0.00
ORANGE PARK, FL 32065-4259	** Programmed William Assistance and William	Total before tax:	\$331.68
United States		Estimated tax to be	\$24.89
		collected:	
		Grand Total:	\$356.57

#### Delivered June 26

It was handed directly to a receptionist or someone at a front desk. Signed by: Soriano



Elkay 51300C WaterSentry Plus Replacement Filter Cartridge for WaterSentry Plus Filtration System in EZH20 Bottle Fillers - N/A

Sold by: Amazon.com

Supplied by: Other

Return window closed on July 26, 2025

\$80.65



SmartSign 14 x 10 inch "Danger - Alligators And Snakes In Area - Do Not Feed Wildlife" Metal Sign, 40 mil Laminated Rustproof Aluminum, Red/Black on White, Made in USA

Sold by: SmartSign

Return window closed on July 26, 2025

\$11.95

Swimables Stainless Steel Universal V-Clip for All Swimming Pool and Spa Skimmer/Nets, Brushes or Poles - Works for Above Ground or Inground Pools - 3 Pack

Sold by: Swimables

Return window closed on July 26, 2025 \$14.99



Order placed July 21, 2025

Order # 111-3655704-1180228

#### Payment method

American Express ending in 3053

View related transactions

Item(s) Subtotal:	\$36.99
Shipping & Handling:	\$0.00
Total before tax:	\$36.99
Estimated tax to be	\$2.77
collected:	
Grand Total:	\$39.76

## Email delivery

asurion protection

ASURION 3 Year Desktop Protection Plan (\$250 - \$299.99)

Sold by: Asurion, LLC Supplied by: Other

3 YEAR

\$36.99

Order placed July 21, 2025

Order # 111-7412880-0799467

Ship to	Payment method	Order Summary	
Jay Soriano	American Express ending in 3053	Item(s) Subtotal:	\$103.04
370 OAKLEAF VILLAGE PKWY	View related transactions	Shipping & Handling:	\$0.00
ORANGE PARK, FL 32065-4259		Total before tax:	\$103.04
United States		Estimated tax to be	\$7.76
		collected:	
		Grand Total:	\$110.80

## Delivered July 24

It was handed directly to a receptionist or someone at a front desk. Signed by: Jay



Warning Sign Safety Sign 8x12 Alligators and Snakes in Area Sign Notice Sign Caution Tin Sign Sold by: ZhengShuying Return window closed on August 21, 2025 \$12.88

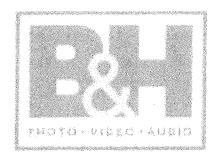
## Delivered July 28

Your package was left near the front door or porch.



Warning Sign Safety Sign 8x12 Alligators and Snakes in Area Sign Notice Sign Caution Tin Sign
Sold by: ZhengShuying
Supplied by: Other
Return window closed on August 27, 2025

\$12.88



Thank You For Your Order We'll email you with tracking information when your items ship.

Order # 1119935571

Ship To
Jay Soriano
GMS-ArmstrongCDD
370 Oakleaf Village Pkwy
Orange Park, FL 32065
USA
(904) 274-2450

Bill To Jay Soriano 475 west town place St. Augustine, FL 32092 USA (904) 342-1441

Pald With \*\*\*\*3053 \$246.18

**Expedited Delivery** Estimated Delivery: Wed Jun 25

Canon imageFORMULA R40 Office Document Scanner CAIFR40S

In Stock QTV: 1 Price: \$229.00

\$229.00

 Subtotal
 \$229.00

 Shipping
 \$0.00

 Tax
 \$17.18

 Total
 \$246.18

All orders are subject to approval by our Verification Department. We will notify you by phone or email should your order be delayed for any reason.

Need Help? Ca	1800.221	.5743 or	contact us.
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#### Connect with us:

You received this message because you requested updates from B&H Photo, or you placed an order to which this email is related. You are subscribed as: <a href="mailto:mail

UNSUBSCRIBE from future emails Update your Email Preferences Check out our Privacy Policy

Comment on this email: emailcomments@bhphoto.com



#### Arrived Jul 25

UPS <u>LZC535V003069830</u>04

Delivered

Jul 25

inis shi ment has been delivered.

Show details

Contact information

jsoriano@gmsrf.com

Shipping address

Jay Soriano

370 OAKLEAF VILLAGE PKWY STE 114

Orange park Florida 32065

**United States** 

+19043421441

Shipping method

Standard

Payment

shop [2]

American Express --- 3053

S569.97 USD

21 lut.

Billing address

Jay Soriano

475 West Town Place

St. Augustine Florida 32092

United States

+19043421441

Sod

Sodium Percarbonate

55 LB Bag

\$569.97

5189.99/62

Subtotal

\$569,97

Shipping

Free

Total

USD \$569.97



100 M

"Where only Rensed plumbers work on your property".

Fig. Box 1374 Middleburg, FL. 32050 Phone **m**mber 904-589-9665 Fax; 904-212-2828 www.claycountymagerolumbing.com Master License #CFC05407% 



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# Payment Receipt

#### COMPACEDIRATION INC

2020 YVest Besver Stre**et** 904-2**5**8 4003

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Call Control	The state of the s
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200	One-go Park, Ft. 32065
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2020 West Beaver Street Jacksonwitte, Ft. 32205 Phone: 304-388-4003

# invoice

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Subtotal	J90 15 433 16
Sales Tax (0.0%)	
Additional Payments/Credit	\$ 3500.00
Balance Due	er general variation of the second se

ELECTRICAL NOW 9595 SUNBEAM CENTER OR JACKSONVILLE, FL 32257 (904) 262-6601

SALE

Store: 3848

REFA: COGOCOM Batch #: 004 RRIE 517720002100 16-50:03

Trans D. 014788833373063 APPR CODE: 81740 AMEX

Branches

08/26/26

Chip Hym

AMOUNT

\$698.76

Check:

# PICK TICKET



Electrical Now Jacksonville 9595 Sunbeam Center Dr Jacksonville, FL 32257



	Pick Ticket	Number
	5581	781
	Pick Date	Page
	06/26/2025 13:55:49	1 of 1
	Order N	umber
-	74486	532

Ship To: JAY SORIANO JACKSONVILLE, FL 32257

Print Name:

APPROVED

AMERICAN EXPRESS AD: A0000XXXX5010001	ICAL NOW JA	CKSO)			
TVR: 00 00 00 00 00	PO Number		Carrier		Taker
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THANK YOU CUSTOMER COPY	Pick UOM Size A	Item ID Item Description	College de la companya de la companya de la college de	Unit Price	Extended Price
1	1 EA 1.0	GHB3080 80A 3P CKT BRKR BIN: 5C6	<i>Q</i> 0÷	650,0000 EA ( EA	650,00
Total Pieces:	1 Total Lines:	l Tutal Weig	Ar. 1.7	SUB-TOTAL: TAX:	650.00 48.75
				GRAND TOTAL:	698.75

Approve:

All returns subject to 20% minimum restocking charge. No returns after 60 days, ALL SPECIAL ORDERS ARE FINAL Only defective items may be returned after installation. A service change of 1.5% (18% Annum) will be charged on past due invoices. One year replacement warranty unless otherwise stated.

Ship:

NO RETURNS WITHOUT RETURN AUTHORIZATION

Pick:



## RECEIPT

Order No. #120767

Order Date 07/18/2025
Payment Shopify payments, American Express
Shipping Free Shipping
Tracking FedEx (391255437301)
Email jsoriano@gmsnf.com

Sold To

Jay Soriano 475 West Town Place St. Augustine, FL 32092 United States Tel. +19043421441 Jay Soriano 370 OAKLEAF VILLAGE PKWY STE 114 orange park, FL 32065 United States Tel. +19043421441

MASTERBUILDER MERCANTILE INC www.masterbuildermercantile.com Tel. +1 844-597-3070

Shipping To

Jay Soriano 370 OAKLEAF VILLAGE PKWY STE 114 orange park, FL 32065 United States Tel. +19043421441

\$539.99

		e-a-consistencia de la primita de la primita de la companio de la companio de la companio de la companio de la		
Item Descrip	tion	Qty	Price	Total
**************************************		calificacionne construction en establicación con en establicación de construction en establicación en establica		SWOOD-Without Construction of Chicago Chicago Chicago
E. S.	Zurn Wilkins 1-975XL2 1" RPZ Backflow Preventer - Reduced Pressure - Lead-Free ZUR-1-975XL2	ж 1	<del>\$599.99</del> \$539.99	\$539.99
		Subtotal		\$539.99
		Shipping		\$0.00
		Total excl. Tax		\$539.99
		Sales Tax (	[0%]	\$0.00
		Total (USD		\$539.99

Thank you for your order!

Please contact us if you have any questions regarding your order.

MasterBuilder Mercantile Inc info@masterbuildermercantile.com / 1-844-597-3070 www.masterbuildermercantile.com









Net payment

# HARBOR FREIGHT

ORRNGE PARK FL #3542 1241 Blandins Blvd Ste. 39 Oranse Park, FL 32065 Telephone: (904) 385-5253

#### SALE

COSTONER HOME	Jay Soriano 8800 <b>23</b> 59461
63980 HOSE CLOMP ASSORTMENT 20	\$5.49
90051 TOTH FE LIRE FOR HUB	\$7.99
yert-1000 i like fac hos	§7 99
AUGUSTE TIT MENBERSHIF	120.99
Subtotal	\$66.46
Sales Tax 0.000%	\$1.61
Non Taxable 0.000%	\$0.00
Total	968.07
Gmorican Evoress	\$68.07

SALE

\*\*\*\*\*\*\*\*\*\*3053

AMEX

Entry Method: Chip Read Contact

Appr Code: 800742
Payment Type: CREDIT
Curuhalde:: 50818897497

Invoice: 00270738170654

Mode:Issuer
Result:CAPTURED
Ref: 250701170658
Response: Approved
Approved: Online
CID Code:Ox80 (ARQC)
AMERICAN EXPRESS
SEQUENCE: 00000015
AID: A000000025010801

TVR: 0000008000

ISI: E800

AC: AD4A55478D6FD200 IAD: 06550103A02002

ARC: 00

Customer Copy



#### Order # 7000091127

#### CREATED:

#### Items Ordered

Reorder	item	Item #	Prîce	Quantity	Subtotal
Fargo 84512 YMCKK Color Ribbon For HDP5600 and HDP5000 Printers	84512	\$173.99	2	\$347.98	
Fargo 84500 Clear Film For HDP5600 and HDP5000 Printers	84500	\$137.99	1	\$137.99	
				Subtotal	\$485.97
			Shippin	g & Handling	\$0.00
				Grand Total	\$485.97

RE-ORDER ALL PRODUCTS

#### Order Information

Shipping Address

Jay Soriano
GMS LLc
370 OAKLEAF VILLAGE PKWY
Orange Park, Florida, 32065
United States
T: (904)342-1441
E: manager@oakleafresidents.com

,

#### Shipping Method

FedEx - Super Saver

#### Billing Address

Jay Soriano 475 W Town Pl St Augustine, Florida, 32092 United States T: (904) 562-0249 E: jsoriano@govmgtsvc.com

#### Payment Method

Credit Card

Credit Card Type

American Express

Credit Card Number

xxxx-3053

ID Zone © 2006-2025

# HONOS

IONOS Inc.

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

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

370 Oakleaf Village Pkwy Orange Park, FL 32065-4259

**UNITED STATES** 

Invoice: Invoice Date: Customer ID: 202055974975

06/26/2025 270980442

270980442 48060001

Help Center: My IONOS:

Contract ID:

ionos.com/help

my.ionos.com/invoices

**Your IONOS Personal Consultant:** 

Tiffany M

£ +1 267 366 6050

## Invoice

Billing period starting: 06/25/2025

item	Service	Charges	Usage	Taxable Portion	Total
Contr	act: 48060001 - IONOS Exp	ert			
•	IONOS Website Builder 06/25/2025-07/24/2025	\$6.00 a month	1 mo.	\$0.00	\$6.00
Net T	otal	The same of the sa			\$6.00
Net (r	non-taxable portion)	The commence of the commence o	77/00/00/01/01/01/01/01/01/01/01/01/01/01/		\$6.00
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	il amount due e DO NOT send cash, check o	or money order			\$6.00

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

Do you have questions regarding this invoice?

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

# IONOS

IONOS Inc.

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

Invoice:

202056188949

Invoice Date:

07/07/2025

Customer ID: Contract ID: 270980442 85644648

Help Center:

ionos.com/help

My IONOS:

my.ionos.com/invoices

Your IONOS Personal Consultant:

Milette C

C +1 267 366 6047

## Invoice

Billing period starting: 07/06/2025

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

Philadelphia, PA 19103 · USA

370 Oakleaf Village Pkwy

Orange Park, FL 32065-4259

Jay Soriano

**UNITED STATES** 

Service	Charges	Usage	Taxable Portion	Total
act: 85644648 - IONOS My\	Website Creator+			
Basic Fee 07/06/2025-08/05/2025	\$28.00 a month	1 mo.	\$0.00	\$28.00
Special Offer Discount for line-item 1	Special Offer		\$0.00	\$-5.60
otal	** The state of th			\$22.40
non-taxable portion)			California de Production de California de Ca	\$22.40
axable portion)				\$0.00
				\$0.00
l amount due				\$22.40
DO NOT send cash, check o	or money order			
	Basic Fee 07/06/2025-08/05/2025 Special Offer Discount for line-item 1 otal non-taxable portion) axable portion)	Basic Fee \$28.00 a month 07/06/2025-08/05/2025 Special Offer Special Offer Discount for line-item 1 otal non-taxable portion) axable portion)	Basic Fee \$28.00 a month 1 mo. 07/06/2025-08/05/2025 Special Offer Special Offer Discount for line-item 1 otal non-taxable portion) axable portion)	Service Charges Usage Portion  act: 85644648 - IONOS MyWebsite Creator+  Basic Fee \$28.00 a month 1 mo. \$0.00 07/06/2025-08/05/2025  Special Offer Special Offer \$0.00 Discount for line-item 1  otal  non-taxable portion)  axable portion)

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

Do you have questions regarding this invoice?

