MIDDLE VILLAGE Community Development District

DECEMBER 8, 2025



Middle Village Community Development District

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

December 1, 2025

Board of Supervisors Middle Village Community Development District

Dear Board Members:

The Middle Village Community Development District Board of Supervisors Meeting is scheduled to be held Monday, December 8, 2025 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the November 10, 2025 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Operations Manager Memorandum
- V. Audience Comments (limited to three minutes) / Supervisor Requests
- VI. Next Scheduled Meeting January 12, 2026 @ 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, **November 10, 2025** at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Michael Steiner Chairman Sherrie Mifsud *by phone* Vice Chair

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

Also present were:

Marilee Giles District Manager, GMS

Mike Eckert by phone District Counsel, Kutak Rock

Jay SorianoGMSJennifer StantonS3 SecurityRobert GroganS3 Security

FIRST ORDER OF BUSINESS

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

Roll Call

SECOND ORDER OF BUSINESS Audience Comments (Limited to three minutes)

Ms. Giles stated for the record there are no members of the public present other than staff in the room.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the October 13, 2025 Meeting.

Ms. Giles stated on page 7 of your iPads is the minutes of the October 13, 2025 meeting. Unless there are any comments or corrections, I just look for a motion to approve.

Ms. Mifsud stated her first name was misspelled in the attendance. If it has been taken care of, other than that I am good.

Ms. Giles asked for any discussion.

On MOTION by Mr. Steiner seconded by Mr. Marx with all in favor, the Minutes of the October 13, 2025 Meeting as amended, were approved.

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

Ms. Giles stated item B is your financial statement as of September 30, 2025 that starts on page 17 and is followed by the assessment receipt schedule on page 29 showing we are 100% collected. Your check register is on page 31 for the month of October and it is in the amount of \$205,141.20. I see no unusual variances with the check register. Unless there are any comments or questions, I just look for a motion to approve it.

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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 Budget

Ms. Giles stated item 4 on the agenda starts on page 92. It is Resolution 2026-01 and that is the resolution but if you want to scroll down to the exhibit which is the amended budget, I can go over that. When a District exceeds the budgeted expenses and amendment is necessary, the amendment is a formality for audit purposes. The expenses are a projection and as you can see here there were some lines that were overspent and some that were underspent. These funds have already been expensed so no funds are really moving. This is just a way to true up the budget so I will give you a minute there. Unless there are any comments or questions, I am just looking for a motion to adopt Resolution 2026-01.

On MOTION by Mr. Marx seconded by Mr. Steiner all in favor, Resolution 2026-01, Amending the Fiscal Year 2025 Budget, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated I have two items. One is I don't have an update on the impact fee sales right now but certainly the resolution we adopted at the last meeting will help so I will keep the Board posted if there is any movement there. The other thing that we have been following is a First District Court of Appeal case which found Florida's open carry of firearms prohibition to be unconstitutional. We have had to go back through and look at what does that mean for people with weapons on District facilities as well as people bringing weapons to District Board meetings. I think we provided that memo to all the District Managers. Marilee if you have it and you would like to send that out to all of the Board members that would be great. If you don't want to, I can. I do think on our next agenda call which we have usually a couple of weeks before the Board meeting we should discuss various scenarios in terms of dealing with the Board meetings where people may bring firearms. We will coordinate that with the Chair and the manager and be prepared in the event something like that ever happens.

Ms. Giles stated I will send that out Mike.

Mr. Eckert stated okay. Other than that, it has been pretty quiet for us. Thanks for letting me attend by phone.

B. District Engineer

Ms. Giles stated Jay, anything from Mike Silverstein?

Mr. Soriano stated nothing going on right now.

C. District Manager

1. Memorandum

Ms. Giles stated just a reminder if you have not completed your four hours of ethics training, if you can do that the deadline is December 31st. If you are not sure if you have completed it, just see me after the meeting. I have a tracker that looks like there are a couple of you that still need to complete it. There is one of you that still needs to complete it. Jerry, are you having any trouble with that, the online ethics training?

Mr. Bowen stated I didn't think I am up for that am I?

Ms. Giles stated let me check to see when you were appointed.

Mr. Bowen stated I came on Board this fiscal year.

Ms. Giles asked after March? Let me check right after the meeting and I will let you know for sure. That is all I have.

2. Update on Open Items (Deer View Column Repair)

Ms. Giles stated Jays report starts on page 100.

Mr. Soriano stated we have had a couple of neighborhood events since I saw you guys last. Our community yard sale was this past weekend and then also our pumpkin plunge a couple of weekends ago. That turned out really well. Everybody kind of enjoys that one if you guys haven't seen that event before. We put the pumpkins in the pool, they float and the kids jump in swim around and pick out their pumpkin that they get to take home. We play games with it too so they can win prizes and things like that. It is a fun kind of earlier morning activity compared to every couple of years we do this big party at nighttime for Halloween. That is a little different so this year we just had the pumpkin plunge. We do have a couple of events coming up this week for anybody that would like to stop in. I do have a thank you to our veterans. We are doing coffee and donuts over at the clubhouse at your sister District. At the end of the week, we have a pickleball social. This is kind of one of our leftover events that we tried to do a couple of months ago. This will be kind of an introductory event for bringing in residents that may not be a part of pickleball already. We will have two groups, the adult group and then also a younger group out there. It is a more social event. They are going to have snacks and beverages and also, we have some music playing while they are out there on the courts and they are going to do a little tournament too at the end of the introductory clinics. That will be Friday night. Everybody should see an email go out about coffee and donuts and the pickleball social later this afternoon. Moving on, we are getting into our holiday season so we do have a lot of events that go on around here going into the holidays. You should see our guys out starting to decorate all of the entries and the buildings with Christmas lights here soon. Usually, we start the last week but we had some big projects that we are still trying to finish up so you will see them out this week. It does take us pretty much all of November to get those lights and wreaths and everything like that hung so that the day after Thanksgiving those lights go on everywhere. I did want to update you

guys, I had some pictures just because we finished up last time but in case anybody didn't really notice, this is the column I had mentioned there off of Deer View. This is the back side so when you are in the neighborhood riding out, you can actually see the column. From Deer View, you can't really see it. That is the front. You will notice we did damage a couple of bushes. Hopefully we can trim them back and they will kind of grow in and cover that base for a while because until they get that big pipe fixed, that right there may be sitting there for a while. We can't really shore it up and actually build a column back up until we know the ground is in good condition. Now, we are just waiting on repairs from the county. We are going to take that off of the agenda. I think we did for this one but I know it is something that was on there for the column work. This is really the point. I know it looks like it is a half-finished job but it is going to stay like that until we can figure anything else out with the county. There is really no sense to do much more. We could pull the column away completely. I would just see that kind of as a waste of money. We know we will help put that column back. I don't think anybody wants to remove the column completely. It would look odd being the only neighborhood having one on one side. Even though it looks like it is an unfinished project, that is actually what it is going to look like.

Mr. Steiner stated Jay you might want to just look at maybe two plants to come around the back of it. Just put two plants in there that way you don't have it looking like it is unfinished.

Mr. Soriano stated we could do that with some smaller plants. Right there usually on the backside, that is actually their property line, right here. Most of the columns you will see on that back side they don't have a lot of these planted but that can be trimmed nice and neat. We can put that around the back to hide that a bit.

Mr. Steiner stated we don't know how long Clay County is going to take.

Mr. Soriano stated right.

Mr. Steiner stated if you know it is going to be taken care of within the next few months, I would say don't bother. But if we are looking out to the way things are going, it could be.

Mr. Soriano stated six hedges there. I can talk to Chalon about getting something to put in there.

Mr. Marx stated that homeowner there, he is frequently the HOAs yard of the month so he loves his yard.

Mr. Soriano stated unless there were questions on any of the other repair items on there, I did want to let you guys know we did start the promenade work last week. I will have to zoom in here the way we send these pictures through and then rotate it. This right here was the line I showed you guys that picture before but you can actually kind of see it traveling underneath and lifting the pavers up. This was one of the first sections you come too. As you come up the amenity property, there is one line right away going towards the corner of the first building. You can see the size of the root there underneath that. Some of them are really, really large. We have even pulled a couple up now early this morning that they are digging along the wall that is trying to penetrate through that wall. We are cutting these completely. We are not just repairing the pavers and sand around it. We are taking that root out and some of them are quite large. What will end up having is you will see some of the branches on the tree die off. A lot of times that root is almost directly connected to the branch above the tree and kind of reach out in that direction. The corresponding root with a branch coming off the trunk. You will see it brown out and die. We will just trim them back. On this side here, we have a lot more coverage from those trees where they really reach out and go over top that walkway. As you get farther down, we don't have that. I don't think anybody complains down there so if we lose a little bit of shade and a little coverage, I think we are still going to be, you know, good. I am not talking about moving a lot of trees but trimming them back quite a bit so we can get rid of a lot of this right here is what we need because if we leave them like that, they are going to grow the roots back. They are trying to stabilize. It is just extra work.

Mr. Steiner stated Jay this is the same area where we have got the issue with the tree leaning out over the lake.

Mr. Soriano stated the first one. It is growing like that. It looks like it is leaning. It is not really leaning. We have gone on there and tried to move the tree around. It is solid. If I can cut some of the weight off, that makes me feel better. If we ever have a bad storm, that bank has really softened that is where you get a tree that falls over. We don't want that. I don't mind some of the branches reaching out and getting into the water. People get concerned that leaves are building up and debris in the water. It is natural debris. I don't want a whole tree there because we do have to remove that. If the St. Johns River Water Management District sees that, a big tree in the way, we are creating a dam or stopping flow of water and that is all they are concerned about is that water has to move. That is because they want to make sure it moves through the

pond and to our outfalls for flooding concerns. I don't want a tree to fall over but we will cut a lot of the branches off.

Mr. Steiner stated my issue or my concern would be the fact that roots like these that are good size may be some of the anchoring that is holding it from going the rest of the way over.

Mr. Soriano stated that is the other side so we would actually weaken that side and would be concerned. All the trees we will watch. We will see those branches die off or turn brown so we will but them and trim them back. We will watch the trees because the more roots we cut, the more we are traumatizing that tree. Outside of that unless there are any questions on some of those other maintenance items, I did want to report your heaters on and running. Not last week but the week before when we were testing them, we just kind of left them on. Most of last week they really didn't run but an hour or two in the middle of the night. I do have concern as we already have a freeze warning for tomorrow. It is a little bit of a rare thing but this is early. We typically don't have 30-degree days this early. Depending on how many times this stuff happens, we will do that schedule where we introduce the covers. When we use the covers, I have to have staff come in while they are here so beginning of the day 9:00 or 10:00 they pull those covers off so we can get heat from the sun. We don't do it too early. The sun is not up at 6 or 7 in the morning. I have to wait, there are only one or two of those guys anyway but that saves a lot of gas that you guys use to heat that pool. The same thing, we shut down pretty early so I don't have staff come in late at 7:00 or 8:00 at night. They shut down at the end of the day so if we are leaving here at 4:30 they are pulling those covers back on and those heaters can kind of work moderately rather than running all night long just to keep it at that kind of consistent temperature. If we have early cold days like this, hopefully this one is just tomorrow, we will see but we if we have a lot more early cold days like this, we will start utilizing that cover and I will send out the email like we do every year kind of explaining how that time works when we are using covers. Everybody wants to come in and sit on the pool deck and kind of wait until that opening time but they can't do that as the pool is actually closed down until those covers go off. If we use those covers, I don't want to have to worry somebody is going to pull the cover back and swim, get stuck underneath them, things like that so they are a safety concern. When we use the cover, the pool is closed. Outside of that, it has been running. Right now, if I go down there I promise you they are running right now. We don't want them running 24/7.

Ms. Giles stated thanks Jay.

SIXTH ORDER OF BUSINESS

Audience Comments (limited to three minutes) / Supervisor Requests

Ms. Giles stated item six is audience comments and Supervisor requests. For the record, only the staff is present at the meeting and no members of the public. We will move to Supervisors requests. Mr. Chairman?

Mr. Steiner stated I have nothing.

Ms. Giles asked Jerry?

Mr. Bowen had nothing.

Ms. Giles stated Julie?

Ms. Arnau stated nothing.

Mr. Marx had nothing.

Ms. Giles stated Jerry I did check and you came on the Board in November of 2024. I can send you the link if you want me to resurface it in your email.

Mr. Bowen stated I will go back and see. I think I have done it.

Ms. Giles stated there is no training certificate and no test. Any four hours, you just click and play.

