

MIDDLE VILLAGE
Community Development District

APRIL 13, 2026

AGENDA

Middle Village Community Development District

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

April 6, 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, April 13, 2026 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the March 9, 2026 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Acceptance of the Fiscal Year 2025 Audit Report
- 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 – May 11, 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, **March 9, 2026** at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Michael Steiner	Chairman
Sherrie Mifsud	Vice Chair
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
Brandon Marchell <i>by phone</i>	District Engineer
Jay Soriano	GMS
Jennifer Stanton	S3 Security
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m. Four Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles opened the public comment period.

Linda Bailey (Preserve Condos) asked if anything could be done about the scooters and bikes flying down the sidewalks. Ms. Giles noted scooters and e-bikes will be discussed later in the meeting.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the February 9, 2026 Meeting

Ms. Giles stated on page seven are your minutes from the February 9, 2026 meeting. Unless there are any comments or corrections, I just look for a motion to approve it.

On MOTION by Mr. Steiner seconded by Mr. Marx with all in favor, the Minutes of the February 9, 2026 Meeting, were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated your financial statements are on page 18. They are as of January 31, 2026 followed by your assessment receipt schedule showing that we are 95% collected. Your check register is on page 32 in the amount of \$186,634.33. I see no unusual variances with this check register. Unless there are any comments or questions, I just look for a motion to approve it.

Ms. Mifsud stated I have a quick question on the receipts.

Ms. Giles stated can you tell us what page number?

Ms. Mifsud stated it was 110 and 111. I just wasn't sure if it was in there by accident. It says Wilford Preserve Community.

Mr. Soriano stated yes, that is not yours. It is my credit card.

Ms. Giles stated we appreciate that. We can approve it in substantial form and will remove those pages.

Ms. Mifsud stated okay, thank you.

Ms. Giles asked for any other comments or questions.

On MOTION by Ms. Mifsud seconded by Ms. Arnau with all in favor, the Check Register, was approved in substantial form.

FOURTH ORDER OF BUSINESS

Consideration of Amenity Policy Revisions

Ms. Giles stated we tabled this at your last meeting so we could make a couple more changes to it and fine tune it a little bit more. The first change is on page 157 and that is just a date change. The rest of the changes start on page 170-172. I think we captured what the Board

was looking for but this is open for Board discussion for anymore comments, changes, deletions, anything the Board wants to see on this.

Ms. Arnau asked why are we changing the policy on the personal mobility devices at all. Why are we changing it?

Mr. Steiner stated if you look at what was done, we have gone ahead and stated the issues are operation of these motorized devices in a hazardous way or motorized devices endangering other people or being in areas they shouldn't be. They shouldn't be on the ball field grass. Basically, it was envisioned putting something together where instead of one place saying you can do these things and another where it says you can't. We also state that bicycles aren't allowed on areas of District property, sidewalks and the promenade, but in reality, we allowed them on property. We've given staff discretion as to whether or not this is an issue, are they causing damage, operating in a hazardous manner, endangering other residents, or anything like that? Those folks that go ahead and enjoy bicycle riding or other type of personal mobility device activity, as long as they comply with District policies. There is a statement in the policy that says the personal mobility device operator must adhere to County and State requirement. So, what I'm looking at here or was trying to get to was get out of the redundancy of having to come in and say that this does not apply to ADA devices. In a way, ADA device operators do have to comply if they're using it recklessly or endangering other pedestrians, then they could be charged with hazardous operation. So, it's not gone away. It's in there. I don't know if that answers that question or not.

Ms. Mifsud stated well, the way I read this, you can skateboard, rollerblade, bicycle, scooter, golf cart, electric bicycles, electric scooters. All of these things now are allowed on the CDD property.

Mr. Steiner stated Clay County does not allow golf carts to be operated on county property in Oakleaf. If they are operated in compliance with Clay County rules, they have no way to get to us with a golf cart.

Ms. Arnau stated but they are.

Mr. Steiner stated yeah, but they're coming from an area that goes ahead and restricts it. We're not a golf cart community.

Ms. Arnau stated to me, this is like opening the door and saying now you can be out here. Some signs that we got out here that say powered vehicles are not allowed on the walkway. They won't be looked at all. This is saying you can be out here as long as you go 10 miles an hour.

Mr. Steiner stated that's taken from the states.

Ms. Arnau stated I know that's a state thing, but do we have to go by that? Because there is no way we're going to control that. Those kids are not going to go 10 miles per hour. They are going to go as fast as they want to go.

Mr. Steiner stated alright and from that standpoint, how do you go in and control it?

Ms. Arnau stated how do we control it now?

Mr. Steiner stated well it's not. That's the problem.

Ms. Arnau stated well, and I agree with that.

Mr. Steiner stated we want to go ahead. The main thing about it is right now, the only teeth we have is the fact that if the policy is put in there that you can't exceed these speed limits, you have to have a helmet at certain ages and all that. If you'll notice, there's also a line been changed that says must comply with state and county.

Ms. Giles stated county and state statutes.

Mr. Steiner stated no, not District.

Ms. Giles stated number nine on page 172.

Ms. Arnau stated yeah and county.

Mr. Steiner stated right now, if somebody gets it on the property, let's use the promenade as a good example and they're going at reckless speeds. The most that we can do is put something in place that allows the county sheriff to go ahead and do a trespass. County sheriff, when they do a trespass, it's good for two years and if you violate it come back on the property, then it goes ahead as a misdemeanor. They face criminal charges if they come back on.

Mr. Soriano stated if they get arrested, yeah as a misdemeanor, the original citations, it doesn't count as anything. It's almost like an official written warning. But when they come back, if they are actually caught at that point, then yes, it would be a misdemeanor for criminal trespass.

Mr. Steiner stated yeah, the thing about it is, is that they can. But if these folks aren't a member of our CDD, we can't take away the privileges they don't have now.

Ms. Mifsud stated exactly.

Mr. Steiner stated okay so the only thing we can do is if they get caught on property again, the sheriff can go ahead and charge them making it a punishable offense. But what it's going to take to go and do all of this. I don't know if anybody saw the news the other night at the actions being taken by St. John's county. The sheriff put together a Unit, like the old bicycle patrols, only these are now skilled motorbike officers. They've gone through training; they've gone ahead and gotten outfitted with high-speed E bikes and they've been charged with trying to bring these personal mobility device issues under control. It's a problem where we're private property. So, from that standpoint, the county, even though they've been invited in, won't enforce private property problems. Because they're private property and come from other areas, we have nothing to hold over their head that we are going to take your rights away to the amenities or whatever. So, this in itself basically will put together something that allows a trespass to be taken rather than you go ahead and look at if you're on the promenade or if you're walking on any of the areas and a bicycle rider passes you by, goes ahead and is courteous, lets you know they're coming by. Basically, you're not going to be upset with that person. You're not going to go ahead and want to take away their privilege to do that. But if you go ahead and have people that are acting in a reckless manner, no matter what type of vehicle they're riding and they keep changing the terminology and we get hit with all of this. Well, look, you're not stopping them.