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



### #00054

Pending fulfillment July 21, 2025 at 2:43 PM

# **Order summary**

Hair + Lint Strainer Basket H-0082 Qty: 1

\$133.93

Filter Tank O-Ring F-0055 Qty: 1

\$24.75

- Subtotal\$158.68
- Shipping \$25.00
- Tax \$0.00
- Total \$183.68

## Customer

#### Contact

Jay Soriano jsoriano@gmsnf.com 19043421441

### Shipping address

370 Oakleaf Village Parkway orange park, FL 32065 United States

### Payment

American Express ••••3053



ORIGINAL INVOICE

Order Number: BO 2517051

Order Date: 06/18/25

Bill-To Customer: 0322280-001

Double Branch CDD 370 Oakleaf Vlg Pkwy Orange Park, FL 32065 United States Ship-To Customer: 0322280-001

Jay Soriano
Operations Manager
Double Branch CDD
370 Oakleaf Vlg Pkwy
Orange Park, FL 32065
United States

Order:2517051 Cust PO: Autocharge

Terms: DUE UPON RECEIPT

--Line--

# Typ Qty Bill\_Date Product Description Unit Price Total Price

1 RT 1 06/17/25 SPY KIDS 4 ALL THE TIME IN THE WORLD 305.00 305.00

Widescreen DVD

Show Dates: 06/20/25 to 06/20/25

For further information, please contact Kaitlyn Godina at 1-800-876-5577

Item Subtotal:

305.00

BALANCE DUE:

\$305.00

Please remit payment to: 2844 Paysphere Circle, Chicago, Illinois 60674

# **Order Summary**

Order placed June 23, 2025

Order # 111-2769822-5489034

S	n	Š	0	to

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

#### Payment method

American Express ending in 3053

View related transactions

#### Order Summary

Item(s) Subtotal: \$384.98
Shipping & Handling: \$0.00
Total before tax: \$384.98
Estimated tax to be \$28.87
collected:

Grand Total:

\$413.85

### **Delivered July 1**



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

Sold by: ColourTree Supplied by: Other

Return window closed on July 31, 2025

\$274.99



ColourTree Super Ring 12' x 12' Square Grey Sun Shade Sail, Commercial Grade UPF50 Canopy, Reinforced Corners & Edges, 260 GSM Fabric Heavy Duty -3 Years Warranty (We Make Custom Size)

Sold by: ColourTree Supplied by: Other

Return window closed on July 31, 2025

\$109.99



Orange Park FL
291 Blanding Blvd
Orange Park, FL 32073-4399
(904) 288-8003
Iransection 5823-562302-2722C
Receipt # 156230218225066010
Iransection 562302
Receipt # 1562302
Iransection 1 Bark G
Salesperson: Mark G
Customer name: JAY SORIAND
Customer number: 0000089071

Date:7/1/2025 Time:16:36

We appreciate your husiness!
Thank you for shopping with Northern Too!!

ITEM	QTV	PRICE	TOTAL
RGHNK 10X12 BLK SIL 4955331	POLY TARP	\$24.99	\$18.74
Discounts: BOGO 50% Off: All Total discounts:	Tarps		(\$6.25) (\$6.25)
RGHNK 12X16 BLK SIL. 4855306	POLY TARP	\$34.99	<b>\$2</b> G.2∜
Discounts: BOGO 50% Off: All Total discounts:			(\$8.75) (\$8.75)
RGHMK 12X20 BLK SIL 4955486	S LOTA TUKI,	\$49.99	\$74.98
ûtsceunts: 8000 50% Off: All Total discounts: LN 3" % 7' STNLSS ST			(\$25.00) (\$25.00)
BESSS AT STREETS ST	2	\$6.49	\$12.98
Subtotal Tax Total			\$132.94 \$9.95 \$142.89
Cards			\$142.89

AMEXPRESS					\$142.89
Broker:	Dynam	ics 366	i Payment	Connector	for Adyen
Date:					7/1/2025
Timer					8:38 PM
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ICC					
APPROVED					
Authorizat	ion Code				819875
****	*******	*****	******	********	*******

156230218225006010

Customer Copy

# Office DEPOR

JACKSONVILLE - (904) 695-9754 07/18/2025 10:5% AN



SALE

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# Publix

Oakleaf Plantation Center 9518 Argyle Forest Blvd Jacksonville, Ff 32222 Store Manager: Daye Lawson 904-317-5798





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Oakluaf Plautation Center 9516 Argyle Forest flivd Jacksonville, Fr. 32222 Store Hanager: bave Lawson 904-317-5755



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# Receipt

Invoice number YSOPUWFB-0001 Receipt number 2026-1484

Date paid July 13, 2025

Payment method American Express - 3053

Simplyscapes PO Box 970182 877 E 1200 S

Orem, Utah 84097 United States

info@simplyscapes.com

Bill to

Jay Soriano

370 Oakleaf Village Parkway Orange Park, Florida 32065

**United States** 

jsoriano@gmsnf.com

# \$9.99 paid on July 13, 2025

Description		Qty	Unit price	Amount
SimplyScapes Pro Weekly Jul 13 – Jul 20, 2025	and the second s	marangay palan ya 1984aa x x x x x x x x x x x x x x x x x x	\$9.99	\$9.99
	Subtotal			\$9.99
	Total			\$9.99
	Amount paid			\$9.99

# Receipt

Invoice number YSOPUWFB-0002
Date paid July 20, 2025

Simplyscapes
PO Box 970182
877 E 1200 S
Orem, Utah 84097
United States
info@simplyscapes.com

Jay Soriano
370 Oakleaf Village Parkway
Orange Park, Florida 32065
United States
jsoriano@gmsnf.com

# \$9.99 paid on July 20, 2025

Description		Qty	Unit price	Amount
SimplyScapes Pro Weekly Jul 20 – Jul 27, 2025		1	\$9.99	\$9.99
	Subtotal			\$9.99
	Total			\$9.99
	Amount paid			\$9.99

# **Payment history**

Payment method	Date	Amount pald	Receipt number
			COLORON DE COMPANION DE COMPANI
American Express - 3053	July 20, 2025	\$9.99	2204-4728



Oakloaf Manager < manager@oakleafresidents.com>

#### Recurring Statement

1 message

RingCentral <service@ringcentral.com>
To: Jay Soriano <manager@oakleafresidents.com>

Wed, Jul 2, 2025 at 3:08 AM

Ping Control

# **Recurring Statement**

### Account Information

BIII To:

Account Number:

(904) 770-4650

Statement Date:

07/02/2025

Subscription Name:

RingEX Standard™

Document #:

17577077002

Jay Soriano

Oakleaf Plantation

475 west town place ste 114

St Augustine, FL 32092, USA

Thank you for choosing RingCentral. To learn more about your service plan, how to view your bill, update your payment method, and more, visit our billing overview. You can also sign in to your Billing Portal to view your bill at any time.

For an explanation of taxes, charges and fees, click here.

Have a question? Visit our RingCentral Support site.

# **Statement Summary**

#### **Total Current Charges**

\$176.09

Your credit card ending in [8052] was charged\$176.09. This charge will appear as "RINGCENTRAL, INC" on your credit card statement. Click here if you need to update your credit card.

### Statement Details

#### Charges and credits

Period Description

Unit Price

Quantity

Amount \$0.00

07/02/2025-08/01/2025

RingEX Standard™ - Monthly Subscription Fee

\$0.00

1

07/02/2025-08/01/2025	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
07/02/2025-08/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
07/02/2025-08/01/2025	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
07/02/2025-08/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
07/02/2025-08/01/2025	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
07/02/2025-08/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
07/02/2025-08/01/2025	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
07/02/2025-08/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
07/02/2025-08/01/2025	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
07/02/2025-08/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
		Charges after Discounts and Prorat	es:	\$134.90

Total Charges: \$134.90

Total Taxes and Fees: \$41.19

Total Charged to Credit Card: \$176.09

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

Sold-to address

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

Customer No. 715220

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

Authorization no.:

129806 25070738129375

Material	Description	Size	Quantity	List Price	Discount %	Unit Price	Extended Price
522002 PRO PE	ENN MARATHON EXTRA-DUTY	and the little control of the second of the	192 CA	3.46	0.000	3.46	664.32
HS Tarrif No.:	Country of Origin: China INN MARATHON REGULAR-DU		96 CA	3.46	0.000	3.46	332.16
	. Country of Origin: China						
Total Number of Units	288						

Shipping Information
Packing Slip, BOL: 5183689346
Shipping Terma: FOB Origin
Shipment Origin: PHOENIX AZ
Shipped Vis: FEDEX Ground PFD

Gross Weight: 146.160 LB

66.298 KG

Box Tracking Number 336473670885802

Total Number of Cartons

6

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

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

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

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

Please Include stub with your payment						
REMIT TO HEAD/Penn Recquet Sports	Middle Village CDD	Customer No. 715220 Involce 5193846248	For payment by EFT or credit card, please contact			
P.O. Box 53232 Phoenix, AZ 85072-3232	Amount Enclosed	<b>3</b> \$	the office directly. Thank you.			
For questions regarding your order please contact Customer Service (800)289-7366 Option 2						





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

Sold-to address

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

Customer No. 715220

Elling Date	Ship Date	Order Date	Recuested Date 07/07/2025
07/08/2025	07/08/2025	07/07/2025	
Terms Credit Card p	eauth.	San anno combodo, et un con un con un consulprova a menana,	Due Cate
Order No.	P.O. Number	hassaninassanako Montalon wywonie Philippenako Wellondo Miller <sub>Magay</sub> a	Order Entered By:
5103385747	Grips		OMS3_CPIC
Salesrep: Order Placed By:	ELUS, JEFF R118	nder auf der Verleten und der der der Leiter von der Verleten der Verl	Language and the second considerable and the second consid

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

#### Authorization no.:

153916 25070738130325

Material	De	escrip	otion	gerpreference notat kun militaria kolumberia	Option the Control of Appared Marilla	Size	Qu	iantity	List Price	Discount %	Unit Price	Extended Price
285651	Prime Tour	50	pcs	clear	Poly	BK	2	PAC	51.00	8.000	46.92	93.84
285651	Prime Tour Item 10	50	pcs	clear	Poly	MH	2	PAC	51.00	8.000	46.92	93.84
Total Numbe	r of Units	4										

Shipping Information
Packing Silp, BOL: 5183690268
Shipping Terms: FOB Origin
Shipment Origin: BALTIMORE MD
Shipped Via: FED EX GROUND (PPA)
Gross Weight: 3.500 LB

1.588 KG

1

# Box Tracking Number 289180171280656

#### Total Number of Cartons

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

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

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

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

Thank your ID 8:7VFORTHTOHP

Walmart >

Walm

9:48:29

06/26/25

Give us feedback 2 survey walmart.com
Thank you! ID 8:7VPO8714TOHR Walmart 2 98.19 0 60.66 0 63.61 O 50.**6**1 0 3**8.2**0 0 

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Get free delivery from this store with Walmart+

Scan for \$0-day free trial.

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Give us feedback & survey.walmart.com Thank youl IB \*:7V00GY14TKZ3 Walmart > ... Wairtart | Supercenter | 904-214-9411 | Mar: Sara | 1680 | Branan | Fleld | RD | MIDDLEBURG | FL | 32068 | ST& 03308 | OP\$ 003538 | FE | 63 | TR\* 05280 | ETEMS | SOLD | TC\* 0452 | 9086 | 0259 | 8544 | 4813 | TC\* 0452 | 9086 | 0259 | 8544 | 4813 | TC\* 0452 | 9086 | 0259 | 8544 | 4813 | TC\* 0452 | 9086 | 0259 | 8544 | 4813 | TC\* 0452 | 9086 | 0259 | 8544 | 4813 | TC\* 0452 | 9086 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 | 0259 REQUIRED

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REMCUSTOMER COPYMUM

WHARE RETURN & EXCHANGE POLICY MARKEN

Electronics has be returned

for refund or exchange with receipt

UITHIN 30 days

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ENDITE Get free delivery

from this store

with Walmart+

Scan for 30-day in-

07/14/25

08:16:13

## **Governmental Management Services, LLC**

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

# Invoice

Invoice #: 2521 Invoice Date: 8/31/25

Due Date: 8/31/25

Case: P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) -Statement Closing Date 8/21/25		88.01	88.01
2.310.513.49300 (MV Office Supplies) - Statement Closing Date 8/21/25	**************************************	14.20	14.20
34.800.538.64000 (MV Repair & Replacements) - Statement Closing Date 8/21/25	Line Control of the C	<del>- 996.55</del>	<del>-998.55</del>
2.330.57249400 (MV Special Events) - Statement Closing Date 8/21/25	CONTRACTOR	459.86	459.86
2.330.572.49300 (MV Rec. Passes) - Statement Closing Date 8/21/25	Tarana Contractor Cont	226.46	226.46
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	***************************************	SERVINE STATE STAT	
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	7	9794444	

Total	\$1,785.08
Payments/Credits	\$0.00
Balance Due	\$1,785.08
$\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ $	

\$788.53

### Double Branch / Middle Village American Express Charges GMS Statement Closing Date - Aug 21, 2025

#### Totals by GL

Double Branch: \$1,586.27 2.320.572.4100 (DB Phones) - \$88.01 2.320.572.5100 (DB Office Supplies) - \$14.20 34.600.538.6200 (DB Repair and Replacements) - \$797.76 2.320.572.49400 (DB Special Events) - \$459.85

2.320.572.49300 (DB Permits/Licenses) - \$226.45

Middle Village: \$1,785.08

2.330.572.4100 (MV Phones) - \$88.01

2.310.513.49300 (MV Office Supplies) - \$14.20

34.600.538.64000 (MV repair & replacements) - \$996.55

2.330.572. 49400 (MV Special Events) - \$459.86

2.310.513.49300 (MV Permits / Licenses) - \$226.46

# Double Branch / Middle Village American Express Charges GMS Statement Closing Date - Aug 21, 2025

Purchase Date	Vender	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
7/21/2025	GoDaddy	395.88	Repair and Replacement	34.600.538.64000	197.94	034.600.538.621	197.94	395.88
7/21/2025	Amazon	278.45	Repair and Replacement	34.600.538.64000	139.23	034.600.538.621	139.22	278.45
7/21/2025	Amazon	104.13	Repair and Replacement	34.600.538.64000	52.07	034.600.538.621	52.06	104.13
7/21/2025	Amazon	13.85	Repair and Replacement	34.600.538.64000	6.93	034.600.538.621	6.92	13.85
7/24/2025	Swank	305	Special Event	2.330.572.49400	152.5	2.320.572.49400	152.5	305
7/24/2025	Northerntool	85.98	Repair and Replacement	34.600.538.64000	42.99	034.600.538.621	42.99	85.98
7/24/2025	Amazon	96.95	Repair and Replacement	34.600.538.64000	48.48	034.600.538.621	48.47	96.95
7/27/2025	SimplyScapes	9.99	Repair and Replacement	34.600.538.64000	S	034.600.538.621	4.99	9.99
7/29/2025	ionos	6	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	6
8/2/2025	RingCentral	176.02	Phones	2.330.572.4100	88.01	2.320.572.4100	88.01	176.02
8/3/2025	SimplyScapes	9,99	Repair and Replacement	34.600.538.64000	5	034.500.538.621	4.99	9.99
8/5/2025	Walmart	410.81	Repair and Replacement	34.600.538.64000	205.41	034.600.538.621	205.4	410.81
8/5/2025	Walmart	154.52	Repair and Replacement	34.600.538.64000	77.26	034.600.538.521	77.26	154.52
8/8/2025	Resteraunt Depot	209.86	Special Event	2.330.572.49400	104.93	2.320.572.49400	104.93	209.86
8/8/2025	ionos	22.4	Office Supplies	2.330.572.51000	11.2	2.320.572.5100	11.2	22.4
8/8/2025	HeadPenn	198.69	Repair and Replacement	34.600.538.64000	198.69		100	198.69
8/10/2025	SimplyScapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
8/10/2025	Publix	82	Special Event	2.330.572.49400	41	2.320.572.49400	41	82
8/10/2025	Pizza Hut	168.79	Special Event	2.330.572.49400	84.4	2.320.572.49400	84.39	168.79
8/10/2025	Pizza Hut	154.06	Special Event	2.330.572.49400	77.03	2.320.572.49400	77.03	154.06
8/11/2025	BMI	452.91	Permits/Licenses	2.310.513.49300	226.46	2.320.572.49300	226.45	452.91
8/12/2025	Amazon	15.09	Repair and Replacement	34.600.538.64000	7.55	034.600.538.621	7.54	15.09
8/17/2025	SimplyScapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4,99	9.99
							as and desirable	
Totals		\$3,371.35			\$1,785.08		\$1,586.27	\$3,371.35