SEVENTH ORDER OF BUSINESS

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

Ms. Giles stated the next meeting is scheduled for December 8, 2025 here at the same location at 2:00 PM.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

		-	
Secretary/Assistant Secretary		Chairman/Vice Chairman	



Community Development District

Unaudited Financial Reporting October 31, 2025



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

		General		Recreation	D	ebt Service	Co	ıpital Reserve	Totals			
		Fund		Fund	_	Fund	0.0	Fund	Governmental Funds			
Assets:												
Cash:												
Operating Account	\$	167,204	\$	238,371	\$	-	\$	18,681	\$	424,256		
. 0												
Investments:												
State Board of Administration (SBA)		5,340		659,444		-		1,092,588		1,757,37		
Custody Account		7,879		-		-		-		7,879		
Series 2022												
Revenue		-		-		32,117		-		32,11		
Reserve		-		-		161,160		-		161,16		
Principal		_		_		129		_		12		
Interest		_		_		177,708		_		177,70		
Cost of Issuance		_		_		47		_		4		
Prepayment		_		_		4,405		_		4,40		
Series 2018-2						1,100				1,10		
Reserve		_		_		124,630		_		124,63		
Prepayment		_		_		33,225		_		33,22		
Sinking		_		_		16		_		1		
Interest						43,750				43,75		
Assessments Receivable		28,305		318,379		245,641				592,32		
Assessments Receivable		20,303		310,379		243,041		-		372,32		
Deposits		-		13,383		-		-		13,38		
Total Assets	\$	208,728	\$	1,229,577	\$	822,827	\$	1,111,269	\$	3,372,400		
Liabilities:												
Accounts Payable	\$	4,405	\$	14,779	\$	-	\$	2,451	\$	21,63		
Accrued Expenditures	,	-	•	2,923	*	_	Ť	-,	,	2,92		
				2,520						2,72		
Total Liabilites	\$	4,405	\$	17,702	\$	-	\$	2,451	\$	24,55		
Fund Balance:												
Nonspendable:												
Deposits	\$	-	\$	13,383	\$	-	\$	-	\$	13,38		
Restricted for:												
Debt Service - Series		-		-		822,827		-		822,82		
Assigned for:												
Capital Reserve Fund	ve Fund				1,108,818		1,108,81					
Unassigned		204,323		1,198,492		-		-		1,402,81		
Total Fund Balances	\$	204,323	\$	1,211,875	\$	822,827	\$	1,108,818	\$	3,347,84		
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Total Liabilities & Fund Balance	\$	208,728	\$	1,229,577	\$	822,827	\$	1,111,269	\$	3,372,40		

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted	Prora	ited Budget		Actual		
	Budget	Thru	10/31/25	Thr	u 10/31/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 200,594	\$	28,305	\$	28,305	\$	-
Interest Income	1,000		83		46		(37)
Total Revenues	\$ 201,594	\$	28,388	\$	28,351	\$	(37)
Expenditures:							
General & Administrative:							
Supervisors Fees	\$ 12,000	\$	1,000	\$	1,000	\$	-
FICA Expense	918		77		77		-
Fravel per Diem	200		17		-		17
Engineering	8,000		667		896		(230)
Trustee Fee	15,000		1,250		-		1,250
Dissemination Agent	4,129		344		594		(250)
Assessment Roll Administration	8,907		8,907		8,907		-
Attorney	40,000		3,333		-		3,333
Arbitrage Rebate	700		58		-		58
Annual Audit	6,800		567		-		567
Management Fees	76,509		6,376		6,376		(0)
Information Technology	3,008		251		251		0
Telephone Telephone	300		25		18		7
Postage	1,500		125		162		(37)
Printing	2,500		208		68		140
Insurance General Liability	15,443		14,547		14,547		-
Legal Advertising	2,500		208		153		56
Other Current Charges	150		13		-		13
Office Supplies	200		17		1		15
Website Maintenance	2,655		221		221		(0)
Dues, Licenses & Subscriptions	175		175		175		-
Total General & Administrative Expenditures	\$ 201,594	\$	38,385	\$	33,445	\$	4,939
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$	(9,996)	\$	(5,095)	\$	(4,977)
Net Change in Fund Balance	\$	\$	(9,996)	\$	(5,095)	\$	(4,977)
Fund Balance - Beginning	\$ -			\$	209,418		
Fund Balance - Ending	\$ -			\$	204,323		

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	\$ 28,305 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	28,305
Interest Income	46	-	-	-	-	-	-	-	-	-	-	-	46
Total Revenues	\$ 28,351 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	28,351
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,000
FICA Expense	77	-	-	-	-	-	-	-	-	-	-	-	77
Travel per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	896	-	-	-	-	-	-	-	-	-	-	-	896
Trustee Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	594	-	-	-	-	-	-	-	-	-	-	-	594
Assessment Roll Administration	8,907	-	-	-	-	-	-	-	-	-	-	-	8,907
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	
Management Fees	6,376	-	-	-	-	-	-	-	-	-	-	-	6,376
Information Technology	251	-	-	-	-	-	-	-	-	-	-	-	251
Telephone	18	-	-	-	-	-	-	-	-	-	-	-	18
Postage	162	-	-	-	-	-	-	-	-	-	-	-	162
Printing	68	-	-	-	-	-	-	-	-	-	-	-	68
Insurance General Liability	14,547	-	-	-	-	-	-	-	-	-	-	-	14,547
Legal Advertising	153	-		-	-	-	-	-		-	-	-	153
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	
Office Supplies	1	-		-	-	-	-	-		-	-	-	1
Website Maintenance	221	-	-	-	-	-	-	-	-	-	-	-	221
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative Expenditures	\$ 33,445 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	33,445
Excess (Deficiency) of Revenues over Expenditures	\$ (5,095) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(5,095)
Net Change in Fund Balance	\$ (5,095) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(5,095)

Community Development District

Recreation Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 10/31/25	Thr	u 10/31/25	V	ariance
Revenues:								
Special Assessments - Tax Roll	\$	2,256,317	\$	318,379	\$	318,379	\$	_
Interest Income	Ψ	5,000	Ψ	417	Ψ	2,393	Ψ	1,976
Miscellaneous Revenue		1,000		83		2,3 7 3		(83)
Amenities Revenue		100,000		8,333		6,665		(1,668)
Total Revenues	\$	2,362,317	\$	327,212	\$	327,437	\$	225
Expenditures:								
Administrative:								
Management Fees - On Site Staff	\$	374,481	\$	31,207	\$	31,207	\$	0
Insurance		97,141		90,033		90,033		-
Other Current Charges		6,000		500		340		160
Permit Fees		1,650		138		-		138
Subtotal Administrative	\$	479,272	\$	121,877	\$	121,579	\$	298
Maintenance:								
Security	\$	136,335	\$	11,361	\$	9,223	\$	2,139
Security Clay County		47,304		3,942		-		3,942
Electric		18,000		1,500		1,699		(199)
Streetlighting		32,400		2,700		2,601		99
Irrigation Maintenance		5,000		417		-		417
Landscape Maintenance		557,230		46,436		46,436		(0)
Common Area Maintenance		84,000		7,000		-		7,000
Lake Maintenance		25,000		2,083		1,594		489
Subtotal Maintenance	\$	905,269	\$	75,439	\$	61,553	\$	13,886

Community Development District

Recreation Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 10/31/25	Th	ru 10/31/25	7	/ariance
Recreation Facility:							
Amenity Staff	\$ 190,000	\$	15,833	\$	19,998	\$	(4,165)
Janitorial	62,475		5,206		5,206		-
Telephone	18,000		1,500		1,424		76
Electric	69,600		5,800		5,589		211
Water / Sewer	54,200		4,517		6,833		(2,316)
Gas/Heat (Pool)	20,000		1,667		-		1,667
Refuse Service	42,000		3,500		5,423		(1,923)
Pool Maintenance & Chemicals	43,000		3,583		4,236		(653)
Cable	8,000		667		662		5
Special Events	10,000		833		-		833
Office Supplies and Equipment	1,500		125		-		125
Facility Maintenance - General	68,250		5,688		-		5,688
Facility Maintenance - Preventive Contracts	15,950		1,329		1,215		114
Facility Maintenance - Contingency	7,875		656		-		656
Elevator Maintenance	10,000		833		-		833
Recreation Passes	4,000		333		-		333
Lighting Repairs	12,000		1,000		-		1,000
Tennis Court Maintenance	69,011		5,751		-		5,751
Capital Reserve	271,914		22,660		-		22,660
Subtotal Recreation Facility	\$ 977,776	\$	81,481	\$	50,586	\$	30,896
Total Expenditures	\$ 2,362,317	\$	278,798	\$	233,718	\$	45,080
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$	48,414	\$	93,719	\$	(44,855)
Net Change in Fund Balance	\$ -	\$	48,414	\$	93,719	\$	(44,855)
Fund Balance - Beginning	\$ -			\$	1,118,156		
Fund Balance - Ending	\$			\$	1,211,875		

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	\$ 318,379 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	318,379
Interest Income	2,393	-	-	-	-	-	-	-	-	-	-	-	2,393
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Amenities Revenue	6,665	-	-	-	-	-	-	-	-	-	-	-	6,665
Total Revenues	\$ 327,437 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	327,437
Expenditures:													
Administrative:													
Management Fees - On Site Staff	\$ 31,207 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	31,207
Insurance	90,033	-	-	-	-	-	-	-	-	-	-	-	90,033
Other Current Charges	340	-	-	-	-	-	-	-	-	-	-	-	340
Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Administrative	\$ 121,579 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	121,579
Maintenance:													
Security	\$ 9,223 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	9,223
Security Clay County	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	1,699	-	-	-	-	-	-	-	-	-	-	-	1,699
Streetlighting	2,601	-	-	-	-	-	-	-	-	-	-	-	2,601
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	46,436	-	-	-	-	-	-	-	-	-	-	-	46,436
Common Area Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,594	-	-	-	-	-	-	-	-	-	-	-	1,594
Subtotal Maintenance	\$ 61,553 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	61,553

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	\$ 19,998 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	19,998
Janitorial	5,206	-	-	-	-	-	-	-	-	-	-	-	5,206
Telephone	1,424	-	-	-	-	-	-	-	-	-	-	-	1,424
Electric	5,589	-	-	-	-	-	-	-	-	-	-	-	5,589
Water / Sewer	6,833	-	-	-	-	-	-	-	-	-	-	-	6,833
Gas/Heat (Pool)	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse Service	5,423	-	-	-	-	-	-	-	-	-	-	-	5,423
Pool Maintenance & Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Cable	662	-	-	-	-	-	-	-	-	-	-	-	662
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies and Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance - General	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance - Preventive Contracts	1,215	-	-	-	-	-	-	-	-	-	-	-	1,215
Facility Maintenance - Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevator Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	
Recreation Passes	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Repairs	-	-	-	-	-	-	-	-	-	-	-	-	
Tennis Court Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Recreation Facility	\$ 46,350 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	46,350
Total Expenditures	\$ 229,482 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	229,482
Excess (Deficiency) of Revenues over Expenditures	\$ 97,955 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	97,955
Net Change in Fund Balance	\$ 97,955 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	97,955

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 October 31, 2025

		Adopted	Prorated Budge			Actual		
		Budget	Thr	u 10/31/25	Thr	u 10/31/25	V	ariance
Revenues:								
Special Assessments - Tax Roll	\$	1,772,172	\$	245,641	\$	245,641	\$	-
Interest Income		10,000		833		1,840		1,006
Total Revenues	\$	1,782,172	\$	246,474	\$	247,481	\$	1,006
Expenditures:								
<u>Series 2022</u>								
Interest 11/1	\$	177,708	\$	-	\$	-	\$	-
Interest 5/1		177,708		-		-		-
Principal 5/1		1,178,000		-		-		-
Series 2018-2								
Interest 11/1		43,750		-		-		-
Interest 5/1		43,750		-		-		-
Principal 5/1		140,000		-		-		-
Total Expenditures	\$	1,760,915	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	21,257	\$	246,474	\$	247,481	\$	1,006
Execus (Benefency) of Revenues over Expenditures	Ψ	21,237	Ψ	210,171	<u>Ψ</u>	217,101	Ψ	1,000
Net Change in Fund Balance	\$	21,257	\$	246,474	\$	247,481	\$	1,006
Fund Balance - Beginning	\$	286,980			\$	575,346		
Fund Balance - Ending	\$	308,237			\$	822,827		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

