

MIDDLE VILLAGE
Community Development District

MARCH 9, 2026

AGENDA

Middle Village Community Development District

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

March 2, 2026

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, March 9, 2026 at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the February 9, 2026 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Consideration of Amenity Policy Revisions
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Operations Manager – Memorandum
- VI. Audience Comments (limited to three minutes) / Supervisor Requests

VII. Next Scheduled Meeting – April 13, 2026 @ 2:00 p.m. at the Plantation Oaks Amenity Center

VIII. Adjournment

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

Sincerely,

Marilee Giles

Marilee Giles
District Manager

THIRD ORDER OF BUSINESS

A.

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

The regular meeting of the Board of Supervisors of the Middle Village Community Development District was held Monday, **February 9, 2026** at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles opened the public comment period. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the January 12, 2026 Meeting

Ms. Giles stated item three is approval of the consent agenda items. Your minutes are on page 7 of your electronic devices. Unless there are any comments or questions, I just look for a motion to approve the January 12, 2026 minutes.

On MOTION by Ms. Mifsud seconded by Ms. Arnau with all in favor, the Minutes of the January 12, 2026 Meeting, were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated your financial statements as of December 31, 2025 are on page 29. They are followed by your assessment receipt summary on page 41 showing we are 94% collected. Your check register for January 2026 totals \$1,783,251.82. It is rather large for your check register but it does include the debt service assessments. As the assessments come in, they come into the general fund and then we push them out to the debt service funds so that is why it is a little larger showing here for this month. Unless there are any comments or questions, I just look for a motion to approve the check register.

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

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02,
Instructing the Clay County Supervisor
of Elections to Conduct the District’s 2026
General Election**

Ms. Giles stated on page 115 is Resolution 2026-02, instructing the Clay County Supervisor of Elections to conduct the District’s 2026 general election. Just to point out, this is the Board seeking to implement Chapter 190 of Florida Statutes asking the Clay County Supervisor of Elections office to conduct our elections during the general election period. It goes into some more details there with the term of office and when the new supervisors assume office. The three seats that are up on this election period is seat 1 Sherrie Mifsud, seat 3 Eric Marx, and

seat 5 Julie Arnau. There is a qualifying period later in June but this resolution is just seeking that the Supervisor of Elections office include the District. Mike Eckert sir, anything to add?

Mr. Eckert stated no.

Ms. Giles stated unless there are any comments or questions about the resolution, I would just look for a motion to adopt it. Any discussion?

On MOTION by Mr. Marx seconded by Mr. Steiner with all in favor, Resolution 2026-02, Instructing the Clay County Supervisor of Elections to Conduct the District's 2026 General Election, was approved.

Ms. Giles noted the closer we get to June, I will remind the three Supervisors to go to the Supervisor of Elections office in Green Cove Springs. There is information on the website of what you need to take with you and how that process works.

FIFTH ORDER OF BUSINESS

Consideration of Amenity Policy Revisions

Ms. Giles stated item five on the agenda is consideration of amenity policy revisions. Just as a reminder at the last meeting the Board asked staff to propose some type of language to beef up the policy as it pertains to motorized mobility, E-bikes, bikes, and scooters. We have added that. This is a draft and it can certainly be changed. It starts on page 131 of your iPad. That is where the changes actually start. This is open for Board discussion. We can make changes. We can add or delete, whatever the Board would like.

Ms. Mifsud stated I wanted to inquire, is there something in the policy that indicates that those that are caught breaking the policy, the newly updated verbiage that they will be required to cover any damage or repair cost to District property.

Mr. Steiner stated there was something in the draft, yes. There was one section in the draft that talks about any damage done would go back against the owner.

Mr. Eckert stated there is a disciplinary rule that covers all the violations and policies that is in there, both an administrative fee as well as a damage reimbursement.

Ms. Giles stated it is on page 136 of the agenda package. It talks about property damage reimbursement. It is under the suspension determination section. Let us know if that is not what you are looking for and we can certainly make changes.

Mr. Soriano stated I think you were looking for with the wording for the E-bikes. We already had that in there for any other damages under additional District items. Unless we wanted to add it in anywhere else, it's still covered.

Ms. Mifsud stated if you feel like it would be redundant then that is fine but as long as it is somewhere where we can easily point and say you know not only did we tell you that you can't ride them but you are going to be responsible for damage incurred.

Ms. Giles stated District Counsel the one I pointed her to is on page 136 of the agenda package. I don't know if that verbiage satisfies what she is looking for. This says if damage to District property occurred in connection with a violation so maybe it does. If you could just take a look at that and let us know if that covers damages from the E-bikes and scooters.

Mr. Eckert stated I think that does cover it. It is in our suspension and termination rule so it does cover any violation.

Mr. Steiner stated the question I have on this is on page 14. We talk about and list things such as golf carts, bikes and it states they are not permitted to be operated on the facility and this is in the changed information. Mr. Steiner stated the thing I have a problem with is in reality that is not true. If somebody is riding a bicycle out there and they are conscientious of pedestrians and if they are not doing damage to anything, we don't kick them off the facility. The same thing goes whether you are on an e-bike, scooter or whatever. It is only when you operate any of these vehicles, including anything that is utilized for handicap purposes, in a reckless manner to where it almost falls under the verbiage that is used within the state for reckless driving. Basically, you can be ticketed doing 10 mph if you are driving recklessly for the environment that you are in. If somebody is using one of these e-scooters or if they are using any of the things that we have listed out here, we don't immediately kick them off. We assess whether they are doing something either willfully damaging property or they are creating an unsafe environment for pedestrians or people around them. In one place we say you can't use them anywhere and then we are giving them a set of rules which was drawn out very nicely where you are telling them here are the things you can't do. In my opinion, I don't feel this gets us quite there yet. Rather than incorporate this, I would like to see if there is any way that we can get rid of where it says can't be used and keep all of the stuff that can be done. You put in the 10 mph but can we get some of the verbiage for reckless driving to where the pedestrians have right of way. If somebody is doing 5 mph or doing 50 mph, it comes into effect when they put it into a reckless

driving environment. That was my two cents on this. I felt it was a real good job on putting things in there. The only other thing that could be possibly done is rolling in all of those rules for e-bikes, the seven rules, rolling them into section two.

Mr. Eckert stated I don't want to cut anybody else off, but I think we can defer this and try to incorporate the suggestions we get from all Board members today and bring it back at the next meeting. Because again, our policies already cover this, but we're just trying to be more detailed and clearer. Certainly, it's okay with me if we would defer after we get everybody's input and bring it back to the next meeting.

Mr. Steiner stated yeah Mike, I just want to get rid of some of the contradictions in there. If somebody is out there and you get this, well, you're letting him go do it and in some cases they are right. The one that is not following the rules is going to get tagged. The one that is following the rules, we are not going to take away their rights. Because out here there is a fair number of people that do bicycle and the promenade is ideal for it as long as everybody is courteous.

Ms. Giles stated we can work on that. Any other comments? I agree with District Counsel. Mr. Chairman if you want to work together, I can get what your intent and make the changes and bring it back to the next meeting. Jay, anything to add to that?

Mr. Soriano stated no, I think that's good, Mike, for us to be able to put a lot more of that detail in there. Staff internally still operates the same way. We try to give leniency, and many times it may be considered subjective to what situation is going on. That's how we have to operate. The hard part is when you have somebody push back on the wording of the policy, you really want to argue. That's where if we have some of these things it's helpful, because then when they're sitting here in this meeting mad because staff kicked them out or potentially we're taking privileges because a rule they broke. We want to be able to defend ourselves through that policy. We will keep working on it. It is covered now as it is, but the better the wording is, the easier it is on all the staff here, too.

Mr. Steiner stated it will keep down on the number of times we have to go and approve the changes so go ahead and take some time to clean it up a little bit and see where it goes.

Ms. Giles stated sounds good. I will reach out to you after the meeting.

SIXTH ORDER OF BUSINESS

Staff Reports

Ms. Giles stated item six is staff reports. We will start with District Counsel.

A. District Counsel

Mr. Eckert stated I really don't have much of a report on issues in the District. It has been pretty quiet. I appreciate everybody letting me participate by phone today. Legislatively, the bill providing for a recall of CDD Supervisors is still working its way through. We will let the Board know what impact that would have on your operations. Then also the sovereign immunity bill is back again to raise the limits. We're not sure where that will go. There are two competing bills right now with different increases. Then one of the bills did tag something on them about letting us advertise on our website instead of the newspaper, so we will have to see if that makes it across the finish line and into the 21st century. That's all we are really looking at. Happy to answer any questions you have. Your staff has done a good job on the ground, so there's not a lot for us to work on.

B. District Engineer – Acceptance of Updated Engineer's Report

Ms. Giles stated this is just a copy for the Supervisors to see what the District Engineer was briefing you on at the last meeting. This is that report. Do we need to accept this report Jay or just information only?

Mr. Soriano stated this is just information only. This is the same report done during the summer of last year and we are still updating this. Basically, we will go through and all of these items that you see on here, we breakdown and staff or other vendors will go out whether it is Lake Doctors working on items. I've had some of our maintenance guys when there's issues with pavers or sidewalks or anything that was noted in that report, we go out and make repairs, but then we bring Mike and his guys back in to record everything. They'll photograph it and update this report. I believe this has already been put on the website. If not, we'll make sure the updated version is on the website and then we keep going at it. Originally, I think I told you guys last year we would bring them out quarterly. That does take Mike and his guys time and it also incurs extra fees for us. We did a bigger chunk of projects and we brought them out this one time, then I'll do it one more time before they get ready to do next year's report. The beginning of summer this year, they will come out and tour and pick out more items to put on their new report and we will go to work on those. So, this is really just an update.

Ms. Giles stated District Engineer anything to add to what Jay said.

Mr. Silverstein stated no, we seem to be in a good groove in cycle on inspection and reinspection. So, this is the report that will be standing for Jay to work on. Then our next trip out

to do anything regarding that list or expanding on it won't be until I think June of this year. That June engineer's report, right? Primarily?

Ms. Giles stated yes sir.

Mr. Silverstein stated other than that, nothing else to report.

Ms. Giles stated thanks Mike.

C. District Manager

Ms. Giles stated I don't have anything for you today. Jays report starts on page 168.

D. Operations Manager – Memorandum

Mr. Soriano stated we did just have one of our longtime community events. We had the polar plunge. I was asking for cold weather and we did get cold weather. You guys may have seen the emails up until that Monday before we had two families signed up. So, it was definitely cold. We started making phone calls to our normal regulars to come out and take part. We did end up with about 40 people. There were 30 jumpers, which was great because we had only 31 medals left over. I try to keep them next year. We just change the backs. But we do give out medals to everybody that does a full dip. They have to be completely wet swimming around and then get back out and get their hot chocolate and breakfast is what we do. Everybody hangs out and has fun. It wasn't that bad that morning. It was, I'm sure exhilarating. It's one of the first years I didn't jump, but everybody else had fun. So now we're moving into our regular movie in the park schedule. Hopefully the majority of our cold weather is behind us. I'm sure we're going to have a day or two here and there in February, but it looks like maybe we're warming back up. Our next movie in the park is the 23rd. Let me double check the date. Oh, no it's the 20th. So that will be our first movie in the park for this year. And then spring break, the second week of March, we open the pools up. We do operate like everything is full blast for the summer, just for that one week. We do have lifeguards. The slides are up. We also do activities. We will have a movie then, too, at the pools and then once we get into our normal summertime, we have the movie and things like live music at the pools. We do it on a monthly basis back and forth between your pools here and then your sister District over at Double Branch. But hopefully we will be able to start off here with just the movie in the park in February. Outside of those items, February always seems like a slow month. This one's a little tough into January and beginning of February because I have to be able to bounce these guys around. We are doing painting and

fiberglass work for the pools to be ready. We do a lot of concrete work. They were adding trash cans along some of our main roads in the last couple weeks. But a lot of those items, when it comes to epoxy, fiberglass, even the concrete work, it's a little tough when it's freezing. I have to be able to move these guys to do something inside. So earlier today, they were still touch up painting here. That's what you're smelling. As it warms up, I can actually get them outside which is nice. It's helpful that the maintenance guys we use are related to our company. I can actually do that to them where a lot of other companies I can't bounce them around the same day. Might have to wait till tomorrow or see what the weather is which is actually the hard part about dealing with some of these other vendors right now. We haven't seen the work for the pool yet. I did remind them that I want to get the sand work done and all the other work that I need for my pool contractor done before that spring break. So, we're about four weeks away, three and a half weeks away, before we get that. I like to try to get as much of that done before spring break, because after that, it's just hard to get out to the pools and shut the pools down. The pool contractors don't like playing in freezing water so we haven't changed the sand yet. Everything has been approved and we've taken care of payments, but they've been holding off this month. Most of our large projects outside of the sign did not get completed. Most of them were started, but we will be finishing this month. This is the one that did get finished. This is your nice new sign. Right now, it's a little high. I'm leaving it that way. I like that you can see it, but it is higher than what the other sign was, and it looks odd. I'm going to wait and see what the residents think. If there's any concerns, they do go three feet in the ground and they have concrete footers on them so it will be easy if we want to move it down. I can just move it down on the post and cut the top of the post, put a little decorative top back on that post. This is also going to be lit up where the old sign was not lit up. So, if it's a little higher and above the landscaping, you'll see it, especially when it's lit at night. I'm leaving it there for now. But, yeah, as you go out, if you guys want to take a look at it and see and give me your thoughts on height. The one nice part about it is you can see where it's at completely around it. I don't have the right angle from this picture here, but I wanted to be able to see when you're sitting at the stop sign and the road is over here, I wanted to be able to see past it this way. If anybody's in any bigger vehicle, they got to be able to see over or even underneath to see oncoming traffic is the biggest thing, because this sign is about a foot longer and a foot taller, it's a much bigger sign than what was out there before. I want to make sure no one has any issues seeing around it either. But it looks great. Outside of

that, unless there's any questions on some of these other items. Like I said, the biggest thing we will be getting back to a lot of the painting and pool work to make sure we're ready for spring break. Mulch I know we talked about that last month. I held that off because I did work with Chalon. I wanted to check the irrigation there. It's not something we were doing a lot of work on irrigation this last month. In fact, most of our irrigation was being shut off because of the freeze and we did have some repairs for things like backflow and a few leaks in the irrigation system we have to get to. It may simply be cracked pipes, but the one island at Deer View does have irrigation that we wanted to work on. I believe that's the side of the Flax Lilies now. That's why they grow. So, I don't want to pull them out if we do have working irrigation there. We will take care of that this month, and then we will cover both sides with the mulch. But the working irrigation that is there, we will make sure everything is up and running so that even if we're able to add one or two plants just to make sure everything looks good in the mulch, we will take care of that too.

SEVENTH ORDER OF BUSINESS

Audience Comments (limited to three minutes) / Supervisor Requests

Ms. Giles stated item seven on the agenda is audience comments and Supervisor requests. Mr. Chairman who would you like to go first, the audience?

Ryan McGriff with S3 security introduced himself.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – March 9, 2026 @ 2:00 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated our next meeting is scheduled for March 9, 2026. This is your first night meeting. March 9th is at 6:00 p.m. This District has two night meetings a year, one in the spring and then your budget adoption later in the year. We will definitely remind you that your next meeting is at 6:00 p.m.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Giles stated unless there is anything else, I just need 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

B.

Middle Village
Community Development District

Unaudited Financial Reporting
January 31, 2026



Middle Village
Community Development District
Combined Balance Sheet
January 31, 2026

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 406,324	\$ 303,743	\$ -	\$ 86,738	\$ 796,804
Due from General Fund	-	1,829,222	17,557	-	1,846,779
Investments:					
State Board of Administration (SBA)	5,394	\$ 464,462	-	1,003,092	1,472,949
Custody Account - Hancock Whitney	7,956	-	-	-	7,956
Custody Account - US Bank	1,771,194	-	-	-	1,771,194
Series 2022					
Revenue	-	-	1,672,530	-	1,672,530
Reserve	-	-	162,641	-	162,641
Principal	-	-	130	-	130
Interest	-	-	73	-	73
Prepayment	-	-	422	-	422
Series 2018-2					
Reserve	-	-	125,854	-	125,854
Prepayment	-	-	3,367	-	3,367
Sinking	-	-	16	-	16
Interest	-	-	19	-	19
Deposits	-	13,383	-	-	13,383
Total Assets	\$ 2,190,868	\$ 2,610,810	\$ 1,982,610	\$ 1,089,830	\$ 7,874,118
Liabilities:					
Accounts Payable	\$ 3,423	\$ 57,195	\$ -	\$ 9,733	\$ 70,351
Due to Debt Service	17,557	-	-	-	17,557
Due to Recreation Fund	1,829,222	-	-	-	1,829,222
Accrued Expenditures	-	3,408	-	-	3,408
Total Liabilities	\$ 1,850,203	\$ 60,604	\$ -	\$ 9,733	\$ 1,920,539
Fund Balance:					
Nonspendable:					
Deposits	\$ -	\$ 13,383	\$ -	\$ -	\$ 13,383
Restricted for:					
Debt Service - Series	-	-	1,982,610	-	1,982,610
Assigned for:					
Capital Reserve Fund	-	-	-	1,080,097	1,080,097
Unassigned	340,666	2,536,823	-	-	2,877,489
Total Fund Balances	\$ 340,666	\$ 2,550,206	\$ 1,982,610	\$ 1,080,097	\$ 5,953,579
Total Liabilities & Fund Balance	\$ 2,190,868	\$ 2,610,810	\$ 1,982,610	\$ 1,089,830	\$ 7,874,118

Middle Village
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 200,594	\$ 190,929	\$ 190,929	\$ -
Interest Income	1,000	1,000	7,610	6,610
Total Revenues	\$ 201,594	\$ 191,929	\$ 198,538	\$ 6,610
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 12,000	\$ 4,000	\$ 4,000	\$ -
FICA Expense	918	306	306	-
Travel per Diem	200	67	-	67
Engineering	8,000	2,667	5,075	(2,408)
Trustee Fee	15,000	-	-	-
Dissemination Agent	4,129	1,376	1,626	(250)
Assessment Roll Administration	8,907	8,907	8,907	-
Attorney	40,000	13,333	4,189	9,145
Arbitrage Rebate	700	-	-	-
Annual Audit	6,800	-	-	-
Management Fees	76,509	25,503	25,503	(0)
Information Technology	3,008	1,003	1,003	0
Telephone	300	100	90	10
Postage	1,500	500	332	168
Printing	2,500	833	247	586
Insurance General Liability	15,443	14,547	14,547	-
Legal Advertising	2,500	833	381	452
Other Current Charges	150	50	21	29
Office Supplies	200	67	3	64
Website Maintenance	2,655	885	885	(0)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative Expenditures	\$ 201,594	\$ 75,152	\$ 67,290	\$ 7,862
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 116,777	\$ 131,248	\$ (1,252)
Net Change in Fund Balance	\$ -	\$ 116,777	\$ 131,248	\$ (1,252)
Fund Balance - Beginning	\$ -		\$ 209,418	
Fund Balance - Ending	\$ -		\$ 340,666	

Middle Village
Community Development District
Recreation Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,256,317	\$ 2,147,601	\$ 2,147,601	\$ -
Interest Income	5,000	5,000	7,411	2,411
Miscellaneous Revenue	1,000	333	-	(333)
Amenities Revenue	100,000	33,333	20,112	(13,221)
Cost Share Revenue-South Village	-	-	-	-
Total Revenues	\$ 2,362,317	\$ 2,186,268	\$ 2,175,125	\$ (11,143)
Expenditures:				
<i>Administrative:</i>				
Management Fees - On Site Staff	\$ 374,481	\$ 124,827	\$ 124,827	\$ 0
Insurance	97,141	90,011	90,011	-
Other Current Charges	6,000	2,000	1,454	546
Permit Fees	1,650	550	682	(132)
Subtotal Administrative	\$ 479,272	\$ 217,388	\$ 216,974	\$ 414
<i>Maintenance:</i>				
Security	\$ 136,335	\$ 45,445	\$ 36,777	\$ 8,668
Security Clay County	47,304	15,768	12,303	3,466
Electric	18,000	6,000	7,329	(1,329)
Streetlighting	32,400	10,800	10,406	394
Irrigation Maintenance	5,000	1,667	1,410	257
Landscape Maintenance	557,230	185,743	185,743	(0)
Common Area Maintenance	84,000	28,000	27,551	449
Lake Maintenance	25,000	8,333	8,576	(243)
Subtotal Maintenance	\$ 905,269	\$ 301,756	\$ 290,095	\$ 11,662

Middle Village
Community Development District
Recreation Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<i>Recreation Facility:</i>				
Amenity Staff	\$ 190,000	\$ 63,333	\$ 37,460	\$ 25,873
Janitorial	62,475	20,825	23,331	(2,506)
Telephone	18,000	6,000	3,198	2,802
Electric	69,600	23,200	18,744	4,456
Water / Sewer	54,200	18,067	25,147	(7,080)
Gas/Heat (Pool)	20,000	20,000	20,843	(843)
Refuse Service	42,000	14,000	22,663	(8,663)
Pool Maintenance & Chemicals	43,000	14,333	17,109	(2,775)
Cable	8,000	2,667	2,717	(50)
Special Events	10,000	3,333	3,001	332
Office Supplies and Equipment	1,500	500	90	410
Facility Maintenance - General	68,250	22,750	22,356	394
Facility Maintenance - Preventive Contracts	15,950	5,317	1,825	3,492
Facility Maintenance - Contingency	7,875	2,625	2,507	119
Elevator Maintenance	10,000	3,333	1,035	2,298
Recreation Passes	4,000	1,333	1,647	(313)
Lighting Repairs	12,000	4,000	3,610	390
Tennis Court Maintenance	69,011	23,004	25,788	(2,784)
Capital Reserve	271,914	-	-	-
Subtotal Recreation Facility	\$ 977,776	\$ 248,621	\$ 233,071	\$ 15,550
Total Expenditures	\$ 2,362,317	\$ 767,765	\$ 740,140	\$ 27,625
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 1,418,503	\$ 1,434,985	\$ (38,768)
Net Change in Fund Balance	\$ -	\$ 1,418,503	\$ 1,434,985	\$ (38,768)
Fund Balance - Beginning	\$ -		\$ 1,115,221	
Fund Balance - Ending	\$ -		\$ 2,550,206	

Middle Village
Community Development District
Debt Service Fund
Series 2022 & 2018-2 Special Assessment Bonds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,772,172	\$ 1,656,955	\$ 1,656,955	\$ -
Interest Income	10,000	3,333	5,767	2,433
Total Revenues	\$ 1,782,172	\$ 1,660,288	\$ 1,662,722	\$ 2,433
Expenditures:				
<i>Series 2022</i>				
Interest 11/1	\$ 177,708	\$ 177,708	\$ 177,708	\$ -
Principal Prepayment 11/1	-	-	4,000	(4,000)
Interest 5/1	177,708	-	-	-
Principal 5/1	1,178,000	-	-	-
<i>Series 2018-2</i>				
Interest 11/1	43,750	43,750	43,750	-
Principal Prepayment 11/1	-	-	30,000	(30,000)
Interest 5/1	43,750	-	-	-
Principal 5/1	140,000	-	-	-
Total Expenditures	\$ 1,760,915	\$ 221,458	\$ 255,458	\$ (34,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 21,257	\$ 1,438,830	\$ 1,407,264	\$ (31,567)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 21,257	\$ 1,438,830	\$ 1,407,264	\$ (31,567)
Fund Balance - Beginning	\$ 286,980		\$ 575,346	
Fund Balance - Ending	\$ 308,237		\$ 1,982,610	

Middle Village
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Transfer In from Recreation Fund	\$ 271,914	\$ -	\$ -	\$ -
Interest	15,000	5,000	14,469	9,469
Total Revenues	\$ 286,914	\$ 5,000	\$ 14,469	\$ 9,469
Expenditures:				
Repairs & Replacements	\$ 250,000	\$ 83,333	\$ 48,593	\$ 34,740
Total Expenditures	\$ 250,000	\$ 83,333	\$ 48,593	\$ 34,740
Excess (Deficiency) of Revenues over Expenditures	\$ 36,914		\$ (34,124)	
Net Change in Fund Balance	\$ 36,914		\$ (34,124)	
Fund Balance - Beginning	\$ 1,157,673		\$ 1,114,222	
Fund Balance - Ending	\$ 1,194,587		\$ 1,080,097	

Middle Village

Community Development District

Long Term Debt Report

Series 2022, Special Assessment Refunding Bonds

Interest Rate:	1.355% - 3.012%
Maturity Date:	5/1/2035
Reserve Fund Definition	10% Max Annual Debt
Reserve Fund Requirement	\$ 162,641
Reserve Fund Balance	162,641

Bonds outstanding - 1/13/2022	\$ 17,754,000
Less: May 1, 2022 (Mandatory)	(888,000)
Less: May 1, 2022 (Optional)	(8,000)
Less: November 1, 2022 (Optional)	(219,000)
Less: May 1, 2023 (Mandatory)	(1,109,000)
Less: May 1, 2023 (Optional)	(4,000)
Less: May 1, 2024 (Mandatory)	(1,130,000)
Less: May 1, 2024 (Optional)	(8,000)
Less: November 1, 2024 (Optional)	(4,000)
Less: May 1, 2025 (Mandatory)	(1,153,000)
Less: November 1, 2025 (Optional)	(4,000)

Current Bonds Outstanding	\$ 13,227,000
----------------------------------	----------------------

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	\$ 125,854
Reserve Fund Balance	125,854

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)
Less: November 1, 2025 (Optional)	(30,000)

Current Bonds Outstanding	\$ 1,720,000
----------------------------------	---------------------

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
4	12/05/25	1,253,802.17	144,474.02	1,625,069.53	3,023,345.72
5	12/18/25	139,954.46	16,126.77	181,396.82	337,478.06
6	01/15/26	17,557.02	2,023.07	22,755.89	42,335.99
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		1,656,954.75	190,928.78	2,147,600.92	3,995,484.46

TAX ROLL DUE / RECEIVED - (DISCOUNTS NOT TAKEN)	\$83,828.04	\$9,659.40	\$108,650.61	\$202,138.04
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PERCENT COLLECTED	DEBT	O&M	O&M	TOTAL
TOTAL PERCENT COLLECTED	95.18%	95.18%	95.18%	95.18%

D.