#### Additional Business Expense Card on Business Green Rewards

#### JAY SORIANO

# Card Activity (Closing Aug 21)

Transactions

28 Transactions

DATE	STATUS	DESCRIPTION	THUOMA
Aug 17	taman asa 1000 harawa sansi sani ku dididinini di sabajamandahidan sanadangi sih didididah mandang 1000 hidahamanji d	SIMPLYSCAPES OREM UT	\$9.99
Aug 12		Amazon Prime Amazon.com WA	\$15.09
Aug 11		BMI-BROADCAST MUSIC NASHVILLE TN	\$452.91
Aug 10		PIZZA HUT 004255 000JACKSONVILLE FL	\$154.06
Aug 10		PIZZA HUT 041907 190MIDDLEBURG FL	\$168.79
Aug 10		PUBLIX ORANGE PARK FL	\$82.00
Aug 10		SIMPLYSCAPES OREM UT	\$9.99
Aug 9		DKS IM SERVER 0375 INGLEWOOD CA	\$43.95
Aug 9		PIZZA HUT 004255 000JACKSONVILLE FL	\$186.28
Aug 8		HEAD/PENN RACQUET SP6024472325 AZ	\$198.69
Aug 8		ICNOS www.ionos.com PA	\$22.40
Aug 8		RESTAURANT DEPOT 411 JACKSONVILLE FL	\$209.56
Aug 5		WAL-MART SUPERCENTERJACKSONVILLE FL	\$154.52
Aug 5		WAL-MART SUPERCENTERJACKSONVILLE FL	\$282.92
Aug 5		WAL-MART SUPERCENTERMIDDLEBURG FL	\$410.81
Aug 3		SIMPLYSCAPES OREM UT	\$9,99
Aug 2		RINGCENTRAL INC 888-898-4591 CA	\$176.02
Jul 29		IONOS www.ionos.com PA	\$6.00
Jul 27		SIMPLYSCAPES OREM UT	\$9.99
Jul 24		AMAZON MARKEPLACE NA PA	\$96.95

DATE	STATUS	DESCRIPTION	Thucha
Jul 24		northern tool burnsville Mn	\$85.98
Jul 24		SWANK MOTION PICTURESAINT LOUIS MO	\$305.00
Jul 21		AMAZON MARKEPLACE NA PA	\$13.85
Jul 21		AMAZON MARKEPLACE NA PA	\$104.13
Jul 21		AMAZON MARKEPLACE NA PA	\$278.45
Jul 21		DNH*GODADDY#38253294Tempe AZ	\$395.88
Jul 21		SMARTSIGN 0000 BROOKLYH NY	\$151.25
Jul 18		ULINE SHIP SUPPLIES 800-295-5510 WI	\$44.03

### amazon.com'

# Details for Order # D01-7671955-5331412 Print this page for your records.

Amazon.com order number: D01-7671955-5331412

Order Total: \$15.09

Digital Order: August 12,	2025
Items Ordered	Price
Prime Membership Fee	\$14.99
Quantity: 1	
Sold By: Amazon.com Services LLC	
	Item(s) Subtotal: \$14.99
	Sourch do no
	Total Before Tax: \$14.99
	Tax Collected: \$0.10
	w.o==
	Total for this Order: \$15.09

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

# **Order Summary**

Order placed July 21, 2025 Order # 111-7843497-2558634

Ship to	Payment method	Order Summary	
Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	American Express ending in 3053  View related transactions	Item(s) Subtotal: Shipping & Handling: Total before tax: Estimated tax to be collected: Grand Total:	\$259.02 \$0.00 \$259.02 \$19.43

# Delivered July 24



HP ProDesk 600G4 Desktop Computer | Hexa Core Intel i5 (3.2) | 32GB DDR4 RAM |
1TB SSD Solid State | Windows 11 Professional | Home or Office PC (Renewed)
Sold by: TekRefurbs
Supplied by: Other
Return or replace items: Eligible through October 22, 2025
\$259.02

# **Order Summary**

Order placed July 21, 2025

Order # 111-0165900-6569020

Ship to	Payment method	Order Summary	
Jay Soriano	American Express ending in 3053	item(s) Subtotal:	\$96.86
370 OAKLEAF VILLAGE PKWY	(View related transactions	Shipping & Handling:	\$0.00
ORANGE PARK, FL 32065-4259		Total before tax:	\$96.86
United States		Estimated tax to be	\$7.27
		collected:	
		Grand Total:	\$104.13

### Delivered July 28



TR TOOLROCK 500pcs Rivet Nut Kit, SAE UNC Rivet Nuts Assortment 6#-32, 8#-32, 10#-24, 1/4"-20, 5/16"-18, 3/8"-16, 1/2"-13, Zinc Plated Finish, Carbon Steel Flat

Head Insert Threaded Rivet Nut Tool Kit

Coose

Return window closed on August 22, 2025

\$19.98

Sold by: SugeTools

### Delivered July 24

It was handed directly to a receptionist or someone at a front desk. Signed by: Jay



The Adventures of Sharkboy and Lavagirl
Sold by: Amazon.com
Supplied by: Other
Return window closed on August 21, 2025
\$6.89

### Delivered July 24

It was handed directly to a receptionist or someone at a front desk. Signed by: Jay



LIBRATON 16" Rivet Nut Tool, Rivet Nut Gun, Hand Rivet Nut Setter with 110PCS
Rivet Nuts, 11PCS Metric & SAE Interchangeable Mandrels and Carrying Case, Easy
Replace
Sold by: Libraton Tools
Return window closed on August 21, 2025
\$69.99

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



# **BMI Payment Receipt**

Total Payment Amount: \$452.91

**Payment Information** 

Date of Payment: 08/10/2025 10:16:59 AM

Transaction ID: 111791016594053
Payment Method: Credit Card - AMEX

**Thank you for your payment.** Please keep this receipt for your records.

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Orange Park Ft.
291 61anding 81vd
Orange Park, Ft. 32073-4398
(904) 298-8003

Iransaction # 5623-562301-37279
Receipt # 156230120525007831 Date
Terminal: 562301 Time
Cashier: Courtney P
Salesperson: Javes 1.
Customer name: JAY 50818H0
Customer name: JAY 50818H0
Customer name: Co000088071

Date:7/24/2025 Time:13:00

We appreciate your business! Thank you for shopping with Northern Tool!

ITEM	QTY	PRICE	TOTAL
13PC NN HEX BIT 43543	SOCKET SET	\$39.99	938.99
13PC TR SAE HEX 43542	BIT SOCKET SET	\$39.99	\$39.99
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Suhtotal	\$79.90
Tax Total	. \$8.O
Total	\$85.9k
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Cards	\$95.96

\$85.98

Dynamics 36b Payment Connector for Rdyen 7/24/2025 5:00 PM



Customer Copy

CONTACT US 24/7 1-480-505-8877

Nº 3825329434

DATE: 7/21/2025	customer #: 66372230	
Jay Soriano 475 W Town PI, St. Augustine, Florida 32092,	PAYMENT: AMEX •••• 3053	\$395.88
United States +1.9045620249	Previous Balance	\$395.88
	Received Payment	(\$395.88)
	Balance Due (USD)	\$0.00

Term	Product	Amount
1 77	Email Marketing - Pro - 1 year	\$395.88

Total (USD) \$395.88

#### REFERENCE

Taxes \$0.00

GoDaddy.com, LLC \$0.00
100 S Mill Ave, Suite 1600,
Tempe, Arizona 85281,
United States \$0.00

**Universal Terms of Service** 





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

Sold-to address

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

Customer No. 715220

Ellling Date )8/07/2025	Ship Dete 08/07/2025	Order Date 08/05/2025	Requested Date 08/05/2025
Terms Credit Card pr	eauth.	Angele and the second s	Due Onte
Order No. 5103395735	P.O. Number Fletch	ууууу ор уулсон оор оо	Order Entered By OMS3_CPIC
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una indica del come more escape del Salabada del California del Ca	www.committee.com/com/committee.com/com/com/com/com/com/com/com/com/com/	THE RESIDENCE OF THE PROPERTY	The second secon

Ship-to address
Cakleaf Plantation
370 Cakleaf Village Pwky
CRANGE PARK FL 32065

Authorization no.:

102596 25080540260603

Material	Description	Size	Quantity	List Pice	Discount %	Unit Price	Extended Price
231105	Gravity PRO 2025 - DEMO	U 40	2 PC	190.00	0.000	85.00	170.00
281022	Hawk Power (set)-NO CHARGE Item 11	17 PT	2 PC		0.000		

Total Number of Units

Shipping Information
Packing Silp, BOL: 5183700149
Shipping Terms: FOB Origin
Shipment Origin: BALTIMORE MD
Shipped Via: FED EX GROUND (PPA)
Gross Walght: 2.200 LB 0.998 KG

4

Box Tracking Number 289180171343542

Total Number of Cartons

Items total		170.00	USD
Tariff Surchrg.	10.000 %	17.00	USD
Freight Charge		11.69	USD
Final amount		198.69	USD
Charged to your American	Express ***********************************	198.69	USD
Balance Due	•	0.00	USD

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

We recommend all dealers use our Online Management Platform (OMS). This site allows you to see current stock of goods, place orders, track orders, and check invoices 24 hours a day!

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

# IONOS

IONOS inc.

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

Invoice:

202056536834

Invoice Date: Customer ID:

07/26/2025 270980442

Contract ID:

48060001

Help Center:

ionos.com/help

my.ionos.com/invoices

My IONOS:

**Your IONOS Personal Consultant:** 

Milette C

P +1 267 366 6047

### Invoice

Billing period starting: 07/25/2025

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

Philadelphia, PA 19103 · USA

370 Oakleaf Village Pkwy

Orange Park, FL 32065-4259

Jay Soriano

**UNITED STATES** 

Item	Service	Charges	Usage	Taxable Portion	Total
Conti	ract: 48060001 - IONOS Exp	ert		and the second s	
1	IONOS Website Builder	\$6.00 a month	1 mo.	\$0.00	\$6.00
	07/25/2025-08/24/2025				
Net T	otal				\$6.00
Net (r	non-taxable portion)	\$\frac{1}{2}\tau_{1}\t	20.0000 66500 ж. 20 н. инф. Сот н. н. нетория (1977) г. стати и техностичного сущено на нед в 11 г. <b>ц. и</b> ф. н. причинал		\$6.00
Net (t	axable portion)				\$0.00
Tax					\$0.00
Tota	l amount due				\$6.00
Please	DO NOT send cash, check of	or money order			
1970-lettern Amerikan manang Malatin Malatin Managari	Company and the Company of the Compa		activity in modernity to contribute and contribute of the contribu	THE PROPERTY OF THE PROPERTY O	

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

Do you have questions regarding this invoice?

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

# 10 N 0 S

IONOS Inc.

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

Invoice:

202056723667

Invoice Date:

08/07/2025

Customer ID:

270980442

Contract ID:

85644648

Help Center:

ionos.com/help

My IONOS:

my.lonos.com/invoices

**Your IONOS Personal Consultant:** Milette C

(° +1 267 366 6047

## Invoice

Billing period starting: 08/06/2025

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

Philadelphia, PA 19103 · USA

370 Oakleaf Village Pkwy

Orange Park, FL 32065-4259

Jay Soriano

**UNITED STATES** 

ltem	Service	Charges	Usage	Taxable Portion	Total
Conti	ract: 85644648 - IONOS My\	Website Creator+			
1	Basic Fee 08/06/2025-09/05/2025	\$28.00 a month	1 mo.	\$0.00	\$28.00
2	Special Offer Discount for line-item 1	Special Offer		\$0.00	\$-5.60
Nat T	ctal		ANTINE PER PER PER PER PER PER PER PER PER PE	CARROLLON ORTHON CORROLL BURNEY (CARROLLON ORTHON CORP. CARROLLON ORTHON CORP.	\$22.40
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Net (t	axable portion)				\$0.00
Tax					\$0.00
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Please	DO NOT send cash, check o	or money order			

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

Do you have questions regarding this invoice?

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

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PRESTOR

Track #: 046651

Reference #: 1217780619 Acct #: XXXXXXXXXXXXXXX3053

# Receipt

Invoice number YSOPUWFB-0004
Date paid August 3, 2025

Simplyscapes
PO Box 970182
877 E 1200 S
Orem, Utah 84097
United States
info@simplyscapes.com

Bill to
Jay Soriano
370 Oakleaf Village Parkway
Orange Park, Florida 32065
United States
jsoriano@gmsnf.com

# \$9.99 paid on August 3, 2025

Description		Qty	Unit price	Amount
SimplyScapes Pro Weekly Aug 3 – Aug 10, 2025	are serving in a serving of the displacement assistant assistant and all the control of the serving and analysis of the serving angelood the serving and analysis of the serving angelood the serving and analysis of the serving angelood the serving and analysis of the serving analysis of the serving and analysis of the serving analysis of the serving and analysis of the serving and analysis of the serving and analysis of the serving analysis of the serving and analysis of the serving analysis of the serving analysis of the serving and analysis of the serving analysi		\$9.99	\$9.99
	Subtotal			\$9.99
	Total			\$9.99
	Amount paid			\$9.99

# Payment history

Payment method	Date	Amount paid	Receipt number		
American Express - 3053	August 3, 2025	\$9.99	2233-8500		

## Receipt

Invoice number YSOPUWFB-0003

Date paid

July 27, 2025

Simplyscapes PO Box 970182 877 E 1200 S Orem, Utah 84097 **United States** 

info@simplyscapes.com

Bill to Jay Soriano

370 Oakleaf Village Parkway Orange Park, Florida 32065

**United States** 

jsoriano@gmsnf.com

#### \$9.99 paid on July 27, 2025

Description	Qty		Amount
SimplyScapes Pro Weekly	1	\$9.99	\$9.99
Jul 27 – Aug 3, 2025			
Su	ıbtotal		\$9.99
To	otal		\$9.99
Ar	mount paid		\$9.99

#### Payment history

Payment method	Date	Amount paid	Receipt number
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American Express - 3053	July 27, 2025	\$9.99	2328-6935

## Receipt

Invoice number YSOPUWFB-0005 Date paid August 10, 2025

Simplyscapes
PO Box 970182
877 E 1200 S
Orem, Utah 84097
United States
info@simplyscapes.com

Bill to
Jay Soriano
370 Oakleaf Village Parkway
Orange Park, Florida 32065
United States
jsoriano@gmsnf.com

#### \$9.99 paid on August 10, 2025

Description	Qty	Unit price	Amount
SimplyScapes Pro Weekly Aug 10 – Aug 17, 2025	1	\$9.99	\$9.99
Subtotal			\$9.99
Totai			\$9.99
Amount paid			\$9.99

#### **Payment history**

Payment method	Date	Amount paid	Receipt number
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American Express - 3053	August 10, 2025	\$9.99	2901-5499

## Receipt

Invoice number YSOPUWFB-0006 Date paid August 17, 2025

Simplyscapes
PO Box 970182
877 E 1200 S
Orem, Utah 84097
United States
info@simplyscapes.com

Bill to
Jay Soriano
370 Oakleaf Village Parkway
Orange Park, Florida 32065
United States
jsoriano@gmsnf.com

## \$9.99 paid on August 17, 2025

Description	Qty	Unit price	Amount
SimplyScapes Pro Weekly Aug 17 - Aug 24, 2025		\$9.99	\$9.99
Subtotal			\$9.99
Total			\$9.99
Amount paid			\$9.99

#### Payment history

Payment method	Date	Amount paid	Receipt number
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American Express - 3053	August 17, 2025	\$9.99	2952-2369



Restaurant Derol Store and 3387 Powers Ave Jacksonville, FL 32207 RE WHERE RESTRUKBATS SHIP ...