		Adopted	Prora	ated Budget	Actual			
	Budget			Thru 10/31/25		ru 10/31/25	Variance	
Revenues								
Transfer In from Recreation Fund	\$	271,914	\$	-	\$	-	\$	-
Interest		15,000		1,250		3,964		2,714
Total Revenues	\$	286,914	\$	1,250	\$	3,964	\$	2,714
Expenditures:								
Repairs & Replacements	\$	250,000	\$	20,833	\$	9,368	\$	11,465
Total Expenditures	\$	250,000	\$	20,833	\$	9,368	\$	11,465
Excess (Deficiency) of Revenues over Expenditures	\$	36,914			\$	(5,404)		
Net Change in Fund Balance	\$	36,914			\$	(5,404)		
Fund Balance - Beginning	\$	1,157,673			\$	1,114,222		
Fund Balance - Ending	\$	1,194,587			\$	1,108,818		

Community Development District

Long Term Debt Report

Series 2022, Special Assessment Refunding Bonds

Interest Rate: 1.355% - 3.012% Maturity Date: 5/1/2035
Reserve Fund Definition 10% Max Annual Debt
Reserve Fund Requirement \$ 161,160
Reserve Fund Balance 161,160

\$ 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 \$ 124,630

Reserve Fund Balance 124,630

	,	
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

FY2026 Assessments Receipts Summary

ASSESSED	# UNITS ASSESSED	SERIES 2022 DEBT SERVICE ASSESSED	GENERAL FUND O&M ASSESSED	RECREATION FUND O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL ASSESSED NET	333,047	1,740,782.79	200,588.18	2,256,251.53	4,197,622.50

SUMMARY OF TAX ROLL RECEIPTS					
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	DEBT SERVICE RECEIPTS	GENERAL FUND O&M RECEIPTS	RECREATION FUND O&M RECEIPTS	TOTAL RECEIVED
1	11/07/25	7,358.65	847.93	9,537.65	17,744.23
2	11/13/25	48,877.11	5,632.05	63,350.27	117,859.43
3	11/14/25	189,405.34	21,824.94	245,490.76	456,721.03
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		245,641.10	28,304.92	318,378.68	592,324.69
TAX ROLL DUE / RECEIVED - (DISCO	UNTS NOT TAKEN	1,495,141.69	172,283.26	1,937,872.85	3,605,297.81
PERCENT COLLECTED		DEBT	O&M	O&M	TOTAL
TOTAL PERCENT COLLECTED		14.11%	14.11%	14.11%	14.11%



Community Development District

Check Run Summary November 30, 2025

Fund	Date	Check No.		Amount
General Fund				
Accounts Payable	11/3/25	1840-1842	\$	3,508.46
Accounts I ayable	11/3/23	1843-1844	Ψ	8,232.40
	11/10/23	1043-1044		0,232.40
		Sub-Total	\$	11,740.86
Recreation Fund				
Accounts Payable - HW	11/3/25	1151-1154	\$	4,656.66
v	11/18/25	1155-1165		110,860.16
		Sub-Total	\$	115,516.82
Capital Reserve Fund				
Accounts Payable	11/3/25	878	\$	192.50
	11/18/25	879-880		2,258.46
		Sub-Total	\$	2,450.96
Total			\$	120 700 64
ा ०१वा			Þ	129,708.64

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER 11/01/2025 - 11/30/2025 *** MIDDLE VILLAGE - GENERAL FUND BANK A GENERAL FUND	CHECK REGISTER	RUN 12/01/25	PAGE 1
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	10/23/25 16 202510 310-51300-31300 AMORT SCHED SE2018B1	*	250.00	
	DISCLOSURE SERVICES LLC			250.00 001840
	10/30/25 25-00376 202510 310-51300-48000 11/10 NTC OF BOS MTG	*	76.25	
	JACKSONVILLE DAILY RECORD			76.25 001841
	10/27/25 3642846 202509 310-51300-31500 SEP GENERAL SERVICES	*	3,182.21	
	KIITAK DOCK IID			3,182.21 001842
	11/01/25 2542 202511 310-51300-34000 NOV MANAGEMENT FEES	*	6,375.75	
	11/01/25 2542 202511 310-51300-52000	*	221.25	
		*	250.67	
	NOV INFO TECH 11/01/25 2542 202511 310-51300-31300	*	344.08	
	NOV DISSEM AGENT SRVCS 11/01/25 2542 202511 310-51300-51000	*	.45	
	OFFICE SUPPLIES 11/01/25 2542 202511 310-51300-42000	*	62.60	
	POSTAGE 11/01/25 2542 202511 310-51300-42500	*	50.10	
	COPIES 11/01/25 2542 202511 310-51300-41000	*	31.25	
	TELEPHONE GOVERNMENTAL MANAGEMENT SERVICES	S		7,336.15 001843
	11/10/25 194164 202510 310-51300-31100	*	896.25	
	OCT ENGINEERING SERVICES MATTHEWS DESIGN GROUP LLC			896.25 001844
			11 540 06	

TOTAL FOR BANK A 11,740.86

TOTAL FOR REGISTER 11,740.86

MVIL MIDDLE VILLAGE OKUZMUK

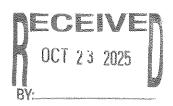
Disclosure Services LLC

1005 Bradford Way Kingston, TN 37763

Invoice

Date	Invoice #
10/23/2025	16

Bill To		
Middle Village CDD C/O GMS		



Terms	Due Date
Net 30	11/22/2025

Description	Amount
Amortization Schedule	250.00
Series 2018B1 11-1-25 Prepay 30,000	

Phone # 865-717-0976 E-mail tcarter@disclosureservices.info

Total	\$250.00
Payments/Credits	\$0.00
Balance Due	\$250.00

Jacksonville Daily Record

A Division of Daily Record & Observer, LLC

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

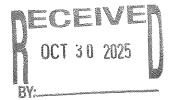
INVOICE

October 30, 2025

Date

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

FL 32092



Serial # 25-00376C PO/File #	\$76.25
Notice of Meeting of the Board of Supervisors	Payment Due
	\$76.25
Middle Village Community Development District	Publication Fed
Case Number	Amount Paid
Publication Dates 10/30	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 # 25-00376C on your check or remittance advice.

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

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

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

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

Notice is hereby given that the Board of Supervisors of the Middle Village Community Development District is scheduled to be meet on Monday, November 10, 2025, at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. An electronic copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850) and on the District's website, www.MiddleVillageCDD. com. This meeting may be 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 Oct. 30 00 (25-00376C)

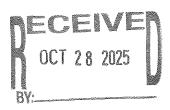
KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

October 27, 2025



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

Reference: Invoice No. 3642846 Client Matter No. 14323-1 Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3642846

14323-1

Re: Midd	lle Village CDD -	- General			
For Professional Legal Services Rendered					
09/05/25	K. Haber	0.50	135.00	Prepare September board meeting agenda memorandum	
09/06/25	L. Whelan	0.10	38.50	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same	
09/07/25	M. Eckert	0.20	78.00	Prepare for board meeting	
09/08/25	M. Eckert	5.40	2,106.00	Confer with Breeding; review impact fee credit sale issues; prepare for, travel to and attend board meeting; return travel; meeting follow up	
09/09/25	K. Haber	0.80	216.00	Prepare draining pipe services agreement; correspond with Soriano regarding same	
09/18/25	M. Eckert	0.10	39.00	Confer with Breeding	
09/23/25	K. Haber	0.40	108.00	Prepare license agreement for vendor fair; correspond with Soriano regarding same	
09/24/25	K. Haber	0.20	54.00	Correspond with Soriano regarding maintenance of non-district property	

KUTAK ROCK LLP

Middle Village CDD October 27, 2025 Client Matter No. 14323-1 Invoice No. 3642846 Page 2

09/25/25 K. Haber

1.20 324.00

Confer with Soriano regarding

maintenance of non-district property; prepare addendum to pipe repair agreement and correspond with

Hogge regarding same

TOTAL HOURS

8.90

TOTAL FOR SERVICES RENDERED

\$3,098.50

DISBURSEMENTS

Meals

15.18

Travel Expenses

68.53

TOTAL DISBURSEMENTS

<u>83.71</u>

TOTAL CURRENT AMOUNT DUE

\$3,182.21

Governmental Management Services, LLC

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

Invoice

Invoice #: 2542 Invoice Date: 11/1/25 Due Date: 11/1/25

Case:

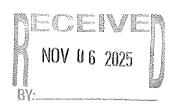
P.O. Number:

Balance Due

\$7,336.15

Bill To:

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



Description	Hours/Qty	Rate	Amount
General Fund- Management Fees - November 2025 Website Administration - November 2025 Information Technology - November 2025 Dissemination Agent Services - November 2025 Office Supplies Postage Copies Telephone	Hours/Qty	6,375.75 221.25 250.67 344.08 0.45 62.60 50.10 31.25	6,375.75 221.25 250.67 344.08 0.45 62.60 50.10 31.25
	Total		\$7,336.15
	Payment	s/Credits	\$0.00

Project Manager

Marilee Giles

475 West Town Place St. Augustine, FL 32092

Michael Silverstein

Matthews

Engineering - Architecture - Planning - Surveying

November 10, 2025

Invoice #

194164

Project

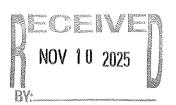
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Middle Village CDD

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

- CDD Agenda Meeting
- Meeting Agenda Review
- **CDD Meeting**
- Review Repair Video for S-62

Governmental Management Services



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

For billing inquiries, please contact our Accounting Department.

Professional Services through October 31, 2025

Phase	0001	Engineering Services

	Hours	Rate	Amount	
Division Lead	1.75	275.00	481,25	
Inspector 2	2.00	180.00	360.00	
Project Coordinator 2	.25	100.00	25.00	
Project Administrator	.25	120.00	30.00	
Total Labor				896.25
			Total Due:	896.25

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	896.25	23,873.75	24,770.00
Expense	0.00	182.93	182.93
Unit	0.00	11.78	11.78
Interest	0.00	23.93	23.93
Totals	896,25	24,092.39	24,988.64

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/01/25 PAGE 1
*** CHECK DATES 11/01/2025 - 11/30/2025 *** MIDDLE VILLAGE - REC FUND

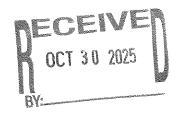
	BANK E HANCOCK WHITNEY			
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
11/03/25 00031 8/15/25 403421 202510 330-57200 ANNUAL SECURITY MONITOR	-62100	*	1,040.04	
	ATLANTIC SECURITY			1,040.04 001151
11/03/25 00072 10/29/25 10292025 202508 320-57200 8/15-8/28 REIMB SEC SRVC	-34510	*	1,800.00	
				1,800.00 001152
11/03/25 00072 10/29/25 10292025 202509 320-57200 8/29-9/11 REIMB SEC SRVC	-34510	*	1,800.00	
	DOUBLE BRANCH CDD			1,800.00 001153
11/03/25 00799 10/24/25 10242025 202510 310-51300 7/1/25-9/30/25 RT#998026	0	*	16.62	
	FLORIDA U.C. FUND			16.62 001154
11/18/25 00026 11/01/25 2541 202511 310-51300 NOV FACILITY MANAGEMENT	-34000	*	31,206.75	
	GOVERNMENTAL MANAGEMENT SERVICES			31,206.75 001155
11/18/25 00026 11/04/25 2543 202510 300-36900 10/31 TENNIS REVENUE	-10200	*	630.00	
	GOVERNMENTAL MANAGEMENT SERVICES			630.00 001156
11/18/25 00026 10/31/25 2544 202509 330-57200 SEP PHONES		*	88.01	
10/31/25 2544 202509 310-51300 SEP OFFICE SUPPLIES		*	39.13	
10/31/25 2544 202509 330-57200	-49400		142.74	
	GOVERNMENTAL MANAGEMENT SERVICES			269.88 001157
11/18/25 00458 11/11/25 11112025 202511 300-36900 DEPOSIT REFUND		*	500.00	
	KIMBERLY ROBERTS			500.00 001158
11/18/25 00062 11/01/25 320568B 202511 320-57200 NOV LAKE MAINTENANCE		*	1,594.00	
	THE LAKE DOCTORS			1,594.00 001159
11/18/25 00139 11/01/25 13129563 202511 320-57200	-46400	*	4,235.86	
NOV FOOL CHEMICALS	POOLSURE			4,235.86 001160
11/18/25 00261 11/01/25 373 202511 330-57200 NOV JANITORIAL SERVICES	-34200	*	2,506.25	
NOV DANITORIAL DERVICES	RIVERSIDE MANAGEMENT SERVICES INC			2,506.25 001161

MVIL MIDDLE VILLAGE OKUZMUK

*** CHECK DATES 11/01/2025 - 11/30/2025 *** MI	CCOUNTS PAYABLE PREPAID/COMPUTER (DDLE VILLAGE - REC FUND NK E HANCOCK WHITNEY	CHECK REGISTER	RUN 12/01/25	PAGE 2
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
11/18/25 00823 10/01/25 11387 202510 320-57200-3 OCT SECURITY SERVICES	4500	*	9,222.54	
OCI SECURITI SERVICES	SECURITY DEVELOPMENT GROUP LLC			9,222.54 001162
11/18/25 00823 11/01/25 11449 202511 320-57200-3 NOV SECURITY SERVICES	4500	*	9,052.80	
NOV SECURITI SERVICES	SECURITY DEVELOPMENT GROUP LLC			9,052.80 001163
11/18/25 00704 11/03/25 25004 202511 320-57200-4 NOV LANDSCAPE MAINTENANCE	6200	*	46,435.83	
NOV LANDSCAPE MAINIENANCE	VERDEGO LLC			46,435.83 001164
11/18/25 00261 11/01/25 373A 202511 330-57200-3 NOV JANITORIAL SERVICES	4200	*	5,206.25	
NOV JANIIORIAL SERVICES	RIVERSIDE MANAGEMENT SERVICES INC			5,206.25 001165
	TOTAL FOR BANK		115,516.82	
			•	
	TOTAL FOR REGI	LSTER	115,516.82	

MVIL MIDDLE VILLAGE OKUZMUK





Plantation Oaks 370 Oakleaf Village Parkway Orange Park FL 32065-4259

PLEASE PAY BY INVOICE DATE 09/05/2025 83 AUG (1,074) 08/15/2025

INVOICE NO. 403421

Site:

845 Oakleaf Plantation Pkwy

Orange Park

Site Address: 845 Oakleaf Plantation Pkwy

Orange Park FL 32073

Period:

09/01/2025 to 08/31/2026

Recurring No.: 7339

Job Name:

Middle Village CDD

Order No.:

Description

Please find attached invoice for your Annual monitoring services.