Ms. Mifsud stated I thought we could trespass them now with the rules the way we have them.

Ms. Giles stated the language wasn't very strong that was in there before.

Mr. Soriano stated I didn't know. It didn't include anything for E-bikes. But I mean what was deleted was just very vague. That was number two is there will be no skateboard, rollerblade skates, scooters, golf carts or motorized vehicles on any District owned property. It just covers everything. So that's what we had before. That's kind of what the signage went along with. We we're lenient on certain things. So, if you're riding a bike around on that sidewalk out there on the outside and you're a little kid, you're being courteous, you're not plowing people over, we kind of let that go. Now every once in a while, we will hear a complaint that's inconsistent. Well yeah, but you're talking about an eight- or nine-year-old kid. They are not knocking anybody over. I have some of these older kids that are riding through and yeah, almost plowing people down and going pretty fast. That's where we have to be able to use those rules to defend us when

we say, hey, they can't be out here and we have rules against that. So, this is a lot more detailed. We went through everything. Mike and Mike picked through it. Me and Marilee went through it. But we did have this one vague one that pretty much said nothing was allowed, period before anyway. Now we could go through and add certain sections to it also. Like, we know, I think Marilee and I talk like you can't ride a bike or scooters or anything like on the tennis courts. But in our tennis court section, we don't have anything that says that. I don't actually need that policy written in place of me or my staff to ask them not to do that. But it is helpful when you have some of that stuff written. People won't argue. We do get the people that constantly say why isn't it written in the rules and they want us to show them. We don't have to have every policy written out. But we can go through and actually spell out certain areas if you have a concern for certain things. Because yeah, the way you are reading it right now, where you're talking about it kind of opens the door and lets some of them in now where before it was just nobody. You know you weren't supposed to have anything out here, skateboards, bikes, golf carts, anything. It kind of makes it look like well now you can have something as long as you're following these rules. Well, if they're following these rules, it is going to be better. But, yeah, I still don't want skateboards out here in certain places. I don't want them riding skateboards on the basketball court because it leaves marks everywhere and things like that. Although it's a very nice surface for that, it is not what it's for. So, we may have to go in, if that's the concern, and actually put some in each one of those spots.

Ms. Arnau stated I just feel like we're telling them now that anything you ride, you can come on the property.

Mr. Steiner stated if you do it per the rules that are stipulated there.

Ms. Arnau stated which is 10 miles per hour. Are we going to have somebody out there with a speed gun?

Mr. Steiner stated right now I don't envision us sitting out there with a gun, but in realistic terms, one of the things we have got a problem with is the vehicles traveling recklessly at a high-speed coming through. So, if they're coming in and going at whatever speeds they want to go, I'm trying to meet some halfway point because the big thing that's going on right now is all of these parents are saying this deprives their child of a way to get to school. We still have an enforcement problem, but that's going to have to come down to the sheriff's department. If you shut them down out here where they can't ride out in this area out here, they have no way to get

to our property. If the sheriff's officer has been invited to come on property to take care of these violations, then there's no excuse for why CCSO officers won't come on private property. But I'm afraid that the changes we need happen aren't going to happen until we have a serious injury or fatality. That's what's driving St. John's right now. They've had several fatalities, but the issues concerning E-bike operations by minors is recognized state-wide. If you look at what's going on in Florida house, they're struggling with how to put arms around this new toy or type of transportation. What it amounts to is the fact that people were buying these things. These vehicles can go up to 40 and 50 and higher miles per hour and just letting the kids go on the street. We had a group of them just the other day outside the pavilion down here, there must have been 10 of them, and they were doing wheelies and what have you, but there's no control over it. It comes down to if you go and stop and raise a question on this stuff, then the parents are there saying, well no, not my kid. They wouldn't do this. But then if somebody gets hurt, why weren't you protecting them? So, this is just an attempt to go ahead and attempt to get hands around some of this stuff. Basically, the intent was, it doesn't matter what you're device you are on, if you don't adhere to the policy rules, you're not welcome. But if you do adhere to them, then there's no reason for anybody to complain.

Mr. Marx stated I have to also, by the way, the rules won't change. I also have to imagine if the way the rules were before, if we said you know how to ride a bike here, and we didn't stop someone from doing it, and then they got hurt because they were doing something stupid, that the District could get sued. With this change, I think we are better off now where we can say you were violating the rules. It's not our fault. So, I would imagine that would shield us from some liability. The speed limit, obviously no one's going to have a radar gun, but if you see someone going really, really fast, that even if there's no one else around doing anything else wrong, that's enough to stop them. Obviously, it still requires enforcement, but it's better than nothing at all. So, I think it's a good change.

Ms. Giles stated the items on here for Board discussion and if the Board is satisfied with the changes, I would just be looking for a motion to accept the administrative changes made to the amenity facility policy.

On MOTION by Mr. Steiner seconded by Mr. Marx with Ms. Mifsud, Mr. Steiner, and Mr. Marx in favor and Ms. Arnau opposed, to Accept the Administrative Changes made to the Amenity Facility Policy, was approved 3-1

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated just to let the Board know, we are still monitoring the legislative session, which is winding down at this point. So far, the CDD supervisor recall bill has not passed both the House and the Senate. Also, the sovereign immunity limit has not passed both houses at this point. So, we're keeping an eye on that. Those are the two big ones we have been watching. It does look like the District will be required to accept credit cards for fees and things like that. That bill seems to be moving pretty good. But we will update the Board at your April meeting on anything that's passed because the session will be over by then, except for who knows the budget. Sometimes they do a special session on that. But we'll keep an eye on that and let you know. But from an operations standpoint we've been not very busy. Your staff's doing a great job on the ground. I'm happy to answer any questions the Board has. But that's my report.

B. District Engineer

Ms. Giles stated District Engineer, anything to add?

Mr. Marchell stated no, the only thing I'm aware that was left that Silverstein has is the engineering inspection that was completed and the reinspection completed in January. I believe the reinspection is scheduled for like May or April. That's the only thing we have on our agenda items.

C. District Manager

Ms. Giles stated I just have two things, a reminder to complete your Form-1 by July 1st. You just login online and look for the button that says bring my information over from last year and then you have until December 31st to complete your four hours of ethics training. Jay's report starts on page 180.