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CUSTOMER(SALE) VIOUS BREAME DUNT NO 1015166438

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TOTAL UNITS ENTERED	
TUTAL CASES ENTERED	14
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Oakleaf Manager < manager@oakleafresidents.com>

**Recurring Statement** 

1 message

RingCentral <service@ringcentral.com>
To: Jay Soriano <manager@oakleafresidents.com>

Sat, Aug 2, 2025 at 3:03 AM

## **Recurring Statement**

#### Account Information

Account Number:

(904) 770-4650

Statement Date:

08/02/2025

**Subscription Name:** 

RingEX Standard™

Document #:

18064455002

BIII To:

Jay Soriano

Oakleaf Plantation

475 west town place ste 114

St Augustine, FL 32092, USA

Thank you for choosing RingCentral. To learn more about your service plan, how to view your bill, update your payment method, and more, visit our billing overview. You can also sign in to your Billing Portal to view your bill at any time.

For an explanation of taxes, charges and fees, click here.

Have a question? Visit our RingCentral Support site.

#### **Statement Summary**

Total Current Charges \$176.02

Your credit card ending in [8052] was charged\$176.02. This charge will appear as "RINGCENTRAL, INC" on your credit card statement. Click here if you need to update your credit card.

#### Statement Details

#### Charges and credits

Period	Description	Unit Price	Quantity	Amount
08/02/2025-09/01/2025	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00

08/02/2025-09/01/2025	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
08/02/2025-09/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
08/02/2025-09/01/2025	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
08/02/2025-09/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
08/02/2025-09/01/2025	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
08/02/2025-09/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
08/02/2025-09/01/2025	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
08/02/2025-09/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
08/02/2025-09/01/2025	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
08/02/2025-09/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	4	(\$8.01)
		Charges after Discounts and Pro	orates:	\$134.90
		Total Ch	arges:	\$134.90
		Total Taxes and	Fees:	\$41.12
		Total Charged to Credit	Card:	\$176.02

The RingCentral app is your one place to communicate and collaborate with your teams and clients and is included with your RingCentral service. Sign in here to use the app now.

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#### ORIGINAL INVOICE

H Jay Soriano
Operations Manager
Double Branch CDD
370 Oakleaf Vlg Pkwy
Orange Park, FL 32065
United States



10795 WATSON ROAD ST. LOUIS, MISSOURI 63127-1012

DB 4020907 07/23/25 0322280001 Autocharge 07/23/25 PARK FL.

FEDERAL TAX I.D. 43-1382264

INVOICE IS DUE UPON RECEIPT

**BILLING INQUIRIES (800) 876-5445** SALES INQUIRIES (800) 876-5577 OR FAX (314) 968-3472

LATE PAYMENT CHARGE OF 1 1/2% PER MONTH WILL BE ADDED TO BALANCE UNPAID THIRTY DAYS AFTER INVOICE DATE

	4.1.4.M	FIMULE.	34/54
2528870-0001		D DVD ADVENTURES OF SHARK BOY AND LAVA GIRL (DOMESTIC) Planned Usage From: 07/25/25 to 07/25/25	305.00
In accepting the listed motion pictures for not to, or permit dithers to (.1) broadcast radio, cable, belevision or internet (.2) sell (.3) cut or edit the motion picture in any wr the motion picture; (.6) detect or permit de picture; or (.6) otherwise use the motion pi expressly licensed.	iny medica picture or any part , lease or rent any motion pict sy, (4) copy or duplicate all or letion of the copyright in any r	thereof over use to other;  GOLS KAILLYN GODINA  SHIPPING AND  HANDLING	
When admission is charged, the custome receipts to Swank Motion Pictures, inc. wi	r hereby agrees to report gros thin 24 hours of the last play	s admission DAY THIS TOTAL	.00

ALL MOTION PICTURE AND DIGITAL DEVICES MUST BE RETURNED ON THE DATE SHOWN ON YOUR PACKING SLIP WE ACCEPT ALL MAJOR CREDIT CARDS: VISA, MASTERCARD, AMERICAN EXPRESS AND DISCOVER

PLEASE MAIL YOUR REMITTANCE AND MAKE CHECKS PAYABLE TO

SWANK MOTION PICTURES, INC. 2844 PAYSPHERE CIRCLE, CHICAGO, IL 60674

**CUSTOMER COMMENTS** 

INVOICE DATE: 07/23/25

Paid By Credit Card on 07-24-2025 Thank You B3E030922865 305.00 CUSTOMER NO: 0322280001

INVOICE NO: 4020907

KXXXXXXXXXX**3053** 

TOTAL DUE:

.00





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

Sold-to address

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

Customer No. 715220

Billing Date 38/20/2025	Ship Date 08/20/2025	Onder Date 05/14/2025	Requested Date 05/14/2025
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leleerep: Inder Pleced By: I	SLUS, JEFF PN 18	The second secon	Manager (1997)

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

Authorization no.:

184225 25080540330167

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

Total Number of Cartons

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

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

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

Give us feedback E aurvey walnert.com Thank you! ID #:7VD9WT14TLD8

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Scan for 30-day free trial 44.22.04 MAR WALAWA

REASON: GOVERNMENT Single Purchase Examption

SIN SALES AND USE TAX EXEMPTION

The above purchaser, whose signature appears on the bottom of this form. Claims exemption from Wiscomein state, county, baseball or Tootball stadium, and premier resort cales or use tax on the purchase, lease, or rental of tangible personal property or taxable services, as indicated below. I hereby certify that I as engaged in the tuniness of salling, leasing, or renting:

GOVERNMENT, LOCAL denses description of property or services our hased (itemize property purchased is single purchase): see

WN Supercenter 1-365-2555 Nyr:TBD Echol 0944105044731 094107402691 009107402691 5051014L (5) REASON: GOVERNMENT Single Purchase Exemption VISCONSIN SALES AND USE TAN EXEMPTION CENTIFICATE

PARTY DEVELOPMENT

A DESCRIPTION DE DEVELOPMENT

A DESCRI The above purchaser, whose signature appears on the bottom of this fora, claims exception from Wisconein state, county, baseball or football stadium, and premier resort sales or use tax on the purchase, lesse, or restal of tangible persons property or taxable services, as indicated below.

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17:40:17 00/05/25

## Governmental Management Services, LLC

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

## Invoice

Invoice #: 2523 Invoice Date: 9/9/25

Due Date: 9/9/25

Case:

P.O. Number:

#### Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Event Staff through September 6, 2025	35.25	25.00	881.25
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	Payments	Credits	\$0.00
	Balance D	E C	\$881.25

9/9/25

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

#### Middle Village CDD

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

Quantity	Description	J	Raie	A	mount
35.25	Facility Event Staff	\$	25.00	\$	881.25
	Covers Period End: September 6, 2025				
	Amenities Revenue # 2.300.369.103				

MAKE CHECK PAYABLE TO:



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

	ADDRESSEE

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

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

000000002715900100000030363900000015940090

	PLEASE FILL OUT	BELOW IF PAYING BY CREDIT CARD
VISA	Haring and	
CARD NUM	3ER	EXP. DATE
SIGNATURE	*	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
744404	0.14.1000.5	\$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 9/11/2025

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

Invoice

303639B

PO #

Invoice Date Description Quantity Amount Tax Total

9/1/2025

Water Management - Monthly

\$1594.00

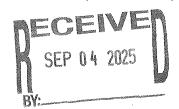
\$0.00

\$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 - LAUREN HARRIS

Date: September 8, 2025 at 6:01 PM

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

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SATURDAY) 2:30 P.M. to 6:30 P.M. (ET 3:00 P.M. to 6:00
  - DATE OF VENUE SEPTEMBER 6, 2025
  - RESIDENT LAUREN HARRIS
  - ADDRESS 3645-C CRESWICK CIRCLE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (2875):

■ DATED: 8/15/25

SEQ#: ?

■ BATCH#: 135? INVOICE#: ?

APPROVAL CODE: 015350

■ 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 Octaber 3-6, 2025, and October 16-17, 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.





#### **General Invoice**





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

CUSTOMER	INVOICE DATE	INVOICE NOMBER	Amount	I AID -	OL DAIL	11440	.00 10111000	
OAKLEAF PLANTATION CDD	09/10/2025	996	:	\$0.00 <b>0</b>	9/25/2025		\$1,285.00	
LAST PAYMENT DATE	LAST PAYMENT AMOUNT		PAST DUE AMOUNT			ACCOUNT BALANCE		
08/06/2025	\$5	573.75	\$1,548.75			\$2,833.75		
DESCRIPTION	OHANTITY	PRICE LION	ORIGINAL BILL	AD HISTER	)	PAID	AMOUNT DUE	

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
OFF DUTY ADMIN AUGUST 2025	180,00	\$5,000000	EACH	\$900.00	\$0.00	\$0.00	\$900.00
OFF DUTY SCHEDULING FEE	1.00	\$385.000000	EACH	\$385.00	\$0.00	\$0.00	\$385.00

Invoice Total: \$1,285.00

\$450,00+\$192,50=\$642,50





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

Remit Portion

Invoice Date

09/10/2025

Invoice Number

996

Customer Number

3

Amount Paid

Due Date	09/25/2025
Invoice Total Due	\$1,285.00

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

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

2000			\$ 100 \$ 1	20000	100	2004 2004 3004
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Middle Village Community Development District c/o Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, FL 32092

Customer	Middle Village Community Development District	
Acct#	288	
Date	09/10/2025	
Customer Service	Kristina Rudez	
Page	1 of 1	

Payment Inform	ation
Invoice Summary	\$ 1,576.00
Payment Amount	
Payment for:	Invoice#29126
WC100125519	

Thank You

X

Heave decent and carery with payment

Customer: Middle Village Community Development District

29126 10/01/2025			
	5 Renew policy	Policy #WC100125519 10/01/2025-10/01/2026 FIA WC  Workers Compensation - Renew policy TRIA & Expense Constant - Renew policy Due Date: 9/10/2025	1,398.00 178.00
		SEP 15 2025	

Please Remit Payment To: Egis Insurance and Risk Advisors P.O. Box 748555 **Total** 1,576.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349 TO PAY VIA ACH: Accretive Global Insurance Services LLC Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/10/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	03/10/2020

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

Date: September 15, 2025 at 7:55 PM

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



Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SATURDAY) 10:30 A.M. to 2:30 P.M.
  - DATE OF VENUE SEPTEMBER 13, 2025
  - RESIDENT ERIC PERDUE
  - ADDRESS 3775 PONDVIEW STREET, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (4590):
    - DATED: 7/22/25
    - SEQ#: ?
    - BATCH#: 133?
    - INVOICE#: ?
    - APPROVAL CODE: 062022D
    - 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 October 3-6, 2025, and October 16-17, 2025. Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

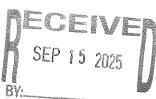
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

#### www.OakLeafResidents.com

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### Governmental Management Services, LLC

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

## Invoice

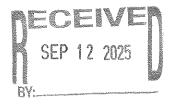
Invoice #: 2527 Invoice Date: 9/11/25 Due Date: 9/11/25

Case:

P.O. Number:

#### Bill To:

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



Description	Hours/Qty Rate	Amount
2.330.572.34300- Dry Cleaner - 5/16/25 2.330.572.34300- Home Depot- 8/8/25 2.330.572.34300- Olllie's - 8/13/25	64.58 8.06 38.69	8.06
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		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		The second secon
	Total	\$111.33
	Payments/Credits	\$0.00
	Balance Due	\$111.33

## PERSONAL REIMBURSEMENT

Out-of-Pocket

NAME:

Andy Fletcher

MONTH:

9.11.25

			V.,	
DATE	DESCRIPTION	DISTRICT	AMOUNT	77.000
5.16.25	Dry Cleaner	MV	\$64.58	2.330.572.34300
8.8.25	Home Depot	MV	\$8.06	2.330.572.34300
8,13.25	Ollies	MV	\$38.69	2.330.572.34300
				2.330.572.34300
American Agricon page mention of property specific formation of 1 transmitted from the control of the control o			moved colleges and A terminal A special for several field of the A special for the several field of the A special for the several field of the several field	2.330.572.34300
		Annan Garage	-	2.330.572.34300
			nd Margana and Galley promise Hall as speed a 100 may and All Margan passana and	2.330.572.34300
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		TOTAL	\$ 111.33	one of the state o



#### Ullies Bargain Outlet (904) 272-7570

TEM	Description	QTY	Item Total
199387	BISSELL POWER	1	\$35,99
	Sub Total Tax Total		\$35.99 \$2.70 \$38.69
	Cash		\$40.00
	CHANGE		\$-1.31

Sales Associate: DONNA Ollies Army # : 00000000 Allies 2004

mank you for shorping Ollies Bargain Outlet Miss a dáy....Miss a deal!!

Visit us at www.ollies.us

Trn:01864 Str:274 Reg:01-32 8/13/25 16:11



NOW HURING! Work here and SAME 2000 Local City-10 245555 (1)

#### RETURN POLICY

Not and with your Purchase?

Brino tem back in its original condition along with your sales receipt within 30 days for a full refund.

Returns without a receipt will require a valid government issued ID.

Returns may be limited or declined



1575 COUNTY ROAD 220 ORANGE PARK, FL 32003 (904)541-0114

6369 00052 75060 08/08/25 07:09 AM SALE SELF CHECKOUT

032167000012 PB BLASTER <A> 7,50 ELASTER PB PENETRANT 110Z

 SUBTOTAL
 7.50

 SALES TAX
 0.56

 TOTAL
 \$8.06

 CASH
 10.00

 CHANGE DUE
 1.94

5369 08/08/25 07:09 AM

6369 52 75060 08/08/2025 4619

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 11/06/2025

#### FLETCHER, ANDY

, FLEMING ISLAND, FL 32003

(904)333-6380

05/16/25 11:00:21 AM CTK: LORENIQUE

INV# BAL, CONV1 CONV2 ISSUE PICKUP PC 242239 \$64.58 F 05/06 05/07 4

Subtotal: \$64.58 Selected Pc: 4

Prev. Balance: \$0.00 Total Balance: \$64.58 Receipt: \$64.58

Change: \$0.00

Route Number :

#### Governmental Management Services, LLC

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

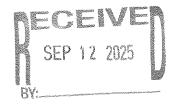
## Invoice

Invoice #: 2528 Invoice Date: 9/11/25 Due Date: 9/11/25

Case: P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
ennis Revenue / Funds deposited 9/11/25		1,320.30	1,320.30
	Total		\$1,320.30
	Payment	s/Credits	\$0.00
	Balance	Due	\$1,320.30

#### Wells Farso Bank Transaction Receipt

Branch #0066070 06	Deposit
Account Number CHK 00182	XXXXXXXXX4262
Mumber of Checks Check Listina	17
	\$847.00
	\$50.08
	\$100.00
	\$50.00
	\$100.00
	\$40.00
	\$20.00
	\$50.00
	\$20.00
	\$120.00
	\$30.00
	\$100.00
	\$25 . OQ
	\$25,00
	\$20.00
	<b>\$50.00</b>
	\$20.00
Total Checks Amount Total Deposit	\$1,667.00 \$1,667.00

Transaction #018 2024 03:06PM 09/11/25 Deposit Credit Date: 09/11/25

Thank you, ALLISON

## Middle Village CDD

## Breakdown of Revenues 9.11.25

Deposit Date		Lessons		GMS 90%	Middle	Village CDD 10%
9.11.25	\$	1,467.00	\$	1,320.30	\$	146.70
Subtotal	\$	1,467.00	\$	1,320.30	\$	146.70
Date		League Fees		GMS 20%	Middle	Village CDD 80%
			\$	-	\$	•
Subtotal	\$	-	\$	-	\$	-
Date		Miscellaneous		GMS 50%	Middle	Village CDD 50%
9.11.25			\$	-	\$	-
Subtotal	\$	-	\$	-	\$	-
Date	Ī	League Fees		GMS	Middle	VIIIage CDD
		Pro Shop	-	0%		100%
9.11.25	\$	200.00			\$	200.00
Subtotal		\$200		\$0	\$	200.00
Total Revenues	\$	1,667.00	\$	1,320.30	\$	346.70



4237 Salisbury Rd Suite 200 Jacksonville, FL 32216 (904) 737-3512

> Bill To: OA003 Double Branch Systems Middle Village 370 Oak Leaf Village Pkwy Orange Park, FL 32065

### INVOICE

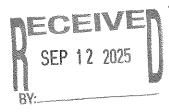
Invoice Date	Invoice #
9/5/2025	146815

Customer PO#

Remit Payments To:
P.O. Box 551629
Jacksonville, FL 32255

#### Site of Service/Delivery:

Plantation Oaks Amenity Full Service Fire Alarm 845 Oakleaf Plantation Pkwy. Orange Park, FL 32065



	35C 300 #	1 WALLEY			ore-
	JSVF-042	Due Upon Receipt	09/05/2025		
Quantity		Item / Description		Unit Price	Amount
1.00		e Fire Alarm Maintenance /2025 - 09/30/2026.	and Inspection for	845.00	845.00
Code	to:				
Middle	Village	e Facility I	Vaint.	Preventa	itive
2-330-	572-621	100			

JSC Job # Terms Date Shipped Ship Via

Sub-Total	845.00
Tax	0.00
Total Invoice Amount	845.00

Conditions of Sale

JSC Systems, Inc. (JSC) shall have the title to and the right to possession of the equipment until the receipt of total payment.