MONITORING - MONTHLY

litan	Qualify.	Unit Paties	Telal
Security Phone Line Monitoring	12.00	\$23.33	\$279.96
Fire Phone Line Monitoring	12.00	\$31.67	\$380.04
Elevator Phone	12.00	\$31.67	\$380.04
	Sub	-Total ex Tax	\$1,040.04
		Tax	\$0.00
		Total	\$1,040.04

"Thank you-we really appreciate your business! Please send payment within 21 days of	Sub-Total ex Tax	\$1,040.04
receiving this invoice.	Tax	\$0.00
IMPORTANT: Please remember to test your system monthly.	Total inc Tax	\$1,040.04
Need automation for your home? Visit us online at www.smarthome.biz	Amount Applied	\$0.00
	Balance Due	\$1,040.04
There will be a 1.5% interest charge per month on late invoices.		



PLEASE PAY BY AMOUNT INVOICE DATE 09/05/2025 \$1,040,04 08/15/2025

INVOICE NO. 403421

Code to:

Middle Village facility preventative

2-330-572-621

How	То Рау					livivatiei:	
	Credit Card (MasterCar	d, Visa, Amex)	>4	Mail			
Consumbrated J	Please add billing zip if r	ot same as address above.		Detac	ch this section and	mail check to:	
	Credit Card No.			1714	tic Security Cesery Blvd sonville, FL 3221	1	
	Card Holder's Name:	CCV:			· · · · · · · · · · · · · · · · · · ·		
	Expiry Date: /	Signature:					
NAME:		Plantation Oaks	DUE DA	TE:	09/05/2025	AMOUNT DUE:	\$1,040.04
Please I	Reference: 403421						

I understand that it is my responsibility to periodically (at least monthly) test and check my security system, and to notify the company promptly of service needs, and additionally to notify the company in writing of any changes in the Emergency List information.

Terms and Conditions

1, PRINTED AGREEMENT - None of the PRINTED AGREEMENT or its items and conditions may be altered without the express written approval of an officer of the Seller.

2. SELLER agrees to install specified systems on premises and to make any necessary inspections and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Seller's installation schedule.

3. FULL ONE-YEAR WARRANTY - Seller/Atlantic Companies promises to furnish a replacement part for any portion of Purchaser's security system that proves to be defective in workmanship or material under normal use for a period of one year from the date of installation. Seller reserves the right to use

conditioned parts in fulfillment of this warranty.

Seller/Atlantic Companies extends to Purchasers warranties for equipment not made by us granted us by manufacturers of such equipment used in Seller home systems. Seller will return this equipment

to the original manufacturer for fulfillment of their warranty obligations.

We will furnish the labor to remove and replace the defective part during the same one-year period. Seller/Atlantic Companies makes no other warranty except as herein specifically set forth, particularly any warranty of merchantability or fitness for any particular purpose, either express or implied in law

GENERAL: Furnishing of parts and labor as described above shall constitute fulfillment of all Sellen/Atlantic Companies obligations with respect to this warranty, and replacement part will be warranted only for the unexpired portion of the original warranty.

A bill of sale, cancelled check, or payment record shall be kept by Purchaser to verify purchase date and establish warranty period.

To obtain service, call the office listed on the Purchase Agreement you signed at the time of purchase of your system;

Distributed by Atlantic Companies

1714 Cesery Boulevard Jacksonville, FL 32211

Ready access to the system for service is the responsibility of the Purchaser. Setter will perform service during normal working hours. For emergency service, Seller will charge you an emergency service labor premium.

Seller will endeavor to perform service Within 48 hours after notification of a problem by the Purchaser

EXCLUSIONS: This warranty applies only to units sold and retained within the continental USA. This warranty does not apply to the product or parts that have been damaged by accident, abuse, lack of proper maintenance, unauthorized alterations, misapplication, fire, flood, lightening strikes or acts of

This warranty does not cover service calls which do not involve defective workmanship or materials.

IN NO CASE WILL SELLER/ATLANTIC COMPANIES BE RESPONSIBLE FOR CONSEQUENTIAL OR SPECIAL DAMAGES

4. SELLER NOT AN INSURER - It is specifically understood and agreed: That Seller is not an insurer; that insurance, if any, shall be obtained by Purchaser; that the payments provided for herein are based solely on the value of the service as set forth herein and are unrelated to the value of the Purchaser's property or Premises; THAT SELLER MAKES NO GUARANTEE OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS THAT THE EQUIPMENT OR SERVICES SUPPLIED WILL AVERT OR PREVENT OCCURRENCES OR THE CONSEQUENCES THEREFROM WHICH THE SYSTEM OR SERVICE IS DESIGNED TO DETECT OR AVERT, Purchaser acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, Which may proximately result from a failure to perform any of the obligations herein, or the failure of the systems to properly operate with resulting loss to Purchaser because of, among other things:

(a) The uncertain amount or value of Purchaser's property or that of other persons kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designed to detect or avert;

(b) The uncertainty of the response time of any police department, fire department, paramedic unit, patrol service or other such services or entitles should such department or

entity be dispatched as a result of a signal being received or an audible device sounding;

(c) The inability to ascertain what portion, if any, of any loss would be proximately caused by Seller's failure to perform or by failure of its equipment to operate;

(d) The nature of the service to be performed by the Seller and the uncertain nature of occurrences which might cause injury or death to Buyer or any other person which the system

or equipment is designed to detect or avert. Purchaser understands and agrees that if Seller should be found liable for loss or damage due from a failure of Seller to perform any of the obligations herein, whatsoever, including, but not limited to installation, design, service, monitoring, or the fallure of any system or equipment installed by, or service performed by Seller in any respect whatsoever, Seller's maximum

shall not exceed a sum equal to the annual service charge contracted herein or Two Hundred Fifty (\$250.00) Dollars, whichever is less, and this liability shall be exclusive; and that the provisions of this Section shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly from performance or nonperformance of the obligation imposed by this contract or from negligence, active or otherwise, of Seller, its agents, assigns or employees. In the event that the Purchaser wished Seller to assume greater liability, Purchaser may, as a matter of right, obtain from Seller a higher limited liability by paying an additional amount proportioned to the increase in damages, but such additional obligation shall in no way be interpreted to hold Seller as an insurer. Purchaser may also obtain such additional liability protection from insurance carrier, as Purchaser desires.

5. INDEMNIFICATION - Purchaser agrees to and shall indemnify and save harmless the Seller, its employees and agents for and against all third party claims, lawsuits and losses arising out of or in connection with the operation or non-operation of the system or monitoring facilities whether these claims be based upon alleged intentional conduct or active or passive negligence on the part of Seller, it agents, servants or employees.

The Seller assumes no liability for delay in installation of the system, or interruption of service due to strikes, riots, floods, fires, acts of God, or any cause beyond the control of Seller including interruption in telephone service. Seller will not be required to supply service to the Purchaser while

interruption of service due to any such cause shall continue.

6. CENTRAL STATION SERVICES - Central station services consist of the receipt, analysis and response (dispatch of proper authorities) to signals from system installed under this Agreement. Such services are initiated upon final payment for installation and pre-payment of service charges. All services may be discontinued anytime charges are unpaid or system is abused. Notice by certified or registered letter to billing address shall be deemed sufficient notice of discontinuation and shall be

deemed effective for all purposes upon mailing and not receipt.

Monitoring service is billed and payable annually in advance. MONITORING SERVICE SHALL
CONTINUE ON A YEARLY BASIS UNLESS CANCELLED IN WRITING BY EITHER PARTY NO LESS THAN 60 DAYS BEFORE ANNUAL RENEWAL DATE.

The Department or other organization to which the connection may be made or an alarm signal may be transmitted may invoke the provisions hereof against any claims by the Purchaser or by others due to failure of such Department organization

7. TELEPHONE OR INTERNET CONNECTIONS - Seller will assist Purchaser in making necessary arrangements to secure telephone or internet service connections for systems. Purchaser agrees to

furnish any necessary telephone or internet services or telephone lines at Purchaser's own expense The charge for the installation and continuation of this service shall be billed to the account of the Purchaser and will appear on his regular telephone or internet billing. 8. TESTING -It is the responsibility of the Purchaser to test the system for proper operations periodically but not less than monthly. Purchaser shall follow all instructions and procedures which Seller may prescribe for the operation and maintenance of the system.

of Seller until fully paid for In cash by Purchaser and Purchaser agrees to perform all acts which may be necessary to assure the retention of title to the system by Seller. Purchaser understands and agrees that the installation of equipment owned by Seller does not create a fixture on the Premise as to that equipment. Should Purchaser default in any payment for the system or part, then Purchaser authorized and empowers Seller to enter upon/in said Premise and to remove the system, or part from the premises. Such removal, if made by Seller, shall not be deemed a waiver of Seller's right to damages Seller sustains as a result of Purchaser's default and Seller shall have the right to enforce any other legal remedy or right. Furthermore, Seller shall be in no way obligated to restore the premises to its original condition, or redecorate same in the event the system or part is removed as a result of Purchaser's default in payment, nor shall Seller be obligated or liable to Purchaser in any manner. Risk of loss of the system, or any part of the same, shall pass to Purchaser upon delivery to the premises of such system or

10. FEES, CHARGES, RIGHTS AND COST OF COLLECTION - All fees and charges are payable in advance. Failure to pay fees, charges or other sums owed will result in your services being disconnected. Further, when you are in default, Seller can require immediate payment (acceleration) of what you owe under the contract and take possession of the property. Purchaser waives any right Purchaser has to demand for payment, notice of intent to accelerate and notice of acceleration. If Seller hires an attorney to collect what Purchaser owes, Purchaser will pay the attorney's fee and court costs as permitted by law. This includes any attorneys' fees Seller incurs as a result of any bankruptcy proceeding brought by or against Purchaser under federal law or an appellate proceeding. Payment shall be due upon the receipt of invoices by Seller unless otherwise specified on the front hereof. Interest shall accrue on all amounts more than thirty (30) days past due at the default rate of interest of 18% per annum or the maximum allowable rate, whichever is less. All payments shall be due and payable at Seller's office set forth on the front of the Agreement. Additionally, there will be a 1.50%/month LATE CHARGE on Past Due Balances. The minimum Late Charge is \$3.00. Any action taken under paragraph 6 and/or paragraph 9 shall in no way prejudice Seller's right to collection of unpaid charges and costs herein enumerated. If services are discontinued because of Purchaser's past due balance, and if Purchaser desires to have the monitoring service reactivated, Purchaser agrees to pay in advance to Seller a reconnect charge to be fixed by Seller at a reasonable amount. Seller shall have the right to increase the reoccurring service charge provided herein, upon written notice to Purchaser, at any time or times after the date service is operative under this Agreement. Purchaser agrees to notify Seller of any objections to such increase in writing within twenty (20) days after the date of the notice of increase, failing which it shall be conclusively presumed that Purchaser agreed to such increase. In the event Purchaser objects to such increase, Seller may elect to (i.) continue this Agreement under the terms and conditions in effect immediately prior to such increase, or (ii.) terminate the Agreement upon fifteen (15) days advance notice

In addition to these charges addressed above, Purchaser agrees to pay, upon demand, (a) any false alarm assessments; faderal, state and local taxes, fees or charges imposed by any governmental body or entity relating to the equipment or services provided under this Agreement; (b) any increase in charges to company or to Seller for the facilities needed to transmit signals under this Agreement; and (c) any service charge in the event Seller sends a representative to Purchaser's premises in response service call or alarm signals where Purchaser has not followed proper operating instructions, failed to close or properly secure a window, door or other protected point, or improperly adjusted CCTV camera, monitors or accessory components.