Middle Village

Community Development District

Check Run Summary

February 28, 2026

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	2/12/26	1854-1856	\$ 7,912.76
	2/20/26	1857	2,881.00
		Sub-Total	\$ 10,793.76
Recreation Fund			
Accounts Payable - HW	2/3/26	1212-1217	\$ 26,829.74
	2/12/26	1218-1231	59,626.19
	2/23/26	1232-1236	69,309.01
	2/26/26	1237-1238	3,900.00
		Sub-Total	\$ 159,664.94
Capital Reserve Fund			
Accounts Payable	2/3/26	900-902	\$ 3,869.07
	2/12/26	903-904	921.83
	2/20/26	905-910	11,384.73
		Sub-Total	\$ 16,175.63
Total			\$ 186,634.33

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/12/26	00026	2/01/26	2570	202602	310	51300	34000		FEB MANAGEMENT FEES	*	6,375.75		
2/01/26		2570		202602	310	51300	52000		FEB WEBSITE ADMIN	*	221.25		
2/01/26		2570		202602	310	51300	35100		FEB INFO TECH	*	250.67		
2/01/26		2570		202602	310	51300	31300		FEB DISSEM AGENT SRVCS	*	344.08		
2/01/26		2570		202602	310	51300	51000		OFFICE SUPPLIES	*	.48		
2/01/26		2570		202602	310	51300	42000		POSTAGE	*	103.80		
2/01/26		2570		202602	310	51300	42500		COPIES	*	57.15		
2/01/26		2570		202602	310	51300	41000		TELEPHONE	*	17.33		
GOVERNMENTAL MANAGEMENT SERVICES												7,370.51	001854
2/12/26	00117	1/29/26	26-00036	202601	310	51300	48000		2/9 NTC OF BOS MTG	*	76.25		
JACKSONVILLE DAILY RECORD												76.25	001855
2/12/26	00119	12/15/25	3672635	202511	310	51300	31500		NOV GENERAL SERVICES	*	466.00		
KUTAK ROCK LLP												466.00	001856
2/20/26	00127	2/12/26	194672	202601	310	51300	31100		JAN ENGINEERING SERVICES	*	2,881.00		
DCCM INFRASTRUCTURE INC												2,881.00	001857
TOTAL FOR BANK A											10,793.76		
TOTAL FOR REGISTER											10,793.76		

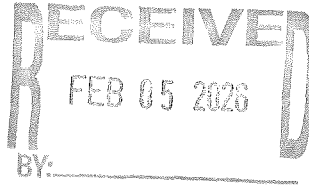
MVIL MIDDLE VILLAGE TLEE

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

Invoice

Invoice #: 2570
Invoice Date: 2/1/26
Due Date: 2/1/26
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
General Fund- Management Fees - February 2026		6,375.75	6,375.75
Website Administration - February 2026		221.25	221.25
Information Technology - February 2026		250.67	250.67
Dissemination Agent Services - February 2026		344.08	344.08
Office Supplies		0.48	0.48
Postage		103.80	103.80
Copies		57.15	57.15
Telephone		17.33	17.33
Total			\$7,370.51
Payments/Credits			\$0.00
Balance Due			\$7,370.51

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

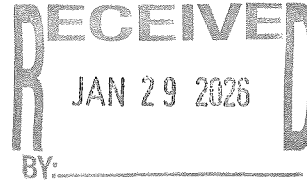
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

January 29, 2026

Date

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



Serial #	26-00036C	PO/File #	_____	\$76.25
	Notice of Meeting of the Board of Supervisors			Payment Due
	_____			\$76.25
	Middle Village Community Development District			Publication Fee

Case Number	_____			Amount Paid
Publication Dates	1/29			
County	Clay			

*Payment is due before
the Proof of Publication
is released.*

Payment Due Upon Receipt
For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being
mailed, please reference
Serial # 26-00036C on your
check or remittance advice.

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

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

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

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

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

Notice is hereby given that the Board of Supervisors of the Middle Village Community Development District is scheduled to be meet on **Monday, February 9, 2026**, 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

Jan. 29 00 (26-00036C)

KUTAK ROCK LLP

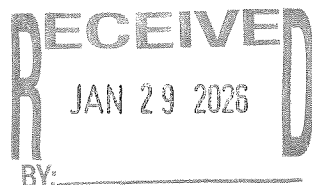
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 15, 2025



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3672635

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. 3672635
14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

11/01/25	P. O'Bryant	0.20	58.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/06/25	K. Haber	0.20	54.00	Confer with Soriano about status of maintenance projects
11/07/25	K. Haber	0.30	81.00	Prepare November board meeting agenda memorandum
11/10/25	M. Eckert	0.40	156.00	Prepare for and attend board meeting
11/28/25	M. Eckert	0.30	117.00	Review and provide comments on draft minutes

TOTAL HOURS 1.40

TOTAL FOR SERVICES RENDERED \$466.00

TOTAL CURRENT AMOUNT DUE \$466.00

KUTAK ROCK LLP

Middle Village CDD

December 15, 2025

Client Matter No. 14323-1

Invoice No. 3672635

Page 2

Project Manager Michael Silverstein

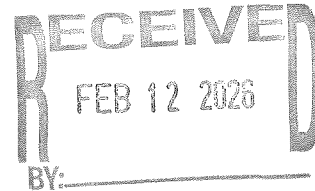


Engineering - Architecture - Planning - Surveying

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

February 12, 2026
 Invoice # 194672

Project 0000021874.0000 Middle Village CDD



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

- Attend CDD Agenda Meeting and Follow Up as Needed
- Attend CDD Meeting, Preparation, and Follow Up as Needed
- Coordinate Site Visit with Ops Manager
- Site Inspection for Completion of Engineers Report; Needs Action Items with Facilities Team
- Generate Revised Report and Send to DM

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 January 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Division Lead	4.25	275.00	1,168.75	
Project Manager 1	7.00	230.00	1,610.00	
Project Administrator	.25	120.00	30.00	
Total Labor				2,808.75

Phase 0999 Reimbursable Expenses

Reimbursable Expenses

Mileage/Parking/Tolls			40.25	
Total Reimbursables			40.25	40.25

Color 8.5 x 11	64.0 Copies @ 0.50		32.00	
Total Reproductions			32.00	32.00

Total Due: 2,881.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	2,808.75	26,067.50	28,876.25
Expense	40.25	182.93	223.18
Unit	32.00	11.78	43.78
Interest	0.00	23.93	23.93
Totals	2,881.00	26,286.14	29,167.14

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | www.matthews.dccm.com

LICENSE #28535, LB8590, LA666677

Invoices are due upon receipt.

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/26	00256	1/20/26	1191	202512 320-57200-34510		*	325.00		
			DEC ADMIN FEES						
		1/20/26	1191	202512 320-57200-34510		*	130.00		
			DEC ADMIN SCHED						
								455.00	001212

2/03/26	00026	1/14/26	2567	202601 300-36900-10200		*	801.00		
			01/13 TENNIS REVENUE						
								801.00	001213

2/03/26	00026	1/13/26	2564	202512 320-57200-46600		*	5,650.20		
			DEC FACILITY MAINTENANCE						
		1/13/26	2564	202512 330-57200-62200		*	600.00		
			DEC FAC MAINT CONTINGENCY						
		1/13/26	2564	202512 320-57200-46500		*	6,900.19		
			DEC COMMON AREA MAINT						
		1/13/26	2564	202512 330-57200-46630		*	910.00		
			DEC LIGHTING REPAIRS						
		1/13/26	2564	202512 330-57200-34400		*	5,221.91		
			DEC TENNIS COURT MAINT						
		1/13/26	2564	202512 330-57200-49400		*	406.09		
			DEC SPECIAL EVENTS						
								19,688.39	001214

2/03/26	00026	1/13/26	2566	202512 330-57200-34400		*	1,120.00		
			DEC FACILITY MAINTENANCE						
								1,120.00	001215

2/03/26	01242	1/21/26	01212026	202601 300-36900-10300		*	500.00		
			DEPOSIT REFUND						
								500.00	001216

2/03/26	00412	1/13/26	015592	202601 330-57200-43500		*	4,265.35		
			LAP POOL GAS/HEAT						
								4,265.35	001217

2/12/26	00072	1/27/26	01272026	202511 320-57200-34510		*	1,950.00		
			11/21-12/4 REIMB SEC SRVC						
								1,950.00	001218

2/12/26	00072	1/27/26	01272026	202512 320-57200-34510		*	1,750.00		
			12/5-12/18 REIMB SEC SRVC						
								1,750.00	001219

2/12/26	00234	2/04/26	31391	202509 310-51300-45000		*	90.00		
			WC POLICY-PREMIUM AUDIT						
								90.00	001220

MVIL MIDDLE VILLAGE TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/12/26	00026	1/27/26	2571	202601	300-36900-10300			JAN FACILITY EVENT STAFF	*	687.50		
								GOVERNMENTAL MANAGEMENT SERVICES			687.50	001221
2/12/26	00026	1/31/26	2572	202601	330-57200-41000			JAN PHONES	*	88.07		
		1/31/26	2572	202601	310-51300-51000			JAN OFFICE SUPPLIES	*	14.20		
		1/31/26	2572	202601	330-57200-49400			JAN SPECIAL EVENTS	*	55.20		
		1/31/26	2572	202601	330-57200-49300			JAN REC PASSES	*	173.99		
								GOVERNMENTAL MANAGEMENT SERVICES			331.46	001222
2/12/26	00026	1/31/26	2568	202512	330-57200-41000			DEC PHONES	*	88.20		
		1/31/26	2568	202512	310-51300-51000			DEC OFFICE SUPPLIES	*	36.35		
		1/31/26	2568	202512	330-57200-49400			DEC SPECIAL EVENTS	*	580.79		
		1/31/26	2568	202512	310-51300-49300			DEC PERMITS	*	455.08		
								GOVERNMENTAL MANAGEMENT SERVICES			1,160.42	001223
2/12/26	00026	2/01/26	2569	202602	310-51300-34000			FEB FACILITY MANAGEMENT	*	31,206.75		
								GOVERNMENTAL MANAGEMENT SERVICES			31,206.75	001224
2/12/26	00062	1/26/26	2086813	202601	320-57200-46800			STOCKING 200 GRASS CARP	*	2,200.00		
								THE LAKE DOCTORS			2,200.00	001225
2/12/26	00062	2/01/26	343820B	202602	320-57200-46800			FEB LAKE MAINTENANCE	*	1,594.00		
								THE LAKE DOCTORS			1,594.00	001226
2/12/26	01243	1/26/26	01262026	202601	300-36900-10300			DEPOSIT REFUND	*	500.00		
								MARTY PIERCE			500.00	001227
2/12/26	00308	1/14/26	49538	202601	330-57200-62100			JAN PEST CONTROL	*	175.00		
								PAULA'S PEST CONTROL INC			175.00	001228
2/12/26	00139	2/01/26	13129563	202602	330-57200-46400			FEB POOL CHEMICALS	*	4,400.97		
								POOLSURE			4,400.97	001229

MVIL MIDDLE VILLAGE TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/12/26	00261	2/01/26	378	202602	330-57200	34200	FEB JANITORIAL SERVICES RIVERSIDE MANAGEMENT SERVICES INC	*	5,206.25	5,206.25	001230
2/12/26	00823	2/01/26	11664	202602	320-57200	34500	FEB SECURITY SERVICES SECURITY DEVELOPMENT GROUP LLC	*	8,373.84	8,373.84	001231
2/23/26	00026	2/13/26	2575	202601	330-57200	34400	JAN TENNIS COURT MAINT GOVERNMENTAL MANAGEMENT SERVICES	*	1,040.00	1,040.00	001232
2/23/26	00026	2/13/26	2577	202601	330-57200	62000	JAN FACILITY MAINTENANCE	*	5,680.20		
		2/13/26	2577	202601	330-57200	62200	JAN FAC MAINT CONTINGENCY	*	650.25		
		2/13/26	2577	202601	320-57200	46500	JAN COMMON AREA MAINT	*	7,000.00		
		2/13/26	2577	202601	330-57200	46630	JAN LIGHTING REPAIRS	*	1,000.00		
		2/13/26	2577	202601	330-57200	34400	JAN TENNIS COURT MAINT	*	5,750.91		
		2/13/26	2577	202601	330-57200	49400	JAN SPECIAL EVENTS	*	400.00		
							GOVERNMENTAL MANAGEMENT SERVICES			20,481.36	001233
2/23/26	00026	2/11/26	2573	202602	300-36900	10200	2/9 TENNIS REVENUE GOVERNMENTAL MANAGEMENT SERVICES	*	690.00	690.00	001234
2/23/26	00026	2/11/26	2574	202602	330-57200	34400	12/20 PUBLIX	*	25.79		
		2/11/26	2574	202602	330-57200	34400	01/05 WINNING CONCEPTS	*	134.43		
		2/11/26	2574	202602	330-57200	34400	01/28 RSPA DUES	*	330.00		
		2/11/26	2574	202602	330-57200	34400	02/08 HOLABIRD	*	171.60		
							GOVERNMENTAL MANAGEMENT SERVICES			661.82	001235
2/23/26	00704	2/02/26	26690	202602	320-57200	46200	FEB LANDSCAPE MAINTENANCE VERDEGO LLC	*	46,435.83	46,435.83	001236
2/26/26	00072	2/23/26	02232026	202601	320-57200	34510	1/2-1/15 REIMB SEC SRVCS DOUBLE BRANCH CDD	*	1,800.00	1,800.00	001237

MVIL MIDDLE VILLAGE TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/26/26	00072	2/23/26 02232026	202512 320-57200-34510 12/19-1/1 REIMB SEC SRVCS	DOUBLE BRANCH CDD	*	2,100.00	2,100.00 001238
TOTAL FOR BANK E						159,664.94	
TOTAL FOR REGISTER						159,664.94	

MVIL MIDDLE VILLAGE TLEE



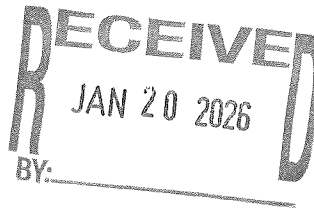
Clay County Sheriff's Office
 901 N. Orange Ave.
 Green Cove Springs, FL, 32043

General Invoice

Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE		
OAKLEAF PLANTATION CDD	01/20/2026	1191	\$0.00	02/04/2026	\$910.00		
LAST PAYMENT DATE	LAST PAYMENT AMOUNT	PAST DUE AMOUNT	ACCOUNT BALANCE				
01/07/2026	\$1,195.00	\$612.50	\$1,522.50				
DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
OFF DUTY ADMIN DECEMBER 2025	130.00	\$5.000000	EACH	\$650.00	\$0.00	\$0.00	\$650.00
OFF DUTY SCHEDULING FEE	1.00	\$260.000000	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Invoice Total:							\$910.00

\$325.00 + \$130.00 = \$455.00



✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



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

General Invoice

Remit Portion

Invoice Date	01/20/2026
Invoice Number	1191
Customer Number	30
Amount Paid	
Due Date	02/04/2026
Invoice Total Due	\$910.00

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

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 2567

Invoice Date: 1/14/26

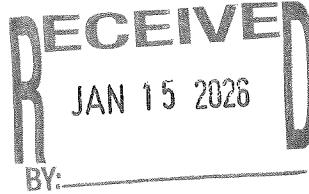
Due Date: 1/14/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Tennis Revenue- Funds Deposited 1/13/26		801.00	801.00

Total \$801.00

Payments/Credits \$0.00

Balance Due \$801.00

Wells Fargo Bank
Transaction Receipt

Branch #0066070 08 Deposit

Account Number XXXXXXXXXX4262
CHK 00182

Number of Checks 11
Check Listings

\$40.00
\$100.00
\$50.00
\$20.00
\$20.00
\$100.00
\$20.00
\$160.00
\$80.00
\$100.00
\$200.00

Total Checks Amount \$890.00
Total Deposit \$890.00

Transaction #016 2018
10:40AM 01/13/26
Deposit Credit Date: 01/13/26

Thank you, KATHERINE

Middle Village CDD

Breakdown of Revenues

1.13.26

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
01/00/00	\$ 890.00	\$ 801.00	\$ 89.00
Subtotal	\$ 890.00	\$ 801.00	\$ 89.00

Date	League Fees	GMS 20%	Middle Village CDD 80%
		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -

Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
January 0, 1900		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -

Date	League Fees	GMS 0%	Middle Village CDD 100%
	Pro Shop		
1/0/1900			\$ -
Subtotal	\$0	\$0	\$ -

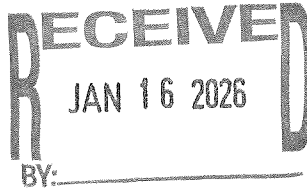
Total Revenues	\$ 890.00	\$ 801.00	\$ 89.00
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Governmental Management Services, LLC
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 2564
Invoice Date: 1/13/26
Due Date: 1/13/26
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2025	546.18	40.00	21,847.20
Facility Maintenance Mileage December 1 - December 31, 2025	133	0.445	59.19
Code to:			
Middle Village Facility Maintenance			
2.320.572.466 - (\$5,650.20)			
Middle Village Facility Maint. Contingency			
2.330.572.622 - (\$600.00)			
Middle Village Common Area Maint			
2.320.572.46500 - (\$6,900.19)			
Middle Village Lighting repairs			
2.320.572.46630- (\$910.00)			
Middle Village Tennis Court Maint.			
2.330.572.344 - (\$5,221.91)			
Middle Village Special Events			
		Total	\$21,906.39
		Payments/Credits	\$0.00
		Balance Due	\$21,906.39
Middle Village Repair and Replacmonets			
2.330.572, - (\$2,218.00)			

\$19,688.39

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/25	4	T.C.	Putting up Christmas lights at amenity center and entrance to Oakleaf, picked up supplies
12/1/25	4.01	J.K.	Started wrapping lights on garland, re-wrap lights on trees in front that sagged due to weather
12/1/25	4	C.W.	Worked on Christmas lights at entrance, worked on lights in parking lot
12/1/25	7.87	A.M.	Removed debris from all common areas
12/1/25	3.52	J.S.	Additional court maintenance
12/1/25	2.02	J.M.	Additional court maintenance
12/2/25	4	T.C.	Putting up Christmas lights at amenity center, putting up Christmas tree in grand banquet room, picked up supplies
12/2/25	8	B.G.	Cutting plywood for fountain tower to cover four holes to be installed in morning
12/2/25	5	J.K.	Put up Christmas tree and bulbs, finished wrapping and running lights on garland, reset GFI by McDonalds, decorated tree and cleaned up area
12/2/25	8	C.W.	Set up Christmas tree, hung garland for rails, put ornaments on tree, moved boxes to trash
12/2/25	5.13	J.S.	Additional court maintenance
12/3/25	3.81	T.C.	Worked on Christmas lights
12/3/25	1	B.G.	Cleaning shop driveway removing leaves
12/3/25	3.98	J.K.	Finished tree upstairs, put up wreath upstairs
12/3/25	3.99	C.W.	Finished tree upstairs, finished decorating upstairs, reset GFI
12/3/25	7.98	A.M.	Removed debris from all common areas
12/3/25	3	J.S.	Additional court maintenance
12/4/25	3.85	T.C.	Hung up flower pots on grand banquet, repair pavers on grand banquet patio, repair loose hand rails on grand banquet, picked up supplies
12/4/25	2	B.G.	Putting up plants and holders at grand banquet room, fixes three missing pavers
12/4/25	4.62	J.K.	Moved branches to back to be cut, replaced pavers, hung plants in grand banquet and tighten up railing
12/4/25	4.04	C.W.	Fixed railing upstairs, loading and unloading branches from front, worked on pavers upstairs, hung up flowers, blew leaves and debris off stairs
12/4/25	5.02	J.S.	Additional court maintenance
12/4/25	2.02	J.M.	Additional court maintenance
12/5/25	4.11	T.C.	Moved cut up tree limbs from around bell tower and hauled to back of amenity center to chip up with wood chipper
12/5/25	3.82	J.K.	Moved debris from front in trailer to the back to unload, tested Christmas lights
12/5/25	3.82	C.W.	Loaded leaf debris from front to back for chipping, checked all Christmas lights
12/5/25	7.82	A.M.	Removed debris from all common areas
12/5/25	3.1	J.S.	Additional court maintenance
12/6/25	2.12	J.M.	Additional court maintenance
12/8/25	7.93	T.C.	Set up for a CDD meeting, light inspection, changed lights in the grand banquet room, chipped tree limbs with wood chipper, reset GFI for Christmas lights, picked up supplies
12/8/25	5	B.G.	Picking up tree branches and load it on trailer to transport to landscaper yard
12/8/25	4.01	C.W.	Loaded up tree limbs from front, moved wood chipper to pile, set up meeting
12/8/25	7.67	A.M.	Removed debris from all common areas
12/8/25	3	J.S.	Additional court maintenance
12/8/25	2.02	J.M.	Additional court maintenance
12/9/25	6	T.C.	Ran wood chipper, chipping up tree branches, picked up supplies
12/9/25	8	B.G.	At entry of the plantation, picking up tree branches loading it in trailer to take to landscaping yard, at the landscaping yard loading trees to chipper
12/9/25	5.1	J.S.	Additional court maintenance
12/9/25	2.83	J.M.	Additional court maintenance
12/10/25	4.28	T.C.	Ran wood chipper, chipping up tree branches
12/10/25	8	B.G.	At landscaper yard feeding trees to the chipper
12/10/25	7.75	A.M.	Removed debris from all common areas
12/10/25	3.41	J.S.	Additional court maintenance
12/11/25	4.1	T.C.	Chipped up tree limbs with wood chipper, pulled lane lines out of pool, set up CDD meeting, picked up supplies
12/11/25	8	B.G.	Raking wood chips at landscaping yard entry driveway, winding eight pool line dividers at the adult pool
12/11/25	1	J.K.	Fix and test lights at entrance
12/11/25	5.05	J.S.	Additional court maintenance
12/11/25	2	J.M.	Additional court maintenance
12/12/25	4	T.C.	Removed old basketball nets and replace with new ones, drilled new hole for bolt on the side of grand banquet to hand potted plants, reset GFI for Christmas lights, picked up supplies
12/12/25	5	B.G.	Drilling plant chain holder to front fascia of the grand ball room front building, installing two basketball nets at basketball court
12/12/25	4	J.K.	Replaced basketball nets that were broke, hang plant back up on building, bring the cocoa clause ropes and dividers to the building from shop