D. Operations Manager – Memorandum

Mr. Soriano stated we did have our first movie in the park. I talked to you last month about this right after your meeting. We started off our series basically all spring and then well into the fall. We have a movie every month. Most of the cooler months we will be at your sister District in the multi-use fields and that's where this first movie was. Once we get into the summer months, we alternate back and forth. We actually do movies here in the pools and one month we do Double Branch and then the next month we do here and go back and forth. So, four of those movies are actually done at the pools. We do have our next movie coming up. I made a mistake in our last email. I think I had said the 20th. That's the end of spring break. We actually have our movie the beginning of spring break so it's this Friday coming up is our next movie over the at the multi-use fields. Then there will be an email going out reminding everybody about the movie but also advertising the spring break hours. We will officially have staff here Friday. However, we don't really advertise Friday when the kids get out of school Friday. For them officially the spring break in the school District starts Monday. I know Friday afternoon if the weather's good, they're all going to be out there. So, we have staff set up at the pools. We don't run the slide the first night. We do open that up Saturday. Then until the next weekend, we have a full staff of lifeguards in the afternoon so that we can run the slides. But Friday we'll have just pool monitors here. So basically, come to the pool and hang out, things like that. Most of our staff will actually be working on cleaning and prepping for spring break, trying to get everything open and running like it was summertime, though it may still be a little cool. We have some of these 90 degree days. It'll warm the water up quick, but that water right now is still cold. Moving on, you'll notice I don't have numbers for facility usage and the main reason for this was I finally did have Atlantic come in. We've been bugging them to repair a programming issue with our access system. I mentioned this a couple months ago, so I finally did get them in. They have a mirror server that operates, but when they installed it, things were programmed correctly. It took me a while to get them back here and actually do everything that I asked. Even then I had to make sure I had a bunch of email so I had everything in writing of what was actually going to get done and how long it was going to take, what exactly it was going to cost for each one of those steps. So, you will see the bill next month. But it did cost us about five grand worth of IT work and programming time. Luckily, I had that spelled out because what was originally quoted at two days took two weeks of this last month. Still a lot of work with me going behind them and

working with the fitness center staff to get through what little problems we would find. We did lose about eight or nine cards. They had to revert to a database that was about a week old when they did it and that lost everything, we did. But that was much better than what could have happened, I'd say. So luckily, we did it at a time where we weren't really busy yet. We were coming off last month it was kind of cold, so not until these last couple weeks. They finished last Friday with everything. Have we been getting hit with requests for appointments and people walking in to get cards because when it's 80, 90 degrees out, people are planning toward the pools so they want their cards. They may have moved in back in October or November last year and just haven't even been to us yet. So, they're just coming in now. We will get busy to where we are starting to print a few hundred cards every week as we get up through the summertime. But they did finally finish and the system is back to working and working the way it is supposed to be when that server was installed for us. We are finding little bugs here and there, but they are things that I'm able to take care of so hopefully everything will be able to straighten out and be operated 100% and much faster by the time we get to the summer season here. We will I'm sure find a couple more items as we come up on spring break. And then I did just want to go over some of the items that we had in repair updates before. We were doing the sand on the lap pool. They were able to get that. They waited until the last minute. I know last month did have a couple hard freezes and the pool contractors don't like to play in the cold water, but they were able to get the sand done. I think I do have some pictures. Let's see if I can show you. So, this is the inside of that filter system here. The way this works is these big pipes, the water travels through the big pipes and comes through these little funnels right here. All of this down here is typically a sand bed. So, they are sucking sand out and you can kind of see some of it in the bottom there. So, this was in the last day where they were able to empty most of it out. This little hole that I'm looking through is about this big. I don't know why they designed it. There's not really a way to get your arm in there and get these big vacuum hoses and shovels through. But they designed these big tanks that are actually big enough to walk through. They put this little, tiny porthole on it that even a child can't squeeze through really easy. So that's the hardest part about changing the sand is the labor work of trying to get in there. The only other thing that's really tough about trying to get all that sand out. Getting it in is easy. You just take a hose and blow it in. But underneath these sand beds, there's other pipes that have holes in them. That's what actually filters the system. You see them down here. I tried to stick my arm in and take

pictures of them. So, the sand sits on top of these. Dirty water goes through the Sand. The sand collects all the dirt, leaves, and things like that. Clean water goes back through these. He was able to clear all these out, get all the sand out, hose down the inside of this big unit so that we could inspect these as best as possible and make sure none of them were cracked or missing or anything like that. When that happens, that is a much bigger job because then you actually do have to try to find a way to climb inside and repair that. Luckily, nothing like that had happened. This sand has been in there for about 14 years now so glad that we were able to finish it. He does charge us directly for how many hours he puts in and the amount of product he purchases ended up being really low. Even once he was done with this, I think it was \$8,000, which is extremely cheap compared to work I've seen in other Districts for filter work. So, I'm happy we were able to finally get this done. So, we were a few days late, though, because we waited till the last minute. We didn't get to open up the beginning of last week. We didn't open up until Friday. I had a few complainers because we said we'd open up in March. And the only lap swimmers I had were waiting one day, ready to go back in the pool. They didn't have to wait till Friday, but it is back up and operational. The pool is good to go. I did have a problem with the heaters this weekend, but that was just because when we pulled the covers off, there were a lot of leaves that got into the system and slowed everything down. There is a minimum flow that needs for all those heaters to work. So, the pool cleaners today were dealing with loads of leaves, getting them out of the system, but everything is up and running and back to normal. Outside of that, we are prepping the pool decks, getting everything ready. We are doing a lot of painting, a lot of cleaning, and a lot of paver work. I also have some gazebo work, that was the pictures I had up here a minute ago. This is the back gazebo. I did replace a post on the gazebo. If you see right here, the top of the post is actually kind of rotting away, and it's just the top. So, as I pull this giant piece of wood, there is an 8 x 8 stand that this sits on. As you come down here inside of this decorative cover, the post inside there is completely fine. It is just the top, but that's also where these decorative boards that sit above everybody's head is holding on to. We did have to replace this whole post. As I went down through the gazebo though, I did spot one or two more. This one's actually good. I didn't get a picture of the others, but there are two more that I'm going to replace. We are going to try to rush to get this done by spring break, but if not, I may have to close off a section of the gazebo. I don't think the pool decks are going to be packed. We are going to have a lot of people here. But I want to make sure that I get these replaced before we

allow people to go under there for shading or anything like that. I think I may have pictures of the other posts so that you can see here. So, once you got beyond that cover, this wood down here is actually in good shape. It is just the tops where everything's bolted that opens up basically a hole in the wood in all of our wood destroying organisms. Not just termites, but there are other things, fungus and things like that attack wood. We can't do much for the things that are outside. So, we treat our buildings, we spray, you know, we have termite bonds and things like that. But like gazebos or like out by lake, those types of things the wood there is getting beat up constantly by the weather and then those wood destroying organisms. So those things you do have to check out constantly. When we find stuff like this, I have to be able to rebuild it. So that is one we will be working on. Like I said, I try to get everything that I can done before spring break and we open like in summertime. But I know I'm not going to be able to get everything done by this Friday. So, there may be some sections that we have closed off or something closed down for next week. After spring break, we do shut back down. So, we have the rest of March where the pools are not open and then April, we only have staff on the weekends. Now for the adult pools and the lap pools, the adults are able to go in those at any time, but the kids aren't here and it's much easier. I don't have anybody my way so I can finish some of the work like the gazebos or even gel coating on the slides and painting things like that. But you will see them out there doing a lot of that work this week to prep for Friday.