All accounts are payable in Duval County, Florida. Failure to pay the amount due shall constitute a default and JSC may repossess the equipment without notice. Purchaser agrees to pay JSC's cost and expense of collection and/or repossession, including the maximum attorney's fees permitted by law.

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

Date: September 15, 2025 at 8:04 PM

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

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SATURDAY) 3:00 P.M. to 7:00 P.M.
  - DATE OF VENUE SEPTEMBER 13, 2025
  - RESIDENT TRAVIS ROBINSON
  - ADDRESS 3750 SILVER BLUFF BLVD #101, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA (6199):

DATED: 8/7/25

SEQ#: ?

BATCH#: 134?

INVOICE#: ?

APPROVAL CODE: 70060B

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 October 3-6, 2025, and October 16-17, 2025. Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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

Governmental Management Services

#### www.OakLeafResidents.com

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#### **Invoice**

Invoice #: 24014

Date: 09/02/25 Customer PO:

**DUE DATE: 10/02/2025** 

BILL TO

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

VerdeGo PO Box 789 Bunnell, FL 32110 Phone: 386-437-3122

www.verdego.com

SEP 12 2025

DESCRIPTION

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

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$45,083.27

**AMOUNT** 

\$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

From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: MVCDD refund of deposit request - AUXILIADORA ALVARADO

Date: September 23, 2025 at 10:11 AM

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

Good morning, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SUNDAY) 11:30 A.M. to 3:30 P.M.
  - DATE OF VENUE SEPTEMBER 21, 2025
  - RESIDENT AUXILIADORA ALVARADO
  - ADDRESS 650 REESE AVENUE, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via MC(8407):

DATED: 9/5/25

■ SEQ#: ?

BATCH#: 136?

■ INVOICE#: ?

APPROVAL CODE: 07339S

AMOUNT: \$100.00

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

Thank you.

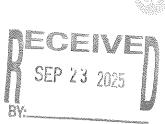
I will be out of the office October 3-6, 2025, and October 16-17, 2025. Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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

Governmental Management Services

#### www.OakLeafResidents.com

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

Date: September 23, 2025 at 10:30 AM

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) 2:30 P.M. to 6:30 P.M.
  - DATE OF VENUE SEPTEMBER 20, 2025
  - RESIDENT DAHNA MATUTE
  - ADDRESS 444 MAHONEY LOOP, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via VISA(7007):
    - DATED: 9/4/25
    - SEQ#: ?
    - BATCH#: 136?
    - INVOICE#: ?
    - APPROVAL CODE: 165021
    - 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 October 3-6, 2025, and October 16-17, 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.

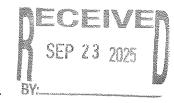
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

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Middle Village Community Development District c/o Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, FL 32092

Customer Acct #	Middle Village Community Development District 288
Date	09/18/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Inform	ation	
Invoice Summary	\$	103,004.00
Payment Amount		
Payment for:	Invo	ice#29543
100125519		



Customer: Middle Village Community Development District

Invoice	Effective	Transaction	Description	Amount
29543	10/01/2025	Renew policy	Policy #100125519 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/18/2025	103,004.00
			001- Prepaid-\$14,547.00 002-Prepaid-\$88,457.00	
			C.P 19 2833	

Please Remit Payment To: Egis Insurance and Risk Advisors P.O. Box 748555

Total 103,004.00

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555. 6000 Feldwood Rd. College Park, GA 30349 TO PAY VIA ACH: Accretive Global Insurance Services LLC Routing ACH: 121000358 Account: 1291776914

F	Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
- 11	P.O. Box 748555		09/18/2025
-   ^	itlanta, GA 30374-8555	accounting@egisadvisors.com	

#### 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 Viliage Square #3-293 Tailahassee, FL 32312 850-523-8882

Reissue invoice due to check #1066 not being received by vendor since the check was processed and mailed out on 8/19/25.

TP 9/23/25

Ship to

Middle Village

845 Oakleaf Plantation Parkway

Orange Park, FL 32065

Bill to

Invoice details

Invoice no.: 35574 Terms: Net 15

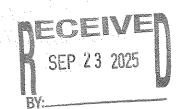
Invoice date: 07/28/2025

Due date: 08/12/2025

Middle Village 845 Oakleaf Plantation Parkway Orange Park, FL 32065

Code to:

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.			

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

3. 2a. Parts

Parts for Repair: - Triceps Rope Attachment \$0.00

\$0.00

Total

\$260.00

#### Governmental Management Services, LLC

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

### Invoice

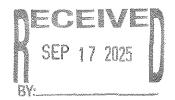
\$1,040.00

\$1,040.00

\$0.00

Bill To:

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



Invoice #: 2524 Invoice Date: 9/11/25 Due Date: 9/11/25

Case: P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2025 (Tennis)	26	40.00	1,040.00
2,330.572,3440			
		Market Market	

Total

Payments/Credits

**Balance Due** 

alison Morning

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	Description
8/1/25	2	J.S.	Clean and sweep tennis courts.
8/4/25	2	J.S.	Clean and sweep tennis courts.
8/6/25	2	J.S.	Clean and sweep tennis courts.
8/8/25	2	J.S.	Clean and sweep tennis courts.
8/11/25	2	J.S.	Clean and sweep tennis courts.
8/13/25	2	J.M.	Clean and sweep tennis courts.
8/15/25	2	J.M.	Clean and sweep tennis courts.
8/18/25	2	J.M.	Clean and sweep tennis courts.
8/20/25	2	J.M.	Clean and sweep tennis courts.
8/22/25	2	J.M.	Clean and sweep tennis courts.
8/25/25	2	J.M.	Clean and sweep tennis courts.
8/27/25	2	J.M.	Clean and sweep tennis courts.
8/29/25	2	J.M.	Clean and sweep tennis courts.
TOTAL	26		

#### Governmental Management Services, LLC

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

## Invoice

Invoice #: 2526 Invoice Date: 9/11/25

Due Date: 9/11/25

Case: P.O. Number:

#### Bill To:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2025 Facility Maintenance Mileage August 1 - August 31, 2025	433.27 55	40.00 0.445	17,330.80 24.48
Code to:			
Middle Village Facility Maintenance			
2.320.572.466 - (\$5,450.00)		Lies in particular to the second of the seco	
Middle Village Facility Maint. Contin	gency		
2.330.572.622 - (\$500.00)			
Middle Village Common Area Maint			
2.320.572.46500 - (\$6,700.00)			
Middle Village Lighting repairs			
2.320.572.46630- (\$700.00)			
Middle Village Special Events			
2.330.572.49400 (\$600.00)	Total		\$17,355.28

Middle Village Repair and Replacement

Payments/Credits

\$0.00

Balance Due

\$17,355.28

\$13,950.00

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

Date	Hours	Employee	Description
8/1/25	6	T.C.	Finished working on sunshade for slide motors, worked on sunshade frame in pool pack area, swept building worked on organizing playground parts, picked up supplies
8/1/25	8	B.G.	At the landscape yard cleaned and organized
8/1/25	8	J.K.	Finished canopy in pool pack, finished sunshade on pool deck, assisted rake up and moved parts in back, unloaded concrete, get all televisions same height in fitness center
D14.40E	7.50	A.M.	Removed debris from all common areas
8/1/25	7.53	J.S.	Additional court maintenance
8/1/25	3.05		
8/2/25	2.07	J.M.	Additional court maintenance
8/4/25	7.65	A.M.	Removed debris from all common areas
8/4/25	3.08	J.S.	Additional court maintenance
8/4/25	2.28	J.M.	Additional court maintenance
8/5/25	4.13	T.C.	Removed rotten wood from pergola on pool deck, moved old playground equipment from shop to back storage area
8/5/25	8	B.G.	Removed rot trestle from gazebo by the pool, moved playground equipment from maintenance ship to landscaping yard, raked leaves at landscape yard
8/5/25	4	J.K.	Clear out trash from shop, bring all park pieces from shop to back, take down some rotten trusses from pool deck near women's bathroom
8/5/25	5.27	J.S.	Additional court maintenance
8/6/25	8	B.G.	Repaired leak in women's bathroom by the field, took more scrap to landscape yard, garbage disposal at the
			grand ball room was making noise, took it apart and cleaned it out and works properly, painted eleven sign posts
8/6/25	7.57	A.M.	Removed debris from all common areas
8/6/25	3.13	J.S.	Additional court maintenance
8/7/25	8	B.G.	Raking leaves at the landscaping yard and cutting playground parts that can't be used
8/7/25	5	J.S.	Additional court maintenance
8/7/25	2.53	J.M.	Additional court maintenance
8/8/25	8	B.G.	Applied second coat of two part paint to all sign posts at Deerview Lane, painting several sign posts at parking lot, removed plastic safety fence from Deerview playground
8/8/25	7.68	A.M.	Removed debris from all common areas
8/8/25	3.65	J.S.	Additional court maintenance
8/8/25	2.02	J.M.	Additional court maintenance
8/9/25	2.82	J.M.	Additional court maintenance
8/11/25	2	T.C.	Set up for CDD meeting
8/11/25	8	B.G.	Blew leaves and debris off boardwalk, removed spider webs from outside grand banquet ballroom, cutting the
0711120			bushes at the maintenance shop driveway
8/11/25	6.52	A.M.	Removed debris from all common areas
8/11/25	8	A.O.	Removed debris from all common areas
8/11/25	3.02	J.S.	Additional court maintenance
8/11/25	2.8	J.M.	Additional court maintenance
8/12/25	8	T.C.	Lifted up sections of sidewalk to cut out roots and level concrete, removed broken vinyl fence post and replace
	_	5.0	with new one at deerview park, cut up rotten wood from shop and disposed of
8/12/25	8	B.G.	Removed damage fence post and installing new one at deerview park, prep a cement slab for later removal, cutting up rotten wood at the shop, raking leaves at shop
8/12/25	7.98	J.K.	Dug up and cut roots around first slab going into deerview park, start cutting up and removing rotten boards, dug up, cut roots and replaced with vinyl post, separate the two connected slab, measure out rail for fence
			and replace at deerview
8/12/25	2.02	J.M.	Additional court maintenance
8/13/25	8	B.G.	Cut out PVC boards for alligator and snake signs, moved miscellaneous items from maintenance shop driveway to landscaping yard, cleaned and rake leaves
8/13/25	8.03	J.K.	Unload concrete, level out form for slab by field house, dig out trench to have play for pipe, plumbed up the drain and prepped out feed to pour slab, covered up trench and pipe laid for water fountain, removed debris
8/13/25	8	A.O.	from roots and bricks Inspected all playgrounds and removed debris around them, removed debris from parking lots, checked and changed all trash receptacles
8/13/25	7.68	A.M.	Removed debris from all common areas
8/14/25	8	B.G.	Removed leaves and dirt at maintenance shop, moved pavers to landscape yard from all over maintenance shop driveway, removed debris from amenity center parking lot and median
014.410.5	0.40	1 5.4	Additional court maintenance
8/14/25	3.12 8	J,M. B.G.	Additional court maintenance Cleaning and organizing maintenance shop
8/15/25 8/15/25		J.K.	Unloaded trailer, returned golf cart to shop
8/15/25	8	A.O.	Broken down and put everything away from meeting, removed debris from baseball field, dug out, parking lot
0/13/23	o	A.U.	and playgrounds

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

Date	<u>Hours</u>	Employee	<u>Description</u>
8/15/25	7.3	A.M.	Removed debris from all common areas
8/15/25	0.43	J.M.	Additional court maintenance
8/16/25	2.08	J.M.	Additional court maintenance
8/18/25	4	T.C.	Set poles in concrete for sun shade at tennis courts, set up pumps for lap pool, removed door from pool motor housing to reinstall motor, set up for CDD meeting
8/18/25	8	B.G.	At tennis court digging holes and installing metal poles with cement, removing pool cover from pool motor
8/18/25	8.02	A.O.	for tech  Worked on digging for holes to put poles in ground, mixing and pouring concrete to secure concrete, cleaned
			the area around tennis courts, moved pool motor
8/18/25	7.63	A.M.	Removed debris from all common areas
8/18/25	0.63	J.M.	Additional court maintenance
8/19/25	2	T.C.	Set post in ground and concrete for sun shade, set up pumps at lap pool
8/19/25	8	B.G.	Digging holes to put poles and cement at tennis courts, added chlorine and turn on two pump for the water at the adult pool
8/19/25	7.95	A.O.	Dug up more holes around the tennis courts, put in twenty four foot poles, mixing and pouring concrete, removed debris in parking lot
8/19/25	2.03	J.M.	Additional court maintenance
8/20/25	4	T.C.	Set more poles for sun shade at tennis, filled up chlorine jugs, check pumps at lap pool, filled with gas, picked up supplies
8/20/25	5.5	B.G.	At adult pool added eight more gallons of chlorine, set up two water pumps filled up empty containers, unloaded ten containers of acid, at tennis courts digging post out and repositioning dig another hole for new metal post, applying acid to adult pool
8/20/25	6.02	A.O.	Cleaning the pools around them and pouring gallons of chlorine into pool, after filling up the pool with chlorine
			we filled back up, digging hole and pour in concrete
8/20/25	7.23	A.M.	Removed debris from all common areas
8/20/25	0.88	J.M.	Additional court maintenance
8/21/25	2	T,C.	Worked on sun shade for tennis, picked up supplies
8/21/25	8	B.G.	Added gas to water pump at the main pool and poured eight containers of chlorine, at adult pool poured eight containers of chlorine, tennis courts digging last hole for pole and added cement, drilling holes on metal poles for the anchors, at adult pool added more gas to pumps when empty
8/21/25	8	A.O.	Cleaning and pouring chlorine in the big pools, pouring and mixing concrete putting in brackets, bolts and nuts in the poles and concrete to put up the tarps for tennis court, cleaned up shop
8/21/25	2.03	J.M.	Additional court maintenance
8/22/25	4	T,C.	Worked on sun shade for tennis
8/22/25	8	B.G.	At tennis court cutting to size metal poles and attaching anchors to tarp, at tennis court cleaned gutters, poured chlorine at adult pool
8/22/25	1	J.K.	Set up for event at the pool, made sure pool was set for event
8/22/25	8	A.O.	Putting up brackets, making holes in pipe, cutting down pipes to the measurement and putting in nuts and screws, pouring chlorine in the pool in morning and afternoon, making sure all chlorine gallons were full at end of day
8/22/25	7.63	A.M.	Removed debris from all common areas
8/22/25	0.47	J.M.	Additional court maintenance
8/23/25	2.77	J.M.	Additional court maintenance
		T.C.	Worked on sun shade at tennis courts, installed new GFI plug on water pump, picked up supplies
8/25/25 8/25/25	4 7.88	J.K.	Filled up jugs with chlorine, keep gas in vacuum pumps, replaced GFCI for big pumps, put up sun shade, drilled holes, move over eye bolts, took down fold and put away sun shade
8/25/25	7.65	A.M.	Removed debris from all common areas
8/26/25	3.03	J.K.	Kept gas in vacuum pumps, filled chlorine jugs
8/26/25	2.17	J.M.	Additional court maintenance
8/27/25	2.05	J.K.	Filled chlorine jugs, made sure pumps were filled
8/27/25	8	A.M.	Removed debris from all common areas
8/28/25	1.03	J,K.	Put gas in the vacuum pumps
8/28/25	2.83	J.M.	Additional court maintenance
			Added chlorine to adult pool and kept adding gas to the water pumps at the pool, cut platforms of playground
8/29/25	6	B.G.	with sawzall
8/29/25	7.85	A.M.	Removed debris from all common areas
8/30/25	3.05	J.M. 	Additional court maintenance
TOTAL	433.27		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445
MILES	55		Mileage is itilibursaure per section 112.001 Frontia Statutes Mileage Pate 2000 0.770