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/12/25	4	C.W.	Restrung goal, moved poles from shop to closet downstairs, put in bold for flower pot
12/12/25	8	A.M.	Removed debris from all common areas
12/12/25	3.05	J.S.	Additional court maintenance
12/13/25	2.18	J.M.	Additional court maintenance
12/15/25	4	T.C.	Replace faucet in men's restroom, put lap lines in lap pool, pulled out pool covers, inspect and cleaned to get ready to start covering pool later this week
12/15/25	8	B.G.	At adult pool pulling out eight diving boards, removing faucet and installing a new one at men's bathroom, checking pool covers in the water then winding them back up
12/15/25	4	J.K.	Put pool covers on heated pool test run, put pool covers back and ready to go
12/15/25	4	C.W.	Painted black on poles, worked on lane lines for swimming pool, cleaned up shop
12/15/25	8	A.M.	Removed debris from all common areas
12/15/25	3.17	J.S.	Additional court maintenance
12/15/25	2.03	J.M.	Additional court maintenance
12/15/25	8	B.G.	Putting up two trash bins with cement anchors, putting up windscreens at landscape yard, cleaning and removing bins from grand ballroom closer, removing broken pony at deer view
12/16/25	7.47	J.K.	Put out custom trash receptacle where we still had old ones, cleaned out closets upstairs and downstairs, put up boxes back in guard shack, set up for meeting, tied down windscreen in back storage, removed plate and pony from deer view park and placed cone over area
12/16/25	4.01	C.W.	Checked outfalls, put up windscreen at shop, cleaned golf cart
12/16/25	5.22	J.S.	Additional court maintenance
12/17/25	10.05	T.C.	Painted shutters on outside of shop facing pool deck, removed broken horse from playground at Deerview park, busted up and removed concrete that the horse was mounted to, started building a cast form to make concrete legs for benches, picked up supplies
12/17/25	8	B.G.	Review unrolling and rolling back up the pool covers, painting doors and shutters at adult pool with two part paint, painted one garbage bin by the field house
12/17/25	3.57	J.K.	Reviewed how to cover and uncover pool, covered vents on door and prep for paint, covered pool
12/17/25	3.99	C.W.	Moved poles and chair upstairs, removed slab at deerview park, set up meeting
12/17/25	7.75	A.M.	Removed debris from all common areas
12/17/25	3	J.S.	Additional court maintenance
12/17/25	2	J.M.	Additional court maintenance
12/18/25	10.45	T.C.	Worked on concrete form to pour concrete legs for benches, finished setting up the cocoa with Santa, worked event and cleaned up after, picked up supplies
12/18/25	5.05	B.G.	Painted second garbage bin with two part paint, painted second coat to the first garbage bin
12/18/25	5.97	J.K.	Covered pool, uncovered pool, assisted set up for Santa Claus event, worked on template, changed light bulb in grand banquet, fixed star on tree
12/18/25	5.07	J.S.	Additional court maintenance
12/18/25	2.18	J.M.	Additional court maintenance
12/19/25	4	T.C.	Cleaned up and took all event supplies back to office
12/19/25	3.92	J.K.	Uncovered pool, took down event items from cocoa with Santa, cleaned out air conditioner closets on main building, empty cooler and loaded into truck
12/19/25	5.8	C.W.	Put away cocoa Clause, took down chair and put away tables, checked all lights, restacked all bins in shack
12/19/25	7.58	A.M.	Removed debris from all common areas
12/19/25	3	J.S.	Additional court maintenance
12/20/25	3	J.S.	Additional court maintenance
12/20/25	2	J.M.	Additional court maintenance
12/22/25	1	C.W.	Covered pool
12/22/25	7.92	A.M.	Removed debris from all common areas
12/22/25	3.02	J.S.	Additional court maintenance
12/22/25	2.15	J.M.	Additional court maintenance
12/23/25	1	J.K.	Picked up cord from shack, uncovered pool
12/23/25	1	C.W.	Covered pool
12/23/25	5.2	J.S.	Additional court maintenance
12/24/25	3.15	J.S.	Additional court maintenance
12/24/25	2.71	J.M.	Additional court maintenance
12/26/25	4	T.C.	Put together storage container for pool chemicals, took down rotten wood from gazebo on pool deck
12/26/25	8	J.K.	Cleaned closets at grand banquet and next to guard shack, installed fan in guard shack, start prepping and repairing steps, build storage bin for guard shack, took out rotten wood, removed debris
12/26/25	8	C.W.	Took down rotten wood from gazebo on pool deck, cleaned up and around pool shack, worked on pool covers
12/26/25	8	A.M.	Removed debris from all common areas
12/27/25	2.32	J.M.	Additional court maintenance
12/29/25	7	T.C.	Removed rotten wood from gazebo and rotten post, finished up putting together storage container for pool

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/29/25	8	B.G.	supplies, covered lap pool, repaired pool filters, picked up supplies
12/29/25	7.93	J.K.	Worked on polishing and cleaning bathroom faucets and handles
12/29/25	8.02	C.W.	Reset GFI at entrance, fix steps in pool pack, removed rotten post, replace cut cord for Christmas lights, replaced soap dispensers, fix blade and rings on ceiling fans in grand banquet
12/29/25	7.88	A.M.	Took down fence, chiseled down bricks for stairs, started putting up temporary fences, worked on pool pack
12/30/25	4	T.C.	Removed debris from all common areas
12/30/25	5.5	T.C.	Delivered Oakleaf lettering, cleaned up around shop, cut up rotten wood and disposed of wood, reset GFI's for Christmas lights, covered lap pool
12/30/25	6.32	B.G.	Polishing and cleaning all bathroom faucets and handles
12/30/25	3	J.K.	Fixed filters for splash pool, reset and test all lights, put latch on storage bin in pool pack, bring post to shop out rotten ends, emptied all trash from shop and cleaned up shop, uncovered pool
12/30/25	2.1	C.W.	Checked lights and reset GFI's, moved seat to office, moved over letters, cleaned up shop
12/31/25	7.83	J.M.	Additional court maintenance
12/31/25	8	T.C.	Updating engineer report progress and noting areas that still need repairs
12/31/25	7.82	J.K.	Blew leaves and debris off boardwalk, light inspection on grand banquet, checked outfalls that needed action, inspected sidewalks at amenity, inspected basketball courts, inspected fence at baseball and softball fields, inspected bike racks at amenity
12/31/25	7.82	A.M.	Removed debris from all common areas

TOTAL 546.18

MILES 133

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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

Invoice

Invoice #: 2566
Invoice Date: 1/13/26
Due Date: 1/13/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2025 (Tennis) <i>Tennis Court Maint.</i> <i>2.330.572.3440</i>	28	40.00	1,120.00

RECEIVED
JAN 14 2026
BY: _____

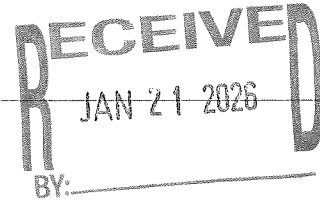
Alison Moring
1-14-26

Total	\$1,120.00
Payments/Credits	\$0.00
Balance Due	\$1,120.00

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/25	2	J.S.	Clean and sweep tennis courts.
12/3/25	2	J.S.	Clean and sweep tennis courts.
12/5/25	2	J.S.	Clean and sweep tennis courts.
12/8/25	2	J.S.	Clean and sweep tennis courts.
12/10/25	2	J.S.	Clean and sweep tennis courts.
12/12/25	2	J.S.	Clean and sweep tennis courts.
12/15/25	2	J.S.	Clean and sweep tennis courts.
12/17/25	2	J.S.	Clean and sweep tennis courts.
12/19/25	2	J.S.	Clean and sweep tennis courts.
12/22/25	2	J.S.	Clean and sweep tennis courts.
12/24/25	2	J.S.	Clean and sweep tennis courts.
12/26/25	2	J.M.	Clean and sweep tennis courts.
12/29/25	2	J.M.	Clean and sweep tennis courts.
12/31/25	2	J.M.	Clean and sweep tennis courts.
TOTAL	<u>28</u>		Clean and sweep tennis courts.A18:A19

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - KENYATTO MAYES
Date: January 21, 2026 at 6:24 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 12:00 P.M. to 12:00 A.M. (ET 6:00 P.M. TO 10:00 P.M.)
 - DATE OF VENUE – JANUARY 17, 2026
 - RESIDENT – **KENYATTO MAYES**
 - ADDRESS – 4435 VISTA POINT LANE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$500.00**
 - BOOKING FEE/DEPOSIT was via VISA (6963):
 - DATED: 12/11/25
 - APPROVAL CODE: 06314D
 - AMOUNT: \$500.00

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

Thank you.

Our office will be closed on Monday, January 19, 2026, for the holiday. Email is the best means of communication while I am out of the office.

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.

DR-ZONE	20% DEL	GALS.	USE	ACCOUNT NO.	REFERENCE NO.	TEMPERATURE COMPENSATED VOLUME CORRECTED TO 60°F	DELIVERY DATE	P.O. NUMBER				
2-CC	1/07/26	600	1H	1-13295	015592	0460	1/13/26	WV 1075				
CR-DEL	RUN OUT	G.P. DD	G.P. DAY				PCT. FULL	SALESMAN				
							20/80 X2	CR				
6W	1/07/26	009	1	MIDDLE VILLAGE COMM DIST BRING BILL TO WPG OFFICE 853 OAKLEAF PLNT PKWY ORANGE PARK, FL 32065-				QUANTITY/GALS	PRICE	AMOUNT		
TANK SIZE	GALS. LAST YEAR	CONFIDENCE										
2000	5099	81										
PHONE NO.	PREVIOUS DELIVERY			DIRECTIONS				AMOUNT				
904								SALES TAX				
562-0249			1222	80%	1078	OWNER						
GAS ORDER			BLANDING S--R OLD JENNING				CASH <input type="checkbox"/>					
DATE	1/09/26		%	RD--R BRANANFLD RD--L OAK				CHARGE <input type="checkbox"/>				
FILL	<input checked="" type="checkbox"/>	(OR)	AMT:	LEAF PLNTN PKWY--POOL ON				EXCISE TAX				
CASH	<input type="checkbox"/>	(OR)	CHARGE	ON R--TANX BUR'D R FRONT				SPECIAL TRIP CHG.				
G	4.75		X	WILFORD PROPANE GAS CO., INC.				SHORT DEL CHG.				
								706 Kingsley Ave.				AMOUNT DUE
				Orange Park, FL 32073				\$4265.35				
				(904) 264-2311				RECEIVED BY				
3720.83								X				

SALE # 1099 DATE 01/13/26 11:08:44
 COUNTY START 0.0 END 1294.9
 NET DELIVERY 1294.9 GALLONS
 199.1

Code to:

02-330-572-4350

Middle Village Lap Pool Gas/Heat

RECEIVED
 JAN 16 2026
 BY: _____



INVOICE

Customer	Middle Village Community Development District
Acct #	288
Date	02/04/2026
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 90.00
Payment Amount	
Payment for:	Invoice#31391
WC100124519	

Thank You

Please detach and return with payment



Customer: Middle Village Community Development District

Invoice	Effective	Transaction	Description	Amount
31391	10/01/2024	Premium audit	Policy #WC100124519 10/01/2024-10/01/2025 FIA WC Workers Compensation - Premium audit TRIA & Expense Constant - Premium audit Due Date: 2/4/2026	88.80 1.20

RECEIVED
 FEB 04 2026
 BY: _____

Please Remit Payment To: Egis Insurance and Risk Advisors P.O. Box 748555	Total \$ 90.00
---	--------------------------

Thank You

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

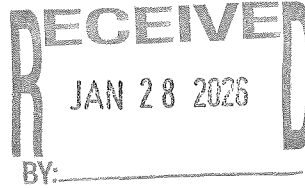
Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 accounting@egisadvisors.com	Date 02/04/2026
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Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 2571
Invoice Date: 1/27/26
Due Date: 1/27/26
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Event Staff through January 24, 2026 <i>2,300.369,103</i>	27.5	25.00	687.50

Total	\$687.50
Payments/Credits	\$0.00
Balance Due	\$687.50

*1/28/26
am*

Governmental Management Services, LLC

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

Middle Village CDD

Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
27.5	Facility Event Staff	\$ 25.00	\$ 687.50

Covers Period End: January 24, 2026

Amenities Revenue # 2.300.369.103

Governmental Management Services, LLC475 West Town Place, Suite 114
St. Augustine, FL 32092**Invoice**

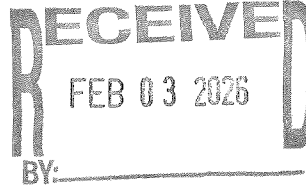
Invoice #: 2572

Invoice Date: 1/31/26

Due Date: 1/31/26

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 1/26/26		88.07	88.07
2.310.513.49300 (MV Office Supplies) - Statement Closing Date 1/26/26		14.20	14.20
34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 1/26/26		64.14	64.14
2.330.57249400 (MV Special Events) - Statement Closing Date 1/26/26		55.20	55.20
2.330.572.49300 (MV Rec. Passes)- Statement Closing Date 1/26/26		173.99	173.99

Total	\$395.60
--------------	-----------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$395.60
--------------------	----------------------------

\$331.46

Double Branch / Middle Village American Express Charges
GMS Statement Closing Date – Jan 26, 2026

Totals by GL

Double Branch: \$395.64

2.320.572.4100 (DB Phones) – \$88.06

2.320.572.5100 (DB Office Supplies) – \$14.20

34.600.538.6200 (DB Repair and Replacements) - \$64.19

2.320.572.49400 (DB Special Events) – \$55.20

2.320.572.62000 (DB Rec. Passes) – \$173.99

Middle Village: \$395.60

2.330.572.4100 (MV Phones) – \$88.07

2.310.513.49300 (MV Office Supplies) – \$14.20

34.600.538.64000 (MV repair & replacements) – \$64.14

2.330.572. 49400 (MV Special Events) - \$55.20

2.330.572.49300 (MV Rec. Passes) - \$173.99

Double Branch / Middle Village American Express Charges
GMS Statement Closing Date – Jan 26, 2026

Purchase Date	Vender	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
12/27/2025	landlionos	6	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	6
12/28/2025	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	4.99	034.600.538.621	5	9.99
1/2/2026	RingCentral	176.13	Phones	2.330.572.4100	88.07	2.320.572.4100	88.06	176.13
1/4/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	4.99	034.600.538.621	5	9.99
1/7/2026	Walmart	12.26	Repair and Replacement	34.600.538.64000	6.13	034.600.538.621	6.13	12.26
1/8/2026	ID Zone /LEVATAI	347.98	Rec. Passes	2.330.572.49300	173.99	2.320.572.62000	173.99	347.98
1/9/2026	landlionos	22.4	Office Supplies	2.330.572.51000	11.2	2.320.572.5100	11.2	22.4
1/18/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	4.99	034.600.538.621	5	9.99
1/22/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	4.99	034.600.538.621	5	9.99
1/22/2026	Walmart	66.12	Repair and Replacement	34.600.538.64000	33.06	034.600.538.621	33.06	66.12
1/22/2026	Crown Trophy	110.4	Special Event	2.330.572.49400	55.2	2.320.572.49400	55.2	110.4
1/25/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	4.99	034.600.538.621	5	9.99
Totals		\$791.24			\$395.60		\$395.64	\$791.24

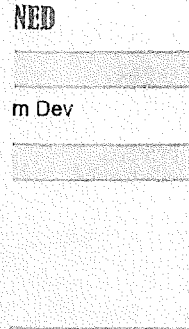
Crown Trophy #106
 11792 SAN JOSE BLVD
 JACKSONVILLE, FL 32223
 9042604871

CROWN TROPHY #106
 Email: orders@crownjacksonville.com
 Phone: 904-260-4871
 11792 San Jose Blvd
 Jacksonville, FL 32223

INVOICE

Invoice No.
71224
Date
1/20/2026

Cashier: Cindy
 Transaction 203794
 Invoice #: 71224
Total \$110.40
 CREDIT CARD SALE \$110.40
 AMEX 3053



Ship TO
 Oakleaf Plantation
 Jay Soriano / Lisa Carter
 904-562-0249 / 904-375-9285
 residentassistant@oakleafresidents.com

Retain this copy for statement validation

22-Jan-2026 10:38:24A
 \$110.40 | Method: CONTACTLESS
 AMERICAN EXPRESS
 XXXXXXXXXXXX3053
 VALUED CUSTOMER
 Reference ID: 602200632392
 Auth ID: 863244
 MID: *****0991
 AID: A00000025010801
 AthNtwkNm: AMEX

rms	Payment Due Date	Order Complete
receipt	1/28/2026	

Online: <https://clover.com/p/TPM5BNB28M5HY>

Payment TPM5BNB28M5HY

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

Description	Rate	Amount	Tax
Relief Medal - Torch, with blue/white ribbons and gold engr discs	3.99	39.90	Non
R: eaf r Plunge			
aved Plate on Trophies	0.75	7.50	Non
oval of old plates from previously purchased medals	1	21.00	Non
?" x 1 7/8" Gold Flexibrass Engraved Plate for Previously hased 2" Relief Torch Medal	2	42.00	Non

ENGR:
 Oakleaf
 Polar Plunge
 2026

Sub Total	110.40
Sales Tax 7.5% 2021	0.00
Total	110.40
Payment Applied	0.00
Balance Due	110.40

Memo: Polar Plunge 2026 Medals Double Branch Jay Soriano



Order # 7000094208

CREATED:

Items Ordered

Reorder	Item	Item #	Price	Quantity	Subtotal
Fargo 84512 YMCKK Color Ribbon For HDP5600 and HDP5000 Printers	84512		\$173.99	2	\$347.98
				Subtotal	\$347.98
				Shipping & Handling	\$0.00
				Grand Total	\$347.98

RE-ORDER ALL PRODUCTS

Order Information

Shipping Address

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

Shipping Method

FedEx - Super Saver

Billing Address

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

Payment Method

Credit Card

Credit Card Type American Express

Credit Card Number xxxx-3053



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


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

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

Invoice: 202059333776
Invoice Date: 12/26/2025
Customer ID: 270980442
Contract ID: 48060001

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Millette C
 +1 267 366 6047

Invoice

Billing period starting: 12/25/2025

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Builder 12/25/2025-01/24/2026	\$6.00 a month	1 mo.	\$0.00	\$6.00
Net Total					\$6.00
Net (non-taxable portion)					\$6.00
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$6.00

Please **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.ionos.com for further information.

**IONOS Inc.**

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

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


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

Invoice: 202059490838
Invoice Date: 01/07/2026
Customer ID: 270980442
Contract ID: 85644648

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Millette C

 +1 267 366 6047

Invoice

Billing period starting: 01/06/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 85644648 - IONOS MyWebsite Creator+					
1	Basic Fee 01/06/2026-02/05/2026	\$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 Total					\$22.40
Net (non-taxable portion)					\$22.40
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$22.40
Please 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.ionos.com for further information.

Receipt

Invoice number YSOPUWFB-0028

Date paid January 18, 2026

SimplyScapes

PO Box 970182

877 E 1200 S

Orem, Utah 84097

United States

support@simplyscapes.com

Bill to

Jay Soriano

370 Oakleaf Village Parkway

Orange Park, Florida 32065

United States

jsoriano@gmsnf.com

\$9.99 paid on January 18, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jan 18 – Jan 25, 2026	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	January 18, 2026	\$9.99	2484-2257

Receipt

Invoice number YSOPUWFB-0026

Date paid January 4, 2026

SimplyScapes

PO Box 970182

877 E 1200 S

Orem, Utah 84097

United States

support@simplyscapes.com

Bill to

Jay Soriano

370 Oakleaf Village Parkway

Orange Park, Florida 32065

United States

jsoriano@gmsnf.com

\$9.99 paid on January 4, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jan 4 – Jan 11, 2026	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	January 4, 2026	\$9.99	2620-8684

Receipt

Invoice number YSOPUWFB-0027
Date paid January 11, 2026

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

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

\$9.99 paid on January 11, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jan 11 – Jan 18, 2026	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	January 11, 2026	\$9.99	2717-2466

Receipt

Invoice number YSOPUWFB-0029
Receipt number 2856-1304
Date paid January 25, 2026

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

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

\$9.99 paid on January 25, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jan 25 – Feb 1, 2026	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	January 25, 2026	\$9.99	2856-1304

Invoice

Document #: 14415092001

Account Information

Account Number: (904) 770-4650
Subscription Name: RingEX Standard™
Statement Date: 01/02/2026
Paid By:  8052

Billed to

Jay Soriano
475 west town place, ste 114
St Augustine, FL 32092, United States

Pay to

RingCentral, Inc.
20 Davis Dr
Belmont, CA 94002, United States

Statement Summary

Subscription

Subtotal: \$176.13

Charges	Billing frequency	Price per item	Qty	Discounts and prorates	Amount
RingEX Standard™ - Monthly Subscription Fee	Monthly	\$0.00	1	-	\$0.00
DigitalLine Unlimited	Monthly	\$34.99	5	(\$40.05)	\$134.90

Taxes, fees and surcharges

Federal USF					\$5.52
State taxes					\$8.76
Local taxes					\$1.95
Compliance and Administrative Cost Recovery Fee					\$20.00
e911 Service Fee					\$5.00

Total charges after discounts and prorates:	\$134.90
Total taxes and fees:	\$41.23

Amount charged to credit card: \$176.13

Statement Details

Note that details exclude account credits adjustments. Account credit will be applied to the entire statement, as opposed to individual items.

Charges and applied credits summary		Charges after discounts and prorates:		\$134.90 ^
Period	Item name	Unit Price	Quantity	Amount
01/02/2026 - 02/01/2026	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
01/02/2026 - 02/01/2026	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
01/02/2026 - 02/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
01/02/2026 - 02/01/2026	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
01/02/2026 - 02/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
01/02/2026 - 02/01/2026	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
01/02/2026 - 02/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
01/02/2026 - 02/01/2026	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99

01/02/2026 - 02/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
01/02/2026 - 02/01/2026	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
01/02/2026 - 02/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)

Taxes and fees summary

Taxes after discounts and prorates:

\$41.23 ^

State and local taxes summary

Tax/Fee	Amount
Statutory Gross Receipts (Business)	\$0.14
Communications Service Tax	\$1.95
Communications Service Tax	\$4.47
Statutory Gross Receipts	\$2.15
E911 (VoIP)	\$2.00

CRF summary

Tax/Fee	Amount
Compliance and Administrative Cost Recovery Fee	\$20.00

e911 summary

Tax/Fee

Amount

e911 Service Fee

\$5.00

Federal USF summary

Tax/Fee

Amount

FUSF (VoIP)

\$5.52

Receipt

Invoice number YSOPUWFB-0025
Date paid December 28, 2025

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

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

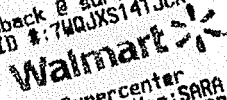
\$9.99 paid on December 28, 2025

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Dec 28, 2025 – Jan 4, 2026	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	December 28, 2025	\$9.99	2828-8123

Give us feedback @ survey.walmart.com
Thank you! ID #: 7WQJXS14TJCN



WM Supercenter
904-214-9411 Mgr: SARA
1580 BRANAN FIELD RD
MIDDLEBURG FL 32068
ST# 03308 DP# 000103 TE# 94 TR# 03747
TC# 1178 8491 9653 0098 4686

REG 2.25 IN UCB405453821
SUBTOTAL 12.26
TOTAL 12.26
TEND 12.26

AMERICAN EXPRESS ***
APPROVAL # 884940
REF # 600710486336
TRANS ID - 017766823683063
ARC DTA11042AA3C7403
TERMINAL # 66174849
*NO SIGNATURE REQUIRED
01/07/26 16:35:26 0.00

CUSTOMER COPY
Get free delivery
from this store
with Walmart+

Give us feedback @ survey.walmart.com
Thank you! ID #: 7MGLDKZFKW3

Walmart 

WM Supercenter
904-365-2555 Mer. TIMOTHY
7075 COLLINS RD
JACKSONVILLE FL 32244
ST# 06978 OP# 004428 TE# 13 TR# 01685



ITEMS SOLD 1
TC# 7384 3438 0114 8361 5882
BI PFH 3312U 011120269110

SUBTOTAL	66.12 *
TOTAL	66.12
AMEX TEND	66.12
CHANGE DUE	0.00

AMERICAN EXPRESS- 3053 I O APPRO#051187
EXPIRATION DATE 12/26
66.12 TOTAL PURCHASE
REF # 602264002548
ATD A00000025010801
TERMINAL # 2304574
*No Signature Required
01/22/26 11:17:25

Governmental Management Services, LLC

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

Invoice

Invoice #: 2568

Invoice Date: 1/31/26

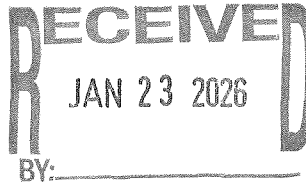
Due Date: 1/31/26

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 12/25/25		88.20	88.20
2.310.513.49300 (MV Office Supplies) - Statement Closing Date 12/25/25		36.35	36.35
94.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 12/25/25		857.69	857.69
2.330.57249400 (MV Special Events) - Statement Closing Date 12/25/25		580.79	580.79
2.310.513.49300 (MV Permits) - Statement Closing Date 12/25/25		455.08	455.08

Total \$2,018.11

Payments/Credits \$0.00

Balance Due ~~\$2,018.11~~

\$1,160.42

Double Branch / Middle Village American Express Charges
GMS Statement Closing Date – Dec 25, 2025