11. NOTICE TO PURCHASER - Under the Mechanic's Lien Law, any person who helps to improve your

property and is not paid has the right to enforce his claim against your property. Under law, you may protect yourself against such claims either by filing with the Court a 'No Lien Agreement' or a payment bond depending upon the law of the state where your property is located.

(a) BUYER'S RIGHT TO CANCEL this Agreement. Buyer may cancel this Agreement or purchase by mailing a written notice to the Seller postmarked not later than midnight of the third business day after the date this Agreement was signed. Buyer may use the face of this Agreement as that notice by writing 'I hereby cancel' by Buyer signature and by adding your name, address and new signature thereon. The notice must be mailed to Seller at the office indicated in the Agreement and must be sent by either certified mail or registered mail.

12. ENTIRE AGREEMENT - This instrument constituted the entire Agreement between the parties hereto with respect to the transactions described herein and supersedes all previous negotiations, commitments (either written or spoken) and writing pertaining hereto.

This Agreement can only be changed by a written amendment signed by both parties or their duly authorized agent. No waiver or breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach.

If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

This Agreement becomes binding upon Seller only when signed by a District Sales Manager of Atlantic Companies. In the event of non-approval, the sole liability of the Seller shall be to refund to Buyer the amount that has been paid to Seller upon execution of this Agreement.

13. LITIGATION - The laws of the State of Florida shall govern the terms of this Agreement and the

parties agree to submit to the jurisdiction of the State of Florida. Venue for resolution of any disputes arising under this Agreement, including litigation, regardless of place of payment, shall be in a forum or court, as required, of competent jurisdiction in Duval County, Florida, and the undersigned waives any venue rights he may possess and agrees that he shall not contest that Duval County, Florida, is a convenient forum.

14. CHANGES AND ASSIGNMENT - Purchaser acknowledges that the sale or transfer of the Premise by the Purchaser to a third party does not relieve Purchaser of his obligations under this Agreement. Purchaser may not assign this Agreement unless Purchaser obtains prior written consent from Seller. Seller may assign this Agreement or subcontract the work to be performed without notice to Purchaser or Purchaser's consent

15. THIRD PARTY INDEMNIFICATION - In the event any person, not a party to this Agreement, shall make any claim of file any lawsuit against Seller for any reason relating to our duties and obligations pursuant to this Agreement, including but not limited to the design, maintenance, operation, or nonoperation of the alarm-system, Purchaser agrees to indemnify, defend and hold Seller, its dealers, operation of the alarm's system, Functioner agrees to indemnity, defend and not obeing, its dealers, agents, installers, their successors and assigns harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs and altorneys' fees, whether these claims be based upon alleged intentional conduct, active or passive negligence, express or implied contract or warranty, contribution or indemnification, or strict or product liability on the part of Seller, its dealers, installers, agents, servants, assign or employees. This Agreement by Purchaser to indemnify Seller against third party claims as herein above set forth shall not apply to losses, damages, expenses and liability resulting in injury or death to third persons or injury to property of third persons, which losses, damages, expenses and liability occur solely white an employee of Seller is on Purchaser's Premises in accordance with this Agreement and which losses, damages and liability are solely and directly caused by the act or omissions of that employee.

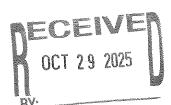


Rec Fund

Check Request

Date	Amount	Authorized By			
October 29, 2025	\$1,800.00	Oksana Kuzmuk			
	Payable to:				
	Double Branch CDD #72				
	Double Drailer GDD 172				
Date Check Needed:	Budget Categor	y:			
ASAP	002-320-5720	0-34510			
<u> </u>	ntended Use of Funds Requested	1:			
	a and a least to the state of t				
8/15/	25-8/28/25 Reimb for Security :	Services			

Manifest 6					
	-1/4/HMAY-1-1/4				
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(Auden Support	any accumentation for request,				



Middle Village community development district

Rec Fund

Check Request

Date	Amount	Authorized By			
October 29, 2025	\$1,800.00	Oksana Kuzmuk			
	Payable to:				
	Double Branch CDD #72				
Date Check Needed:	Budget Categor	у:			
ASAP	002-320-5720	0-34510			
<u> </u>	ntended Use of Funds Requested	:			

8/29/	25-9/11/25 Reimb for Security S	Services			
		.V. + 1944			
		, to the state of			
	Manufacture Co.				
(Attach sunnart	(Attach supporting documentation for request.)				
(Attach support	ang accumentation for request;	<u> </u>			

Reemployment Tax Reimbursement Invoice

Due immediately

RT-29 R. 07/23 Page 1 of 2 10/24/2025

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DIS 475 W TOWN PL STE 114 ST AUGUSTINE FL 32092-3649 RT Account # : 9980260

Business Partner # : 1836566

Contract Object # : 14037348

FEIN : 20-0357649

Reporting Period Beginning : 07/01/2025

Reporting Period Ending : 09/30/2025

Mailed on or before : 11/01/2025

The total amount due must be paid within 30 days of the "Mailed on or before" date shown above. If payment is late, interest will be charged.

Benefits are charged in proportion to wages paid by each employer during the claimant's base period. Your share must be reimbursed to the Unemployment Compensation Trust Fund. Benefits are charged according to the date the benefits are paid, not according to the date of the claimed week of unemployment. A claimant has one year from the filling date of the claim in which to receive available benefits. Because of the definition of base period it is possible for an employer to be invoiced for benefits based on wages paid two and one-half years prior to the date of the charge. Once benefits are paid, the fund must be reimbursed regardless of the success of any protest or appeal. There are no provisions in the Reemployment Assistance Program Law (Chapter 443, Florida Statutes) to relieve an employer of the requirement to reimburse for benefits charged.

This invoice is conclusive and binding for all purposes of the Florida Reemployment Assistance Program Law unless a written request for reconsideration is submitted within twenty (20) days from the "Mailed on or before" date shown above. Your request must state the basis for your protest to the charge and must be in writing directed to:

Florida Department of Commerce Reemployment Assistance Program Employer Protest Unit PO Box Drawer 5250 Tallahassee, FL 32314-5250

You may also protest online by logging in to your employer portal at https://connect.myflorida.com/Employer/Core/Login.ASPX. Go to the Employer's home page and click on the "Benefit Charge Protest" link. For questions, contact the Reemployment Assistance Program at 1-877-846-8770. In addition, you may also fax your request to 1-877-934-1504, Attn: Employer Protest Unit.

If you ARE a journal transfer account:

- DO NOT return payment coupon below.
- Journal Transfer #: 40-50-2-767002-40200200-00-000300-00

Object Code #: 003000

Tax

If you ARE NOT a journal transfer account, mail payment with attached payment coupon to:
Florida Department of Revenue

5050 W Tennessee St Tallahassee, FL 32399-0110

Make check or money order payable to Florida U.C. Fund.

Florida Department of Revenue , RT Bill Payment Coupon

Detach and return this portion with your payment. If you are paying more than one bill, enclose all bill payment coupons.

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DIS

DR-100U R. 07/23

Date of Notice : 10/24/2025 Reporting Period : 09/30/2025

: Reemployment Tax

RT Account # : 9980260 Business Partner # : 1836566 Contract Object # : 14037348 ST AUGUSTINE FL 32092-3649

See back for payment options and instructions for completing

a machine-readable form.

475 W TOWN PL STE 114

Make check or money order payable to: FLORIDA U.C. FUND

Illimitation in the Indian Indiantial Indian

D Total Due Additiona	: \$ 16.6 I Interest/Penalty : \$	2
	US Dollars	Cents
Amount		
Enclosed:		

Reimbursement Invoice Charge Statement (Please keep for your records.)

RT-29 R. 07/23 Page 2 of 2 10/24/2025

RT Account # : 9980260 Business Partner # : 1836566

Ballings y alittle in 1 records					
0	Claimant's Name	Social Security Number	Expiration Date of Claim	# Weeks of Benefits Paid in Quarter	Charges to Your Account
	Maria Tamming	XXX-X8-6287	08/16/2026	3	16.62
		:			
		water transfer for the first f			
		inia www.iniania			
		NIA ANAMANA PRANTISA NA PARAMANA NA PA	:	:	
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		444			
		48407 minist AP407	***************************************		
].	1		Total this page	\$16.62
			Т	otal This Invoice	\$16.62

Do not remit less than \$1.00

Location Code listed on Determination of Reemployment Assistance Claim Filed (Form UCB-412) Charges to your account:

A = Correction to charges in prior quarters.

CR = Credit reducing or removing benefit charges in prior quarters.

EB = Extended Benefits

Journal Transfer #: 40-50-2-767002-40200200-00-000300-00 Object Code #: 003000

Payment Options (U.S. Funds Only)

Check or Money Order:

Make check or money order payable to Florida U.C. Fund.

- Write your reporting period and RT Account # (see front of coupon) on your check or money order.
- Mail check or money order with your bill payment coupon in the enclosed return envelope.

Online e-Check or Credit Card:

- Initiate payment online at floridarevenue.com/taxes/filepay.
- · Print and retain the confirmation page for your records.
- · Do NOT send bill payment coupon to the Department.

Social security numbers (SSNs) are used by the Florida Department of Revenue as unique Identifiers for the administration of Florida's taxes. SSNs obtained for tax administration purposes are confidential under sections 213.053 and 119.071, Florida Statutes, and not subject to disclosure as public records. Collection of your SSN is authorized under state and federal law. Visit floridarevenue.com/privacy for more information regarding the state and federal law governing the collection, use, or release of SSNs, including authorized exceptions.

Instructions for Completing a Machine-Readable Form

Use black ink. Example A - Handwritten Example 8 - Typed

Governmental Management Services, LLC

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

Invoice

Invoice #: 2541 Invoice Date: 11/1/25

Due Date: 11/1/25

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 - November 2025		31,206.75	31,206.75
		- Camming	
		ger Lastanisism	
NOV 0.7 2025			
alison Morning			
1 '	Total		

Total	\$31,206.75		
Payments/Credits	\$0.00		
Balance Due	\$31,206.75		

Governmental Management Services, LLC

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

Invoice

Invoice #: 2543 Invoice Date: 11/4/25

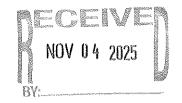
Due Date: 11/4/25

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Fennis Revenue / Funds deposited 10/31/25		630.00	630.0
	·		
	Total		\$630.00
	Payment	s/Credits	\$0.00
	Balance	Due	\$630.00

Middle Village CDD

Breakdown of Revenues 10.31.25

	Deposit Date	Lessons	GMS 90%		Middle Village 10%	CDD	
	10.31.25	\$ 700.00	\$ 630.00) \$	3	70.00	
	Subtotal	\$ 700.00	\$ 630.00	\$	\$	70.00	
	Date	League Fees	GMS 20%		Middle Village 80%	CDD	
			\$ -	\$.	-	
	Subtotal	\$ -	\$ -	\$	i	-	
Shamer an orientary shall	Date	Miscellaneous	GMS . 50%	Ī	Middle Village 50%	CDD	
	10.31.25		\$ -	\$		*	
	Subtotal	\$ -	\$ -	\$		-	
Street, or other party of the last of the	Date	League Fees Pro Shop	GMS 0%	ľ	Middle Village 100%	CDD	Material Son Co., in first the
	10.31.25	\$ 175.00		\$	1	75.00	
	Subtotal	\$175	\$0	\$	1	75.00	
•	Total Revenues	\$ 875.00	\$ 630.00	\$	2.	45.00	

Governmental Management Services, LLC

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

Invoice

Invoice #: 2544 Invoice Date: 10/31/25

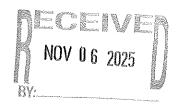
Due Date: 10/31/25

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 9/19/25 2.310.513.49300 (MV Office Supplies) - Statement Closing Date		88.01 39.13	88.01 39.13
9/19/25 -34:60 0:538:64000 (MV Repair & Replacements) -Statement Closing		-1,035.86 -	-1,035.86-
Date 9/19/25—2.330.57249400 (MV Special Events) - Statement Closing Date 9/19/25		142.74	142.74