#### Governmental Management Services, LLC

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

## Invoice

Invoice #: 2532

Invoice Date: 9/23/25 Due Date: 9/23/25

Case:

P.O. Number:

#### Bill To:

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



Description	Hours/Qty	Rate	Amount
Facility Event Staff through September 20, 2025	14	25.00	350.00
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	Total		\$350.00
	Payments	s/Credits	\$0.00
	Balance I	Due	\$350.00

Total	\$350.00
Payments/Credits	\$0.00
Balance Due	\$350.00
	112

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

#### Middle Village CDD

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

Quantity	Description	]	Rate	A	mount
14	Facility Event Staff	\$	25.00	\$	350.00
	Covers Period End: September 20, 2025				
	Amenities Revenue # 2,300,369,103				

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

Date: September 23, 2025 at 10:03 AM

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

Good morning, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD for the following venue.
  - LOCATION PO PATIO (SUNDAY) 4:00 P.M. to 8:00 P.M.
  - DATE OF VENUE SEPTEMBER 21, 2025
  - RESIDENT RACHELLE JEAN
  - ADDRESS 3015 WHISPERING WILLOW WAY, ORANGE PARK, FL 32065
  - AMOUNT OF REFUND \$100.00
  - BOOKING FEE/DEPOSIT was via DISCOVER(4827):
    - DATED: 8/29/25
    - SEQ#: ?
    - BATCH#: 136?
    - INVOICE#: ?
    - APPROVAL CODE: 02929R
    - 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 October 3-6, 2025, and October 16-17, 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.





AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/26/25 PAGE 1
\*\*\* CHECK DATES 09/01/2025 - 09/30/2025 \*\*\* MIDDLE VILLAGE-CAPITAL RESERVE

WWW CHECK DAILS 09/01/2		ANK C CAPITAL RESERVE			
CHECK VEND#INDATE DATE	NVOICEEXPENSED TO INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
9/05/25 00067 8/27/2	25 08272025 202508 600-53800- VFD PRE-PROGRAMMED/TESTED		*	1,680.10	
		COMPAC FILTRATION			1,680.10 000856
	25 352 202508 600-53800- DINNER BANQUET 3HR		*		
		R&R ELITE CATERING INC			2,500.00 000857
9/05/25 00054 7/17/2	25 87454203 202507 600-53800- JANITORIAL SUPPLIES		*	689.53	
		THE HOME DEPOT PRO			689.53 000858
	25 87857239 202508 600-53800- JANITORIAL SUPPLIES	64000	*	975.11	
		THE HOME DEPOT PRO			975.11 000859
	25 87903331 202508 600-53800- JANITORIAL SUPPLIES	64000	*	279.12	
		THE HOME DEPOT PRO			279.12 000860
	25 08142025 202508 600-53800- TUFFY WINDSCREEN MESH	64000	*	4,652.13	
		10-S TENNIS SUPPLY			4,652.13 000861
9/12/25 00009 8/31/2	25 2520 202507 600-53800- JUL REPAIR & REPLACEMENTS	64000	*	2,674.92	
		GOVERNMENTAL MANAGEMENT SERVICES			2,674.92 000862
9/12/25 00009 8/31/2	25 2521 202508 600-53800- AUG REPAIR & REPLACEMENTS			996.55	
		GOVERNMENTAL MANAGEMENT SERVICES			996.55 000863
, , , , , , , , , , , , , , , , , , , ,	25 24122 202508 600-53800- OPP DECLINING TREES/RMVL		*	3,300.00	
		VERDEGO LLC			3,500.00 000864
9/19/25 00074 6/18/3	25 22876643 202506 600-53800-	04000		317.00	
	LIFEGUARDING	AMERICAN RED CROSS TRAINING SERVIC			517.00 000865
	25 3228 202509 600-53800- RMV OLD PUMP/INSTALL NEW			6,575.00	
		BLUE SOLUTIONS INC			6,575.00 000866
9/19/25 00084 9/03/2	25 CS215384 202509 600-53800- POOL SUPPLIES		*	500.35	
		SCP DISTRIBUTORS LLC			500.35 000867

MVIL MIDDLE VILLAGE OKUZMUK

AP300R YEAR-TO-DATE *** CHECK DATES 09/01/2025 - 09/30/2025 *** M B		CHECK REGISTER	RUN 9/26/25	PAGE 2
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
9/19/25 00084 9/09/25 CS215730 202509 600-53800- POOL SUPPLIES	64000	*	310.03	
FOOL SUFFELES	SCP DISTRIBUTORS LLC			310.03 000868
9/19/25 00084 9/11/25 CS215891 202509 600-53800-	64000	*	196.62	
FOOT SOLLTES	SCP DISTRIBUTORS LLC			196.62 000869
9/26/25 00105 7/28/25 35579A 202507 600-53800- REPAIR FITNESS EQUIP	64000	*	235.31	
REPAIR FIINESS EQUIP	ALLWAYS IMPROVING LLC			235.31 000870
9/26/25 00009 9/11/25 2526 202508 600-53800-	64000	*		
AUG REPAIR & REPLACEMENTS	GOVERNMENTAL MANAGEMENT SERVICES			3,405.28 000871
9/26/25 00009 9/11/25 2525 202509 600-53800-	64000	*	1,281.48	
MAINTENANCE SUPPLIES	GOVERNMENTAL MANAGEMENT SERVICES			1,281.48 000872
	TOTAL FOR BAN		30,968.53	
			•	
	TOTAL FOR REG	ISTER	30,968.53	

MVIL MIDDLE VILLAGE OKUZMUK



#### Com-Pac Filtration, Inc.

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

#### **QUOTE**

Bill To				08-28-25	08272	10. 25-2DT	Jay Soriano	
Middle Village 845 Oakleaf Pla Orange Park, Fl	ntation		Project Name Middle Village Customer Terms					
	32000							
Phone (904) 562-0249	)	Email jsoriano@gmsnf.com	Lead Time To Be Detei	mined	1 7	oted By le Trask		
Item	Descriptor				Qty	Unit Price	e Ext Price	
CPI-VFD-30HP -230V	30Hp 3-phas Tested	se (15hp 1-Phase) VFD 230VA	AC Pre-Programm	ned and	1	3,326.94	4 3,326.94	
Notes						Sub-Tota	\$3,326.94	
						- Discount	t \$1,646.84	
						Sales Tax	<b>c</b> \$0.00	
						Freight	<b>t</b> \$0.00	
						Total	\$1,680.10	
Sale	s taxes and/or si	nipping cost are excluded from thi	s quote unless othe	rwise specified w	ithin the	body of this doc	:ument.	
Deposits are call	culated from the	subtotal only. Sales taxes and/or prior	shipping charges w to manufacturing.	ill be added to the	e custome	er's Final Invoice	a. Deposits are due	
charge compound venue being Jac	led monthly until ksonville, Duval	checks, wire transfers and/or crec paid in full. Purchaser agrees tha County, Florida. In the event of litt	t any legal action st igation for nonpaym	nall be subject to sent of amounts o	the laws wed, the	of the State of F prevailing party	Florida with exclusive shall be entitled to	

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

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

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

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

### Code to:

## Middle Village Repair and Replacements

34-600-538-64000





# INVOICE

R&R Elite Catering Inc. Rebekah Tonkin/Owner 1743 Fiddlers Ridge Dr. Fleming Island, Fl. 32003 (904) 415-0365 randrelitecatering@gmail.com

Billed To:

Customer's Name: Oakleaf Swim Team

Date of Service: 8/17/25



Invoice #: 352

Invoice Date: 8/15/25

Description	Rate Count		Amount
Dinner Banquet		160ppl	\$2,500.00
Staff from 5pm-8pm		2 staff members	\$0.00

Subtotal

\$2,500.00

Tax

\$0.00

Tax Rate (%)

7.5%

**Total Due** 

\$2,500.00

Notes:

Code to:

Middle Village Repair and Replacements 34-600-538-64000

## HDSUPPLY,

Formedy Horne Depot Pro Institutional

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

TO be Split between DB and MV

districts 50/50

DB Repart 9. Replacement

7.30.573.63*100* 

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34.600.538<u>\_/</u>4000

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- •
- Home
- Account
- Invoice History
- Invoice Detail

#### Invoice Detail

Customer ID: 645245

Invoice Number: 874542038 Invoice Date: 7/17/2025 Order Number: 63566329

Purchase Order: LNC7152025

Shipped To:

DOUBLE BRANCH 370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065

Invoice Total\$1,379.06

Back to Order History Save as PDF Print this page

\$689.53

## HD Supply Notes:

i\$7.95 Handling Charge

Delivery information for this invoice may be

found at: www.HomeDepotPro.com/Institutional

Description | Item Number

Quantity Quantity Unit Total Ordered Shipped Price



RENOWN C-PULL WIPES 8X10 2CA REN15747003

10

10

\$56,70 \$567,00

	Description   Item Number		Quantity Shipped		Total
	SUPERSTITCH BLEND MOP BLU LG SIN RCPD25306BL	6	6	\$29.94	\$179.64
	RENOWN 36"X5" 4PLY WHITE HEAVY DUTY RENO2321-18	6	G	\$9.40	<del>\$5</del> 6.40
50°	GEN PURP TRIGGER SPRAY TUBE 33 <u>1839724</u>	5	5	\$1.06	\$5,30
	CHEM RÉS TRIGGR SPRAYER TUBE 331689725	5	5	\$1.43	\$7.15
	RENOWN WAVE3D URNAL SCRN MAN REN03121	6	6	\$31.09	1\$186.54
	PLEDGE 14.20Z 1EA 306353001	2	2	\$11.34	\$22.68
	ZURN CLOSET REPAIR KIT 3.5GPF (A-38-A) 19301D Old Item Number: 190462	10	10	\$26.12	\$261.20
	1-1/2"X 1-1/2" BRASS SPUD ASSEMBLY 808850 Old Item Number: 147777	5	5	\$17.04	\$85.20
Subtotal Shipping & Tax	\$1,371.11 Handling\$7.95 \$0.00				

-\$0.00 \$1,379.06

Web Discount Invoice Total



9000 Southside Alvd, 81äg. 100 Suite 1102 Jackscreite Ft. 32256

Please mail payments to the comit address at the bettern of this bill

INVOICE Page 1 of 2

INVOICE DATE 07/17/2025
INVOICE NUMBER 87/15/12/038
ACCOUNT NUMBER 645/245
ORDER NO. 6358/63/29

POR INQUIRIES CALL: FAX: (877) 712-6726

(883) 412 G/20

www.HomeOspoffte.com/institutional costomercure/daughtworks.com

50LD TO:

1130 1 MB 0.572 - 50112X 10140 01448304\$185 \$2 010001692 0001000Z

#### 

DOUBLE GRANCH

370 OAKLEAF VILLAGE: PKWY ORANGE PARK FL 32085-4259

ENROLLMENT ACCOUNT #.	ENROLLMENT TOKEN
AMS645245	HRW OPH FVP

SHIPPED TO:

COUBLE BRANCH 376 OAXLEAF VILLAGE MARKWAY ORANGE MARK FL 32085

	ORGER NO.	CONTROLM	O. CUSTOMER P.D.	1	HIPPEDV	()A		TE	RMS	CASH DISC	CUNT AMT
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#### RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

#### RETURN THIS PORTION WITH YOUR REMITTANCE TO THE REMIT ADDRESS BELOW



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ACCOUNT NUMBER	INVOICE NUMBER	INVOIGE DATE	INVOICE AMOUNT DUE
645245	874542038	07/17/26/25	1279.06
			NET DUE DATE 08/16/25
		NET AMOUNT PAID	

SOLD TO:

DOUBLE BRANCH 370 OAKLEAF VILLAGE PKWY ORANGE PARK FL 32065-4269 REMIT TO:

HD SUPPLY FORMERLY HOME DEPOT PRO-PO Box 404468 Atlanta GA 30384-4468



9000 Southside Blvd. 6/dg. 100 Suite 1102 Jucksonville FL 32258

INVOICE DATE	07/17/2025
INVOICE NUMBER	8/4542035
ACCOUNT NUMBER	645245
ORDER NO.	6356323

FOR INQUERIES CALL:

(550) 412-6726

FAX: (877) 712 8736

www.ilometicpotPrn.naminsfilifiensi custamonsi÷@supplyworks.com

SOLD TO:

DOUBLE HRANCH 370 DAKLEAF VILLAGE PKWY ORANGE PARK FL 32095-4259

ENROLLMENT ACCOUNT #:	ENROLLMENT TOKE	N
AMS645245	HRW QPH FVP	

SHIPPED TO:

DOUBLE BRANCH 170 DAKLEAF VILLAGE PARKWAY ORANGE PARK FL 12005

	ORDER NO.	CONTROL NO.	Customer P.O.	SHIPPEO VIA	TERMS	CASH DISCOUNT AMT
	635-6529		LN857152025	JXVIN - JACKSONVI	NET 30 DAYS	20.0
_	LN ITEM NO		DESCRIPTION	ORDER SHIP BYO	UOM LIST PRICE FRICE	EXT. AMT. IAN CODE

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## HOSUPPLY.