Purchase Date	Vender	Amount	Description	GL Account	Middle Village	GL	Double Branch	GMS	Total
12/22/2025	Publix	80.3	Special Event	2.330.572.49400	40.15	2.320.572.49400	40.15		80.3
12/21/2025	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99		9.99
12/20/2025	Panera	217.11	Special Event	2.330.572.49400	54.52	2.320.572.49400	54.52	108.07	217.11
12/19/2025	Walmart	795.33	Special Event	2.330.572.49400	397.67	2.320.572.49400	397.66		795.33
12/18/2025	Publix	9.42	Special Event	2.330.572.49400	4.71	2.320.572.49400	4.71		9.42
12/18/2025	Publix	58.64	Special Event	2.330.572.49400	29.32	2.320.572.49400	29.32		58.64
12/17/2025	Batteries Plus	77.9	Repair and Replacement	34.600.538.64000	38.95	034.600.538.621	38.95		77.9
12/17/2025	Northern tool	162.54	Repair and Replacement	34.600.538.64000	81.27	034.600.538.621	81.27		162.54
12/17/2025	Staples	36.69	Office Supplies	2.330.572.51000	18.35	2.320.572.5100	18.34		36.69
12/17/2025	Walmart	300.07	Repair and Replacement	34.600.538.64000	150.04	034.600.538.621	150.03		300.07
12/14/2025	Simplyscapes	9.99	Office Supplies	2.330.572.51000	5	2.320.572.5100	4.99		9.99
12/10/2025	walmart	108.84	Special Event	2.330.572.49400	54.42	2.320.572.49400	54.42		108.84
12/08/2025	Ionos	22.4	Repair and Replacement	34.600.538.64000	11.2	034.600.538.621	11.2		22.4
12/07/2025	OSI Batteries	97.83	Repair and Replacement	34.600.538.64000	48.92	034.600.538.621	48.91		97.83
12/07/2025	simplyscapes	9.99	Office Supplies	2.330.572.51000	5	2.320.572.5100	4.99		9.99
12/06/2025	AutoZone	-15.05	Repair and Replacement	34.600.538.64000		034.600.538.621		-15.05	-15.05
12/03/2025	Academy	150.48	Repair and Replacement	34.600.538.64000	75.24	034.600.538.621	75.24		150.48
12/02/2025	ASCAP	455.08	Permits/Licenses	2.310.513.49300	455.08	2.320.572.49300			455.08
12/02/2025	ASCAP	455.08	Permits/Licenses	2.310.513.49300		2.320.572.49300	455.08		455.08
12/02/2025	RingCentral	176.39	phones	2.330.572.4100	88.2	2.320.572.4100	88.19		176.39
12/01/2025	PHTA	125	Repair and Replacement	34.600.538.64000	62.5	034.600.538.621	62.5		125
12/01/2025	PPC paints	252	Repair and Replacement	34.600.538.64000	126		126		252
11/30/2025	Simplyscapes	9.99	Office Supplies	2.330.572.51000	5	2.320.572.5100	4.99		9.99
11/28/2025	walmart	424.61	Repair and Replacement	34.600.538.64000	212.31	034.600.538.621	212.3		424.61
11/27/2025	Ionos	6	Office Supplies	2.330.572.51000	3	2.320.572.5100	3		6
11/26/2025	UPS Store	92.52	Repair and Replacement	34.600.538.64000	46.26	034.600.538.621	46.26		92.52
Totals		\$4,129.14			\$2,018.11		\$2,018.01	\$93.02	\$4,129.14

Double Branch / Middle Village American Express Charges
GMS Statement Closing Date -- Dec 25, 2025

Totals by GL

Double Branch: \$2018.01

2.320.572.4100 (DB Phones) -- \$88.19

2.320.572.5100 (DB Office Supplies) -- \$36.31

34.600.538.6200 (DB Repair and Replacements) - \$857.65

2.320.572.49400 (DB Special Events) -- \$580.78

2.320.572.49300 (DB Permits / Licenses) -- \$455.08

Middle Village: \$2018.11

2.330.572.4100 (MV Phones) -- \$88.20

2.310.513.49300 (MV Office Supplies) -- \$36.35

34.600.538.64000 (MV repair & replacements) -- \$857.69

2.330.572.49400 (MV Special Events) - \$580.79

2.310.513.49300 (MV Permits / Licenses) - \$455.08

BatteriesPlus

Batteries Plus Bulbs #485
36 A Blanding Blvd
Orange Park, FL 32073
(904) 375-0485

Receipt

Customer: Doublebranch CDD
Customer #: 5620249
Original Order: PUB143675
PO#: 12/17/2025

Sale Items

DURHR12-6.5FR 2 @ 38.95 77.90
12V HR 6.5AH LEAD .250 F2
DURHR12-6.5FR
SLAGORE2 2 @ 0.00 0.00
UNDER 11 POUNDS

Item Subtotal 77.90

Tax 0.00

Tax Exempt # 85-801251104607

Tax Override Tax Exempt - Other

Tax Exempt Expires Date 9/14/2022

Total 77.90

AMEX XXXXXXXXXXXX3063 77.90

BORIANO JAY

Chip 811947

Sale Amount Received 77.90

Items Sold 2

12/17/2025 2:00:08 PM
PUB143675

485-02 12/17/2025 2:00:08 PM

Emardinez

Thank you for your purchase!

We are proud to be your destination for
batteries, light bulbs, repair services & more.
Shop in store or online at batteriesplus.com.

Tell us about your visit today.

Visit batteriesplus.com/feedback

Enter **NL62CVBP21** in answering a few
questions about your store experience today.

Customer Copy - Please retain for your
records.



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[Log Out](#)

ASCAP Account No: 600730199
Legal Entity: Double Branch Community Development Dist
Premise: Double Branch Community Development Dist
Class: WMLA

Payment Submitted Successfully

Transaction #: 983770

Annual Charge: \$455.08
Amount Charged: \$455.08
Balance: \$0.00
Autopay: Enrolled
Card: XXXX-XXXX-XXXX-3053

Thank you for your payment.

Please don't forget that you are currently enrolled in Autopay, which gives you the convenience of knowing that your license fee payment will be paid automatically. You can always disable Autopay at any time through your online account at enterprise.ascap.com/myLicense.

[Save As PDF](#)

DB/MV
AcademySM
SPORTS+OUTDOORS

ACADEMY ORANGE PARK, FL 904-213-2080

518786 SALE 12/03/25 10:28
7325 0101 202

Taylor Made 20 Foa / 131260558
2 @ \$69.99 EA 139.98
SUBTOTAL 139.98
7.50 % SALES TAX 10.50
TOTAL USD\$ 150.48

ITEM COUNT: 2

MID: XXXXXXXX5997
TID: XXXX8964
RRN: 020954
AMERICAN EXPRESS 150.48
XXXXXXXXXXXX3053
Chip Read
JAY SORIANO AUTH 893372
Mode: Card
AID: A000000025010801

HAVE Fun OUT THERE



Dec 17, 2025 order
Order # 2000140-78587311



Patio Umbrella, 9 FT Outdoor Umbrellas Waterproof for Pool Table Deck Porch Yard Garden, Market Umbrella with 8 Sturdy Ribs, Push Button Tilt and Crank Qty 1 \$19.99

More from this order

- Patio Umbrella, 9 FT Outdoor Umbrellas Waterproof for Pool Table Deck Porch Yard Garden, Market Umbrella with 8 Sturdy Ribs, Push Button Tilt and Crank Qty 1 \$19.99
- Patio Umbrella, 9 FT Outdoor Umbrellas Waterproof for Pool Table Deck Porch Yard Garden, Market Umbrella with 8 Sturdy Ribs, Push Button Tilt and Crank Qty 1 \$19.99
- Patio Umbrella, 9 FT Outdoor Umbrellas Waterproof for Pool Table Deck Porch Yard Garden, Market Umbrella with 8 Sturdy Ribs, Push Button Tilt and Crank Qty 1 \$19.99
- Patio Umbrella, 9 FT Outdoor Umbrellas Waterproof for Pool Table Deck Porch Yard Garden, Market Umbrella with 8 Sturdy Ribs, Push Button Tilt and Crank Qty 1 \$19.99
- Patio Umbrella, 9 FT Outdoor Umbrellas Waterproof for Pool Table Deck Porch Yard Garden, Market Umbrella with 8 Sturdy Ribs, Push Button Tilt and Crank Qty 1 \$19.99
- Patio Umbrella, 9 FT Outdoor Umbrellas Waterproof for Pool Table Deck Porch Yard Garden, Market Umbrella with 8 Sturdy Ribs, Push Button Tilt and Crank Qty 1 \$19.99
- Patio Umbrella, 9 FT Outdoor Umbrellas Waterproof for Pool Table Deck Porch Yard Garden, Market Umbrella with 8 Sturdy Ribs, Push Button Tilt and Crank Qty 1 \$19.99
- Patio Umbrella, 9 FT Outdoor Umbrellas Waterproof for Pool Table Deck Porch Yard Garden, Market Umbrella with 8 Sturdy Ribs, Push Button Tilt and Crank Qty 1 \$19.99
- Envopro 306Gal Shed & Outdoor Storage, Horizontal Resin Storage shed with Floor, All-Weather Tool Plastic Sheds for Bike, Lawn Mower, Generator, Garbage Cans and Outdoor Storage Qty 1 \$149.99
- Envopro 306Gal Shed & Outdoor Storage, Horizontal Resin Storage shed with Floor, All-Weather Tool Plastic Sheds for Bike, Lawn Mower, Generator, Garbage Cans and Outdoor Storage Qty 1 \$149.99
- Patio Umbrella, 9 FT Outdoor Umbrellas Waterproof for Pool Table Deck Porch Yard Garden, Market Umbrella with 8 Sturdy Ribs, Push Button Tilt and Crank Qty 1 \$19.99
- Patio Umbrella, 9 FT Outdoor Umbrellas Waterproof for Pool Table Deck Porch Yard Garden, Market Umbrella with 8 Sturdy Ribs, Push Button Tilt and Crank Qty 1 \$19.99
- Patio Umbrella, 9 FT Outdoor Umbrellas Waterproof for Pool Table Deck Porch Yard Garden, Market Umbrella with 8 Sturdy Ribs, Push Button Tilt and Crank Qty 1 \$19.99

Subtotal \$157.86

Savings ~~\$68.00~~

\$539.86

Shipping \$199.98

Tax \$55.49

Total \$795.33

Charge history Your transaction activity for this order >

Payment method Ending in 3053

Your payment method has a temporary hold for \$795.33. An updated charge will appear on your statement within 10 business days.



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


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

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

Invoice: 202058741721
Invoice Date: 11/26/2025
Customer ID: 270980442
Contract ID: 48060001

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Milette C.
 +1 267 366 6047

Invoice

Billing period starting: 11/25/2025

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Bullder 11/25/2025-12/24/2025	\$6.00 a month	1 mo.	\$0.00	\$6.00
Net Total					\$6.00
Net (non-taxable portion)					\$6.00
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$6.00

Please **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.ionos.com for further information.




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

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

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

Invoice: 202058959525
Invoice Date: 12/07/2025
Customer ID: 270980442
Contract ID: 85644648

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:
 Milette C
 +1 267 366 6047

Invoice

Billing period starting: 12/06/2025

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 85644648 - IONOS MyWebsite Creator+					
1	Basic Fee 12/06/2025-01/05/2026	\$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 Total					\$22.40
Net (non-taxable portion)					\$22.40
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$22.40
Please 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.ionos.com for further information.



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ASCAP Account No: 500729612
Legal Entity: Middle Village Community Development Dis
Premise: Middle Village Community Development Dis
Class: FMLA

Payment Submitted Successfully

Transaction #: **983769**

Annual Charge: \$455.08
Amount Charged: \$455.08
Balance: \$0.00
Autopay: Enrolled
Card: XXXX-XXXX-XXXX-3053

Thank you for your payment.

Please don't forget that you are currently enrolled in Autopay, which gives you the convenience of knowing that your license fee payment will be paid automatically. You can always disable Autopay at any time through your online account at enterprise.ascap.com/myLicense.

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NORTHERN TOOL + EQUIPMENT

Orlando Park FL
281 Blanding Blvd
Orlando Park, FL 32073-4399
(804) 288-6000

Transaction # 8623-882302-60426
Receipt # 156230235125011025 Date: 12/17/2025
Terminal: 562302 Time: 14:26
Cashier: Mark B
Salesperson: Mark B
Customer name: JAY BORTONO
Customer number: 0000088011

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

ITEM	QTY	PRICE	TOTAL
15 PCS STORAGE BIN SET 84301	2	\$34.99	\$71.48
Discounts:			
HOLIDAY RT.HEROES			(\$50.00)
2X Tiered Free Gift Card Promotion			(\$2.50)
Total discounts:			(\$52.50)
ROCK 12X20 BLK SIL POLY TARP 4856496	2	\$28.99	\$57.48
Discounts:			
2X Tiered Free Gift Card Promotion			(\$7.50)
Total discounts:			(\$7.50)
ROCK 10X12 BLK SIL POLY TARP 4866331	3	\$19.88	\$59.47
Discounts:			
2X Tiered Free Gift Card Promotion			(\$7.50)
Total discounts:			(\$7.50)
2 PC PLASTIC ORGANIZER SET 82761	1	\$19.88	\$19.88
Discounts:			
2X Tiered Free Gift Card Promotion			(\$2.50)
Total discounts:			(\$2.50)
Promotional Gift Card PromoGC	1	\$20.00	\$20.00
Subtotal			\$182.92
Tax			\$2.62
Rounding Down			\$0.00
Total			\$182.54
Cards			\$182.54

ONEPRESS \$182.54
 Broker Dynamics 365 Payment Connector for Raven
 Date: 12/17/2025
 Time: 7:28 PM
 *****9063
 ICC
 APPROVED 813981
 Authorization Code: *****

 You have saved 70.00 dollars.

 Please tell us about your store experience at
 www.northerntool.com/storefeedback. You could win
 a \$250 Northern Tool gift card. Valid for
 return/exchange 60 days from purchase date.
 SOLD ITEM COUNT = 9



156230235125011025

Customer Copy



OSI Batteries
6024 Culligan Way
Minnetonka, MN 55345

NOT AN INVOICE

Receipt
#CS65548
12/08/2025

Bill To

Jay Soriano
(904) 342-1441
GMS LLC
475 W. Town Pl., Suite 114
Suite 114
St Augustine FL 32092
United States

Ship To

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

TOTAL

\$97.83

Accept

Payment Method

American Express *****3053

Ref #

Sales Order #SO621584

PO#

Requested Ship Date

12/08/2025

Tracking #

491044591209

Shipping Method

FedEx Ground®

Ship-To Account Number

Quantity

2

Item

SHR3.6-12 BB Battery
SHR3.6-12 VRLA
Rechargeable Battery
12v 13WPC

Description

BB 12v 13W 4.02x1.89x2.58 .250

Unit Price

\$37.88

Ext Price

\$75.76

Please contact us with any questions:

accounting@osibatteries.com or 1-800-626-4173

Thanks for your business!

Subtotal

\$75.76

Shipping and Handling

\$15.24

Tax Total (7.51%)

\$6.83

Total

\$97.83

PAID IN FULL



CS65548



Order: 6051716034193130

Total: \$217.11

ORDER PICKUP DETAILS

ORDER READY (ESTIMATED)

11:30 AM - 11:45 AM

12/22/2025

CAFE LOCATION

9725 Applecross Road

Jacksonville, FL 32222

904-771-7191

ORDER SUMMARY: #6051716034193130

Cold Assorted Sandwiches \$66.99

Qty: 1

Hot Assorted Sandwiches \$67.99

Qty: 1

Cold Assorted Sandwiches \$66.99

Qty: 1

Included in your order: Napkins, utensils, and plates for 12-15 people.

Subtotal \$201.97

Tax

\$15.14

Order Total

\$217.11

Please consider tipping your cafe staff in appreciation of great service.

AMEX ending in 3053

\$217.11

CUSTOMER INFORMATION

NAME

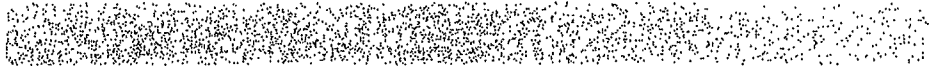
Jay Soriano

PHONE NUMBER

9043421441

EMAIL ADDRESS

manager@oakleafresidents.
com





**POOL &
HOT TUB
ALLIANCE**

Invoice Date: 09/06/2025
Invoice #: INV-190630-J9N2W7
Bill To:

Bill To Address
Javier Soriano
370 Oakleaf Village Pkwy
Orange Park, FL 32065
(904) 342-1441

Ship To Address
Javier Soriano
370 Oakleaf Village Pkwy
Orange Park, FL 32065
(904) 342-1441

Description	Quantity	Price	Charges
12/31/2026 PHTA Site membership - Category 3, PHTA Instructor - Category 3 Other Members	1.00	\$125.00	\$125.00

Total Charges: \$125.00
Discount Amount: \$0.00
Sales Tax: \$0.00
Order Amount: \$125.00
Payment & Adjustments: \$125.00

Balance Due \$0.00



**PITTSBURGH
PAINTS CO.**



CUSTOMER	321001760000 DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT 475 W TOWN PL ST. AUGUSTINE, FL 32092 904-562-0249	STORE	#8180 445 PARK STREET, JACKSONVILLE, FL 32204	INVOICE #	818020008966
SHIP INFO		EMAIL	PAF8180@ppg.com	DATE	01 Dec 2025
		PHONE	904-353-4446	TIME	4:03 PM
		HOURS	Sun: Closed Mon-Fri: 7:00 AM - 5:00 PM Sat: 8:00 AM - 12:00 PM	STORE REP	Daniel L.
				SALES REP	DPB-SALES JACKSONVILLE (8180)
				METHOD	Now

Item # / SAP #	Description	Qty	Unit Price	Amount
95-3314/1U 00495405	DURETHANE DTM BLACK KIT 2 95-3314/01 - DURETHANE DTM BLACK - A 2 95-339/04 - DURETHANE DTM COMP B	2	\$112.00	\$224.00 *
95-339/04 00336134	DURETHANE DTM COMP B	1	\$28.00	\$28.00 *

TERMS:

Items marked with an asterisk (*) are exempt from sales tax. Freight will be charged on orders, blinds, and wall covering books. Special merchandise in good condition is eligible for 75% refund w/ original invoice within 60 days. Tinted merchandise cannot be returned. Non-tinted merchandise in good condition may be returned w/ original invoice w/in 60 days. Qualifying returns will be made in the same form of payment as original purchase. PPC reserves the right to make large cash returns by check w/in 10 business days. A service fee will be charged on returned checks. PPC understands, and Buyer represents that the products sold will be used for commercial or home painting, and will not be used for Nuclear, Chemical or Biological weapons facilities or activities including painting any such items or facilities. Buyer agrees to notify PPC immediately if Buyer becomes aware of any change in the end use of the products.

Nett Sales	\$252.00
Discount/Trade Allowance	\$252.00
Sales Tax	\$0.00
Total	\$252.00
Credit Card	\$252.00
Total Payment	\$252.00
Pending Amount	\$0.00

BCard *****3053 AMEX AUTH#: 861236 Insert Tran Amt: \$252.00

Publix

OakLeaf Commons
1075 Oakleaf Plantation Pkwy Ste 200
Orange Park, FL 32065-3627
(904) 291-5108
Store Manager: Wesley Williams

Cmas Kitchen Towels 2Pk	T	8.99
Cmas Kitchen Towels 2Pk	T	8.99
Pbx Lemonade Gal	FT	
\$3.99 x 3		11.97
Pbx Tea Sweet Gal	FT	
\$3.99 x 3		11.97
Reddi Wip Top Xtra 130z	F	
\$6.79 x 4		13.58
-You saved: \$13.58		

Subtotal	55.50
Sales Tax 7.5% - T	3.14
Total	58.64
Credit	58.64
Change	0.00

SAVINGS: \$13.58

American Express: *3053 \$58.64
Credit Card Purchase
Auth/Trace: 837539/044560 Chip Read
Reference: 000541908617
A00000025010801
AMERICAN EXPRESS

12/18/2025 09:12AM
Thank you for shopping at store 1169
Your cashier today was Alle,
9958, 0104, 136

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.



1169 CIQ 049 958

25 MC HOLER 28.84
CARD # 6058120072135776686

DOMINOS45HP 40.00
CARD # 6058120061528461642

CYCVGCZILDL 20.00
CARD # 6058120060576430517

TREAT FOR YD 20.00
CARD # 6058120072810604963

Give us feedback @ survey.walmart.com
Thank you! ID #: 7VRP191476XW

T-TOT
α

Walmart

WM Supercenter
904-214-9411 Mar. SARA
1500 BIRNAN FIELD RD
MIDDLEBURG FL 32068

Cocoa
w/flow
Gift

ST# 03308 DP# 003930 TR# 17 TR# 02359

ITEMS SOLD 4
TC# 3075 1587 9953 2871 2492 9



25 MC HOLER	196742123990	28.84 0
DOMINOS45HP	799366519570	40.00 0
ZIFT VGC	196742063920	0.00 0
CYCVGCZILDL	644778297830	20.00 0
CYC VGC	196742046920	0.00 0
TREAT FOR YD	644778287850	20.00 0

SUBTOTAL 108.84
TOTAL 108.84

AMEX TEND 108.84
CHANGE DUE 0.00

AMERICAN EXPRESS- 3063 I O APPR#842667
108.84 TOTAL PURCHASE
REF # 634569138412
TRANS ID - 017157032227067
AID 000000025010801
TERMINAL # 67227706
*No Signature Required
12/10/25 19:02:47

Publix

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



1169 CTQ 024 518

PUB CUP FOAM 16OZ	2.19 T
PUB CUP FOAM 16OZ	2.19 T
PUB CUP FOAM 16OZ	2.19 T
PUB CUP FOAM 16OZ	2.19 T

Order Total	8.76	
Sales Tax	0.66	
Grand Total	9.42	
Credit	Payment	9.42

PRESTO!
Trace #: 025956
Reference #: 1287717292
Acct #: XXXXXXXXXXXX3055
Purchase American Express
Amount: \$9.42
Auth #: 003848

CREDIT CARD	PURCHASE
AMERICAN EXPRESS	AMERICAN EXPRESS
Entry Method:	Chip Read
Node:	Issuer

Your cashier was Mahanad

12/18/2025 16:45 \$1169 RTUZ 4518 00277

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

Publix Super Markets, Inc.

Publix

Oakleaf Plantation Center
 9518 Angola Forest Blvd
 Jacksonville, FL 32222
 Store Manager: Brian Todd
 904-317-5755



0128 CHQ NET 862

ICE 16 LB	5.99	T F
DELI LEMONADE GAL	3.99	T F
MILK MUSTARD	2.89	F
MEL REAL MAYO	7.09	F
MEL REAL MAYO	7.09	F
Promotion	-7.09	F
KRAFI KORSERAGYSH	2.79	F
PBX MACARONI SALAD	4.29	F
PBX MACARONI SALAD	4.29	F
PBX MACARONI SALAD	4.99	F
LAYS SMT HEAT BBQ	4.99	F
LAYS SMT HEAT BBQ	-4.99	F
Promotion	7.99	F
RESER DEVIL EGG PI	1.00	F
You Saved	1.00	F
RESER DEVIL EGG PO	1.00	F
You Saved	1.00	F
RESER DEVIL EGG PI	1.00	F
You Saved	4.99	F
LAYS BBQ CHIPS	4.99	F
LAYS KETL S/V P/CH	4.99	F
Promotion	4.99	F
LAYS KETL S/V P/CH	4.99	F
LAYS BBQ CHIPS	1.75	F
Promotion	-1.75	F
LAYS CHEDD/SQ CHIP	4.99	F
LAYS CHEDD/SQ CHIP	4.99	F
Promotion	79.55	
Order Total	6.75	
Sales Tax	80.30	
Grand Total	87.05	
Payment	0.00	
Credit		
Change		

Invoice

Document #: 13996164001

Account Information

Account Number: (904) 770-4650
Subscription Name: RingEX Standard™
Statement Date: 12/02/2025
Paid By: [REDACTED] 8052

Billed to

Jay Soriano
475 west town place, ste 114
St Augustine, FL 32092, United States

Pay to

RingCentral, Inc.
20 Davis Dr
Belmont, CA 94002, United States

Statement Summary

Subscription				Subtotal:	\$176.39
Charges	Billing frequency	Price per item	Qty	Discounts and prorates	Amount
RingEX Standard™ - Monthly Subscription Fee	Monthly	\$0.00	1	-	\$0.00
DigitalLine Unlimited	Monthly	\$34.99	5	(\$40.05)	\$134.90
Taxes, fees and surcharges					
Federal USF					\$5.74
State taxes					\$8.79
Local taxes					\$1.96
Compliance and Administrative Cost Recovery Fee					\$20.00
e911 Service Fee					\$5.00

Total charges after discounts and prorates: \$134.90
 Total taxes and fees: \$41.49

Amount charged to credit card: \$176.39

Statement Details

Note that details exclude account credits adjustments. Account credit will be applied to the entire statement, as opposed to individual items.