Mr. Marx stated are you doing anything to try to prevent the water intrusion?

Mr. Soriano stated the new ones; we are actually painting the entire post before it goes in. These do get painted with a two-part epoxy, so it makes it waterproof. Not quite bug proof. Once the bugs burrow in, it's a little harder. They're going to eat it away from the inside out. But none of these were coated before because they had that decorative piece on the outside. So, they just didn't coat them. But these have lasted. These posts here are the original posts. We are at 22 years for this side and 23 years for the other side. So even though I hate having to deal with it, that's actually pretty impressive for this. But it is a big piece of wood. I have a little forklift that basically puts that in the back of my truck. I have to do one post at a time. So that's quite a few hundred pounds to deal with this giant 8x8. Then we will go through and also replace all the hardware and things like that and keep everything stainless and nice looking. But yeah, we will coat it and try to. If I can get five more years out of it. This one last 25 years. Unless there's any other questions for some of the repairs that we did this month, that's it for my report.

SIXTH ORDER OF BUSINESS

Audience Comments (limited to three minutes) / Supervisor Requests

Ms. Giles stated item six is audience comments and Supervisor requests. Who would you like to go first Mr. Chairman?

Mr. Steiner stated the audience.

Ms. Giles stated are there any other audience comments? None? Okay. Alright, Supervisor requests?

Mr. Steiner stated nothing.

Ms. Mifsud stated I don't have anything.

Ms. Arnau stated nothing.

Mr. Marx stated nothing.

SEVENTH ORDER OF BUSINESS

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

Ms. Giles stated our next meeting is April 13, 2026 here at the same location at 2:00 p.m.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Middle Village
Community Development District

Unaudited Financial Reporting
February 28, 2026



Middle Village
Community Development District
Combined Balance Sheet
February 28, 2026

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 94,453	\$ 432,005	\$ -	\$ 70,562	\$ 597,021
Due from General Fund	-	1,557,140	39,097	-	1,596,237
Investments:					
State Board of Administration (SBA)	5,410	\$ 465,829	-	1,006,044	1,477,282
Custody Account - Hancock Whitney	7,981	-	-	-	7,981
Custody Account - US Bank	1,829,592	-	-	-	1,829,592
Series 2022					
Revenue	-	-	1,673,075	-	1,673,075
Reserve	-	-	163,106	-	163,106
Principal	-	-	130	-	130
Interest	-	-	73	-	73
Prepayment	-	-	423	-	423
Series 2018-2					
Reserve	-	-	126,241	-	126,241
Prepayment	-	-	3,378	-	3,378
Sinking	-	-	16	-	16
Interest	-	-	19	-	19
Deposits	-	13,383	-	-	13,383
Total Assets	\$ 1,937,436	\$ 2,468,358	\$ 2,005,558	\$ 1,076,606	\$ 7,487,957
Liabilities:					
Accounts Payable	\$ 3,818	\$ 20,620	\$ -	\$ 3,588	\$ 28,026
Due to Debt Service	39,097	-	-	-	39,097
Due to Recreation Fund	1,557,140	-	-	-	1,557,140
Accrued Expenditures	-	2,973	-	-	2,973
Total Liabilities	\$ 1,600,054	\$ 23,593	\$ -	\$ 3,588	\$ 1,627,235
Fund Balance:					
Nonspendable:					
Deposits	\$ -	\$ 13,383	\$ -	\$ -	\$ 13,383
Restricted for:					
Debt Service - Series	-	-	2,005,558	-	2,005,558
Assigned for:					
Capital Reserve Fund	-	-	-	1,073,018	1,073,018
Unassigned	337,381	2,431,381	-	-	2,768,763
Total Fund Balances	\$ 337,381	\$ 2,444,765	\$ 2,005,558	\$ 1,073,018	\$ 5,860,721
Total Liabilities & Fund Balance	\$ 1,937,436	\$ 2,468,358	\$ 2,005,558	\$ 1,076,606	\$ 7,487,957

Middle Village

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 200,594	\$ 193,411	\$ 193,411	\$ -
Interest Income	1,000	1,000	14,108	13,108
Total Revenues	\$ 201,594	\$ 194,411	\$ 207,518	\$ 13,108
Expenditures:				
<i>General & Administrative:</i>				
Supervisors Fees	\$ 12,000	\$ 5,000	\$ 5,000	\$ -
FICA Expense	918	383	383	-
Travel per Diem	200	83	-	83
Engineering	8,000	3,333	5,861	(2,528)
Trustee Fee	15,000	-	-	-
Dissemination Agent	4,129	1,721	1,970	(250)
Assessment Roll Administration	8,907	8,907	8,907	-
Attorney	40,000	16,667	7,144	9,523
Arbitrage Rebate	700	-	-	-
Annual Audit	6,800	-	-	-
Management Fees	76,509	31,879	31,879	(0)
Information Technology	3,008	1,254	1,253	0
Telephone	300	125	107	18
Postage	1,500	625	436	189
Printing	2,500	1,042	304	738
Insurance General Liability	15,443	14,547	14,547	-
Legal Advertising	2,500	1,042	458	584
Other Current Charges	150	63	21	41
Office Supplies	200	83	3	80
Website Maintenance	2,655	1,106	1,106	(0)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative Expenditures	\$ 201,594	\$ 88,033	\$ 79,555	\$ 8,478
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 106,378	\$ 127,964	\$ 4,630
Net Change in Fund Balance	\$ -	\$ 106,378	\$ 127,964	\$ 4,630
Fund Balance - Beginning	\$ -		\$ 209,418	
Fund Balance - Ending	\$ -		\$ 337,381	

Middle Village
Community Development District
Recreation Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,256,317	\$ 2,175,519	\$ 2,175,519	\$ -
Interest Income	5,000	5,000	8,778	3,778
Miscellaneous Revenue	1,000	417	-	(417)
Amenities Revenue	100,000	41,667	34,027	(7,639)
Total Revenues	\$ 2,362,317	\$ 2,222,602	\$ 2,218,324	\$ (4,278)
Expenditures:				
Administrative:				
Management Fees - On Site Staff	\$ 374,481	\$ 156,034	\$ 156,034	\$ 0
Insurance	97,141	90,011	90,011	-
Other Current Charges	6,000	2,500	1,947	553
Permit Fees	1,650	688	682	6
Subtotal Administrative	\$ 479,272	\$ 249,232	\$ 248,674	\$ 559
Maintenance:				
Security	\$ 136,335	\$ 56,806	\$ 45,151	\$ 11,655
Security Clay County	47,304	19,710	16,203	3,508
Electric	18,000	7,500	8,548	(1,048)
Streetlighting	32,400	13,500	13,027	473
Irrigation Maintenance	5,000	2,083	1,410	673
Landscape Maintenance	557,230	232,179	232,179	(0)
Common Area Maintenance	84,000	35,000	34,414	586
Lake Maintenance	25,000	10,417	10,170	247
Subtotal Maintenance	\$ 905,269	\$ 377,195	\$ 361,101	\$ 16,094