Total	\$1,305.74
Payments/Credits	\$0.00
Balance Due	\$ 1,3 05.74
	1

\$269.88

Double Branch / Middle Village American Express Charges GMS Statement Closing Date - Sep 19, 2025

Totals by GL

Double Branch: \$1,250.362.320.572.4100 (DB Phones) - \$88.01
2.320.572.5100 (DB Office Supplies) - \$39.13
34.600.538.6200 (DB Repair and Replacements) - \$797.76

2.320.572.49400 (DB Special Events) - \$142.74

Middle Village: \$1,305.74 2.330.572.4100 (MV Phones) - \$88.01 2.310.513.49300 (MV Office Supplies) - \$39.13 34.600.538.64000 (MV repair & replacements) - \$1035.86 2.330.572. 49400 (MV Special Events) - \$142.74

Double Branch / Middle Village American Express Charges GMS Statement Closing Date - Sep 19, 2025

Purchase Date	Vender	Amount	Description	GL Account	Middle Village	GL	Double Branch	GMS	Total
8/21/2025	Head Penn	179.68	Repair and Replacement	34.600.538.64000	179.68				179.68
8/22/2025	Publix	112.82	Special Event	2.330.572.49400	56.41	2.320.572.49400	56.41		112.82
8/22/2025	Publix	172.66	Special Event	2.330.572.49400	86.33	2.320.572.49400	86.33		172.66
8/24/2025	SimplyScapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99		9.99
8/27/2025	Ionos	6	Office Supplies	2.330.572.51000	3	2.320.572.5100	3		6
8/28/2025	vista print	50.61	Repair and Replacement	34.600.538.64000	25.31	034.600.538.621	25.3		50.61
8/31/2025	SimplyScapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99		9.99
9/1/2025	sp32 degree	434.87	Repair and Replacement	34.600.538.64000	108.72	034.600.538.621	108.71	217.44	434.87
9/2/2025	Ring Central	176.02	Phones	2.330.572.4100	88.01	2.320.572.4100	88.01		176.02
9/4/2025	Walmart	198	Repair and Replacement	34.600.538.64000	99	034.600.538.621	99		198
9/4/2025	Norther Tool	110.7	Repair and Replacement	34.600.538.64000	55.35	034.600.538.621	55.35		110.7
9/7/2025	SimplyScapes	9.59	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99		9.99
9/8/2025	Ionos	22.4	Office Supplies	2.330.572.51000	11.2	2.320.572.5100	11.2		22.4
9/10/2025	Pinch a Penny	318.53	Repair and Replacement	34.600.538.64000	200.33	034.600.538.621	77.4	40.8	318.53
9/11/2025	Walmart	72.6	Repair and Replacement	34.600.538.64000	36.3	034.600.538.621	36.3		72.6
9/13/2025	At Home Store	64.48	Repair and Replacement	34.600.538.64000	64.48				64.48
9/14/2025	SimplyScapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99		9.99
9/14/2025	Google	311.77	Repair and Replacement			034.600.538.621	311.77		311.77
9/16/2025	Walmart	49.86	Office Supplies	2.330.572.51000	24.93	2.320.572.5100	24.93		49.86
9/19/2025	Walmart	287	Repair and Replacement	34.600.538.64000	143.5	034.600.538.621	143.5		287
9/19/2025	Walmart	206.38	Repair and Replacement	34.600.538.64000	103.19	034.600.538.621	103.19		206.38
Totals		\$2,814.34			\$1,305.74		\$1,250.36	\$258.24	\$2,814.34

WOMEN

CLEARANCE

32CLUB



We've received your order #10701382!

This email is to confirm your order on 09/01/2025

Dear Jay, thank you for shopping with 32 Degrees!

We've received your order and are now diligently preparing it for shipment. Once your order ships out, we'll promptly send you a shipping confirmation email containing your tracking information. Please note that it may take up to 2 business days (excluding weekends and holidays) for us to process and ship your order. If you've chosen our Expedited Shipping option, your order will be given priority and fulfilled at a quicker pace.

For assistance or inquiries regarding your order, please don't hesitate to contact us at info@32degrees.com.

ORDER DETAILS

Order Number: #10701382

Order Date: 09/01/2025

Billing Address: Jay Soriano

475 West Town Place

St. Augustine, Florida 32092

SHIPPING DETAILS

Delivery Method: Free Expedited Shipping (2-4 business days)

Shipping Address: Jay Soriano

370 OAKLEAF VILLAGE PKWY STE 114

orange park, Florida 32065

ITEM DETAILS



MEN'S AIR MESH LONG SLEEVE T-SHIRT - BEET / L

FINAL SALE

Quantity: 3

Total: \$8.99

MEN'S AIR MESH LONG SLEEVE T-SHIRT - BEET / XL

FINAL SALE

Quantity: 5

Total: \$8.99

MEN'S AIR MESH LONG SLEEVE T-SHIRT - BEET / XXL

FINAL SALE

Quantity: 5

Total: \$8.99

MEN'S COOL CLASSIC POLO - MUSHROOM HEATHER / L

Quantity: 6

Total: \$7.99

MEN'S COOL CLASSIC POLO - MUSHROOM HEATHER / XL

Quantity: 6

Total: \$7.99

MEN'S COOL CLASSIC POLO - MUSHROOM HEATHER / XXL

Quantity: 6

Total: \$7.99





MEN'S COOL CLASSIC POLO - BALSAM GREEN HEATHER / XXL

Quantity: 6

Total: \$7.99

MEN'S COOL CLASSIC POLO - BALSAM GREEN HEATHER / XL

Quantity: 6

Total: \$7.99

MEN'S COOL CLASSIC POLO - BALSAM GREEN HEATHER / L

Quantity: 6

Total: \$7.99

Subtotal:

FL STATE TAX - FLORIDA: FL COUNTY TAX - CLAY:

Shipping*:

\$404.51

\$24.30

\$6.06

\$0.00

Order Total:

\$434,87

IONOS

ionos inc.

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

invoice:

202057064743

Invoice Date: Customer ID:

08/26/2025 270980442

Contract ID:

48060001

Help Center:

Ionos.com/help

My IONOS:

my.ionos.com/involces

Your IONOS Personal Consultant:

Mllette C

C +1 267 366 6047

Invoice

Billing period starting: 08/25/2025

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

Philadelphia, PA 19103 · USA

370 Oakleaf Village Pkwy

Orange Park, FL 32065-4259

Jay Sorlano

UNITED STATES

Item	Service	Charges	Usage	Taxable Portion	Total
Conti	act: 48060001 - IONOS Exp	ert			
1	IONOS Website Builder 08/25/2025-09/24/2025	\$6.00 a month	1 mo.	\$0.00	\$6.00
Net T	otal				\$6.00
Net (non-taxable portion)				\$6.00
Net (taxable portion)				\$5.00
Tax	•				\$0.00
Tota	al amount due				\$6.00
	e DO NOT send cash, check	or money order			

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

Do you have questions regarding this invoice?

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

IONOS

IONOS Inc.

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

Invoice:

202057282607

Invoice Date: **Customer ID:** 09/07/2025 270980442

Contract ID:

85644648

Help Center:

ionos.com/help

My IONOS:

my.lonos.com/invoices

Your IONOS Personal Consultant:

Milette C

C +1 267 366 6047

Invoice

Billing period starting: 09/06/2025

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

Philadelphia, PA 19103 · USA

370 Oakleaf Village Pkwy

Orange Park, FL 32065-4259

Jay Soriano

UNITED STATES

Item	Service	Charges	Usage	Taxable Portion	Total
Cont	act: 85644648 - IONOS My\	Website Creator+			
1	Basic Fee 09/06/2025-10/05/2025	\$28.00 a month	1 mo.	\$0.00	\$28.00
2	Special Offer Discount for line-item 1	Special Offer		\$0.00	\$-5,60
Net T	otal	•			\$22.40
Net (non-taxable portion)				\$22,40
•	taxable portion)				\$0.00
Tax					\$0.00
	al amount due e DO NOT send cash, check	or money order			\$22.40

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.

or hame

98DRNGPK 1919 WELLS RD ORANGE PARK, FL 32073 United States 904-458-3023

Store: 98

Register: 22

Date: 9/13/26

Time: 1:00 PH

Ticket: 63 Cashler: 809230

Customer: Nanci Soriano

Iten	Д†я	Price	Arount
8548 Villa Crea	m/Dark	Gres Med	
885369417207	1	29.99	29,99
B648 Ville Crea	m/Dark	Grey Med	
885369417207	1	29.99	29,99
		Subtotal	59,98
		Tax	4.50

		Total	64,48
American Expres		t and desirable the state of th	64.48
-	THE ARMST AND	李文文 《李文文》	SQX/Scale magazinesis
Chanse			0.00

Card No.: 371536XXXXXX3053 Trans Time: 09/13/2025 01:00 PM Trans Token: 1000000007322256

IAD: 06650103A0A002 Transaction Type: Sale Card Type: American Express

Entry Method: INSERT Trans Type: Purchase TSI: E800 Amount: \$ 64.48

Sequence No: 6362 Mode: Issuer Auth Code: 860679

AID: A000000025010801

CVM: No CVM

TVR: 0000008000



Orange Park FI.
291 Blanding Blyd
Orange Park, FL 32073-4398
(904) 298-8003
Iransaction # 5623-562302-38359
Recolpt # 166230224725007087 Date
Irania! 662302 Fine
Cashier: Hark G
Salesperson: Mark G
Custonor name: JAY SORIANO
Custonor number: 0000089071

Date:0/4/2026 Time:[3:5]

He appreciate your business!

mank how to, suobbing attu wortusin toott						
HEN	QTY	PRICE	TOTAL			
20" portal	ile toolbox; BLK	\$64.99	\$ 64.69			
otal disc	CAMPAIGH 2	·V	(\$10.60) (\$10.60)			
63770	regress rearrows the	° \$47.89	147.90			
Subtotal lax lotal	and the second s		\$102.99 \$7.72 \$110.70			
Lards	and the first parties are designed to the control of the control o	na mina ani mata ani mina ani	\$110.70			
YESS	Оуналіся 365 Рау	mont Connectu	\$110.70 r for Adyen 9/4/2025 b:61 PM			

156230224725007987

Customer Copy

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

(PINCH-AFEINT)

STORE242@PINCHAPENNY.COM

STATEMENT

Jay Soriano 370 oakleaf village parkway

Billing Period Start Date 06/24/25

orange park

1 32065

Date	INV	Transaction	Description	Amount
6/24/2025		Previous Balance		\$144.00
6/24/2025	11811	Invoice	Jennings Farm-chorine	\$122.40
			GAL SODIUM HYPOCHLORITE Qty: 45 \$122.40	
6/24/2025		Credit Card Payment	t 81096682831	-\$122.40
7/7/2025	11875	Invoice	Middle Village- Chlorine	\$40.80
			BULK CHLOR, LABEL F/55 GALLON Qty: 15 \$40.80	
7/22/2025	11920	Invoice	Riverside- Chlorine	\$40.80
			GAL SODIUM HYPOCHLORITE Qty: 15 \$40.80	
8/5/2025	11997	Invoice	Oakleaf- Double Branch- Chlorine	\$42,00
			GAL SODIUM HYPOCHLORITE Qty: 14 \$42.00	
8/12/2025	12009	Invoice	Middle Village pool parts	\$99.95
		S	GSKT HAY SUPR PMP LID SP1600S Qty: 1 \$12.99 WIVEL NUT & KNOB F/SUPER PUMP Qty: 1 \$41.99 ALGAE EATER PLUS 1 GAL. Qty: 3 \$44.97	
8/19/2025	12021	Invoice	Double Branch - Chlorine	\$42.00
			GAL SODIUM HYPOCHLORITE Qty: 14 \$42.00	
9/10/2025	12121	Invoice	Double branch chlorine	\$30.00
			GAL SODIUM HYPOCHLORITE Qty: 10 \$30.00	

Current	31-60 Days over due	61-90 Days over due	90+ Days over due	Amount Due
\$30.00	\$183.95	\$81.60	\$0.00	\$295.55

Thank you

Please note: your account is 60 days overdue

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

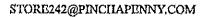
Client Info:

Rolling Hills HOA 3212 Bradley Creek Pkwy

Green Cove Spring fl 32043

Billing Date 09/10/25	Client Code 1461	Amount Due \$295.55
Amount Paid	Che	eck #

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





STATEMENT

Jay Soriano 370 oakleaf village parkway

Billing Period Start Date 06/01/25

orange park

fi 32065

Date	INV	Transaction	Description	••	:	Amount	: .
6/1/2025	······································	Previous Balance				\$144.00	•
6/24/2025	11811	Invoice	Jennings Farm-chorine	.e) + p4.e. +	ومرد و دهند من المناسط و المناط	\$122,40	Alem (sq
			GAL SODIUM HYPOCHLORITE C	ty: 45	\$122.40		
6/24/2025	na dina baday ga ag ∓ an'a an'd an'a nê-danê de d'a la a anda k	Credit Card Paymen	it 81096682831	**************) A & B = 10 1 1 1 1 1 1 1 1 1	-\$122.40	7
7/7/2025	11875	Invoice	Middle Village- Chlorine	*********	, Yanga and habita and firem	\$40.80	******
			BULK CHLOR, LABEL F/55 GALLON Q	ty: 15	\$40.80		
7/22/2025	11920	Invoice	Riverside- Chlorine		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$40.80	
			GAL SODIUM HYPOCHLORITE Q	ty; 15	\$40.80		
3/5/2025	11997	Invoice	Oakleaf- Double Branch- Chlorine			\$42.00	nu
			GAL SODIUM HYPOCHLORITE Q	ty: 14	\$42.00		
8/12/2025	12009	Invoice	Middle Village pool paris	***	****	\$99.95	••
		S	GSKT HAY SUPR PMP LID SP1600S Q WIVEL NUT & KNOB F/SUPER PUMP Q ALGAE EATER PLUS 1 GAL. Q	ty: I	\$12.99 \$41.99 \$44.97		
8/19/2025	12021	Invoice	Double Branch - Chlorine			\$42.00	**
			GAL SODIUM HYPOCHLORITE Q	ty: 14	\$42.00		
0/10/2025	12121	Invoice	Double branch chlorine	***********		\$30.00	
			GAL SODIUM HYPOCHLORITE Q	ty: 10	\$30.00		
7/10/2025	12122	Invoice	Middle Village-Parts		are and that had been suppressed to the same of the sa	\$22.98	
			ź"X 1.5" FIP INSIDER WALL FTTG (COMBO HOSE ADAPTER (SET OF 2)		\$9.99 \$12.99		
9/10/2025	7 y 44 d d 11 9 7 100 tm 52.4 7 d 2.5 5 1115 2.4 1 1115 2.5 2.	Credit Card Paymen	1 81204378901		**************************************	-\$318.53	

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

Thunk you

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

PUBLICATION DAMA

Publical Commissor

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10505 Factor 11 32 65 3627

(904) 291 5160

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SAVINGS: \$9.86

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Publis Super Markets, Inc.



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Grand Told	.1	112.82
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Change		0.00

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Trace #1: 069375

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Amend: 4117 88 And 18. 629584

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Intry Melhou:	Chip Read
Mode:	fastur

Caratina Confirmat Age Over 21

Your cashiter was Matt B.

06/22/2025 12:10 50126 8016 36.0 (02.04

John the Public family! Apply today at apply, public, jobs We're an equal appurtually employer.

Publis Super Harkets, Inc.

Invoice number YSOPUWFB-0007
Date paid August 24, 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 24, 2025

Description		Qty	Unit price	Amount
SimplyScapes Pro Weekly	A 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	\$9.99	\$9,99
Aug 24 – Aug 31, 2025				
	Subtotal			\$9.99
	Total			\$9.99
	Amount paid			\$9.99

Payment method	Date	Amount paid	Receipt number
American Express - 3053	August 24, 2025	\$9,99	2825-2259

Recurring Statement

Account Information

Account Number: Statement Date:

(904) 770-4650 09/02/2025

Statement Date: 09/02/2025

Subscription Name: RingEX StandardTM Document #:

13282307001

Bill To:

Oakleaf Plantation

475 west town place ste 114 St Augustine, FL 32092, USA

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.

Statement Details

Charges and credits

Period	Description	Unit Price	Quantity	Amount
09/02/2025-10/01/2025	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
09/02/2025-10/01/2025	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
09/02/2025-10/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
09/02/2025-10/01/2025	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
09/02/2025-10/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
09/02/2025-10/01/2025	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
09/02/2025-10/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
09/02/2025-10/01/2025	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
09/02/2025-10/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)

09/02/2025-10/01/2025	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
09/02/2025-10/01/2025	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
	Charges a	fter Discounts and	Prorates:	\$134.90
		Total	Charges:	\$134.90
		Total Taxes a	nd Fees:	\$41:12
	Tota	al Charged to Cre	dit Card:	\$176.02

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Invoice number YSOPUWFB-0007 Date paid August 24, 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 24, 2025

Description		Qty	Unit price	Amount
SimplyScapes Pro Weekly Aug 24 – Aug 31, 2025		1	\$9.99	\$9.99
	Subtotal			\$9.99
	Total			\$9.99
	Amount paid			\$9.99

Payment method	Date	Amount paid	Recelpt number
American Express - 3053	August 24, 2025	\$9.99	2825-2259

Invoice number YSOPUWFB-0008 Date paid August 31, 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

jsorlano@gmsnf.com

\$9.99 paid on August 31, 2025

Description		Qty	Unit price	Amount
SimplyScapes Pro Weekly Aug 31 – Sep 7, 2025		1	\$9.99	\$9.99
	Subtotal			\$9.99
	Total			\$9.99
	Amount paid			\$9.99

Payment method	Date	Amount paid	Receipt number
American Express - 3053	August 31, 2025	\$9.99	2923-0025
The state of the s		4	

Invoice number YSOPUWFB-0010
Date paid September 14, 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 September 14, 2025

Description		Qty	Unit price	Amount
SimplyScapes Pro Weekly		1	\$9.99	\$9.99
Sep 14 - Sep 21, 2025				
	Subtotal			\$9.99
	Total			\$9.99
	Amount paid			\$9.99

Payment method	Date	Amount paid	Receipt number
American Express - 3053	September 14, 2025	\$9,99	2002-6842

Invoice number YSOPUWFB-0009 Date paid September 7, 2025

SimplyscapesPO 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

jsorlano@gmsnf.com

\$9.99 paid on September 7, 2025

Description		Qty	Unit price	Amount
SimplyScapes Pro Weekly		1	\$9.99	\$9.99
Sep 7 - Sep 14, 2025				
	Subtotal			\$9,99
	Total			\$9.99
	Amount paid			\$9.99

Payment method	Date	Amount pald	Receipt number
American Express - 3053	September 7, 2025	\$9.99	2201-2723





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 32092 SAINT AUGUSTINE FL

Customer No. 715220

Invoice 5		519386	3122
Billing Date 08/20/2025	Ship Date 08/20/2025	Order Date 05/14/2025	Requested Date 05/14/2025
Terms Credit Card p	reauth.	L	Due Date
Order No. 5103370862	P.O. Number Reels		Order Entered By OMS3_CPIC
	ELUS, JEFF R118		

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

Authorization no.:

25080540330167 184225

Material	Description	Size	Quantity	List Price	Discount	Unit Price	Extended Price
281234	Hawk Touch (200 m reel) Item 20	17 AN	1 ROL	166.00	8.000	152.72	152.72

Total Number of Units

Shipping Information
Packing Silp, BOL: 5183704661
Shipping Terms: FOB Origin
Shipment Origin: BALTIMORE MD
Shipped Via: FED EX GROUND (PPA)
Gross Weight: 1.400 LB

0.635 KG

1

Box Tracking Number 289180171374256

Total Number of Cartons

Items total	10.000 %	152.72	USD
Tariff Surchrg.		15.27	USD
Freight Charge		11.69	USD
Final amount	erican Express ******************************	179.68 179.68 0.00	USD USD USD

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

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

Thank you for your order.

Updates will be sent to menager@oskiesfresidents.com. For updates, visit <u>order history</u>.

Order #: VP_B5JCR4VC

Order date: August 28th 2025

Shipping method Economy Estimated arrival Sep 12th

Shipping address Jay Soriano 370 Oakleef Village Pkwy Orange Park, Florida 32065-4259 United States of America

9045620249

Biiling address Jay Soriano 475 W Town Pl St Augustine, Florida 32092 United States of America 9045620249

Payment method [Amex 3053

\$50.61

\$50.61

Items

Standard Business Cards Quantity; 500

> Order placed Expected delivery: Friday, Sep 12 Chock status

Order summary

Total paid

Subtotal \$45.99 ·\$6.90 \$7.99 Shipping: Economy . \$3.53 xaŢ

Selected options

item total

\$45,99 \$39.09 You saved \$6.90

Give us feedback & survey.walmart.com Thank you! ID #:7VQPT62FKN1K Walmart >¦< 904-365-2555 Ngr:TIKOTHY ST# 06978 0P# 000286 TEM 67 TR# 09790 TC# 1213 2147 8147 6968 3877 4 25003899 .014**2**974865560**75** Get free delivery from this store with Walmart+ Scen for 30-day free trial. 09/19/25

12:57:10

Give us feedback & survey.walmart.com Thank wou! ID #:7VQPT714TQ2P Walmart >¦< Scan for 30-day free trial.

15:53:45

09/19/25

DB/MV DB

Give us feedback @ survey.walmart.com Thank you! ID #:7VQNXN14TGFZ

Walmart %

WM Supercenter 904-214-9411 Mar. SARA 1580 BRANAN FIELD RD MIDDLEBURG FL 32068 STH 03308 OP# 000113 TE# 13 TR# 01897

> # ITEMS SOLD 2 10# 6964 3274 3114 7008 5535



LILOSTICHDVD 043396643330

19.96 N

TV MNT 50-86 681131312430

52.64 N

SUBTOTAL TOTAL 72,60 72.60

AMEX TEND

72.60

CHANGE DUE

0.00

AMERICAN EXPRESS- 3063 I 0 APPR#821087

72.60 TOTAL PURCHASE

REF #. 626483054674

TRANS ID - 013530494385322

A1B 6000000026010501

TERMINAL # 57226379

*No Signature Required

09/11/26 13:26:30



Get free delivery from this store with Walmart+

Scan to 120 coy free trial

Low prices You Can Trust. Every Day. 09/11/25 13:25:33

Give us feedback @ survey.walmart.com Thank you! ID #:7VQPHJ2FKMUL



936 BLACK



0.00



Get free delivery from this store with Walmart+

Scan for 30-day free trial

09/16/25

11:19:36

Thank you! ID #:7VENTTIATPTJ

WORKERS 2

UN SUPErcenter

904-214-9411 HertSARA
1580 REMAIN FIELD RU

HIDDLEURG FL 32068

STR 03308 OPR 023534 TER 67 THR 08982

TIERS 50LD 2

TIERS 50LD 2

TIER 037PLOY 019513311834 99.00 0

SRITTH 198.00

SRITTH 198.00

SRITTH 198.00

FERICAR EXPRESS 778

FF E 524708053732

TANNS ID - 013877393775325

IB A0000026010801

IC D4633F8048F49801

RHINAL E 66266605

D SIGNATURE REQUIRED

OP/04/25

TIERS DUE 0.00

HARCUSTUMER COPYMEN

CHANGE DUE 0.00

HARCUSTUMER COPYMEN

CHONGE DUE 11:07:16

CHANGE FOLICY MERHARE

FETURN & EXCHANGE FOLICY MERHARE

FOR THE SOLUTION OF THE SO



Hi DB Admin,

Here's a receipt for your recent NFL Sunday Ticket payment.

Regards,

The YouTube team

Payment receipt

Payment #1 of 1 \$290.02 Paid on Sep 14, 2025

Tax \$21.77

Total \$311.77

Paid with Amex *** 3053

Payment details

Amount paid \$311.77 Incl. tax

Payment #1 \$311.77

Paid on Sep 14, 2025 Incl. tax

Cancellations: You can cancel your plan renewal anytime before the next season. Learn more

Need help? Contact support or go to our Help Center. Please don't reply to this email.

Help Center • Email options

You can access our **Pald Terms of Service**, which apply to your purchase.

You received this email to provide information and updates around your YouTube product or account.

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From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: MVCDD refund of deposit request - KIMBERLEY ROBERTS

Date: November 11, 2025 at 2:25 PM

To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com

Cc: Marilee Glies 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) 11:00 A.M. to 7:00 P.M. (ET 1:00 P.M. TO 5:00 P.M.)

- DATE OF VENUE NOVEMBER 8, 2025
- RESIDENT KIMBERLEY ROBERTS
- ADDRESS 3007 OATLAND COURT, ORANGE PARK, FL 32065
- AMOUNT OF REFUND \$500.00
- BOOKING FEE/DEPOSIT was via VISA (0500):

■ DATED: 10/12/25 ■ BATCH#: 137?