Charges and applied credits summary		Charges after discounts and prorates: \$134.90 ^		
Period	Item name	Unit Price	Quantity	Amount
12/02/2025 - 01/01/2026	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
12/02/2025 - 01/01/2026	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
12/02/2025 - 01/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
12/02/2025 - 01/01/2026	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
12/02/2025 - 01/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
12/02/2025 - 01/01/2026	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
12/02/2025 - 01/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
12/02/2025 - 01/01/2026	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99

12/02/2025 - 01/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
12/02/2025 - 01/01/2026	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
12/02/2025 - 01/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)

Taxes and fees summary

Taxes after discounts and prorates:

\$41.49 ^

State and local taxes summary

Tax/Fee	Amount
Statutory Gross Receipts (Business)	\$0.14
Communications Service Tax	\$1.96
Communications Service Tax	\$4.49
Statutory Gross Receipts	\$2.16
E911 (VoIP)	\$2.00
CRF summary	
Tax/Fee	Amount
Compliance and Administrative Cost Recovery Fee	\$20.00

e911 summary

Tax/Fee	Amount
e911 Service Fee	\$5.00

Federal USF summary

Tax/Fee	Amount
FUSF (VoIP)	\$5.74

Receipt

Invoice number YSOPUWFB-0021
Date paid November 30, 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 November 30, 2025

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Nov 30 – Dec 7, 2025	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	November 30, 2025	\$9.99	2105-0289

Receipt

Invoice number YSOPUWFB-0022
Date paid December 7, 2025

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

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

\$9.99 paid on December 7, 2025

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Dec 7 – Dec 14, 2025	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	December 7, 2025	\$9.99	2175-1821

Receipt

Invoice number YSOPUWFB-0023
Date paid December 14, 2025

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

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

\$9.99 paid on December 14, 2025

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Dec 14 – Dec 21, 2025	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	December 14, 2025	\$9.99	2974-8598

Receipt

Invoice number YSOPUWFB-0024
Date paid December 21, 2025

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

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

\$9.99 paid on December 21, 2025

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Dec 21 – Dec 28, 2025	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	December 21, 2025	\$9.99	2098-7295



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

Sale

Store: 1066 Register: 5
 Date: 12/17/25 Time: 2:46 PM
 Transaction: 49693 Cashier: 1905721

REWARDS NUMBER *****4969

Qty Item Price Amount

***** Order Number 2247880643*****

Qty	Item	Price	Amount
2	WIDE FORMAT SCANNI 1967817	1.98	3.96 E
12	ESSAY/DOCUMENT-CUS 1980563	2.10	25.18 E
1	EXPRESS GUARANTEE 2623897	7.55	7.55 E

Questions on Customer Order 2247880643
 Call your local Staples Store

Subtotal 36.69
 FLORIDA 7.5% 0.00

Total 36.69

AMERICAN EXPRESS USD 36.69
 Card No. : XXXXXXXXXXXX3053 [C]
 Chip Read
 Auth No. : 888054
 Mode.: Issuer
 AID.: A000000025010801
 TVR.: 0000008000
 IAD.: 06550103602002
 TSI.: F800
 ARC.: 3030

The UPS Store #4610
 9526 Arayle Forest Blvd Ste B2
 Jacksonville, FL 32222-2827
 904-425-4767

Terminal.....: POS4610C Date.: 11/26/2025
 Employee.....: 354865 Time.: 04:42 PM

ITEM NAME	QTY	PRICE	TOTAL
ZDA AH			\$30.84
Tax			\$0.00
HINQUAZUESYSDR			
Tracking Number - 1233A2310758132462			
ZDA AH			\$30.84
Tax			\$0.00
HINQUAZUESYSDR			
Tracking Number - 1233A2310791466997			
ZDA AH			\$30.84
Tax			\$0.00
HINQUAZUESYSDR			
Tracking Number - 1233A2310791468172			
Subtotal			\$92.52
Shipping/Other Charges			\$0.00
Total tax			\$0.00
Total			\$92.52
Cards			\$92.52

Items Designated NR are NOT eligible
 for Returns, Refunds or Exchanges.

US Postal Rates Are Subject to Surcharges



1 2 5 1 1 2 6 4 6 1 0 C 0 2 9 1 4 2

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<https://www.theupsstore.com/privacy-policy>

Win a \$250 gift card

Tell us how we're doing for your chance to win a
 \$250 Amazon.com® Gift Card, a \$100 Amazon.com®
 Gift Card, or a \$50 Amazon.com® Gift Card each month

Give us feedback @ survey.walmart.com
 Thank you! ID #:7VRPRR14THC9



WM Supercenter
 904-214-9411 Mar. SARA
 1580 BRANAN FIELD RD
 MIDDLEBURG FL 32068
 ST# 03308 DP# 002936 TE# 13 TR# 02775

ITEMS SOLD 67
 TCN 8497 5704 0879 1405 5885 8



ZH 16.9-35PK 073430004840 F	6.98 N
ZH 16.9-35PK 073430004840 F	6.98 N
10Z JP MM M 600699001540 F	1.47 N
TR CANES 041420066760 F	2.86 N
NERDS CANES 079200066690 F	2.86 N
MKS COOKIE 681131282570 F	5.24 N
MKS COOKIE 681131282530 F	5.24 N
MKS COOKIE 681131411520 F	5.24 N
HSY CRML SYR 034000003660 F	3.96 N
PEANUT BUTTR 051500720020 F	6.97 N
HSY STBRY 48 034000313010 F	7.18 N
HOL COOKIES 078742121390 F	3.97 N
20 9IN PLATE 840457728190	3.37 N
PAPER PLATES 196504218530	2.97 N
PAPER PLATES 196504218530	2.97 N
PAPER PLATES 196504207690	2.97 N
PAPER PLATES 196504207690	2.97 N
27.7OZ GV 078742359240 F	5.22 N
27.7OZ GV 078742359240 F	5.22 N
27.7OZ GV 078742359240 F	5.22 N
27.7OZ GV 078742359240 F	5.22 N
TABLECOVERS 196504220700	2.97 N
TABLECOVERS 196504220700	2.97 N
TABLECOVERS 196504220700	2.97 N
TABLECOVERS 196504220700	2.97 N
TABLECOVERS 196504220700	2.97 N
TABLECOVERS 196504220700	2.97 N
TABLECOVERS 196504220700	2.97 N
HSY STBRY 48 034000313010 F	7.18 N
HSY CRML SYR 034000003660 F	3.96 N
HSY CRML SYR 034000003660 F	3.96 N

HSY 48OZ SYR 034000000470 F	7.18 N
HSY 48OZ SYR 034000000470 F	7.18 N
10Z JP MM M 600699001540 F	1.47 N
10Z JP MM M 600699001540 F	1.47 N
10Z JP MM M 600699001540 F	1.47 N
10Z JP MM M 600699001540 F	1.47 N
THUMBCOOKIE 818611231230 F	7.47 N
THUMBCOOKIE 818611231230 F	7.47 N
SPK CANDY CN 070462009860 F	2.86 N
LIFESAVER CC 030800845000 F	2.86 N
WARHEAD CC 038252910390 F	2.86 N
STARBURST CC 030800847000 F	2.86 N
JOLLY RANCHE 010700105950 F	2.86 N
MKS COOKIE 194346389900 F	5.87 N
MKS COOKIE 194346003830 F	5.87 N
MKS COOKIE 194346003830 F	5.87 N
MKS COOKIE 194346389900 F	5.87 N
HOL COOKIES 078742121390 F	3.97 N
HOL COOKIES 078742121390 F	3.97 N
HOL COOKIES 194346282650 F	4.46 N
HOL COOKIES 194346282650 F	4.46 N
HOL COOKIES 194346282650 F	4.46 N
MKS COOKIE 194346267510 F	9.97 N
MKS COOKIE 194346267510 F	9.97 N
MKS COOKIE 194346267510 F	9.97 N
HOL COOKIES 194346282660 F	6.47 N
HOL COOKIES 194346282660 F	6.47 N
HOLI COOKIES 194346479780 F	4.98 N
HOLI COOKIES 194346479780 F	4.98 N
FG COOKIE 078742092350 F	3.47 N
FG COOKIE 078742148330 F	3.47 N
FG COOKIE 078742148330 F	3.47 N
FG COOKIE 078742092350 F	3.47 N
HOLI COOKIES 194346479800 F	2.08 N
HOLI COOKIES 194346479800 F	2.08 N
FG COOKIE 194346135010 F	3.47 N
FG COOKIE 194346135010 F	3.47 N

SUBTOTAL	300.07
TOTAL	300.07
AMEX TEND	300.07
CHANGE DUE	0.00

AMERICAN EXPRESS- 3053 I O APPR#803444
 300.07 TOTAL PURCHASE
 REF # 535100006815
 TRANS ID - 017322627326068
 AID A000000025010801
 TERMINAL # 57226379
 *No Signature Required
 12/17/25 16:03:00

Payment Receipt

Vak Pak, Inc.

1824 Phoenix Avenue
Jacksonville, FL 32206

Received From
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT 475 W TOWN PL STE: 114 ST AUGUSTINE FL 32092

Date	10/31/2025
Payment Method	American Express
Check/Ref No	

Payment Amount	\$459.83
Total Amount Due	\$0.00

Invoices Paid

Date	Number	Amount Due	Amount Applied
9/11/2025	25-01480	\$459.83	\$459.83

Phone #

Payment Receipt

Vak Pak, Inc.

Total Amount : \$459.83

Transaction Date : 10/31/2025

American Express
xxxxxxxxxx3053

Customer Name : JAY RORIANO

Authorization # 244033
Transaction ID : MX0025502005

No additional transfer fees or taxes apply.

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Governmental Management Services, LLC

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

Invoice

Invoice #: 2569
Invoice Date: 2/1/26
Due Date: 2/1/26
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 - February 2026		31,206.75	31,206.75
RECEIVED FEB 05 2026 BY: _____			
<i>Alison Mossing</i> 2-5-26			

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

MAKE CHECK PAYABLE TO:



The Lake Doctors, Inc.
Public Management Services
Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
711194	1/27/2026	\$2,200.00

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

000000002715900100000003425000000022000076

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

MIDDLE VILLAGE CDD	PLANTATION OAKS BLVD, ORANGE PARK, FL	ORANGE PARK, FL 3206
Invoice Due Date 2/5/2026	Invoice 2086813	PO #

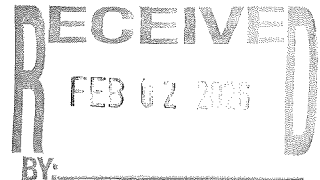
Invoice Date	Description	Quantity	Amount	Tax	Total
1/26/2026	Purchased TGC		\$2200.00	\$0.00	\$2200.00
	Stocking of 200 grass carp completed				

Code to:
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:	\$2200.00	This Invoice Total:	\$2200.00
--	-----------	----------------------------	-----------

Click the "Pay Now" link to submit payment by ACH

Customer #: 711194	Corporate Address
Portal Registration #: 2D189A4D	4651 Salisbury Rd, Suite 155
Customer E-mail(s): manager@oakleafresidents.com, JSORIANO@GMSNF.COM	Jacksonville, FL 32256
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

MAKE CHECK PAYABLE TO:



The Lake Doctors, Inc.
Aquatic Management Services

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
711194	2/1/2026	\$1,594.00

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

000000002715900100000003438200000015940093

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

MIDDLE VILLAGE CDD

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

Invoice Due Date 2/11/2026

Invoice 343820B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
2/1/2026	Water Management - Monthly		\$1594.00	\$0.00	\$1594.00

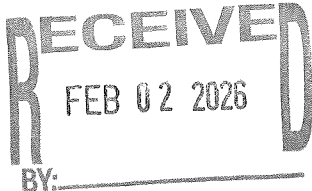
Code to:
2-320-572-4680

Please remit payment for this month's invoice.

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:

\$3794.00

This Invoice Total:

\$1594.00

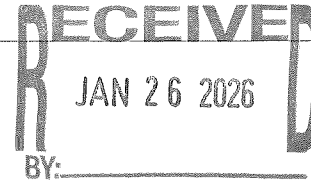
Click the "Pay Now" link to submit payment by ACH

Customer #: 711194
Portal Registration #: 2D189A4D
Customer E-mail(s): manager@oakleafresidents.com, JSORIANO@GMSNF.COM
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - MARTY PIERCE
Date: January 26, 2026 at 12:20 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 12:00 P.M. to 12:00 A.M. (ET 4:00 P.M. TO 10:00 P.M.)
 - DATE OF VENUE – JANUARY 24, 2026
 - RESIDENT – **MARTY PIERCE**
 - ADDRESS – 1297 INDEPENDENCE DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$500.00**
 - BOOKING FEE/DEPOSIT was via VISA (9424):
 - DATED: 7/1/25
 - APPROVAL CODE: 038884?
 - AMOUNT: \$500.00

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

Thank you.

Our office will be closed on Monday, January 19, 2026, for the holiday. Email is the best means of communication while I am out of the office.

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

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

Governmental Management Services

www.OakLeafResidents.com

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I N V O I C E

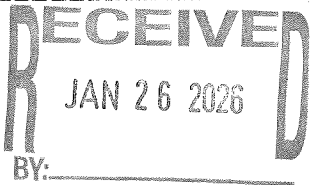
PAULA'S PEST CONTROL
1548 Glendale St,
Jacksonville, Fla 32205
904-476-3866

INVOICE: 49538 QT
DATE: 01/14/26 10:30a
ACCOUNT: 1032 Oakleaf
ROUTE: 0
LAST: 10/8/25 Paula
Paula Douglas

BILL TO
Middle Village CDD
14785-4 St. Augustine Rd.
Jacksonville, FL 32258

SERVICE TO
Plantation Oaks
845 Oakleaf Plantation Parkway
Orange Park, FL 32065

904-375-9625 Lisa 904-708-1134



DESCRIPTION	QTY	PRICE	AMOUNT
General Pest Control PKST		175.00	175.00
		SUBTOTAL	175.00
		PREVIOUS BALANCE	175.00
		TOTAL DUE	350.00

Code to:

Middle Village Facility Maint. - Preventative

2-330-572-62100

PLEASE KEEP FULL INVOICE FOR YOUR RECORDS

EFFECTIVE NOVEMBER 1, 2011
Make Checks payable to:

Paula's Pest Control, Inc.
1548 Glendale St.
Jacksonville, FL 32205

NOTE: ALL returned checks will be assessed a \$40.00 Fee

THANK YOU FOR YOUR BUSINESS!
HAVE A WONDERFUL DAY!

Serviced By:

PAULA DOUGLAS
Ph# 904-476-3866



Invoice

Date Invoice#

2/1/2026
131295633835

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

Terms	Net 20
Due Date	2/21/2026
PO #	

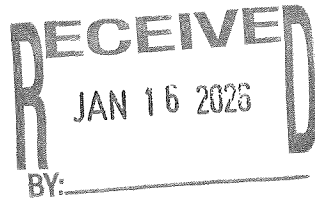
Bill To
Oakleaf Plantation Middle Village 475 West Town Place Ste 114 St Augustine FL 32092

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

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

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$4,292.79
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$108.18

Subtotal \$4,400.97
Tax \$0.00
Total \$4,400.97
Amount Paid/Credit Applied \$0.00
Balance Due \$4,400.97



[Click Here to Pay Now](#)



131295633835

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

Invoice

Invoice #: 378
Invoice Date: 2/1/2026
Due Date: 2/1/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
2.330.572.3420 - Janitorial Services - February 2026		5,206.25	5,206.25

RECEIVED
FEB 05 2026
BY: _____

Alison Moring
2-5-26

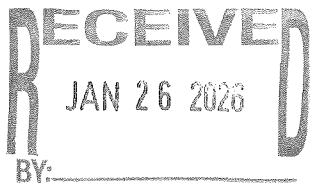
Total	\$5,206.25
Payments/Credits	\$0.00
Balance Due	\$5,206.25



Security Development Group, LLC
8130 Baymeadows Way W., Suite 302
Jacksonville, FL 32256 USA
kristen@sthreeseecurity.com
www.sthreeseecurity.com

INVOICE

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



INVOICE # 11664
DATE 02/01/2026
DUE DATE 02/28/2026
TERMS End of the month

SERVICE MONTH
Feb 2026

APPROVED

Code to:
Middle Village Security
2-320-572-345

AMOUNT
8,373.84T
8,373.84
0.00
8,373.84
\$8,373.84

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

Invoice

Invoice #: 2575
Invoice Date: 2/13/26
Due Date: 2/13/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2026 (Tennis) <i>Tennis Ct. Maint</i> <i>2.330.512.3440</i>	26	40.00	1,040.00

RECEIVED
FEB 16 2026
BY: _____
Alison Moring
2-16-26

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

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/26	2	J.M.	Clean and sweep tennis courts.
1/5/26	2	J.M.	Clean and sweep tennis courts.
1/7/26	2	J.S.	Clean and sweep tennis courts.
1/9/26	2	J.S.	Clean and sweep tennis courts.
1/12/26	2	J.S.	Clean and sweep tennis courts.
1/14/26	2	J.S.	Clean and sweep tennis courts.
1/16/26	2	J.S.	Clean and sweep tennis courts.
1/19/26	2	J.S.	Clean and sweep tennis courts.
1/21/26	2	J.S.	Clean and sweep tennis courts.
1/23/26	2	J.S.	Clean and sweep tennis courts.
1/26/26	2	J.S.	Clean and sweep tennis courts.
1/28/26	2	J.S.	Clean and sweep tennis courts.
1/30/26	2	J.S.	Clean and sweep tennis courts.

TOTAL

26

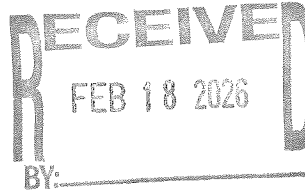
Clean and sweep tennis courts.A18:A19

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

Invoice

Invoice #: 2577
 Invoice Date: 2/13/26
 Due Date: 2/13/26
 Case:
 P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2026	592.57	40.00	23,702.80
Facility Maintenance Mileage January 1 - January 31, 2026	416	0.445	185.12
Code to:			
Middle Village Facility Maintenance			
2.320.572.466 - (\$5,680.20)			
Middle Village Facility Maint. Contingency			
2.330.572.622 - (\$650.25)			
Middle Village Common Area Maint			
2.320.572.46500 - (\$7,000.00)			
Middle Village Lighting repairs			
2.320.572.46630- (\$1,000.00)			
Middle Village Tennis Court Maint.			
2.330.572.344 - (\$5,750.91)			
Middle Village Special Events			
2.330.572, - (\$400)			
Middle Village Repair and Replaemenets			
2.330.572, - (\$3,406.56)			
Total			\$23,887.92
		Payments/Credits	\$0.00
		Balance Due	\$23,887.92

\$20,481.36

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/26	4.21	T.C.	Cleaned out infalls and outfalls on lakes
1/2/26	7.98	B.G.	Polishing and cleaning all bathroom faucets and handles
1/2/26	3.52	J.K.	Cleaned out outfalls behind the bell tower, cleaned outfall at deerview, cleaned outfall at hamilton glen
1/2/26	3.99	C.W.	Assisted with cleaning out all outfalls
1/2/26	7.83	A.M.	Removed debris from all common areas
1/2/26	4	L.C.	Cleared and cleaned storm drains and retention pond outfalls
1/3/26	2.02	J.M.	Additional court maintenance
1/5/26	8	B.G.	Removed debris from all common areas
1/5/26	1	C.W.	Put pool covers on
1/5/26	7.55	A.M.	Removed debris from all common areas
1/5/26	0.58	J.M.	Additional court maintenance
1/6/26	5.67	B.G.	Took down Christmas lights
1/6/26	7.33	C.W.	Put on pool covers, took down all lights at entrance put all in bins with cords, took down fitness center lights and garland, moved all to storage, cleaned out storage
1/6/26	2.87	J.M.	Additional court maintenance
1/7/26	6.07	T.C.	Repaired loose platform at playground at amenity center, repair broken swing chain at amenity center playgrounds, removed broken swing from deerview playground, put away Christmas lights in storage
1/7/26	5.97	J.K.	Fixed handicap swing at park, took down broken swing at deerview, finished taking down Christmas lights, organized bins next to guard shack, put another leg on playground to reinforce platform, re-concrete leg already there
1/7/26	7.8	C.W.	Put pool covers on, took down all lights at gym, put all bins with cords away, moved all to storage, cleaned out storage, fixed legs on park and swing set
1/7/26	7.83	A.M.	Removed debris from all common areas
1/7/26	3.13	J.S.	Additional court maintenance
1/7/26	2.68	J.M.	Additional court maintenance
1/8/26	2	T.C.	Relevel platform at park at amenity center, removed burnt power cord from drinking water fountain
1/8/26	5	J.K.	Set up for meeting, fixed and relevelled platform at playground, worked on water fountain
1/8/26	3	C.W.	Fixed legs on park and reinforced, put pool cover on
1/8/26	5.15	J.S.	Additional court maintenance
1/8/26	2.3	J.M.	Additional court maintenance
1/9/26	4.33	T.C.	Repair windscreen in lap pool area, changed lights in men's restroom at amenity center, repair ac thermostat in tennis office, took down Christmas tree in grand banquet room, put all Christmas lights in storage
1/9/26	3.95	J.K.	Put away meeting, put away all Christmas décor away and organized, add zip ties to windscreen on pool deck, put away tree and décor in grand banquet room
1/9/26	3.79	C.W.	Put boxes of lights in storage, windscreen on pickleball courts and tennis courts, assisted with finishing door on guard shack
1/9/26	7.83	A.M.	Removed debris from all common areas
1/9/26	3.18	J.S.	Additional court maintenance
1/9/26	2.02	J.M.	Additional court maintenance
1/10/26	2.17	J.M.	Additional court maintenance
1/12/26	8.18	T.C.	Set up CDD meeting, met with electrician and assisted with troubleshooting with lights at bell tower, busted out old broken concrete on sidewalks and poured new concrete to prevent trip hazard, picked up supplies
1/12/26	8	B.G.	Removed debris from all around community
1/12/26	7.85	J.K.	Fixed fan blade upstairs, covered pool, took up broken sections of sidewalk and cleaned up, poured concrete and finished with sidewalk
1/12/26	7	C.W.	Set up for meeting, fixed fan upstairs, fixing sidewalk by gazebo and removing all bad cracked parts with new flush ones, moved all debris to shop pile
1/12/26	7.83	A.M.	Removed debris from all common areas
1/12/26	3.07	J.S.	Additional court maintenance
1/12/26	2.38	J.M.	Additional court maintenance
1/13/26	8.13	T.C.	Poured concrete on sidewalks behind amenity center, replaced led lights at bell tower, picked up lights, picked up supplies
1/13/26	8	B.G.	Removed debris from all around community
1/13/26	6.6	J.K.	Took up broken pieces of sidewalk, mixed, poured and finished concrete patches, picked up and disposed of debris
1/13/26	8.1	C.W.	Poured concrete to fix trip hazards on sidewalks, removed all debris to back pile in back shop are, put out cones
1/13/26	5.2	J.S.	Additional court maintenance
1/14/26	7.87	T.C.	Poured concrete for sidewalk repairs, took down CDD meeting, removed rotten wood from bell tower and bagged it up for removal, picked up supplies

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/14/26	3.75	B.G.	Cleaned and empty all trash receptacles of restroom
1/14/26	5.45	J.K.	Fixed sidewalk, teared out broken sections of sidewalk and cleaned up, poured and finished concrete, swept off and scraped access off dried spots and pulled up form boards
1/14/26	8.02	C.W.	Repair sidewalk crack around track, bell tower removed old sheetrock and removed debris
1/14/26	8	A.M.	Removed debris from all common areas
1/14/26	3.03	J.S.	Additional court maintenance
1/14/26	2.37	J.M.	Additional court maintenance
1/15/26	4	T.C.	Poured concrete for patching sidewalk, moved all hanging and potted plants in from the cold weather, picked up supplies
1/15/26	7	J.K.	Worked on sidewalk adding concrete, busted out broken section and disposed, removed debris at bell tower and sidewalk, moved plants to guard shack
1/15/26	8.18	C.W.	Worked on sidewalk crack repairs around track, removed debris from bell tower, pulled in all trees and plants
1/15/26	5	J.S.	Additional court maintenance
1/15/26	2.2	J.M.	Additional court maintenance
1/16/26	7.7	T.C.	Replaced light bulbs at top of bell tower, dug some trenches around the bell tower for accent lighting, poured concrete for patch on sidewalks
1/16/26	7.95	J.K.	Fixed sidewalk braced section, poured concrete and cleared debris, put in lights on top of bell tower, dug out trench for landscape lighting wiring, moved signs from bell tower back to storage
1/16/26	8.02	C.W.	Worked on sidewalk crack repairs around track, dug trench at bell tower for lights
1/16/26	7.92	A.M.	Removed debris from all common areas
1/16/26	3.02	J.S.	Additional court maintenance
1/18/26	2.9	J.S.	Additional court maintenance
1/19/26	3.08	J.S.	Additional court maintenance
1/19/26	2.12	J.M.	Additional court maintenance
1/20/26	8.13	T.C.	Dug trenches to put in accent lighting at bell tower, replaced light bulbs at entrance sign at Hamilton Glen, set up CDD meeting, picked up supplies
1/20/26	8	B.G.	Cleaning and polishing restrooms
1/20/26	8	J.K.	Dug trench to bury wire, installed accent landscape lights, cleaned up debris and tools, looked for spare playground equipment
1/20/26	8	C.W.	Worked on digging trench for lights at bell tower, put lights facing the trees
1/20/26	5.02	J.S.	Additional court maintenance
1/21/26	8.45	T.C.	Worked on accent lighting at bell tower, removed broken platforms from playground, found used playground parts to fix it with, took down CDD meeting, picked up supplies
1/21/26	8	B.G.	Fixed door hinge in women's bathroom, fixed toilet handle, fix paper dispenser reinstalled with new bolts, cleaned and polished toilet handles
1/21/26	7.98	J.K.	Installed two more accent lights, dig out trench and hooked up, took off broken playground pieces at Whitfield, grind down rust spots on replacement pieces, prepped for restoration
1/21/26	8	C.W.	At bell tower dug one foot trench for lights, took down platform from Whitfield park, removed debris, painted flex seal on used park parts, watered down plants in lifeguard shack
1/21/26	7.7	A.M.	Removed debris from all common areas
1/21/26	3.3	J.S.	Additional court maintenance
1/22/26	5.9	T.C.	Finished up replacing playground platforms and steps, picked up supplies
1/22/26	8.1	J.K.	Finished taking out broken playground section, concrete and bolt together replacement pieces, disposed of trash and debris, cleaned up shop, touch up paint platforms
1/22/26	8	C.W.	Fixed platforms and stairway, removed all debris
1/22/26	5	J.S.	Additional court maintenance
1/22/26	2.05	J.M.	Additional court maintenance
1/23/26	2.27	T.C.	Installed new railing on playground, cleaned graffiti from gazebo
1/23/26	6	B.G.	Cleaning and polishing restrooms hardware
1/23/26	4	J.K.	Finished replacing park pieces at Whitfield, picked up posts and forms from the sidewalks
1/23/26	4	C.W.	Finished working on park
1/23/26	7.8	A.M.	Removed debris from all common areas
1/23/26	4.03	J.S.	Additional court maintenance
1/24/26	2.05	J.M.	Additional court maintenance
1/25/26	3.07	J.M.	Additional court maintenance
1/26/26	4.04	T.C.	Removed graffiti from playground at Whitfield park, lubed door locks at grand banquet room, repaired the slider locks on the french doors, picked up supplies