Middle Village
Community Development District
Recreation Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<i>Recreation Facility:</i>				
Amenity Staff	\$ 190,000	\$ 79,167	\$ 43,617	\$ 35,549
Janitorial	62,475	26,031	28,538	(2,506)
Telephone	18,000	7,500	3,198	4,302
Electric	69,600	29,000	22,970	6,030
Water / Sewer	54,200	22,583	30,230	(7,646)
Gas/Heat (Pool)	20,000	20,000	20,843	(843)
Refuse Service	42,000	17,500	28,861	(11,361)
Pool Maintenance & Chemicals	43,000	17,917	21,510	(3,593)
Cable	8,000	3,334	3,420	(86)
Special Events	10,000	4,167	3,001	1,165
Office Supplies and Equipment	1,500	625	90	535
Facility Maintenance - General	68,250	28,438	27,906	531
Facility Maintenance - Preventive Contracts	15,950	6,646	1,825	4,821
Facility Maintenance - Contingency	7,875	3,281	3,019	262
Elevator Maintenance	10,000	4,167	1,035	3,132
Recreation Passes	4,000	1,667	1,647	20
Lighting Repairs	12,000	5,000	4,273	727
Tennis Court Maintenance	69,011	28,755	33,023	(4,269)
Capital Reserve	271,914	-	-	-
Subtotal Recreation Facility	\$ 977,776	\$ 305,776	\$ 279,006	\$ 26,770
Total Expenditures	\$ 2,362,317	\$ 932,204	\$ 888,781	\$ 43,423
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 1,290,399	\$ 1,329,543	\$ (47,701)
Net Change in Fund Balance	\$ -	\$ 1,290,399	\$ 1,329,543	\$ (47,701)
Fund Balance - Beginning	\$ -		\$ 1,115,221	
Fund Balance - Ending	\$ -		\$ 2,444,765	

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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,772,172	\$ 1,678,494	\$ 1,678,494	\$ -
Interest Income	10,000	4,167	7,175	3,008
Total Revenues	\$ 1,782,172	\$ 1,682,661	\$ 1,685,670	\$ 3,008
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	\$ 1,461,203	\$ 1,430,212	\$ (30,992)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 21,257	\$ 1,461,203	\$ 1,430,212	\$ (30,992)
Fund Balance - Beginning	\$ 286,980		\$ 575,346	
Fund Balance - Ending	\$ 308,237		\$ 2,005,558	

Middle Village
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Transfer In from Recreation Fund	\$ 271,914	\$ -	\$ -	\$ -
Interest	15,000	15,000	17,420	2,420
Total Revenues	\$ 286,914	\$ 15,000	\$ 17,420	\$ 2,420
Expenditures:				
Repairs & Replacements	\$ 250,000	\$ 104,167	\$ 58,625	\$ 45,542
Total Expenditures	\$ 250,000	\$ 104,167	\$ 58,625	\$ 45,542
Excess (Deficiency) of Revenues over Expenditures	\$ 36,914		\$ (41,204)	
Net Change in Fund Balance	\$ 36,914		\$ (41,204)	
Fund Balance - Beginning	\$ 1,157,673		\$ 1,114,222	
Fund Balance - Ending	\$ 1,194,587		\$ 1,073,018	

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	\$ 163,106
Reserve Fund Balance	163,106

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
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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	\$ 126,241
Reserve Fund Balance	126,241

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
7	02/11/26	21,539.69	2,481.99	27,917.87	51,939.55
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		1,678,494.44	193,410.77	2,175,518.79	4,047,424.01

TAX ROLL DUE / RECEIVED - (DISCOUNTS NOT TAKEN)	\$62,288.35	\$7,177.41	\$80,732.74	\$150,198.49
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PERCENT COLLECTED	DEBT	O&M	O&M	TOTAL
TOTAL PERCENT COLLECTED	96.42%	96.42%	96.42%	96.42%

D.

Middle Village

Community Development District

Check Run Summary

March 31, 2026

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	3/6/26	1858-1860	\$ 9,031.78
	3/13/26	1861	786.25
	3/20/26	1862-1863	40,412.21
<u>Sub-Total</u>			<u>\$ 50,230.24</u>
Recreation Fund			
Accounts Payable - HW	3/6/26	1239-1245	\$ 17,912.09
	3/13/26	1246-1249	83,355.08
	3/20/26	1250-1251	20,160.95
	3/27/26	1252-1257	9,000.93
<u>Sub-Total</u>			<u>\$ 130,429.05</u>
Capital Reserve Fund			
Accounts Payable	3/6/26	911-912	\$ 1,387.00
	3/13/26	913-914	5,456.45
	3/20/26	915-918	13,081.93
	3/27/26	919-922	5,257.70
<u>Sub-Total</u>			<u>\$ 25,183.08</u>
Total			\$ 205,842.37

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00026	3/01/26	2579	202603	310-51300	34000		MAR MANAGEMENT FEES	*	6,375.75		
3/01/26		2579		202603	310-51300	52000		MAR WEBSITE ADMIN	*	221.25		
3/01/26		2579		202603	310-51300	35100		MAR INFO TECH	*	250.67		
3/01/26		2579		202603	310-51300	31300		MAR DISSEM AGENT SRVCS	*	344.08		
3/01/26		2579		202603	310-51300	51000		OFFICE SUPPLIES	*	.42		
3/01/26		2579		202603	310-51300	42000		POSTAGE	*	42.62		
3/01/26		2579		202603	310-51300	42500		COPIES	*	43.80		
3/01/26		2579		202603	310-51300	41000		TELEPHONE	*	37.44		
GOVERNMENTAL MANAGEMENT SERVICES											7,316.03	001858
3/06/26	00117	2/26/26	26-00070	202602	310-51300	48000		3/9 NTC OF BOS MTG	*	76.25		
JACKSONVILLE DAILY RECORD											76.25	001859
3/06/26	00119	2/28/26	3704077	202601	310-51300	31500		JAN GENERAL SERVICES	*	1,639.50		
KUTAK ROCK LLP											1,639.50	001860
3/13/26	00125	3/09/26	194745	202602	310-51300	31100		FEB ENGINEERING SERVICES	*	786.25		
MATTHEWS DESIGN GROUP LLC											786.25	001861
3/20/26	00124	3/17/26	03172026	202603	300-20700	10300		FY26 DEBT SRVC ASSESSMENT	*	39,096.71		
HANCOCK WHITNEY BANK											39,096.71	001862
3/20/26	00119	3/16/26	3715844	202602	310-51300	31500		FEB GENERAL SERVICES	*	1,315.50		
KUTAK ROCK LLP											1,315.50	001863
TOTAL FOR BANK A										50,230.24		
TOTAL FOR REGISTER										50,230.24		