APPROVAL CODE: 182953

■ 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 November 13th-14th, and 20th. Office will be closed November 27th - 28th, 2025, for the Thanksgiving Holiday.

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.



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

00000000027159001000000032056800000015940097

PLEASE FILL OUT BE	ELOW IF PAYING BY CREDIT CARD	
VISA		
CARD NUMBER	EXP. DATE	

ACCOUNT NUMBER DATE BALANCE 711194 11/1/2025 \$1,594.00

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

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

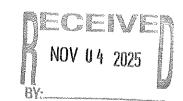
MIDDLE VILLAGE CDD Invoice Due Date 11/11/2025 PLANTATION OAKS BLVD, ORANGE PARK, FL ORANGE PARK, FL 3206 **Invoice** 320568B

Invoice Date Description Quantity Amount Tax Total 11/1/2025 \$1594.00 \$1594.00 Water Management - Monthly \$0,00

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

2D189A4D

Portal Registration #: **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

Corporate Address

4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256



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

Oakleaf Plantation Middle Village 475 West Town Place Ste 114

St Augustine FL 32092

Bill To

Invoice

Date Invoice# 11/1/2025 131295632578

Terms	Net 20
Due Date	11/21/2025
PO #	; Y

Ship To

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

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

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

Subtotal \$4,235.86

Tax \$0.00

Total \$4,235.86

\$0.00

Amount Paid/Credit Applied

Balance Due \$4,235.86

Click Here to Pay Now





Riverside Management Services, Inc

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

Invoice

Involce #: 373

Invoice Date: 11/1/2025 Due Date: 11/1/2025

Case:

P.O. Number:

Payments/Credits

Balance Due

\$0.00

\$5,206.25

Bill To:

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

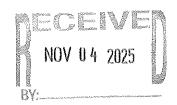
Description	Hours/Qty	Rate	Amount
2.330.572.3420 - Janitorial Services - November 2025		5,206.25	5,206.25
NOV UT 2025 BY: MAN MONTH TO THE STATE OF			
	Total	ar manusk district de Con-Opt ar manusk district de armade	\$5,206.25



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 # 11387

DATE 10/01/2025

DUE DATE 10/31/2025

TERMS End of the month

SERVICE MONTH
October

ACTIVITY

QTY

RATE

AMOUNT

9,222.54T

APPROVED

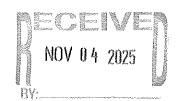
Code to: Middle Village Security 2-320-572-345 9,222.54 0.00 9,222.54 **\$9,222.54**



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 # 11449
DATE 11/01/2025
DUE DATE 11/30/2025
TERMS End of the month

SERVICE MONTH
November

ACTIVITY

QTY

RATE

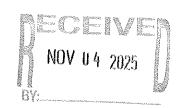
AMOUNT

9,052.80T

APPROVED

Code to: Middle Village Security 2-320-572-345 9,052.80 0.00 9,052.80 \$9,052.80





Invoice

Invoice #: 25004 Date: 11/03/25

Customer PO:

DUE DATE: 12/03/2025

BILL TO

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

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

DESCRIPTION

#19623 - Standard Maintenance Contract 2025 November 2025

AMOUNT \$46,435.83

Work order #1846 Zach

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$46,435.83

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

Riverside Management Services, Inc

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

Invoice

Invoice #: 373

Invoice Date: 11/1/2025 Due Date: 11/1/2025

Case:

P.O. Number:

Payments/Credits

Balance Due

\$0.00

\$5,206.25

Bill To:

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

Description	Hours/Qty	Rate	Amount
.330.572,3420 - Janitorial Services - November 2025		5,206.25	5,206.25
		,	
NOV U7 2025			
alison Morsing			
11-7-20			
	Total		\$5,206.25

*** CHECK DATES 11/01/2025 - 11/30/2025 ***	ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK I IDDLE VILLAGE-CAPITAL RESERVE ANK C CAPITAL RESERVE	REGISTER RUN 12/01/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#		ATUS AMOUNT	CHECK AMOUNT #
11/03/25 00043 8/14/25 15605 202508 600-53800-	64000	* 192.50	
TROPHIES & MEDALS	AWARD GALLERY, INC		192.50 000878
11/18/25 00009 10/31/25 2544 202509 600-53800-		* 1,035.86	
SEP REPAIR & REPLACEMENTS	GOVERNMENTAL MANAGEMENT SERVICES		1,035.86 000879
11/18/25 00022 10/30/25 4754 202509 600-53800-	64000	* 1,222.60	
RPLC SLING CHAISE LOUNGE	HORIZON CASUAL, INC.		1,222.60 000880
	TOTAL FOR BANK C	2,450.96	
	TOTAL FOR REGISTER	2,450.96	

MVIL MIDDLE VILLAGE OKUZMUK

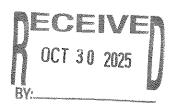
Award Gallery, Inc.

155-9 Blanding Boulevard Orange Park, FL 32073

Invoice

Date	Invoice #	
8/14/2025	15605	

Bill To	
oakleaf oreas	
JACK POWERS 904-505-7731	



	P.O. No	-	Terms	Project
Description	Qty		Rate	Amount
TROPHIES TROPHIES MEDALS	• ####################################	12 4 21	7.00 8.75 3.50	84.00 35.00 73.50
Code to:		***************************************		
Middle Village Repairs and	Replacen	nents	The state of the s	
34-600-538-64000				
THANK YOU FOR YOUR BUSINESS		Subto	tal	\$192.50
		Sales	Tax (7.5%)	\$0.00
		Total		\$192.50
		Paym	ents/Credits	\$0.00
		Bala	nce Due	\$192.50

Governmental Management Services, LLC

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

Invoice

Invoice #: 2544 Invoice Date: 10/31/25

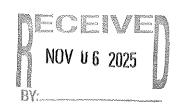
Due Date: 10/31/25

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 9/19/25 2.310.513.49300 (MV Office Supplies) - Statement Closing Date		.88.01 .39.13	- 88.01 - 39.13
*9/19/25_ 34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 9/19/25	***************************************	1,035.86	1,035.86
2.330.57249400 (MV Special Events) - Statement Closing Date 9/19/25		.142.74	142.74
		:	
	Art of the second secon		
			·
	Total		\$1,305.74
	Paymen	ts/Credits	\$0.00

Total	\$1,305.74	
Payments/Credits	\$0.00	
Balance Due	\$1,3 05.74	

Horizon Casual, Inc

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



INVOICE

BILL TO Middle Village CDD 475 W Town PI Ste 114

St. Augustine, FL 32092-3649

SHIP TO Middle Village CDD 370 Oakleaf Pkwy Orange Park, FL 32065 INVOICE DATE TERMS 4754

10/30/2025 Prepaid w/ 2%

Discount

DUE DATE

10/30/2025

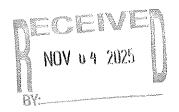
SALES REP Krysta

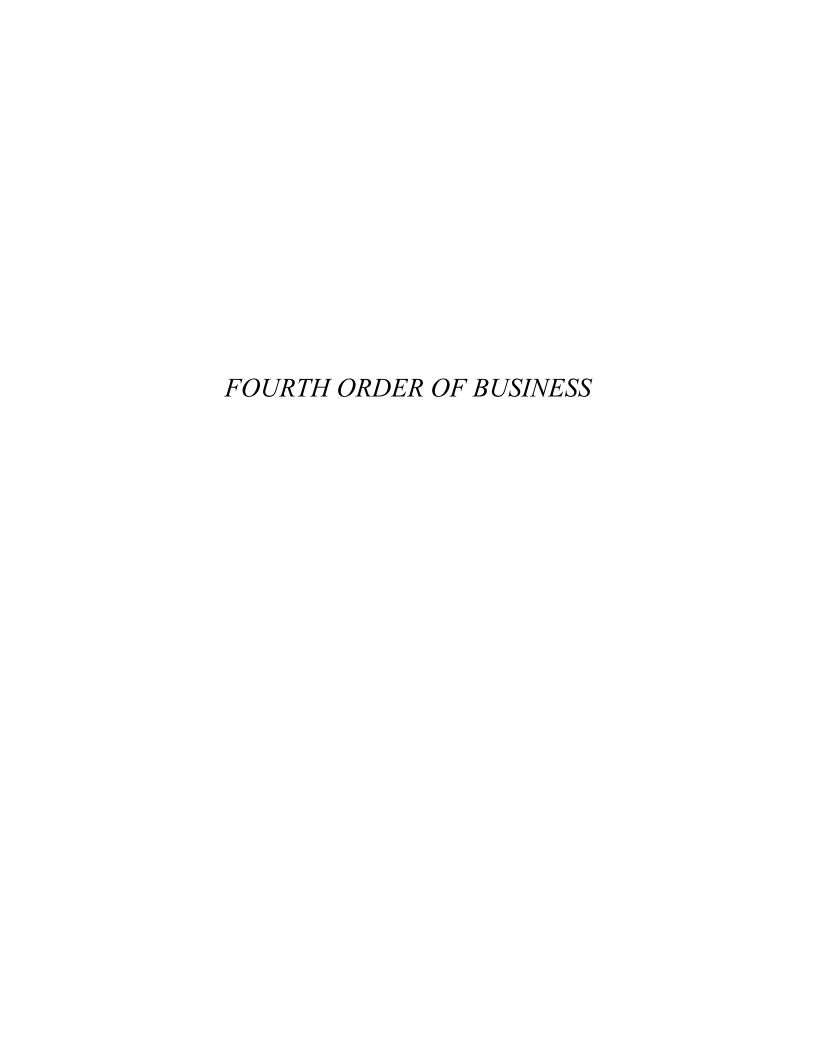
QTY ITEM DESCRIPTION		RATE	AMOUNT		
16	Sling Lounge	Replacement Sling Fabric for C	Replacement Sling Fabric for Chaise Lounge - 1202SL Seat Only		1,120.00T
1	Colors	Sling- HC-251 Forest Green		0.00	0.00
Thank you for	your business!		SUBTOTAL		1,120.00
All claims must be made within five days after receipt of goods, and claims for loss or damage in transit must be filed at once with carrier. We hold a shipping receipt in good order and accept no liability. If merchandise is damaged in transit and so received, you are responsible for securing proper notation of such		DISCOUNT 2%		-22.40	
		TAX		0.00	
damage from y	your local freight agent in o	order to secure settlement. Title of properly receipted by, transportation	SHIPPING		125.00
carrier. We are not responsible for delays in transit and our terms are not to be affected by such delays. Merchandise returned without written authorization will be refused. Goods listed herein remain property of Horizon Casual Inc. until		TOTAL		1,222.60	
involce is paid	•		BALANCE DUE		\$1,222.60

Code to:

Middle Village Repair and Replacements

34-600-538-64000







Middle Village Community Development District (CDD)

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

Memorandum

Date: December 2025

To: Board of Supervisors

From: GMS – OakLeaf Operations Manager

Community:

Special Events

- o Report Turkey trot, Fall Yard Sale, Pickle-ball social
- o Upcoming Cocoa with Clause, Resident run Vendor Fair, Polar Plunge

Aquatics

- Heaters running, coordination of heater stocking
- Coordination of future (winter month) repairs
- Off season equipment refurbishments

Amenity Usage

- Total Facilities Usage 6476
- Average daily usage 216

Card counts:

MV Owners	16
MV Renters	22
MV Replacements	0
MV Updated	4

Total cards printed: 107 (both districts)

Rentals

- 11 of 30 days rented in November , 2 of 5 weekends rented
- 18 Grand Ballroom rentals, O Grand Lawn rental , O Bridal Suite rentals, O patio rentals
- 12 tours (approx.45 hours)/64 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

MAINTENANCE

- Christmas decorations installed at entries and amenity buildings
- Take delivery of new trash cans (tentative roadside placement)
- Multiple pool lounges repaired
- Multiple outlets replaced (damaged GFIs used for Christmas lighting)
- Create extra trash cans for outdoor areas coordinate replacement of old rusted containers
- Coordinate replacement for fieldhouse water fountain
- Tree trimming at bell tower completed
- Trimming of ground cover to increase lighting at bell tower
- Paver repairs for promenade completed in front of more than 400'
- Coordinate repairs for bell tower trim work
- Repair gate at bell tower
- Program phone lines at Grand Banquet building (ATT fiber project)
- 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 11/05 Forest Brook, Creekview, Oakpoint, and Timberlake completed 11/23

Landscaping

- Monthly report for Nov, submitted and filed at Operations office
- Multiple locations for tree work completed
- Mulch bed replenishments completed

For questions, comments, or clarification, please contact:

• Jay Soriano, Oakleaf Operations Manager 904-342-1441

jsoriano@gmsnf.com