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/26/26	1.03	J.K.	Put trees back into lifeguard shack, reset GFI at bell tower
1/26/26	7.82	A.M.	Removed debris from all common areas
1/26/26	3.02	J.S.	Additional court maintenance
1/26/26	2.3	J.M.	Additional court maintenance
1/27/26	8	T.C.	Light inspection at amenity center and changed out bad light bulbs, removed deceased animal from roadway, removed falling tree from sidewalk, pulled out pavers from lake on walkway, picked up supplies
1/27/26	7.6	J.K.	Cut back tree limbs off of slide tower, move tree off sidewalk by the school across from deerview, picked up and disposed of deceased animal, light inspection on grand banquet, removed bricks out of lake
1/27/26	5.03	J.S.	Additional court maintenance
1/28/26	8.23	T.C.	Patched hole in drywall in grand banquet room, touched up paint in grand banquet room, cleaned air conditioner vents in grand banquet room, dusted ceiling fan blades in grand banquet room
1/28/26	8.03	J.K.	Mud and fix patch in ground banquet, touched up peeled back spots, dust vents and ceiling fans, paint ceiling in clubroom
1/28/26	8.03	C.W.	Fixing patch of dry wall, fixed paint chips and repainting, dusted fans and air vents, swept floors
1/28/26	7.83	A.M.	Removed debris from all common areas
1/28/26	3.1	J.S.	Additional court maintenance
1/29/26	4.04	T.C.	Worked on touching up paint in grand banquet room, added more drywall mud to patch job
1/29/26	3.94	J.K.	Put more mud on patch in grand banquet, paint everything around patch and touch ups, set up and took down heaters
1/29/26	4	C.W.	Finished grand banquet painting
1/29/26	2	L.C.	Cleaned out slide tower and removed animal feces
1/29/26	5	J.S.	Additional court maintenance
1/29/26	2	J.M.	Additional court maintenance
1/30/26	3.88	T.C.	Worked on drywall patch in grand banquet room, assisted electrician with troubleshoot and replacement of breaker
1/30/26	3	J.K.	Worked on patch in grand banquet room, cleaned up debris and mopped area
1/30/26	7.75	A.M.	Removed debris from all common areas
1/30/26	3.03	J.S.	Additional court maintenance
1/30/26	2.12	J.M.	Additional court maintenance
1/31/26	2.23	J.M.	Additional court maintenance

TOTAL 592.57

MILES 416

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Governmental Management Services, LLC

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

Invoice

Invoice #: 2573

Invoice Date: 2/11/26

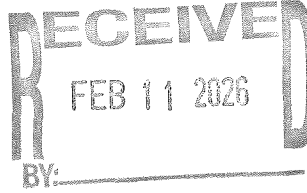
Due Date: 2/11/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Tennis Revenue- Funds Deposited 2/9/26		690.00	690.00
Total			\$690.00
Payments/Credits			\$0.00
Balance Due			\$690.00

Wells Fargo Bank
Transaction Receipt

Branch #0066070 08 Deposit

Account Number XXXXXXXXXXX4262
CHK 00182

Number of Checks 14
Check Listins

\$25.00
\$100.00
\$60.00
\$50.00
\$20.00
\$20.00
\$20.00
\$25.00
\$140.00
\$20.00
\$50.00
\$40.00
\$100.00
\$20.00

Total Checks Amount \$690.00
Total Deposit \$690.00

Transaction #028 2033
01:27PM 02/09/26
Deposit Credit Date: 02/09/26

Thank you, KATHERINE

Middle Village CDD

Breakdown of Revenues

2.9.26

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
01/00/00	\$ 690.00	\$ 621.00	\$ 69.00
Subtotal	\$ 690.00	\$ 621.00	\$ 69.00

Date	League Fees	GMS 20%	Middle Village CDD 80%
		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -

Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
January 0, 1900		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -

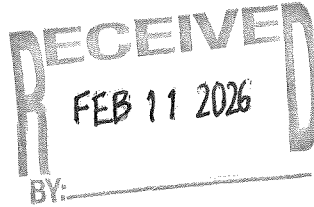
Date	League Fees	GMS 0%	Middle Village CDD 100%
	Pro Shop		
1/0/1900			\$ -
Subtotal	\$0	\$0	\$ -

Total Revenues	\$ 690.00	\$ 621.00	\$ 69.00
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Governmental Management Services, LLC

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

Invoice



Invoice #: 2574
Invoice Date: 2/11/26
Due Date: 2/11/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.572.34300- Publix - 12/20/25		25.79	25.79
2.330.572.34300- Winning Concepts - 1/5/26		134.43	134.43
2.330.572.34300- RSPA Dues - 1/28/26		330.00	330.00
2.330.572.34300- Holabird - 2/8/26		171.60	171.60
Total			\$661.82
Payments/Credits			\$0.00
Balance Due			\$661.82

Publix.

Oakleaf Commons
1075 Oakleaf Plantation Pkwy Ste 200
Orange Park, FL 32065-3627
(904) 291-5108

Store Manager: Wesley Williams

Bud Light 24Pk Cans I 23.99
You saved: ~~\$0.86~~
Age Bypassed

Subtotal 23.99
Sales Tax 7.5% - T 1.80
Total 25.79
Cash 40.00
Change 14.21

SAVINGS: \$0.86

12/20/2025 07:13AM
Thank you for shopping at store 1169
Your cashier today was Pangie,
943, 0105, 251

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.



1169 CKQ 050 943

Winning Concepts
950 Blanding Blvd #19
Orange Park FL 32065
(904) 272-9784

01/05/2026 11:11

Sale

Trans #: 1 Batch #: 703

CREDIT CARD
VISA CHIP READ
Entry Type: CONTACT
*****6346 **/**

AMOUNT: \$129.88

Surcharge Fee: \$4.55
SUB TOTAL: \$134.43
TOTAL AMT: USD \$134.43

Resp: APPROVAL 005536
Code: 005536
Ref #: 600515332935
TransID: 356005552269290

App Name: VISA CREDIT
AID: A0000000031010
TVR: 8080008000
TSI: 6800
ATC: 0221
IC: 14FEAB185044C983
IAD: 06011203A0A000

We impose a surcharge of
3.500% plus \$0.00 on the
total purchase transac-
tion amount on credit
card products, which is
not more than our cost
of acceptance.

Thank You For Your Busin
All Sales Are Final.
No Refunds Or Exchanges

CUSTOMER COPY

Dear Andrew,

Thank you for your payment!

Please feel free to contact us at 407-634-3050 or rspa@rspa.net if you have any questions
(Monday-Friday, 8:30 a.m.-5 p.m. Eastern Time).

~~Here are the details of your order. Please retain this email for your records.~~

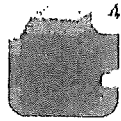
Order Date: Jan 28, 2026
Bill To: Mr. Andrew Fletcher
Order Total: 330.00
Payment Method: Visa *****6346
Name on Card: Andrew Fletcher

Item	Price	Quantity	Total
Invoice Cash-15115: Renewal Fees - Mr. Andrew Fletcher	330.00	1	330.00
	Item Total		0.00
	Item Grand Total		0.00
	Invoice Total		330.00
	Transaction Grand Total		330.00
	Payment Amount		330.00
	Balance due		0.00

holabird sports

Order summary ^

\$171.60



Oncourt Offcourt Waterproof Cart Cover

\$139.80

Subtotal

\$139.80

Shipping

\$31.80

Total

USD **\$171.60**

holabird sports

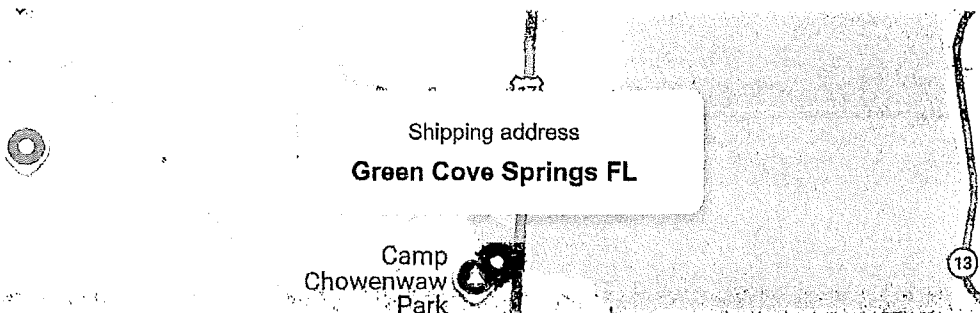


Confirmation #W5UEDA5C5

Thank you, Andrew!

How did we do?

We love to get feedback. Let us know if we're doing a good job.





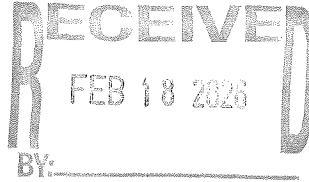
Invoice

Invoice #: 26690

Date: 02/02/26

Customer PO:

DUE DATE: 03/04/2026



BILL TO

FROM

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

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

DESCRIPTION

AMOUNT

#25148 - Standard Maintenance Contract 2026 February 2026
Work order #1846 Zach

\$46,435.83

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. Invoice Payments received will be applied to the oldest open invoices.

Code to:

2-320-572-462

Middle Village Landscape Maintenance

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/26	00117	1/12/26	17381	202601	600	53800	64000		BELL TOWER ENTRY MONUMENT DESTINY ELECTRIC LLC	*	1,070.00	1,070.00	000900
2/03/26	00009	1/13/26	2565	202601	600	53800	64000		MAINTENANCE SUPPLIES GOVERNMENTAL MANAGEMENT SERVICES	*	581.07	581.07	000901
2/03/26	00009	1/13/26	2564	202512	600	53800	64000		DEC REPAIR & REPLACEMENTS GOVERNMENTAL MANAGEMENT SERVICES	*	2,218.00	2,218.00	000902
2/12/26	00009	1/31/26	2572	202601	600	53800	64000		JAN REPAIR & REPLACEMENTS GOVERNMENTAL MANAGEMENT SERVICES	*	64.14	64.14	000903
2/12/26	00009	1/31/26	2568	202512	600	53800	64000		DEC REPAIR & REPLACEMENTS GOVERNMENTAL MANAGEMENT SERVICES	*	857.69	857.69	000904
2/20/26	00034	2/11/26	31264	202602	600	53800	64000		BACKFLOW TESTING P3 SERVICES OF FL LLC	*	3,089.07	3,089.07	000905
2/20/26	00117	1/30/26	17553	202601	600	53800	64000		RPLC DEFECTIVE BREAKER DESTINY ELECTRIC LLC	*	525.00	525.00	000906
2/20/26	00009	2/13/26	2576	202602	600	53800	64000		MAINTENANCE SUPPLIES GOVERNMENTAL MANAGEMENT SERVICES	*	2,203.05	2,203.05	000907
2/20/26	00009	2/13/26	2577	202601	600	53800	64000		JAN REPAIR & REPLACEMENTS GOVERNMENTAL MANAGEMENT SERVICES	*	3,406.56	3,406.56	000908
2/20/26	00120	11/07/25	92428577	202511	600	53800	64000		JANITORIAL SUPPLIES HD SUPPLY INC	*	1,010.05	1,010.05	000909
2/20/26	00050	2/17/26	26890	202602	600	53800	64000		FEB MAINLINE REPAIR VERDEGO LLC	*	1,151.00	1,151.00	000910

TOTAL FOR BANK C 16,175.63

MVIL MIDDLE VILLAGE TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						16,175.63	

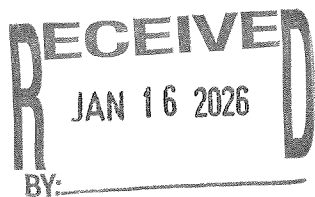
MVIL MIDDLE VILLAGE TLEE



Destiny Electric

Jay Soriano
845 Oakleaf Plantation Parkway
Orange Park, FL 32065

(904) 562-0249
jsoriano@gmsnf.com



Code to:

Middle Village Repair and Replacements

34.600.538.64000

JOB	#17381
SERVICE DATE	Jan 12, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Jan 14, 2026
AMOUNT DUE	\$1,070.00

CONTACT US

179 College Drive, Suite 9
Orange Park, FL 32065

(904) 708-9094
destinyelectric@yahoo.com

INVOICE

Services	qty	unit price	amount
Destiny Electric - BELL TOWER ENTRY MONUMENT	1.0	\$1,070.00	\$1,070.00

Upon acceptance of this proposal Destiny Electric will provide all necessary materials, and labor to:

Provide an allowance of 3 hrs to troubleshoot and repair nonfunctional lights surrounding the bell tower. \$140.00/EACH

Provide, wire and install (2) new dedicated 20amp 120v GFCI weatherproof outlets at approved locations. \$325.00/EACH

TECHNICIAN NOTES:

1. Wire for (2) dedicated GFCI outlets as proposed in customer approved locations.
2. The (4) light on the top of bell tower need to be replaced with standard bulbs which we will install when we come back to do part 2.
3. We removed each 120v light around the base of the bell tower, each fixture were getting the proper voltage. The fixtures were completely saturated with water and recommended replacement.

*****We could Provide and install new 120v LED lights around the base of the bell tower for \$160.00EACH

100% Due Upon Completion (Cash/Check/Card)

3.5% of total to process all cards.

Individual pricing is based on a total scope, eliminating individual line items, may incur increases, in individual services.

NOTE: This quote assumes circuitry is normally functional, and includes no additional troubleshooting, additional troubleshooting if necessary will be approved in advance, and be billable at \$140.00/HR

Code to:

Middle Village Repair and Replacements

34.600.538.64000

Subtotal	\$1,070.00
Job Total	\$1,070.00
Amount Due	\$1,070.00

We appreciate the opportunity to earn your business!

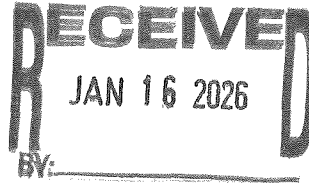
See our [Terms & Conditions](#)

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

Invoice

Invoice #: 2565
Invoice Date: 1/13/26
Due Date: 1/13/26
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
<p>Maintenance Supplies</p> <p>Code to:</p> <p>Middle Village Repair and Replacements</p> <p>34.600.538.64000</p>		581.07	581.07
Total			\$581.07
Payments/Credits			\$0.00
Balance Due			\$581.07

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/26

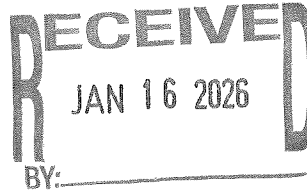
<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MV MIDDLE VILLAGE OAKLEAF	12/6/25	10 Compartment Hardware Bin (5)	74.06	J.S.
	12/8/25	60W White LED 8pk	10.34	T.C.
	12/9/25	Bleach	7.45	T.C.
	12/9/25	Low Splash Bleach	3.73	T.C.
	12/9/25	Pine Sol	25.84	T.C.
	12/10/25	60W White LED 8pk	10.34	T.C.
	12/12/25	Faucet Coupling Nut (2)	4.32	T.C.
	12/12/25	Trufuel 50:1	13.79	T.C.
	12/12/25	BLK Gloss Spray Paint (3)	37.88	T.C.
	12/15/25	Faucet	31.03	T.C.
	12/17/25	Flat Basic Brush (4)	18.31	T.C.
	12/17/25	4x3/8 Shedless Knit 6pk	13.04	T.C.
	12/17/25	Pelican Liner 3pk	5.49	T.C.
	12/17/25	1Qt Mixing Containers (6)	15.04	T.C.
	12/17/25	15/32-4x8 Plywood	47.44	T.C.
	12/17/25	Deckmate 3" Screws 5#	17.24	T.C.
	12/17/25	3/8x1-7/8 Sleeve Anchor 12pk	10.73	T.C.
	12/17/25	BLK Spray Paint (4)	32.11	T.C.
	12/17/25	SAK Expansion Joint (2)	8.44	T.C.
	12/17/25	2x4-92 5/8 Premium Whitewood Stud	4.42	T.C.
	12/17/25	Deckmate 1-5/8IN 1#	6.31	T.C.
	12/18/25	8" Concrete Fom Tube	8.21	T.C.
	12/18/25	3/8"x4' Rebar (2)	13.23	T.C.
	12/18/25	Command Wall Hooks (3)	17.01	T.C.
	12/18/25	2A Fuse	9.49	T.C.
	12/22/25	Tery Towels 12pk	5.74	T.C.
	12/22/25	Heavy Duty Scrub Sponges	2.29	T.C.
	12/22/25	Heavy Duty Scout Pad 3pk	3.44	T.C.
	12/22/25	Brasson Metal Polish	2.86	T.C.
	12/22/25	Bar Keepers Friend Polish	1.43	T.C.
	12/22/25	Household Brush	3.44	T.C.
	12/22/25	Bristle Cleaning Kit	6.89	T.C.
	12/22/25	3/8" Socket Adapter	2.86	T.C.
	12/22/25	Wing Twist Asst Colors 150ct	9.76	T.C.
	12/29/25	2" Coupling (2)	3.24	T.C.
	12/29/25	2x2 PVC Pipe	9.61	T.C.
	12/29/25	Screw #6 x 1-1/2	1.69	T.C.
	12/29/25	2" Flex Coupling	7.54	T.C.
	12/31/25	Gas for Equipment	75.00	T.C.
		TOTAL	<u>\$581.07</u>	

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

Invoice

Invoice #: 2564
 Invoice Date: 1/13/26
 Due Date: 1/13/26
 Case:
 P.O. Number:

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



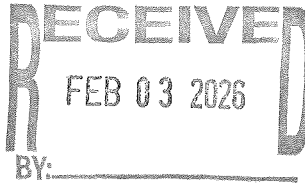
Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2025	546.18	40.00	21,847.20
Facility Maintenance Mileage December 1 - December 31, 2025	133	0.445	59.19
Code to:			
Middle Village Facility Maintenance			
2.320.572.466 - (\$5,650.20)			
Middle Village Facility Maint. Contingency			
2.330.572.622 - (\$600.00)			
Middle Village Common Area Maint			
2.320.572.46500 - (\$6,900.19)			
Middle Village Lighting repairs			
2.320.572.46630 - (\$910.00)			
Middle Village Tennis Court Maint.			
2.330.572.344 - (\$5,221.91)			
Middle Village Special Events			
2.330.572, - (\$406.09)			
Middle Village Repair and Replacmenets			
2.330.572, - (\$2,218.00)			
Total			\$21,906.39
Payments/Credits			\$0.00
Balance Due			\$21,906.39
			\$2,218.00

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

Invoice

Invoice #: 2572
 Invoice Date: 1/31/26
 Due Date: 1/31/26
 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 1/26/26		.88.07	.88.07
2.310.513.49300 (MV Office Supplies) - Statement Closing Date 1/26/26		14.20	14.20
34.600.538.64000 (MV Repair & Replacements) - Statement Closing Date 1/26/26		64.14	64.14
2.330.572.49400 (MV Special Events) - Statement Closing Date 1/26/26		55.20	55.20
2.330.572.49300 (MV Rec. Passes) - Statement Closing Date 1/26/26		173.99	173.99

Total	\$395.60
Payments/Credits	\$0.00
Balance Due	\$395.60

\$64.14

Governmental Management Services, LLC

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

Invoice

Invoice #: 2568

Invoice Date: 1/31/26

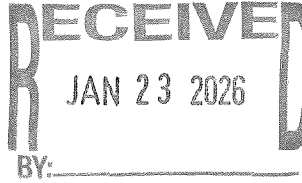
Due Date: 1/31/26

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 12/25/25		88.20	88.20
2.310.513.49300 (MV Office Supplies) - Statement Closing Date 12/25/25		36.35	36.35
34.600.538.64000 (MV Repair & Replacements) - Statement Closing Date 12/25/25		857.69	857.69
2.330.572.49400 (MV Special Events) - Statement Closing Date 12/25/25		580.79	580.79
2.310.513.49300 (MV Permits) - Statement Closing Date 12/25/25		455.08	455.08

Total \$2,018.11

Payments/Credits \$0.00

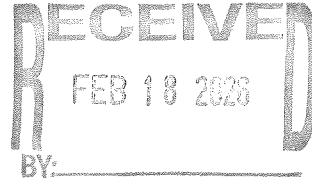
Balance Due ~~\$2,018.11~~

\$857.69

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403



INVOICE

31264
 Invoice Date
 2/11/2026

Bill To
Middle Village Community Dev 475 West Town Place Suite 114 St Augustine, FL 32092

Job Location
Middle Village Community Dev 845 Oakleaf Plantation Pkwy Orange Park, FL 32065



P.O. Number	Terms	Due Date
	Net 30	3/13/2026

Serviced	Description	Quantity	Price Each	Amount
2/4/2026	4" Ames 5000SS Serial# 1024310204 Labor to replace #1 and #2 check assembly, sensing line, RV kit, clean, flush, test, and certify	2.5	100.00	250.00
	Ames 7010107 #1 CK ARK4000/5000SS 2.5-4'	1	788.58	788.58
	Ames 7010110 #2 CK 4000SS/5000SS 2.5-4'	1	687.96	687.96
	Ames 7010113 Relief Valve Rubber Repair Parts Kit 4000SS/5000SS 2.5-10' (Rebuilt Exchange)	1	649.31	649.31
	Ames 7013343 4000SS/5000ss RV Hose 2 1/2'-6'	1	623.22	623.22
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	45.00	45.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	1	45.00	45.00
	3/4" Watts LF009M3 Serial# Unreadable -FAILED must be replaced			
<p>Code to:</p> <p>Middle Village Repair and Replacements</p> <p>34-600-538-64000</p>				

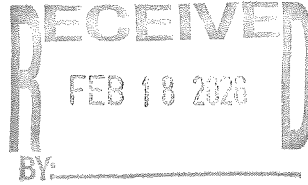
Total	\$3,089.07
Payments/Credits	\$0.00
Balance Due	\$3,089.07

Thank you for your business. We appreciate your prompt payment.
 Please make checks payable to Bob's Backflow and include your invoice number.

Destiny Electric

Jay Soriano
845 Oakleaf Plantation Parkway
Orange Park, FL 32065

(904) 562-0249
jsoriano@gmsnf.com



JOB	#17553
SERVICE DATE	Jan 30, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Jan 30, 2026
AMOUNT DUE	\$525.00

CONTACT US

179 College Drive, Suite 9
Orange Park, FL 32065

(904) 708-9094
destinyelectric@yahoo.com

INVOICE

Services	qty	unit price	amount
Destiny Electric - Custom Job	1.0	\$525.00	\$525.00

Upon acceptance of this proposal Destiny Electric will provide all necessary materials, and labor to:

Customer Notes:

The HVAC company said the power coming in from that 3pole/60 to the disconnect would lose 1 leg after a few minutes

Electricians Notes:

Provide, and install (1) 3 Pole 60 amp 3 phase breaker (QO), to replace the defective breaker.

Code to:

Middle Village Repair and Replacements

34-600-538-64000

100% Due Upon Completion (Cash/Check/Card)

3.5% of total to process all cards.

Individual pricing is based on a total scope, eliminating individual line items, may incur increases, in individual services.

NOTE: This quote assumes circuitry is normally functional, and includes no additional troubleshooting, additional troubleshooting if necessary will be approved in advance, and be billable at \$140.00/HR

Subtotal	\$525.00
<hr/>	
Job Total	\$525.00
Amount Due	\$525.00

We appreciate the opportunity to earn your business!