Governmental Management Services, LLC

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

Invoice

Invoice #: 2579

Invoice Date: 3/1/26

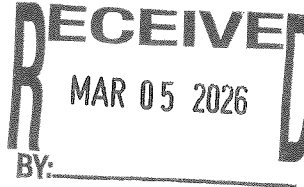
Due Date: 3/1/26

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 - March 2026		6,375.75	6,375.75
Website Administration - March 2026		221.25	221.25
Information Technology - March 2026		250.67	250.67
Dissemination Agent Services - March 2026		344.08	344.08
Office Supplies		0.42	0.42
Postage		42.62	42.62
Copies		43.80	43.80
Telephone		37.44	37.44
Total			\$7,316.03
Payments/Credits			\$0.00
Balance Due			\$7,316.03

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

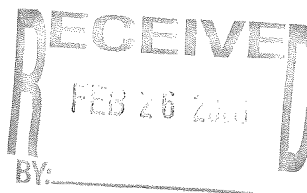
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

February 26, 2026

Date

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



Serial #	<u>26-00070C</u>	PO/File #	_____	\$76.25
				Payment Due

Notice of Meeting of the Board of Supervisors

				\$76.25
				Publication Fee

Middle Village Community Development District

Case Number	_____	Amount Paid
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Publication Dates 2/26

County Clay

Payment Due Upon Receipt
For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

If your payment is being mailed, please reference Serial # 26-00070C on your check or remittance advice.

Payment is due before the Proof of Publication is released.

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 met on **Monday, March 9, 2026, at 6:00 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

Feb. 26 00 (26-00070C)

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

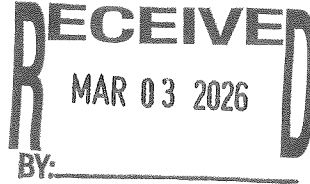
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

February 28, 2026



Reference: Invoice No. 3704077

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. 3704077

14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

01/04/26	L. Whelan	0.30	120.00	Monitor legislative process relating to matters impacting special districts
01/05/26	M. Eckert	0.10	40.50	Prepare for and attend agenda call
01/06/26	M. Eckert	0.20	81.00	Review election resolution
01/07/26	M. Eckert	0.70	283.50	Review draft minutes and provide comments
01/09/26	K. Haber	0.50	142.50	Correspond with Soriano regarding trespass of motorized vehicle operator; prepare January board meeting agenda memorandum
01/12/26	M. Eckert	1.10	445.50	Prepare for and attend board meeting; follow up
01/26/26	M. Eckert	0.10	40.50	Review revised draft policies for ebikes
01/28/26	M. Eckert	0.30	121.50	Prepare for and attend agenda call
01/30/26	M. Eckert	0.90	364.50	Review draft minutes and provide comments
TOTAL HOURS		4.20		

KUTAK ROCK LLP

Middle Village CDD
February 28, 2026
Client Matter No. 14323-1
Invoice No. 3704077
Page 2

TOTAL FOR SERVICES RENDERED	\$1,639.50
TOTAL CURRENT AMOUNT DUE	<u>\$1,639.50</u>

Project Manager Michael Silverstein

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

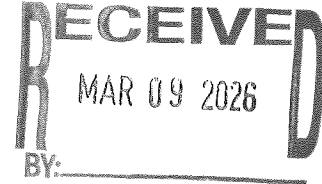
Governmental Management Services
Marilee Giles
475 West Town Place
St. Augustine, FL 32092

March 09, 2026
Invoice # 194745

Project 000021874.0000 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



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 February 28, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount
Division Lead	2.75	275.00	756.25
Project Administrator	.25	120.00	30.00
Total Labor			786.25
		Total Due:	786.25

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	786.25	28,876.25	29,662.50
Expense	0.00	223.18	223.18
Unit	0.00	43.78	43.78
Interest	0.00	23.93	23.93
Totals	786.25	29,167.14	29,953.39

RECEIVED
MAR 17 2026
BY: _____

Middle Village
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
March 17, 2026	\$39,096.71	Oksana Kuzmuk

Payable to:

Hancock Whitney Bank #124

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10300
------	---------------------

Intended Use of Funds Requested:

FY26 Debt Service Assessment

(Attach supporting documentation for request.)

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

KUTAK ROCK LLP

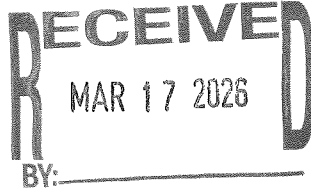
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 16, 2026



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3715844

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. 3715844
14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

01/12/26	K. Haber	0.20	57.00	Correspond with Giles regarding ethics training courses
02/06/26	K. Haber	1.20	342.00	Correspond with Soriano regarding list of projects maintained by the district and recreational sports proposals; prepare February board meeting agenda memorandum
02/07/26	G. Lovett	0.30	84.00	Monitor legislative process relating to matters impacting special districts
02/09/26	M. Eckert	0.70	283.50	Prepare for and attend board meeting
02/09/26	K. Haber	1.50	427.50	Review and revise amenity policies regarding power driven mobility devices; correspond with Giles and Soriano regarding same
02/25/26	M. Eckert	0.30	121.50	Prepare for and attend agenda call
TOTAL HOURS		4.20		

KUTAK ROCK LLP

Middle Village CDD

March 16, 2026

Client Matter No. 14323-1

Invoice No. 3715844

Page 2

TOTAL FOR SERVICES RENDERED \$1,315.50

TOTAL CURRENT AMOUNT DUE \$1,315.50

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00026	3/05/26	2580	202603	300	36900	10200			*	1,179.00		
			3/4 TENNIS REVENUE						GOVERNMENTAL MANAGEMENT SERVICES			1,179.00	001239
3/06/26	00026	12/29/25	2561	202512	300	36900	10200			*	459.00		
			12/24 TENNIS REVENUE						GOVERNMENTAL MANAGEMENT SERVICES			459.00	001240
3/06/26	00973	3/03/26	03032026	202603	300	36900	10300			*	500.00		
			DEPOSIT REFUND						JASON CRAIG			500.00	001241
3/06/26	00062	3/01/26	351646B	202603	320	57200	46800			*	1,594.00		
			MAR LAKE MAINTENANCE						THE LAKE DOCTORS			1,594.00	001242
3/06/26	00139	3/01/26	13129563	202603	330	57200	46400			*	4,400.97		
			MAR POOL CHEMICALS						POOLSURE			4,400.97	001243
3/06/26	00823	3/01/26	11731	202603	320	57200	34500			*	9,279.12		
			MAR SECURITY SERVICES						SECURITY DEVELOPMENT GROUP LLC			9,279.12	001244
3/06/26	01244	3/03/26	03032026	202603	300	36900	10300			*	500.00		
			DEPOSIT REFUND						VERNESSIA YOUNG-REEVES			500.00	001245
3/13/26	00026	3/01/26	2578	202603	310	51300	34000			*	31,206.75		
			MAR FACILITY MANAGEMENT						GOVERNMENTAL MANAGEMENT SERVICES			31,206.75	001246
3/13/26	00026	3/10/26	2581	202603	300	36900	10300			*	506.25		
			MAR FACILITY EVENT STAFF						GOVERNMENTAL MANAGEMENT SERVICES			506.25	001247
3/13/26	00261	3/01/26	379	202603	330	57200	34200			*	5,206.25		
			MAR JANITORIAL SERVICES						RIVERSIDE MANAGEMENT SERVICES INC			5,206.25	001248
3/13/26	00704	3/02/26	27174	202603	320	57200	46200			*	46,435.83		
			MAR LANDSCAPE MAINTENANCE						VERDEGO LLC			46,435.83	001249
3/20/26	00026	3/12/26	2584	202602	330	57200	34400			*	960.00		
			FEB FACILITY MAINTENANCE						GOVERNMENTAL MANAGEMENT SERVICES			960.00	001250