Formany Home Depot Pro Institutional

To be split between OB 2. MV districts

My Account Number 647283

Currently Shopping As \$47283 - MIDDLE VILLAGE CDD

 Current Ship-To Address MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065

3:

Repair 1. Replace must

• Home

Account

Invoice History

Invoice Detail

108 2.300.672.63100 My 34.600 538.64000

#### Invoice Detail

Customer ID: 647283

Invoice Number: 878572395 Invoice Date: 8/12/2025 Order Number: 64013949 Purchase Order: LNC8112026

Shipped To:

MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065

Invoice Total\$1,950.22

Back to Order History Save as PDF Print this page

\$ 975.11

#### **HD Supply Notes:**

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

i\$7.95 Handling Charge

Delivery information for this invoice may be

found at: www.HomeDepotPro.com/Institutional

Description | Item Number

Quantity Quantity Unit Total Ordered Shipped Price

\*\*

RENOWN SINGLE ROLL BATH TISSUE 2PLY 7 REN06125-WB

7

\$79.25 \$554,75

	Description   Item Number		Quantity Shipped		Total
	BAG SANI WASTE WAXED KRAFT 7.5X10 HOSKL-260	1	1	\$40.78\$	40.78
	RENOWN C-PULL WIPES 8X10 2CA REN15747003	10	ener Co	\$56.11 \$	561.10
	APPEAL GEN PURP FOAM HAND SOAP ΔΡΡ17100-04	40	40	\$11.79 \$4	471.60
Ú,	RENOWN LNR 38X58 1.5MIL BLK REN66016-CA	6	6	\$52.34 \$3	314.04
	RENOWN LNR 40X48 12MIC NAT REN14512-CA	8	0	\$69.78\$	0.00

Subtotal \$1,942.27 Shipping & Handling\$7.95 Tax \$0.00 Web Discount \$0.00 Invoice Total \$1,950.22



9000 Southside Alvd Bldg, 100 Suite 1102 Jacksonville FL 32256

MIDDLE VILLAGE CDD

ORANGE PARK FL 32085

370 CAKLEAF PLANTATION PRWY DRA OAKI FAF PLANTATION

SOLD TO:

Plazau med payments to the second address, at the horizon of this bill

2044 ) SP 0.700 - 50009X (6062-014506746692-52 P108/6705-0506:0001

INVOICE Page 1 of 1

INVOICE DATE 09/12/2025
INVOICE NUMBER 678672385
ACCOUNT NUMBER 847283
ORDER NO. 64013949

FOR INQUINIES CALL:

(856) 417-6776

AX: (ETT) 712-6726

พัพธ HamsDopatFro acadosilutional เมษาสามายญียมของสามารถ

ENROLLMENT ACCOUNT #: ENROLLMENT TOKEN
AMS847283 VFQ HBQ LFP

SHIPPED TO:

MIDDLE VILLAGE COD 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK FL 32065

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CuriCuit www.HouseDepositios constructions as

NET MERCHANDISE TOTAL	TAX TOTAL	SPECIAL CHARGES	INVOICE TOTAL
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#### RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE TO THE REMIT ADDRESS BELOW



ACCOUNT MUMBER	INVOICE NUMBER	INVOYCE DATE	INVOICE AMOUNT COF
647263	6786723(6)	08/12/2025	1950.22
			NET DUE DATE 09/11/25
. 1 TAX ***********************************			
		AMCUNI PAID	**

SOLD TO:

MIDDLE VILLAGE ODD 370 OAKLEAF FLANTATION PKWY 22A OAKLEAF PLANTATION ORANSE PARK FL 32069 REMIT TO:

HD SUPPLY FORMERLY HOME DEPOT PRO PO Box 404468 Atlanta GA 30384-4468

to be split between

108 e mu districte

Formerly Home Depot Pro Institutional

37/50

- My Account Number 647283
- Currently Shopping As 647283 MIDDLE VILLAGE CDD
- Current Ship-To Address MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065

٥

Horne

Account

Invoice History

Invoice Detail

Repair a Replacement

24,600,535.64000

#### Invoice Detail

Customer ID: 647283

Invoice Number: 879033314

Invoice Date:

8/14/2025

Order Number: 64013949

Purchase Order: LNC8112025

#### Shipped To:

MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065

Invoice Total\$558.24

Back to Order History Save as PDF Print this page

\$279.12

#### **HD Supply Notes:**

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

Delivery information for this invoice may be

found at: www.HomeDepotPro.com/Institutional

Description | Item Number

Quantity Quantity Unit Total Ordered Shipped Price

RENOWN LNR 40X48 12MIC NAT 8 \*\*\*\*\* - REN14512-CA

\$69,78\$558,24

Subtotal

\$558.24

Shipping & Handling\$0.00

\$0.00

Web Discount

-50.00





10-S Tennis Supply & Dinkshot Pickleball 1400 NW 13th Avenue Pompano Beach, FL 33069 Toll-Free: (800) 247-3907 Local: (954) 969-5440

www.10-S.com / www.dinkshot.com

**Estimate** 

#88163

8/14/2025

#### Bill To

Middle Village Community Development Distr 475 W Town PI Ste 114 Saint Augustine FL 32092 United States

Ship To

Jay Soriano Oakleaf Plantation 370 Oakleaf Village Pkwy Orange Park FL 32065 United States

TOTAL

\$4,652.13

9/13/2025	Windscreens	Beat	trix Tunyoghi	904-406-2206	Best Way	
Quantity	ltem	Options	Customer Descri	ption	Rate	Amount
236.5	ET1009-Blk Tuffy 9' Windscreen Open Mesh	Color: Black	Center Billow Lip Grommets, Doul Stitching, 5-Year Black Grommets Shade Factor, S "flap" vents ever (1) piece: 8' high OakLeaf	y with Vipol™ virtually tear-proof. p Tab with ble-Needle Lock r Factory Warranty, s every 12", 78% standard Half-Moon y 10' h x 58' 3" long w h x 119' 3" long w h x 59' long w 3	\$10.25	\$2,424.13
1	NI-MISC-AF Miscellaneous Aer-Flo		4' Tall "OakLeaf	" Lettering - 1 Color	\$551.00	\$551.00
1	NI-MISC-AF Miscellaneous Aer-Flo		4` Tall "OakLeaf 1 Color	Tennis" Lettering -	\$983.00	\$983.00
1	NI-MISC-AF Miscellaneous Aer-Flo		5' Tall "OakLeaf Leaf Logos on (	" Logo - 1 Color (3 One Screen)	\$694.00	\$694.00
ode to:			Current promotion Tuffy windson No returns, or ecustom items.			

Ca

Middle Village Repair and Replacements

Subtotal Discount () \$4,652.13

34-600-538-64000



**Shipping Costs** \$0.00 (Best Way) Tax (0%) \$0.00 Total \$4,652.13



1 of 1

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

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

## Invoice

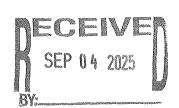
Invoice #: 2520 Invoice Date: 8/31/25

Due Date: 8/31/25

Case: P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) -Statement Glosing Date 7/21/25		_8 <del>8.05</del>	<del>-88.05</del>
-2.310.513.49300 (MV Office Supplies) - Statement Closing Date -7/21/25		-51.04	<del>51.04</del>
34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 7/21/25		2,674.92	2,674.92
2:330:57249400 (MV Special Events) - Statement Closing Date		657:19	<del>_657.13</del>
2.330.572.49300 (MV Rec. Passes) Statement Closing Date 7/21/25	PRODUCTION OF THE CONTRACT O	<del>-242.99</del>	<del>- 242.9</del> 9
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	Total		\$3,714.13

Total \$3,714.13

Payments/Credits \$0.00

Balance Due \$3,714.13

\$2,674.92

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

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

## invoice

Bill To:

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



Invoice #: 2521 Invoice Date: 8/31/25 Due Date: 8/31/25

Case: P.O. Number:

Description	Hours/Qty	Rate	Amount
- 2.330.572.4100 (MV Phones) Statement Closing Date 8/21/25	Megawara adalah Cibergan dan megamak Meri Amerikan kepilangkan berahari sembera semban bira bibah Meri	-88.01	_88.01-
2.310.513.49300 (MV Office Supplies) - Statement Closing Date - 8/21/25-	on administration of the control of	14.20	14.20
34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 8/21/25	coverage of the coverage of th	996.55	996.55
- <del>2.890.5724</del> 940 <del>0 (MV Special Events) - Statement Closing Date</del>	**Connocation records of the connocation records	<del>-459.86</del> -	<del>-459.86</del>
2.330.572.49300 (MV Rec. Passes) Statement Closing Date 8/21/25		<del>226.46</del>	226.46
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Total	\$1,785.08
Payments/Cre	·
Balance Due	\$1 <del>,785.08</del> —

\$996.55

### **Invoice**



**Invoice #: 24122** 

Date: 08/31/25

**Customer PO:** 

**DUE DATE: 09/30/2025** 

**BILL TO** 

FROM

Oakleaf - Middle Village CDD 370 Oakleaf Village Parkway Orange Park, FL 32065 VerdeGo PO Box 789 Bunnell, FL 32110 Phone: 386-437-3122 www.verdego.com

**DESCRIPTION** 

AMOUNT

#23651 - OPP Declining trees/Dead trees removal

To provide Sub to remove 12 Declining or Dead trees along Oakleaf Plantation Pkwy in median or fence line that could be a liability if not removed before a heavy storm.

Landscape Enhancement

\$3,500.00

Sub: Tree work (Sub)

1.00

\$3,500.00

\$3,500.00

**Invoice Notes:** 

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$3,500.00

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

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

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

Code to:

Middle Village Repair and Replacements

34-600-538-64000





#### Send Payment To: American Red Cross Training Services

25688 Network Place Chicago, IL 60673-1256

INVOICE	
Invoice No:	22876643
Invoice Date	18-JUN-2025
Customer Number:	P0041375
Org ld:	GMSLLCMIDDLE
Invoice Total:	\$517.00
Payment Terms :	NET 30
Due Date :	18-JUL-2025

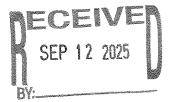
GMS, LLC-MIDDLE VILLAGE CDD ATTN:JAY SORIANO 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065

First Aid/CPR/AED Instructors can now teach the new r.25 Babysitter's Training-no bridges or fees. Learn more on the Red Cross Learning Center Resource Babysitters Training page.

ORDER	CRS/ OFFERING ID	DATE	DESCRIPTION	ату	INSTRUCTOR/ STUDENT NAME	TOTAL
O-0020269952	CLS-06559375	15-JUN-25	Lifeguarding-BL Training Loc:orange park,FL	11	Shannon Mullis	\$517.00
				w minuté WANDO d	Sub Total Sales Tax Payments Invoice Total	\$517.00 \$0.00 \$0.00 \$517.00

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

## Middle Village Repair and Replacements 34-600-538-64000



Please detach this stub and include it with your payment



#### **REMITTANCE STUB**

☐Check enclosed \$	

Customer Number P0041375 **GMSLLCMIDDLE** Org ID 22876643 Invoice No Invoice Date 18-JUN-2025 Amount Due \$517.00

American Red Cross **Training Services** 25688 Network Place Chicago, IL 60673-1256 Blue Solutions Inc

1015 Idlewild Ave

Green Cove Springs, FL 32043

USA

+19045802210

Blue\_Solutions@comcast.net

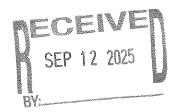
www.bluesolutionspools.com

BILLTO

Javier Soriano Middle Village CDD

475 West Town Place Suite 114

St Augustine, FL 32092



INVOICE # DATE

TOTAL DUE

DUE DATE

TERMS

ENCLOSED

Invoice

3228

09/05/2025

\$6,575.00

10/01/2025

Due on receipt

DESCRIPTION	ΥΓΟ	RATE	AMOUNT
Sales Remove old pump. Install new pump with wire and plumbing	1	5,600.00	5,600.00
Materials Fittings, Pipe, Electric supplies and glue	1	975.00	975.00

**BALANCE DUE** 

\$6,575.00

#### Code to:

Middle Village Repair and Replacements

34-600-538-64000



74-JACKSONVILLE-SCP DIST. 2900 DAWN RD JACKSONVILLE, FL 32207-7904 Phone 904-739-3511 Fax 904-739-7544

#### INVOICE REPRINT

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

INVOICE #	CS215384
ORDER#	CS222729
DATE	09/03/25
PAGE	1 of 1

#### 

**BILL TO** 

277685 MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259

194-ORANGE PARK-SCP DIST. 8601 YOUNGERMAN CT UNIT 2 JACKSONVILLE, FL 32244-8927

CUSTOMER P/O NUMBER	SHIP VIA	WRITTEN BY	ORDER DATE
JAY	PRIORITY PICK	TROY PORTIS JR(194)	09/03/25
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 10/03/25
JOB / SHIP-TO NAME	PURCHASING AGENT	CONTACT	PHONE
MIDDLE VILLAGE CDD		JAY SORIANO	904-342-1441

OPEN PCK-QTY SHP-QTY B/O **EXTENSION** PRICE U/M **PRODUCT** НМ DESCRIPTION 0 500.35 500.35 PCCF-150 150SQF ĒΑ WWP-05-9910

 $\Lambda$ 

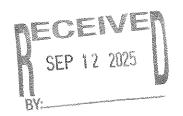
PROCLEAN PLUS CARTRIDGE FILTER E-09-B

COPY OF INV'S

#### Code to:

## Middle Village Repair and Replacements

34-600-538-64000



MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
500.35	0.00	0.00	0,00	0.00	0.00	0.00	0,00	500.35

This is to certify that the herein named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the department of transportation.