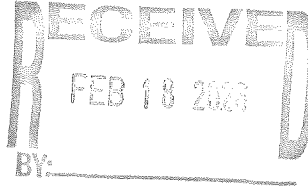
See our [Terms & Conditions](#)

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

Invoice

Invoice #: 2576
Invoice Date: 2/13/26
Due Date: 2/13/26
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Maintenance Supplies		2,203.05	2,203.05
Code to:			
Middle Village Repair and Replacements			
34-600-538-64000			

Total	\$2,203.05
Payments/Credits	\$0.00
Balance Due	\$2,203.05

MAINTENANCE BILLABLE PURCHASES

Period Ending 2/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MV				
MIDDLE VILLAGE				
OAKLEAF	1/5/26	Carbode Drill Bit Set	15.80	T.C.
	1/5/26	Pop-N-Go Mad Gloves	7.46	T.C.
	1/5/26	Microfiber Towel Roll	5.74	T.C.
	1/5/26	Bleach	10.32	T.C.
	1/5/26	Pine Sol	25.84	T.C.
	1/10/26	6' Birch Counter Top	351.90	J.S.
	1/10/26	6FT Folding Bench/Table	22.99	J.S.
	1/12/26	Nitrile Coated Gloves	2.86	T.C.
	1/12/26	Cowhide Leather Gloves	7.46	T.C.
	1/12/26	60lb Sakrete Concrete Mix (10)	53.71	T.C.
	1/13/26	60lb Sakrete Concrete Mix (20)	107.41	T.C.
	1/14/26	75' Black Landscape Wire (2)	142.60	T.C.
	1/14/26	60lb Sakrete Concrete Mix (20)	107.41	T.C.
	1/15/26	Metal Conduit Post Cap (3)	30.08	J.S.
	1/15/26	20W LED Spotlight	80.43	J.S.
	1/15/26	2.5" Light Post (3)	60.20	J.S.
	1/15/26	8" LED Flood Light (2)	229.93	J.S.
	1/15/26	13" LED Flood Light	194.35	J.S.
	1/15/26	Anchor Kit 30pk	13.02	T.C.
	1/20/26	Spotlight 2pk	22.98	T.C.
	1/20/26	Bar Keepers Friend Cleanser	2.17	T.C.
	1/20/26	Terry Towels 10ct	7.46	T.C.
	1/21/26	Phone Line Splice Connectors	3.73	J.S.
	1/21/26	50' White Phone Cord	22.98	J.S.
	1/21/26	Flat Basic Brush (3)	13.73	T.C.
	1/21/26	4x3/8 Shedless Knit 6pk	13.04	T.C.
	1/21/26	Flex Seal Liquid Black	40.23	T.C.
	1/21/26	8" Cable Ties 500pk	22.15	T.C.
	1/22/26	60lb Sakrete Concrete Mix (5)	26.85	T.C.
	1/22/26	2x2 LED Panel Light	37.36	T.C.
	1/23/26	Caulk Gun	6.88	T.C.
	1/23/26	Dynaflex Clear Caulk (6)	39.00	T.C.
	1/25/26	8x8 Post Base	109.23	J.S.
	1/26/26	Graffiti Remover	10.89	T.C.
	1/26/26	Terry Towels 10ct	7.46	T.C.
	1/27/26	Bleach	7.45	T.C.
	1/27/26	Pine Sol	25.84	T.C.
	1/30/26	Gas for Equipment	75.00	T.C.
	2/2/26	1/2" No Kink Hose Bib	14.86	T.C.
	2/2/26	3/4" No Kink Hose Bib	16.59	T.C.
	2/4/26	Gloss White Paint Gallon (2)	111.50	T.C.
	2/4/26	BLK Electrical Tape 5pk	9.32	T.C.
	2/4/26	Frog Tape Multi Pk	13.17	T.C.
	2/4/26	Acetone	6.60	T.C.
	2/4/26	Flat Basic Brush (2)	9.15	T.C.
	2/4/26	4x3/8 Shedless Knit 3pk	6.52	T.C.
	2/4/26	Pelican Liner 3pk	5.49	T.C.
	2/4/26	Cable Tie 250pk	28.14	T.C.
	2/4/26	BLK Nitrile Gloves 20pk	7.46	T.C.
	2/4/26	18"x180' Masking Paper	5.73	T.C.
	2/4/26	12"x180" Masking Paper	4.58	T.C.

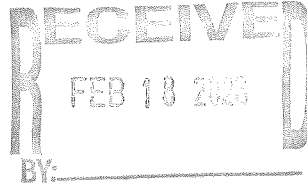
TOTAL \$2,203.05

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

Invoice

Invoice #: 2577
 Invoice Date: 2/13/26
 Due Date: 2/13/26
 Case:
 P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2026	592.57	40.00	23,702.80
Facility Maintenance Mileage January 1 - January 31, 2026	416	0.445	185.12
Code to:			
Middle Village Facility Maintenance			
2.320.572.466 - (\$5,680.20)			
Middle Village Facility Maint. Contingency			
2.330.572.622 - (\$650.25)			
Middle Village Common Area Maint			
2.320.572.46500 - (\$7,000.00)			
Middle Village Lighting repairs			
2.320.572.46630 - (\$1,000.00)			
Middle Village Tennis Court Maint.			
2.330.572.344 - (\$5,750.91)			
Middle Village Special Events			
2.330.572, - (\$400)			
Middle Village Repair and Replacmenets			
2.330.572, - (\$3,406.56)			
Total			\$23,887.92
			Payments/Credits \$0.00
			Balance Due \$23,887.92
			\$3,406.56



Sign up to pay online or go paperless
 Visit: <http://hdsupplyfacilities.blltrust.com>
 Login Token: RSK PKQ PPL

INVOICE

PO Box 509058 • San Diego, CA 92150-9058

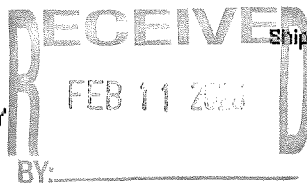
Terms: Net 30 Days
 A late charge of \$2.00 or 1.5% per month (18% per year) is charged on past due invoices.

Credit/Account Information
 800/798-8888, FAX 800/930-4930
Orders/Product Information
 800/431-3000, FAX 800/859-8889

Invoice payments made by credit card or other fee-bearing payment methods may result in a processing fee.

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2415952

Customer Number 18789511	Ordered By LISA CARTER	Authorized By	Order Number W233887900	Invoice Date 11/07/2025	Invoice Number 9242857735
				Purchase Order Number LNC1162025	



MIDDLE VILLAGE CDD
 370 OAKLEAF PLANTATION PKWY
 ORANGE PARK FL 32065

MIDDLE VILLAGE CDD
 370 OAKLEAF VILLAGE PKWY
 ORANGE PARK FL 32065-4269

TO be split between both districts 50/50

Block Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
211440	PCR 1 nr 600, 1.5 MI L w Bk 30X58 180PCS	JANITORIAL	10	10	44.17	CA	441.70
243189	Renown C-Pull Wipes 8x10 2/Cs	JANITORIAL	20	20	38.40	CA	728.00
217545	Cen 1 nr 40-26G 12Mir. 1 w Nil 40X48 250PCS	JANITORIAL	8	8	33.85	CA	270.80
184331	Opticare 2-ply Toilet Paper 35/Cs	JANITORIAL	6	6	69.10	CA	414.60
276740	Wave 3d Mango Urinal Scrn Man 10/Pkg	JANITORIAL	4	4	22.00	PK	88.24
275226	Spr Sltch 24 oz. Ctn Blnd W/ Mp Hd	JANITORIAL	6	6	11.11	EA	66.66
354071	General Purpose Trigger Sprayer W/ Tube	JANITORIAL	10	10	0.35	EA	3.50
354070	Chemical Resistant Trigg Sprayer W/Tube	JANITORIAL	10	10	0.48	FA	4.80

Product Category Summary (Excluding Misc. Charges & Freight)
 Included: 2025 10

HD Repair & Replacement
DB 2,320.572, 63100
MV 34,600, 538, 64000

Ship Date	Sub Total
	2,020.10
Pkg Count	Sales Tax
0	0.00
Weight	Freight
853.57 LB	0.00
TOTAL	
2,020.10	

Question? Call Origine Smith at 800-798-8888 ext 12223 or email CustomerService@hdsupply.com



Invoice Number: 9242857735
 Amount Due: 2,020.10
 Date Due: 12/07/2025

For proper credit to your account, please do not staple check to remittance form.

Amount Paid: _____

Please return this portion with payment.

If amount paid differs from remittance, please check and explain on back.

Thank you for your order.

Mail To:

18789511
 MIDDLE VILLAGE CDD
 370 OAKLEAF PLANTATION PKWY
 ORANGE PARK FL 32065

HD Supply Facilities Maintenance, Ltd.
 P.O. Box 509058
 San Diego, CA 92150-9058



Invoice

Invoice #: 26890

Date: 02/17/26

Customer PO:

DUE DATE: 03/19/2026

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

#26383 - Mainline 800 Oakleaf Plantation PKWY (MV) February 2026

Repaired a 4" mainline break at 800 Oakleaf Plantation Pkwy.

Located in front of the church near the fire hydrant

Repair were completed on 2-10-26

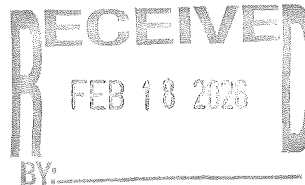
This reflects all labor and material needed to make the repair.

AMOUNT

Code to:

Middle Village Irrigation Repairs

02-330-572-43400







<i>Landscape Enhancement</i>				<i>\$1,151.00</i>
4" coupler (Material)	2.00	\$18.00	\$36.00	
4" elbow (Material)	1.00	\$35.00	\$35.00	
4" pipe (Material)	1.00	\$125.00	\$125.00	
4" slip fix (Material)	1.00	\$155.00	\$155.00	
Irrigation Labor (Labor)	10.00	\$80.00	\$800.00	

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE \$1,151.00

**Please See Our
Updated Remittance
Information**

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

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

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

FOURTH ORDER OF BUSINESS

Middle Village Community Development District



Policies Regarding District Amenity Facilities

Revised March 9, 2026

Deleted: May 8, 202

District Access Cards

1. All adults, age 18 and older, who wish to gain access to any of the amenity facilities or are on district property, must have their own District issued Access Card or gain access via guest policy procedures.
2. While children, under the age of 18, are not required to have their own card, it is highly recommended. To utilize the facilities at ages 13 and above, certain facilities will require that the children have their own cards (please see each facility's rules below) Children under the age of 13 do not need cards; provided they are accompanied by their parent or they gain access via guest policy procedures. All children regardless of age will be expected to have their own district id cards if they are utilizing any facility without a parent present. To allow parents to bring children from their household without a card the household must have properly updated cards/household information on file. No additional charge will be applied for updating parent cards when considering change of number of children listed.
3. Each District fee-paying household will receive 1 complimentary card per person for a maximum of 2 adult cards, and 1 child card per household. Any additional cards for that household will be issued per district policies at a cost of \$8.00 each. Cards are issued at the Double Branch Fitness Center.
4. Replacement of damaged, lost, or stolen access cards shall be at a cost of \$15.00 to the card holder.
5. If a resident's card is no longer operable (other than due to damage or negligence), a District card holder may be issued, at the discretion of management, a new card at the cost of \$8.00.
6. In order to obtain a District Access Card, homeowners will need to provide a government issued photo ID, as well as the following as proof of homeownership: a HUD-1 Settlement Statement or Warranty Deed.
7. Permanent residents who are neither the homeowners nor lease holders of the property must provide proof of residency in the form of a government issued photo ID with a district address listed, and a utility bill with a district address, or a Power of Attorney for the home with a district address listed along with government issued photo ID.
8. In order for renters of a property to obtain a District Access Card, the property owner must first register the property with the district office and sign a "Release of Rights" form. Forms may be found online at www.OakleafResidents.com. Forms may be turned in at the Double Branch Fitness Center. Tenants must then present a valid lease and government issued photo ID with district address, to obtain their district access cards. Only persons listed on the lease document will be issued access cards.
9. Adult children or other Adult family members may be considered as part of the district household for purposes of "Amenity privileges" from the ages of 19 years of age or older if they meet all other residency requirements previously stated in these

policies. Adult children/family member must present valid state identification each year showing the district address. Owners/Lease holders of the district address must sign an affidavit attesting to the adult's residency at the district address. This affidavit will need to be updated each year with presentation of state identification. Adult children/ family members will be required to purchase their own ID cards regardless of number of cards issued to the household. Any children of the Adult child/family member must have their own district ID cards on file from the age of 3 years and older.

10. Minor children, under the age 18, who are family members but not permanent residents can be issued a district access card if documentation is provided to link the child to the home.
11. In order to become a Non-Resident Annual Fee Payer, a person must complete the User Information Sheet, provide government issued photo ID and pay the annual non-resident rate in order to obtain district access cards. Cards will be issued in accordance with all other district policies. Please contact the Access Card Office (Double Branch Fitness Center) for proper forms. Contact information may be found at www.OakleafResidents.com.
12. Guests of district card holders may NOT use a district card holder's access card to use the facilities.
13. One guest (pin number) will be available for each household. This "pin number" will be loaded with one complimentary pack of twelve guest passes. The complimentary passes are only good for a period of one year and will expire each December 31st, whether fully utilized or not. Residents bringing guests during a weekday will utilize one pass per each guest. Residents bringing guests during the weekend (Saturday/Sunday) or holiday will utilize two of their guests passes per each guest. If all 12 guest visits are utilized before the year is complete, a separate "guest pack" may be purchased. The packs are available in either 5 or 10 count increments. 5 count packs will cost \$20, while 10 count packs will cost \$35. All guest passes (additional purchased packages) will expire at the end of the following year (December 31st year after purchasing). The smart card needed for the purchased guest packs will cost \$8 for the first card per household; any additional, lost, damaged, or stolen cards may be purchased / replaced at a cost of \$15.
14. District card holders are limited to guest maximums (other than house guests) as determined by each recreational facility (see following rules) and a maximum of 5 guests per day per household, and 12 guests per week per household maximum for all facilities and/or district grounds.
15. Out of town guests residing in an area outside of a 50-mile radius from Oakleaf; and staying in the home of a District card holder for more than one day shall be permitted to use the District's facilities if the District card holder purchases a loadable smart card and "house guest passes". The rate for house guest passes will be \$5 per person for the first 5 on the pass, \$10 for each person beyond the first five per week. No more than 12 house guests are allowed per household at any one time. The house guests will be verified by staff upon first use. The house guest(s) may use the facility without being accompanied by the resident, however the house guests must

follow all facility rules and policies. House Guests are not permitted to bring additional guests. The smart card needed for the house guest pass will cost \$8 for the first card per household; any additional, lost, damaged, or stolen cards may be purchased / replaced at a cost of \$15. Please see rules for each facility for more information regarding "guest" and "house guest" usage.

16. House guest passes and additional "guest packs" may be purchased at the Middle Village Fitness Center.
17. District card holders must have their District issued Access Card and know their pin number in order for their guest to gain access into any facility.
18. District card holders ages 16 and older may have guests of any age. District card holders under the age of 16 may not have guests.
19. District card holders shall be held accountable for their guests' behavior under the policies of the district and shall be liable for any property damage caused by his or her guests at the Amenity Center, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors.
20. Middle Village and Double Branch have entered into an Interlocal Agreement regarding Reciprocal Usage of Recreational Facilities. The Agreement allows reciprocal usage of recreational facilities available to residents and fee payers of both Districts. Card holders should review the policies in effect for the amenity site they are visiting as they may differ from the policies established for their Home (card issuing) District.
21. Qualified individuals with a disability as defined by law, or legal guardians of a qualified individual on the individual's behalf, may request reasonable accommodations for use of the District's amenity facilities. If at all possible, accommodation requests should be made to amenity management at least forty-eight (48) hours in advance of the individual's intended use of the District's amenity facilities. The District's amenity management shall consider accommodation requests on a case by case basis and may grant a requested accommodation, grant an alternative accommodation, or deny the requested accommodation if such accommodation is not required by law.

Pool and Water Park

1. Swimming is permitted only when lifeguards are present or during designated Swim at Your Own Risk times, as determined by staff, approved by the district board and posted at the pools.
2. The Middle Village Lap Pool is a Swim at Your Own Risk Pool for residents and their guests who are 18 years of age and older. Children under the age of 18 are not permitted in the Middle Village Lap Pool or on its deck except during sanctioned community events as identified by district management staff or when accompanied by staff or parent when accessing the Aquatics office.

3. Access to the "lap pool" during normal family pool hours will be gained through the front check in station only. During Swim at Your Own risk times early/late, access to the lap pool may be gained through the rear gate (through tennis walkway).
4. During specific posted times there will be "Family Swim At Your Own Risk" with an attendant at all Middle Village Pools. This will allow for swimmers of all ages in these pools. The slides will be closed. All other swim policies will apply.
5. The pool may be closed periodically for maintenance as determined necessary by district and aquatic staff.
6. The Aquatic and District staff must authorize all programs and activities outside of general swim that occur at the pool. This includes swim lessons, aquatic/recreation programs, swim team, and pool parties.
7. Any Person on the pool decks, using the slide or swimming when the facility is closed is considered trespassing and is subject to arrest. Additionally, facility use privileges are subject to suspension.
8. Each District Card Holder must present their access card and sign in upon entering the aquatic complex. No person shall be permitted to access the facility with another person's card including a card held by another member of their household.
9. Children 12 years and younger must be accompanied by a District card holder of least 16 years of age at all times while using the pool facility. Children 13 and older must have their own district ID card to utilize the pools on their own, with an adult district card holder other than their parents (including older siblings), or be checked in via guest policy procedures.
10. In the event of a pool closure for the remainder of the day and within 60 minutes of your arrival with guests you may obtain a rain check for your guests from the pool supervisory staff.
11. Pool entrances must be kept clear at all times.
12. Proper swim attire must be worn at the pool. No cotton, denim or denim cutoffs. No street clothes including shorts, undergarments, sports bras, tank tops, or thong style swim attire are permitted. Additionally swim attire must be worn properly.
13. All persons must shower before entering the pool.
14. Pool furniture is not to be removed from the pool area.
15. Talking to on duty lifeguards is not permitted, except in situations directly related to the immediate safety of the pool users.
16. Glass containers and other sharp or potentially hazardous objects are not permitted in the pool area.
17. No chewing gum is permitted in the pool or on the pool deck area.

18. Large coolers are prohibited, coolers in excess of 25 quarts will not be allowed at any time (approx. 15"x15"x20"). Please see aquatic staff when you check in to verify your cooler is allowed.
19. Alcoholic beverages are not permitted in the pool area.
20. Hanging on the lane lines, interfering with the lap-swimming lane, and unauthorized diving is prohibited. No swinging on ladders, fences, or railings.
21. Games where one holds their breath for long periods of time under water are not permitted.
22. Only approved water play balls will be permitted in the pool. The following are prohibited: tennis balls, large beach balls, basketballs, nerf balls, soccer balls, or any other type of hard non-water sports balls.
23. No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
24. Scuba equipment is not allowed in any of the pools unless approved by management staff in advance.
25. Radio controlled watercraft are not allowed in the pool.
26. Radios, televisions, and the like may be listened to if played at a sound level, which is not offensive to other users.
27. Play equipment, such as snorkels and dive sticks must meet with the lifeguard's approval prior to use.
28. Roughhousing, loud, profane, and abusive language will not be tolerated. The Suspension and Termination policies as outlined in this document will be enforced for any unacceptable behavior displayed at the aquatic facility.
29. Inflatable rafts, tubes, or floats are not allowed. Pool noodles are permitted. The use of infant water floats with seats is allowed. Arm floats are also allowed. A parent or guardian must be within arm's length of a non-swimmer at all times when in the water regardless of use of flotation device and/or type of flotation devices used.
30. Parents should take their children to the restroom before the children enter the pool.
31. Children under three years of age and those who are not reliably toilet trained must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste contamination in the swimming pool/deck area.
32. If a district card holder leaves a child(ren) under the age of 13 at the facility without a District card holder companion 16 years of age or older, privileges may be suspended.

33. Per County Health Regulations, the changing of diapers or clothing is not allowed poolside. Changing stations are available in the poolside restrooms.
34. If contaminations occur, the pool will be closed until the contamination is remedied in accordance with Florida Department of Health and the Center for Disease Control.
35. In accordance with the CDC and Florida Department of Health, if your child has experienced three or more loose bowel movements in a twenty-four-hour period, they should not return to the pool for the subsequent twenty-four hours.
36. In the event that there are multiple contaminations caused by the same individual, such individual shall be responsible for any clean-up or decontamination expenses incurred by the District.
37. Using the slide is done at your own risk.
38. Children must be at least forty-two (42) inches tall to ride the slide.
39. Regardless of height, non-swimmers are not permitted to use the slide.
40. Riders must slide feet first in a laying or sitting position only; No running starts, head first, kneeling or sliding on the stomach.
41. For safety reasons, no one will stand at the bottom of the slide.
42. Only one person may ride the slide at a time.
43. No swim attire with snaps, zippers, metal ornamentation or rivets will be allowed on the slide.
44. Keep arms and hands inside the flumes at all times.
45. No flotation devices, goggles, masks, sunglasses, hats, or large or dangling jewelry are allowed on the water slide.
46. For safety reasons, pregnant women and persons with health conditions or back problems should not ride the water slide.
47. The slide(s) may only be used during pool hours when the water slide is attended by a lifeguard.

Weather Policy

If the district or aquatic staff hear thunder or see lightning, they will clear the pool and pool deck. Activities will resume 30 minutes after the last observed lightning or thunder.

Fitness Center Policies

1. Guests including house guests are prohibited from accessing the fitness center floor during the "peak hours" of 5am until 9am, and then again from 3pm until 10pm each day. Guests, other than house guests, must be accompanied by a District card holder.
2. Hours of operation will be posted at the front of the facility and are subject to change as operations deem necessary.
3. Usage of the fitness center is restricted to District card holders and their guests 16 years of age and older. Children, 14 and 15 years of age, may use the fitness facilities when accompanied by a resident adult (18 years and older). Children 14 and 15 years of age utilizing the fitness facility with a resident adult will be required to have their own district ID card. Children under 14 are not allowed on the fitness floor
4. Patrons exercise at their own risk. Each individual is responsible for his or her own safety.
5. Users must register by signing-in immediately upon entering the facility at the front desk. If staff has stepped away, user must wait for staff to return to check in.
6. All users of the fitness center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with fitness center policies.
7. Athletic clothing is required at all times while on the fitness floor. This includes shorts, pants, leotards, sweat suits and tennis shoes or close toed shoes. If you are not wearing appropriate attire, or you are wet from the pool, you will not be allowed on the fitness floor.
8. No food is permitted on the fitness center floor. Beverages are permitted in the fitness center, but all drinks must be covered and sealed.
9. No chewing gum is permitted in the fitness center.
10. Personal audio devices are not permitted unless they are equipped with headphones.
11. Loud, profane or abusive language is prohibited.
12. Disorderly conduct and horseplay are prohibited.
13. Disregard for any fitness center policy may result in expulsion from the facility and/or loss of fitness center privileges. The Suspension and Termination policies as outlined in this document will be enforced for any unacceptable behavior displayed at the fitness facility
14. Weights and other equipment pieces may not be removed from the fitness center for any reason.

15. Each individual is responsible for wiping off the equipment after use.
16. Cardiovascular equipment usage is limited to 30 minutes if others are waiting for the equipment. In addition, users should step aside between multiple sets on the weight equipment if others are waiting.
17. District management staff reserves the right to discontinue any programs or activities due to safety concerns and other conflicts with the operation of the facility.
18. Hand chalk is not permitted.
19. Benches and weight machines are not to be stepped on.
20. Dumbbells and barbells should be placed on the floor, not the benches, as to not ruin the upholstery and the padding on the benches. Dumbbells and bars are not to be dropped.
21. Fitness and sports programming to include classes, personal training, coaching, etc., may only be provided by District management staff / Board of Supervisors approved personnel. The Athletic Center staff reserves the right to discontinue any programs or activities due to safety concerns and other conflicts with the operation of the facility.
22. All emergencies, injuries and broken equipment must be reported to the Front Desk Staff immediately, (904)375-9285).

Tennis Courts

1. Tennis Courts are available 6:00am – 9:00pm.
2. Use of the tennis courts is limited to District card holders, and their guests.
3. Guests, other than house guests, must be accompanied by a District card holder. District card holders are limited a maximum of 5 guests per day, and 12 guests per week.
4. Children 12 and younger shall be directly supervised by a District card holder at least 16 years of age or older.
5. The tennis courts are available for general play 8am-10pm with a closures mid -day for maintenance. Please see website for court watering times. Tournaments and special events may occur outside of these hours at the discretion of the Director of Tennis. Use of the tennis courts is permitted only during designated operating hours. Those using the facilities outside of these hours will be considered trespassing and are subject to arrest.
6. Tennis courts can be reserved at the Oakleaf page on www.courtsideusa.com. Courts not reserved are made available on a first come, first serve basis. You will have to create an account to use this site.

7. Courts may be reserved for a 90-minute time slot. Court use on non-reserved courts is also limited to the 90-minute limit if others are waiting.
8. Tennis court usage may be limited, from time to time, for sponsored events, tournaments, clinics or lessons, as approved by the Director of Tennis.
9. Courts used for night play must be swept by the user prior to leaving.
10. Proper tennis shoes are required. No running or cross training footwear will be allowed on the courts.
11. Proper tennis attire is required while on the tennis courts. Jeans, jean shorts, bathing or beach attire, cut off sleeves, and street trousers are not permitted on the courts.
12. Proper tennis etiquette should be adhered to at all times. Profanity and/or disruptive behavior are not permitted. The Suspension and Termination policies as outlined in this document will be enforced for any unacceptable behavior displayed at the tennis courts.
13. Tennis courts are for tennis only.