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/20/26	00026	3/12/26	2582	202602	330	57200	62000		FEB FACILITY MAINTENANCE	*	5,549.90		
		3/12/26	2582	202602	330	57200	62200		FEB FAC MAINT CONTINGENCY	*	512.65		
		3/12/26	2582	202602	320	57200	46500		FEB COMMON AREA MAINT	*	6,862.49		
		3/12/26	2582	202602	330	57200	46630		FEB LIGHTING REPAIRS	*	662.60		
		3/12/26	2582	202602	330	57200	34400		FEB TENNIS COURT MAINT	*	5,613.31		
GOVERNMENTAL MANAGEMENT SERVICES											19,200.95	001251	
3/27/26	00072	3/24/26	03242026	202601	320	57200	34510		1/16-1/29 REIMB SEC SRVCS	*	1,800.00		
DOUBLE BRANCH CDD											1,800.00	001252	
3/27/26	00072	3/24/26	03242026	202602	320	57200	34510		1/29-2/12 REIMB SEC SRVCS	*	900.00		
DOUBLE BRANCH CDD											900.00	001253	
3/27/26	00026	3/18/26	2585	202603	300	36900	10200		3/12 TENNIS REVENUE	*	1,845.55		
		3/24/26	2586	202603	300	36900	10300		3/21 FACILITY EVENT STAFF	*	475.00		
GOVERNMENTAL MANAGEMENT SERVICES											2,320.55	001254	
3/27/26	01246	3/25/26	03252026	202603	300	36900	10300		DEPOSIT REFUND	*	500.00		
LEXUS ROBINSON											500.00	001255	
3/27/26	01245	3/25/26	03252026	202603	300	36900	10300		DEPOSIT REFUND	*	500.00		
TAMARA WATERS											500.00	001256	
3/27/26	00412	3/20/26	015936	202603	330	57200	43500		LAP POOL GAS/HEAT	*	2,980.38		
WILFORD PROPANE GAS											2,980.38	001257	
TOTAL FOR BANK E											130,429.05		
TOTAL FOR REGISTER											130,429.05		

MVIL MIDDLE VILLAGE OKUZMUK

Governmental Management Services, LLC

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

Invoice

Invoice #: 2580
Invoice Date: 3/5/26
Due Date: 3/5/26
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 3/4/26		1,179.00	1,179.00

RECEIVED
MAR 05 2026
BY: _____

Total	\$1,179.00
Payments/Credits	\$0.00
Balance Due	\$1,179.00

Wells Fargo Bank
Transaction Receipt

Branch #0066070 05 Deposit

Account Number XXXXXXXXXXX4262
CHK 00102

Number of Checks 16
Check Listings

\$20.00
\$20.00
\$100.00
\$50.00
\$200.00
\$200.00
\$00.00
\$20.00
\$20.00
\$100.00
\$100.00
\$40.00
\$20.00
\$40.00
\$20.00
\$100.00

Total Checks Amount \$1,310.00
Total Deposit \$1,310.00

Transaction #073 2000
03:29PM 03/04/26
Deposit Credit Date: 03/04/26

Thank you, JASMINE

Middle Village CDD

Breakdown of Revenues

3.4.26

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
01/00/00	\$ 1,310.00	\$ 1,179.00	\$ 131.00
Subtotal	\$ 1,310.00	\$ 1,179.00	\$ 131.00

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

Total Revenues	\$ 1,310.00	\$ 1,179.00	\$ 131.00
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Governmental Management Services, LLC

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

Invoice

Invoice #: 2561

Invoice Date: 12/29/25

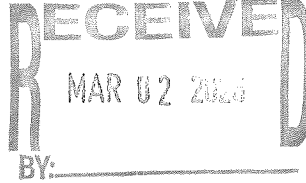
Due Date: 12/29/25

Case:

P.O. Number:

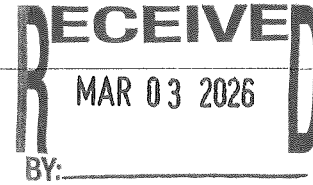
Bill To:

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



Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 12/24/25		459.00	459.00
Total			\$459.00
Payments/Credits			\$0.00
Balance Due			\$459.00

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - JASON CRAIG
Date: March 3, 2026 at 10:45 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 (FRIDAY) 4:00 P.M. to 12:00 A.M. (ET 6:00 P.M. TO 10:00 P.M.)
 - DATE OF VENUE – JANUARY 27, 2026
 - RESIDENT – **JASON CRAIG**
 - ADDRESS – 3437 PEBBLE SAND LANE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$500.00**
 - BOOKING FEE/DEPOSIT was via VISA (1317):
 - DATED: 2/9/26
 - APPROVAL CODE: 401426
 - AMOUNT: \$500.00

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

Thank you.

I will be out of the office February 23-26, 2026. Email is the best means of communication when 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.

MAKE CHECK PAYABLE TO:



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	3/1/2026	\$1,594.00

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

0000000002715900100000003516460000015940090

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

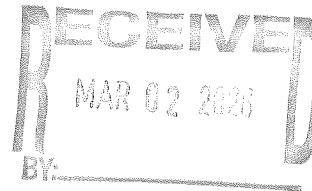
MIDDLE VILLAGE CDD	PLANTATION OAKS BLVD, ORANGE PARK, FL	ORANGE PARK, FL 3206
Invoice Due Date 3/11/2026	Invoice 351646B	PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3/1/2026	Water Management - Monthly		\$1594.00	\$0.00	\$1594.00

Code to:

Please remit payment for this month's invoice.