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

SIGNATURE:

Cust#; 277685 Cust Name: MIDDLE VILLAGE CDD Inv#; CS215384 Invoice Date: 09/03/25 Invoice Amount: \$500.35

RECEIVED BY: \_\_

MARNING: Cancer and Reproductive Harm - www.p65warnings.ca.gov

SIGNATURE: DEEJAY ADAMS(ZK)

Remit To: SCP DISTRIBUTORS LLC DEPT. #0594 PO BOX 850001 ORLANDO, FL 32885-0594



74-JACKSONVILLE-SCP DIST. 2900 DAWN RD JACKSONVILLE, FL 32207-7904 Phone 904-739-3511 Fax 904-739-7544

#### INVOICE

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

INVOICE #	CS215730	
ORDER#	CS223143	
DATE	09/09/25	_
PAGE	1 of 1	•

#### 

**BILL TO** 

277685 MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 SHIP TO

194-ORANGE PARK-SCP DIST. 8601 YOUNGERMAN CT UNIT 2 JACKSONVILLE, FL 32244-8927

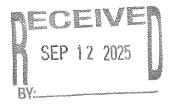
CUSTOMER P/O NUMBER	VIA DRITY PICK		WRITTE DEEJ	N BY AY ADAMS	6(194)		ORDER DATE 09/09/25	
CUSTOMER RELEASE NUM	HT TERMS NOUTBOUND		1	NT TERMS 30 DAYS			DUE DATE 10/09/25	
JOB / SHIP-TO NAME MIDDLE VILLAGE CDD	HASING AGENT		CONTA JAY S	CT ORIANO			PHONE 904-342-1441	
LN# PRODUCT HM	DESCRIPTION	UA	A OPEN	PCK-QTY	SHP-QTY	B/O	PRICE	EXTENSION
1 AOS-60-2723	HSQ165 1.65THP 115/	230V EA	1	1	1	0	277.7	4 277.74
	18.8/9.4A 48Y SQFL M	OTOR D-04	-B					
SER#25124THAL000	,	OTOR D-04	-B					

A-12-D

#### Code to:

# Middle Village Repair and Replacements 34-600-538-64000

SUPERFLO PUMP SEAL KIT



MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
310.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	310.03

This is to certify that the herein named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation

coording to the applicable regulations of the department of transportation.	SIGNATURE: DEEJAY ADAMS(ZK)
Subject to our terms at http://www.poolcorp.com/dealer-terms-conditions	<del></del>
SIGNATURE:	RECEIVED BY:

Cust#: 277685 Cust Name: MIDDLE VILLAGE CDD

Inv#: CS215730 Invoice Date: 09/09/25 Invoice Amount: \$310.03

\_PLACARDS SUPPLIED-YES\_\_\_\_ NO\_\_\_ REFUSED\_\_

Remit To: SCP DISTRIBUTORS LLC DEPT. #0594 PO BOX 850001 ORLANDO, FL 32885-0594



74-JACKSONVILLE-SCP DIST. 2900 DAWN RD JACKSONVILLE, FL 32207-7904 Phone 904-739-3511 Fax 904-739-7544

#### INVOICE

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

INVOICE #	CS215891
ORDER#	CS223319
DATE	09/11/25
PAGE	1 of 1

#### 

**BILL TO** 

277685 MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259

194-ORANGE PARK-SCP DIST. 8601 YOUNGERMAN CT UNIT 2 JACKSONVILLE, FL 32244-8927

CUSTOMER P/O NUMBER	SHIP VIA	WRITTEN BY	ORDER DATE
	PRIORITY PICK	LARRY HORNE(194)	09/11/25
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 10/11/25
JOB / SHIP-TO NAME	PURCHASING AGENT	CONTACT	PHONE
MIDDLE VILLAGE CDD		JAY SORIANO	904-342-1441

OPEN PCK-QTY SHP-QTY B/O PRICE **EXTENSION** НМ PRODUCT DESCRIPTION U/M 98.31 196.62 AMP-101-1102 351157 1.5"S/2"SPG SUPERFLO EΑ

SUPERMAX PUMP UNION KIT

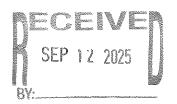
A-01-C

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ALT-8837983012

#### Code to:

## Middle Village Repair and Replacements 34-600-538-64000



PLACARDS SUPPLIED-YES	NO	REFUSED

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
196.62	0,00	0.00	0.00	0.00	0.00	0.00	0.00	196.62

This is to certify that the herein named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the department of transportation.

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

SIGNATURE:

Cust#: 277685 Cust Name: MIDDLE VILLAGE CDD

Inv#: CS215891 Invoice Date: 09/11/25 Invoice Amount: \$196.62

RECEIVED BY: \_

MARNING: Cancer and Reproductive Harm - www.p65warnings.ca.gov

SIGNATURE: LARRY HORNE(194)

Remit To: SCP DISTRIBUTORS LLC **DEPT. #0594** PO BOX 850001 ORLANDO, FL 32885-0594

#### 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 Tailahassee, FL 32312 850-523-8882

Reissue invoice due to check #848 not being received by vendor since the check was processed and mailed out on 8/19/25. TP 9/23/25

Bill to

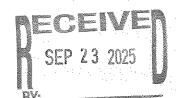
Invoice details

Invoice no.: 35579 Terms: Net 15

Invoice date: 07/28/2025

Due date: 08/12/2025

Middle Village 845 Oakleaf Plantation Parkway Orange Park, FL 32065



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

#### Code to:

## 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,			

overlay, and wire.

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

Total \$235.31

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

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

## Invoice

Invoice #: 2526
Invoice Date: 9/11/25

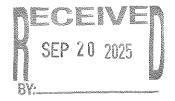
Due Date: 9/11/25

Case:

P.O. Number:

#### Bill To:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2025 Facility Maintenance Mileage August 1 - August 31, 2025	433.27 55	40.00 0.445	17,330.80 24.48
Code to:			
Middle Village Facility Maintenance	Turkenski gesterrin		
2.320.572.466 - (\$5,450.00)		:	
Middle Village Facility Maint. Conti	igency		
2.330.572.622 - (\$500.00)			
Middle Village Common Area Maint			
2.320.572.46500 - (\$6,700.00)			
Middle Village Lighting repairs			
2.320.572.46630- (\$700.00)			
Middle Village Special Events			
2.330.572.49400 (\$600.00)	Total		\$17,355.28
Middle Village Repair and Replacem	Payment ents	s/Credits	\$0.00
	Balance	Due	\$17,355.28

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

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

## Invoice

Invoice #: 2525 Invoice Date: 9/11/25

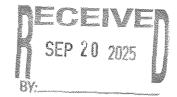
**Due Date:** 9/11/25

Case:

P.O. Number:

#### Bill To:

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



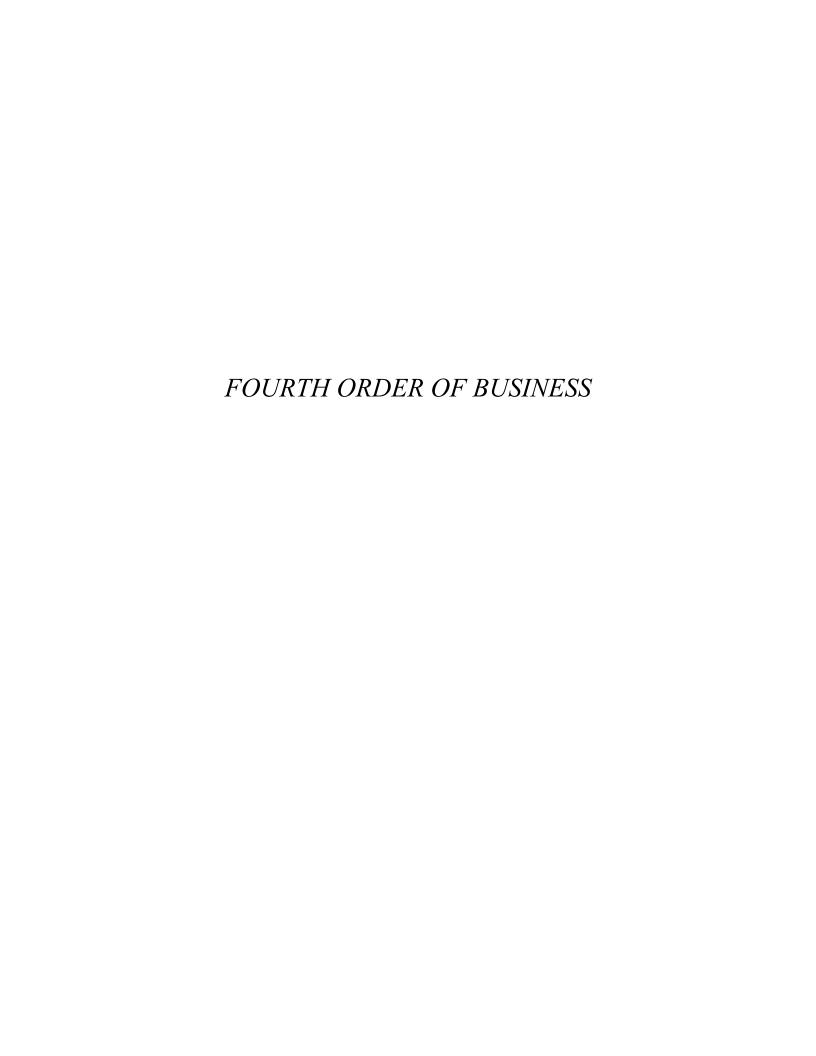
Description	Hours/Qty	Rate	Amount
Maintenance Supplies		1,281.48	1,281.48
Middle Village Repair and	Replace	ments	
34.600.538.64000		er de la company	
		The second secon	
	Total	a an ann an an Airmeann de Airmeann ann an Airmeann an Airmean an Airmeann an Airmeann an Airmeann an Airmeann	\$1,281.48
	Paymer	its/Credits	\$0.00
	Balance	Due	\$1,281.48

#### MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/25

DISTRICT MV	DATE	SUPPLIES	PRICE	EMPLOYEE
MIDDLE VILLAGE				
OAKLEAF	8/6/25	Shockwave Bit Holder Extender	3.04	T.C.
	8/6/25	Shockwave 9pc 1" Insert	17.19	T.C.
	8/7/25	Ryobi Hinge Kit	5,45	J.S.
	8/7/25	1/4x 1" Spiral Router Bit	22.41	J.S.
	8/7/25	1/4x 3/4" Spiral Router Bit	16.65	J.S.
	8/7/25	Door Hinge Template	18.95	J.S.
	8/7/25	Clear Tote	34.48	J.S.
	8/7/25	HDX Tough Totes	9.18	J.S.
	8/8/25	Bleach State of the state of th	14.63	T.C.
	8/11/25 8/13/25	Dwalt 6" Edger	8.33	T.C.
	8/13/25	PVC Pipe Glue	5,12	J.S.
	8/13/25	8.0z Waterproof CPVC Glue BLK Nitrile Gloves 40pk	7.61 14,93	J.S. T.C.
	8/13/25	Pine Sol	25.84	T.C.
	8/13/25	Trenching Shovel	32.75	T.C.
	8/18/25	Wrecker Reciprocating Saw Blades Pack	8.61	T.C.
	8/18/25	3/8x5-1/2 Eye Bolt/Nut Set (4)	26,73	T.C.
	8/18/25	15 AMP Circular Saw	51.18	T.C.
	8/20/25	Muriatic Acid 2 pk (6)	130,96	J.S.
	8/20/25	2' Inline GFCI Plug	22,99	J.S.
	8/21/25	Eye Bolt/Nut Set 1/2x10	10.83	T.G.
	8/21/25	Line Level	3,44	T.C.
	8/21/25	Tumbuckle 3/8x7-3/4 (12)	189.47	T.C.
	8/21/25	1/2x8 Eye Bolt/Nut Set (2)	10,07	T.C.
	8/21/25	1/4" Clamp Set 3pk (5)	68.83	T.C.
	8/21/25	8" Black Cable Ties 20pk	5.60	T,C.
	8/21/25	Spring Link 7/16x4-3/4 (2)	15.80	T.C.
	8/21/25	Blaster Dry Lube	9.18	T.C.
	8/25/25	15 AMP Plugin Charger	17.55	T.C.
	8/25/25	BLK Nitrile Gloves 40pk	14.93	T.C.
	8/25/25	All Purpose Mixing Container (3)	7.52	T.C.
	8/25/25	Titanium 3/8" Bit	8.21	T.C.
	8/25/25	12x12 Microfiber Roll	5.73	T.C.
	8/29/25	Gas for Equipment	75.00	T.C.
	9/2/25 9/2/25	1 1/2" x 3/4" PVC Bushing 3/4" Hosebib	1.70	J.S. J.S.
	9/2/25	1 1/2" PVC Male Adapter	8.29 1.43	J.S.
	9/2/25	5" Brass Nozzie	5.16	J.S.
	9/2/25	1/3 HP Utility Pump	108,68	J.S.
	9/2/25	5/8x50' Garden Hose	14.36	J.S.
	9/2/25	5/8x15' Hose	7.46	J.S.
	9/2/25	Bleach 121oz	9.75	T.C.
	9/2/25	Bleach	4.82	T.C.
	9/2/25	Pine Soi	25.84	T.C.
	9/2/25	Blk Nitrile Gloves 20pk	7.46	T,C.
	9/2/25	8" Cable Ties 500pk	22.15	T.C.
	9/3/25	1/2" MIP Brass Plug (2)	15.07	J.S.
	9/3/25	3/8" MIP Brass Plug	5.49	J.S.
	9/3/25	1/4" MIP Brass Plug (2)	9.13	J.S.
	9/3/25	Flat Plate Aluminum 36x1x1/8	5.93	T.C.
	9/3/25	8x1 Screws	3.43	T.C.
	9/3/25	8x1/2 Screws	3.43	T.C.
	9/3/25	Flat Cut Latex Brush (2)	16.03	T.C.
	9/3/25	JB Weld Epoxy	8,95	T.C.
	9/3/25	Cobalt Red Orill Bit Set	39.38	T.C.
	9/4/25	Tube for Concrete (2)	38.36	T.C.

TOTAL \$1,281.48



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## Middle Village Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 - September 30, 2025

#### 1. Community Communication and Engagement

#### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes X No □

#### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication. **Standard:** 100% of meetings were advertised per Florida statute on at least two

mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes X No □

#### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

Achieved: Yes ⋈ No □

#### 2. Infrastructure and Facilities Maintenance

#### Goal 2.1: Field Management and/or District Management Site Inspections

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ⋈ No □

#### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes X No □

### 3. Financial Transparency and Accountability

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes X No □

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website. **Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent

agenda package with updated financials.

Achieved: Yes X No □

#### Goal 3.3: Annual Financial Audit

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

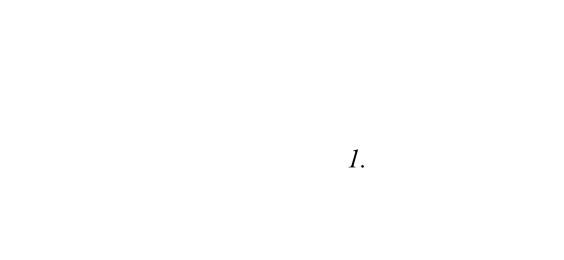
**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ⋈ No □

Chair/Vice Chair: Print Name:	Date:
Middle Village Community Development District	
District Manager:	Date:
Print Name:	
Middle Village Community Development District	





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

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

#### Memorandum

Date: October 2025

To: Board of Supervisors

From: GMS – OakLeaf Operations Manager

#### **Community:**

#### **Special Events**

o Report – Movie at the park , Food Truck - updates

- Upcoming Movie at the park (October), pumpkin plunge (Oct.), Movie at the park (November),
   Turkey trot, Fall Yard Sale
- Pickle-ball social (adult event)

#### **Aquatics**

- High School Swim Team Finalizing
- Update "year round" swim team
- Pool Schedule adjustments
- Heaters tested

#### **Amenity Usage**

- Total Facilities Usage 7264
- Average daily usage 242

#### Card counts:

MV Owners	42
MV Renters	35
MV Replacements	6
MV Updated	8

Total cards printed: 191 (both districts)

#### **Rentals**

- 13 of 30 days rented in September ,4 of 4 weekends rented
- 14 Grand Ballroom rentals, O Grand Lawn rental, O Bridal Suite rentals, O patio rentals
- 17 tours (approx.48 hours)/ 71 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 Lap Pool work
- Update parking lot drainage pipe repair
- Update on Column work

#### **MAINTENANCE**

- Preventative Maintenance completed on HVAC unit at concession stand
- Preventative Maintenance completed on HVAC unit at Aquatics office
- Preventative Maintenance scheduled for HVAC unit at Tennis office
- Purchase and set up extra monitor for meeting room
- Coordinate install of monitors in wall for meeting room
- Purchase replacement parts for rebuild of damaged vacuum pump at lap pool
- Programming of televisions at FC for you tube access
- Replacement of vacuum pump and valves at lap pool
- Multiple lake side "wildlife" signs installed
- Inspect and adjust lighting schedules for timers throughout property
- Coordinate updates and installs for access system
- Replace multiple filter grids at Spray Ground pool
- Replace/repair plunger for backwash tank at Spray Ground pool
- Inspect and mark off location of paver repair for promenade (large sections and tree root removal)
- Begin District inventory update
- Multiple culverts cleared (items associated with engineer's report)
- Deep clean of multiple pond banks
- 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 9/07 Forest Brook, Creekview, Oakpoint, and Timberlake completed 9/25

#### Landscaping

- Monthly report for Sept, submitted and filed at Operations office
- Annual flower rotations