Basketball Courts and Athletic Fields

1. The basketball courts are open from 7am to 9pm.
2. District card holders are limited a maximum of 5 guests per day, and 12 guests per week. Guests, other than house guests, must be accompanied by a District card holder.
3. District card holders must have an access card with them for identification while on the courts or activity fields.
4. Children 12 and younger shall be directly supervised by a District card holder at least 16 years of age or older.
5. The number of players permitted on the basketball courts at any one time is limited to 30.
6. Limit play to 1 hour when other players are waiting. Time limits will be enforced by staff and security.
7. Proper athletic closed toed shoes and attire are required. Shirts must remain on at all times.
8. No food or glass bottles are permitted on basketball courts. Beverages in plastic containers are permitted.

9. No profanity or roughhousing is permitted. The Suspension and Termination policies as outlined in this document will be enforced for any unacceptable behavior displayed at the basketball courts and athletic fields.
10. No hanging on the basketball goal rims.
11. Usage of the basketball court and activity fields may be limited from time to time due to a sponsored event, which must be approved by the Community Manager. Users may be asked to move to accommodate scheduled activities.
12. The basketball courts and activity fields may be closed due to inclement weather or maintenance needs.
13. Fitness and sports programming to include classes, personal training, coaching, etc., may only be provided by District management staff / Board of Supervisors approved personnel. The Athletic Center staff reserves the right to discontinue any programs or activities due to safety concerns and other conflicts with the operation of the facility.

Playgrounds/Parks

1. Use of the playground is limited to District card holders and their guests.
2. Parks and Playgrounds are open from DAWN TO DUSK only.
3. Children under the age of 8 must be accompanied by and remain within "eyesight" of a District card holder companion at least 16 years of age or older.
4. No roughhousing is permitted on the playground. The Suspension and Termination policies as outlined in this document will be enforced for any unacceptable behavior displayed at the playgrounds/parks.
5. No profanity is permitted.
6. Use of the playground equipment is limited to use by children age 12 and younger.
7. No glass containers of any type are permitted in any District Park.
8. Users must clean up all food, beverages, and miscellaneous trash brought to the playground.
9. Usage of the playground may be limited from time to time due to a sponsored event, which must be approved by Community Manager.

Facility Rentals

1. All events must be booked at least two weeks prior to the event date. Non District card holders may not reserve a rental space more than 30 days prior to their desired date.

2. At the time the reservation is made, separate payments must be made via check, money order or credit card, for the deposit, the room rental, and for the party attendant. All payments are to be made to Middle Village Community Development District and must be delivered to the Rental Coordinator along with completed paperwork.

3. The rental rates and deposits for use of the Grand Banquet Room by District Card Holder are:

\$250 for 4 hours (Mon-Thurs)	\$500 Booking fee /Deposit
\$75 each addtl. hour (Mon-Thurs)	

\$800 for 6 hours (Fri-Sun)	\$500 Booking fee /Deposit
\$150 each addtl. hour (Fri-Sun)	

\$1000 for 8 hours (Fri-Sun)	\$500 Booking fee /Deposit
\$150 each addtl. hour (Fri-Sun)	

\$1500 for 12 hours (Fri-Sun)	\$500 Booking fee /Deposit
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4. Non District card holder rental rates and deposits for the Grand Banquet Room are:

\$450 for 4 hours (Mon-Thurs)	\$500 Booking fee /Deposit
\$125 each addtl. hour	

\$1500 for 6 hours (Fri-Sun)	\$500 Booking fee /Deposit
\$250 for each addtl. Hour	

\$1800 for 8 hours (Fri-Sun)	\$500 Booking fee /Deposit
\$250 each addtl. hour (Fri-Sun)	

\$2400 for 12 hours (Fri-Sun)	\$500 Booking fee /Deposit
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5. The rental rates and deposits for use of the Grand Lawn by a District card holder are:

\$100 for 4 hours (Only available with Wedding)	\$200 Booking fee /Deposit
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6. Non District card holder rental rates and deposits for the Grand Lawn are:
\$200 for 4 hours (Only available with Wedding) \$200 Booking fee /Deposit

7. The rental rates and deposits for use of the Back Lawn by a District card holder are:
\$200 for 4 hours \$200 Booking fee /Deposit

8. Non District card holder rental rates and deposits for the Back Lawn are:
\$300 for 4 hours \$200 Booking fee /Deposit

9. The rental rates and deposits for use of the Pool Patio by a District card holder are:

\$100 for 4 hours (Mon-Thurs)	\$100 Booking fee /Deposit
\$150 for 4 hours (Fri-Sun)	\$100 Booking fee /Deposit

10. The rental rates and deposits for use of the Bridal Room by a District card holder are:
\$100 for duration of wedding Only available with Wedding
11. The rental rates and deposits for use of the Bridal Room by a Non District card holder are:
\$100 for duration of wedding Only available with Wedding
12. There will be a \$200.00 flat fee charged for rentals of the Grand Banquet Room on scheduled staff holidays. This fee applies to any rental on an enumerated holiday as set forth on the District's holiday schedule, a copy of which is available upon request from staff. This fee is in addition to the rental fee and is used to provide for on-call staff.
13. Reoccurring Rentals – each company/person can rent the Grand Banquet Room for one quarter of the year at a time. There is no commitment to renew for another quarter. 30 days prior to the expiration of the rental, renter may request renewal, and must provide the District with attendance at each session during the prior 60 days.
14. The Grand Banquet Room and Grand Lawn shall close at midnight. All parties and events, including clean-up, must conclude by midnight.
15. The rental time period is inclusive of set up and clean-up time.
16. To receive the full refund of the deposit within 10 days after the party, the following must be done immediately upon conclusion of the event:
 - Remove all garbage, place in dumpster and replace garbage liners
 - Take down all party displays
 - Sweep the floor, wipe down counters and clean out the refrigerator
 - All other items as indicated on the check-out list
17. For the Grand Ballroom and Grand Lawn: the deposit is fully refundable if the party is canceled by the district management staff due to dangerous inclement weather (hurricanes, tornado warnings /watches, etc...). If the renter wishes to cancel their event, the cancellation must be communicated to the Rental Coordinator no later than 61 days prior to the scheduled event to receive 50% of the Booking fee / Deposit and 100% of the rental. If the event is cancelled within 30-60 days of the event, 50% of the Booking fee / Deposit and 50% of the rental fee will be returned. If cancelled less than 30 days prior to the event 50% of the Booking fee / Deposit and 0% of the rental fee will be returned.
18. The deposit and rental fee for the pool patio is fully refundable if the party is canceled by the district management staff due to dangerous inclement weather (hurricanes, tornado warnings /watches, etc...). Parties and rentals are not "inclusive" of the usage of the pool. If the pool is closed due to weather this shall not affect the party/rental unless considered "dangerous" by staff. If the renter wishes to cancel their event, the cancellation must be communicated to the Rental Coordinator no later than 31 days prior to the scheduled event to receive

100% of the rental and 50% deposit. If the event is canceled with 30 days or less prior to the event 50% of the deposit and 0% of the rental will be returned.

19. Management reserves the right to adjust pricing and procedures for reservation / rental to allow for usage of rooms during off-peak times.
20. The volume of live or recorded music must not violate applicable Clay County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
21. Alcohol is not permitted on District property without proper Liquor Liability Coverage for no less \$1,000,000.

Pets on District Property

1. Pets accompanied by a resident of the District are allowed only in selective areas of District property. Pets are not allowed in any of the following areas in and around the Middle Village Amenity Center or other District grounds at any time:
 - Within the fenced areas defining or enclosing any of the Sports courts/fields or pools
 - On any of the multi-use fields located next to the baseball/softball fields
 - On the Grand Lawn which is designated by the hedges behind the Amenity Center Building
 - On any of the mulched areas of the children's' playground areas throughout the district property
 - Pets are not allowed on any of the walkways/ hallways or rooms within the district buildings/structures
2. District residents with pets on property are required to be in compliance with the Clay County Animal Control Ordinance that requires pets to be leashed at all times, and that owners must remove any feces deposited by the animal immediately (see sub section (a) and sub section (f) of section 4-22 of the Clay County Animal Control Ordinance). Pet owners failing to comply with the Clay County Ordinance are subject to loss of access to the district property and amenity privileges and/or may be reported to Clay County Animal Control.

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Personal Mobility Devices

1. For the purposes of this policy, "Personal Mobility Device" (PMD) include but is not limited to skateboards, roller blades/skates, bicycles, scooters, golf carts, electric bicycles (e-bikes), electric scooters, one-wheels, hoverboards, electric skateboards, micromobility vehicles, and any similar battery-powered or motor-assisted device. This section shall not apply to persons with mobility disabilities using traditional wheelchairs or other PMDs, in all areas where members of the public are allowed to go, unless there are legitimate safety concerns about the usage of a particular PMD.

2. All PMD devices must adhere to the following rules when operated on any district owned property:

- PMD operation is prohibited from all turf areas, landscaped areas, sports fields, common-area green spaces, and unpaved surfaces.
- PMDs may not be operated on sidewalks or walkways at speeds greater than 10 mph and riders must yield the right-of-way to pedestrians at all times.
- PMD operation that creates a hazard, endangers pedestrians, damages District property, or disturbs other patrons is prohibited.
- PMDs must be parked only in designated bicycle racks or paved areas and may not block entrances, walkways, emergency access, or common areas.
- Any damage to turf, landscaping, irrigation equipment, sidewalks, fixtures, or other District property resulting from the use of these devices will be billed to the responsible resident.

Deleted: There will be no skateboards, roller blades/skates, scooters, golf carts, or any motorized vehicles on any district owned properties. This includes but is not limited to parking lots, sidewalks, recreational areas, etc...

Deleted: Users may not ride bikes in paver or sidewalk areas at main building area.

3. Failure to comply with these rules may result in immediate removal from District property and suspension of amenity privileges under the District's disciplinary policies.

4. The District will make reasonable policy modifications to permit use of power-driven mobility devices unless the entire class of power-driven mobility devices cannot operate in compliance with legitimate safety requirements adopted by the District.

Additional District Policies

1. Smoking and tobacco products are not permitted anywhere on/within the recreational facilities, parks or playgrounds or building breezeways.
2. Drones may not be flown on district property without first obtaining written permission from on-site management.
3. No Soliciting on District property.
4. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, or in any manner which obstructs the normal flow of traffic. There is to be no overnight parking on any district property. Violators will be towed at the owner's expense.
5. Only grills provided by the district or district approved vendors are permitted outdoors and at the discretion of, and in areas designated by, the Community Manager.
6. Fitness and sports programming to include classes, personal training, coaching, etc.. may only be provided by district / board approved personnel. The District staff reserves the right to discontinue any programs or activities due to safety concerns and other conflicts with the operation of the facility.
7. Fishing is permitted, on a catch and release basis, within the District at public areas other than the prohibited areas set forth below. Fishing from private property, including behind homes, as well as the area between private property and the lake edge, is prohibited unless permission is granted by the landowner. The District

reserves the right to designate areas as “no fishing” where it deems it to be in the best interests of the District.

8. Dumping of any material into the district ponds or onto any district property is strictly prohibited. Violators may be held responsible for all costs associated with the clean-up of such dumping.
9. The use of all bicycles, personal mobility devices, and/or any other wheeled transportation or recreational devices on district property must follow all district policies, as well as any County and State statutes concerning operation, safety, lighting, etc (\$316.2065 F.S.)

District Rates (not specifically address in previous facility policies)

<u>Item</u>	<u>Fee</u>
Non-Resident User Access	\$2,200 per household
ProShop Merchandise / Sundries Logo'd clothing, racket, beverages, etc.	\$1 - \$150
“Nanny Pass” 1 pass per registered Nanny - pool only	\$900 plus admin cost (\$15 per card) per summer
Tennis Day Guest Packs 10 pack	\$30 each 10 pack (tennis only)
Tables	\$15 per table
Chairs	\$2 per chair
Projector	\$50
PA Speaker and Mic	\$25

Responsibility for loss or damage to person or property; indemnification; limitation of liability

1. No person shall remove from the room in which it is placed or from the Amenity Center’s premises any property or furniture belonging to the District or its contractors without proper authorization.
2. Each District Card Holder shall be liable for any property damage at the Amenity Center, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by him or her, his or her guests or family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

3. Each District Card Holder and each guest as a condition of invitation to the premises of the Amenity Center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenity Center, whether in lockers or elsewhere.
4. Each District Card Holder, by virtue of his or her use of the District's facilities, agrees to defend, indemnify and hold harmless the Double Branch and Middle Village Community Development Districts and its respective officers, agents, and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for any injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the use of the facility by such person, his or her children and his or her guests. Should any person bound by these District Policies bring suit against the District or its affiliates, Amenity Center operator, officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any facility owned, or event operated, organized, arranged or sponsored, by the District, and fail to obtain judgment therein against the District or its Amenity Center operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).
5. Nothing contained in these policies shall constitute or be construed as a waiver of the Double Branch and Middle Village Community Development Districts' limitations on liability contained in Section 768.28, F.S., or other statutes.

Suspension and Termination of Privileges

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Center and other properties owned and managed by the District ("Amenity facilities" or "Amenity").
2. General Rule. All persons using the Amenity facilities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the District's Amenities.
3. Access Cards. Access cards are the property of the District. The District may request surrender of, or may deactivate, a person's access card for violation of the District's rules and policies established for the safe operations of the District's Amenity facilities.
4. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate the Amenity access of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, "Violation"):
 - a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;

- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of an access card or otherwise facilitates or allows unauthorized use of the Amenity facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Middle Village CDD Policies);
- g. Treating the District's staff, contractors, representatives, residents, landowners, Patrons, or guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household commits any of the above Violations.
- n. If a resident or guest is suspended from the amenities, the Board of Supervisors for the District in which the resident lives shall conduct the suspension review and subsequent proceedings.

Termination of Amenity access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenity access.

- 5. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of

a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

6. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.
7. Removal from Amenity Facilities. The District Manager, General Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenity facilities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.
8. Initial Suspension from Amenity Facilities. The District Manager, General Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenity facilities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.
9. Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.
 - a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.
 - b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies

violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.

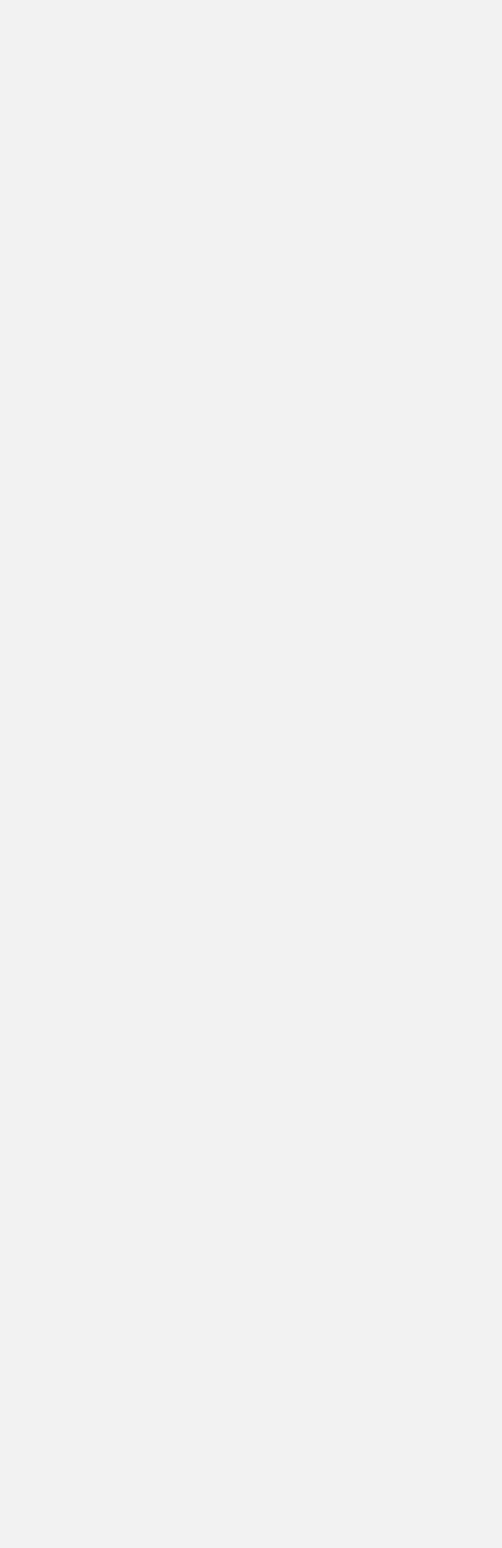
- c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
 - d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
 - e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.
10. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.
 11. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards associated with an address within the District until such time as the outstanding amounts are paid.
 12. Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

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13. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at an Amenity Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenity facilities after expiration of a suspension imposed by the District.
 14. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity of ineffectiveness of such section.

Amendment of Policies

These policies may be modified at any time, upon the approval of the Board of Supervisors of the Middle Village Community Development District. Immediately following approval of the Board, the modified policies shall be posted on the community bulletin board at the Oakleaf Plantation Athletic Center.

DRAFT



FIFTH ORDER OF BUSINESS

D.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

Date: March 2026
To: Board of Supervisors
From: GMS – OakLeaf Operations Manager

Community:

Special Events

- Report – 1st Movie in the park
- Upcoming – Movie at the park, Spring Break at the pools

Aquatics

- Lap pool (heated) reopening March at MV
- Off season equipment refurbishments- Slide gelcoat work begun with patching and epoxy outercoats , spray ground gel-coating begun with cleaning and gel coat primers
- 1st lifeguard class- March

Amenity Usage

- *Total Facilities Usage –*
- *Average daily usage –*

Card counts:

MV Owners	20
MV Renters	38
MV Replacements	3
MV Updated	8

Total cards printed: 165 (both districts)

Rentals

- 9 of 28 days rented in February , 1 of 4 weekends rented
- 14 Grand Ballroom rentals, 0 Grand Lawn rental , 0 Bridal Suite rentals, 0 patio rentals
- 28 tours (approx. 68 hours)/99 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

- Inspect and remove damaged gazebo posts
- Re-install 8x8 posts at Pool deck gazebo
- Sand removal /replacement at lap pool filter
- Coordinate inspection and future fix for sidewalk at front of service drive (county sidewalk)
- Prep plant beds on pool deck for “pour in place mulch”
- Repairs of up lighting at bell tower, lettering drivers repaired
- Planning for replacement of damaged wood and decorative trim areas of bell tower
- Coordinate inspections/review of end caps , planning for replacements and mulch additions
- Repairs and inspection of backflow device at Amenity Center (JEA compliance)
- Cleaning and clearing of main shop
- Pond clearing (dry ponds at shop area)
- Inspect and coordinate tree work along deerview
- Install of counter/desk in FC office
- Install of new access computers
- Began Access System update
- Update to 4 door controller at pools
- Additional “mirror”server installed
- Planning for Trim painting at Grand banquet room
- Replace worn tires on golf carts
- 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 2/08 Forest Brook, Creekview, Oakpoint, and Timberlake completed 2/22

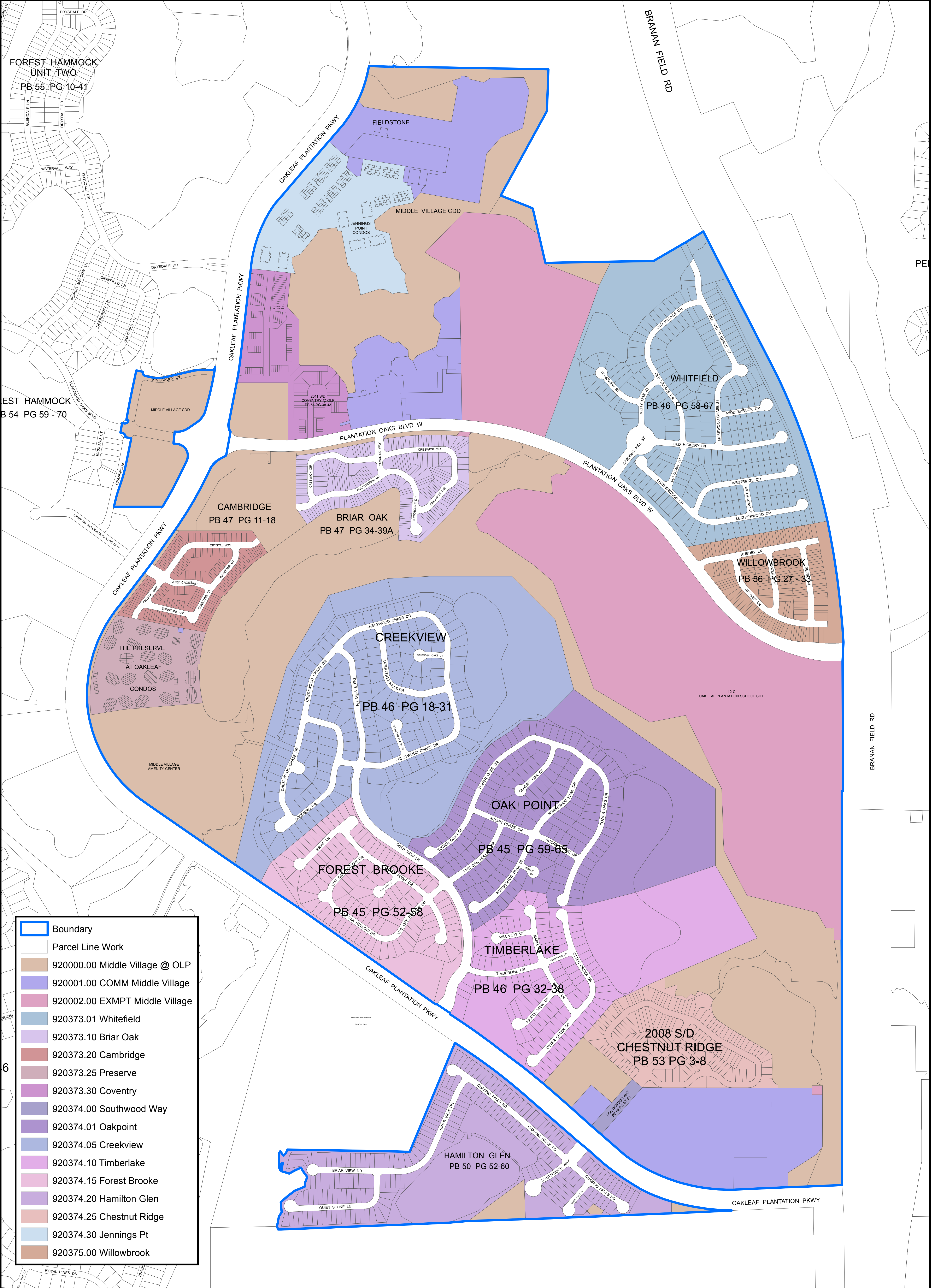
Landscaping

- Monthly report for February submitted and filed at Operations office

For questions, comments, or clarification, please contact:

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

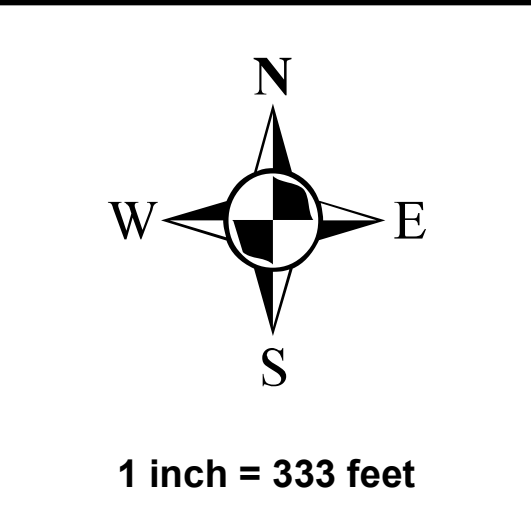
jsoriano@gmsnf.com



FOREST HAMMOCK
UNIT TWO
PB 55 PG 10-41

EST HAMMOCK
B 54 PG 59 - 70

- Boundary
- Parcel Line Work
- 920000.00 Middle Village @ OLP
- 920001.00 COMM Middle Village
- 920002.00 EXMPT Middle Village
- 920373.01 Whitefield
- 920373.10 Briar Oak
- 920373.20 Cambridge
- 920373.25 Preserve
- 920373.30 Coventry
- 920374.00 Southwood Way
- 920374.01 Oakpoint
- 920374.05 Creekview
- 920374.10 Timberlake
- 920374.15 Forest Brooke
- 920374.20 Hamilton Glen
- 920374.25 Chestnut Ridge
- 920374.30 Jennings Pt
- 920375.00 Willowbrook



Middle Village 2013 CDD

Clay County, Florida

THE HONORABLE ROGER A. SUGGS, CFA, AAS
CLAY COUNTY PROPERTY APPRAISER
 State-Certified General Real Estate Appraiser
 RZ2771

GENERATED BY THE GIS DEPARTMENT 05/02/2013

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