2-320-572-4680



Middle Village Lake Maintenance

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits	\$0.00
Adjustment	\$0.00

AMOUNT DUE

Total Account Balance including this invoice: \$1594.00

This Invoice Total: \$1594.00

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

Customer #: 711194
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



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

Invoice

Date
Invoice#

3/1/2026
131295634174

Terms	Net 20
Due Date	3/21/2026
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

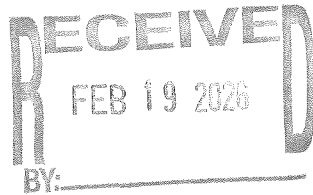
Subtotal \$4,400.97

Tax \$0.00

Total \$4,400.97

Amount Paid/Credit Applied \$0.00

Balance Due \$4,400.97



[Click Here to Pay Now](#)



131295634174

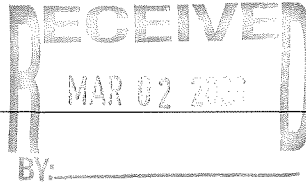


Security Development Group, LLC
 8130 Baymeadows Way W., Suite 302
 Jacksonville, FL 32256 USA
 kristen@sthreesecurity.com
 www.sthreesecurity.com

INVOICE

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

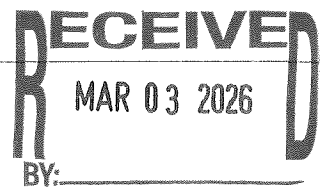
INVOICE # 11731
DATE 03/01/2026
DUE DATE 03/31/2026
TERMS End of the month



SERVICE MONTH
 March

ACTIVITY	QTY	RATE	AMOUNT
APPROVED			9,279.12T
Code to:			9,279.12
Middle Village Security			0.00
2-320-572-345			9,279.12
			\$9,279.12

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - VERNESSIA YOUNG-REEVES
Date: March 3, 2026 at 10:41 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 400 P.M. to 12:00 A.M. (ET 6:00 P.M. TO 10:00 P.M.)
 - DATE OF VENUE – JANUARY 28, 2026
 - RESIDENT – **VERNESSIA YOUNG-REEVES**
 - ADDRESS – 2687 MUNJACK COURT, **MIDDLEBURG, FL 32068**
 - AMOUNT OF REFUND - **\$500.00**
 - BOOKING FEE/DEPOSIT was via Wells Fargo:
 - DATED: 10/12/25
 - CHECK#: 1220
 - AMOUNT: \$500.00

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

Thank you.

I will be out of the office February 23-26, 2026. Email is the best means of communication when 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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Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 2578
Invoice Date: 3/1/26
Due Date: 3/1/26
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 - March 2026		31,206.75	31,206.75

RECEIVED
MAR 05 2026
BY: _____

Alison Moring
3-5-26

Total \$31,206.75

Payments/Credits \$0.00

Balance Due \$31,206.75

Governmental Management Services, LLC

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

Invoice

Invoice #: 2581

Invoice Date: 3/10/26

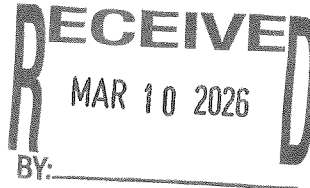
Due Date: 3/10/26

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 March 7, 2026 2-300-369.103	20.25	25.00	506.25

Total	\$506.25
Payments/Credits	\$0.00
Balance Due	\$506.25

3/10/26
[Signature]

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>
20.25	Facility Event Staff	\$ 25.00	\$ 506.25

Covers Period End: March 7, 2026

Amenities Revenue # 2.300.369.103

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

Invoice

Invoice #: 379
Invoice Date: 3/1/2026
Due Date: 3/1/2026
Case:
P.O. Number:

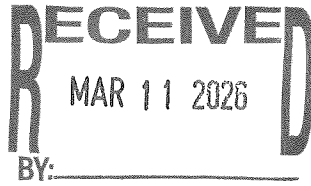
Bill To:
Middle Village CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

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

RECEIVED
MAR 05 2026
BY: _____

Alison Morsing
3-5-26

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



Invoice

Invoice #: 27174

Date: 03/02/26

Customer PO:

DUE DATE: 04/01/2026

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

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

AMOUNT

\$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

Code to:

2-320-572-462

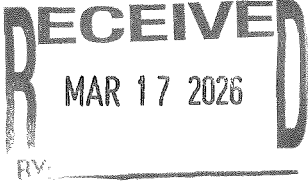
Middle Village Landscape Maintenance

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

Invoice

Invoice #: 2584
Invoice Date: 3/12/26
Due Date: 3/12/26
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 February 1 - February 28, 2026 (Tennis) <i>Tennis Ct. Maint. 2.330.572.3440</i>	24	40.00	960.00
 <i>Alison Mossing 3-17-26</i>			

Total	\$960.00
Payments/Credits	\$0.00
Balance Due	\$960.00

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

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

TOTAL

24

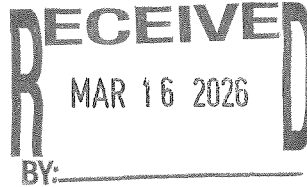
Clean and sweep tennis courts.A18:A19

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

Invoice

Invoice #: 2582
 Invoice Date: 3/12/26
 Due Date: 3/12/26
 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 February 1 - February 28, 2026	478.9	40.00	19,156.00
Facility Maintenance Mileage February 1 - February 28, 2026	101	0.445	44.95
Code to:			
Middle Village Facility Maintenance			
2.320.572.466 - (\$5,549.90)			
Middle Village Facility Maint. Contingency			
2.330.572.622 - (\$512.65)			
Middle Village Common Area Maint			
2.320.572.46500 - (\$6,862.49)			
Middle Village Lighting repairs			
2.320.572.46630- (\$662.60)			
Middle Village Tennis Court Maint.			
2.330.572.344 - (\$5,613.31)			

Total	\$19,200.95
Payments/Credits	\$0.00
Balance Due	\$19,200.95

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/2/26	5.72	T.C.	Worked on shower and ordered parts to replace shower, shower on pool deck frozen and cracked removed, painted columns and baseboards upstairs in grand banquet room, picked up supplies
2/2/26	7.85	B.G.	Cleaning and polishing restrooms
2/2/26	7.92	C.W.	Painting grand banquet pillars interior, watered plants and did pool inspection, checked for busted pipes
2/2/26	7.88	A.M.	Removed debris from all common areas
2/2/26	3.02	J.S.	Additional court maintenance
2/3/26	8.05	T.C.	Painted columns and touched up walls and trim in grand banquet room
2/3/26	3.12	B.G.	Cleaning and polishing restrooms
2/3/26	8	J.K.	Tapped and prepped for painting in grand banquet, painted columns, doors and walls white in grand banquet, cleaned up tools and debris
2/3/26	8.02	C.W.	Painting in grand banquet room
2/3/26	5.05	J.S.	Additional court maintenance
2/3/26	3.7	J.M.	Additional court maintenance
2/4/26	6.52	T.C.	Painted walls in grand banquet room
2/4/26	7.83	J.K.	Prep and tape off chair rail in grand banquet, paint and touch up paint grand banquet, cleaned up tools, cleaned up debris
2/4/26	4.01	C.W.	Painting in grand banquet room
2/4/26	7.72	A.M.	Removed debris from all common areas
2/4/26	3	J.S.	Additional court maintenance
2/4/26	2	J.M.	Additional court maintenance
2/5/26	8.45	T.C.	Touch up paint in grand banquet room, painted bathrooms in grand banquet room, removed old mirrors and replaced with new mirrors
2/5/26	8.03	J.K.	Prep and taped grand banquet bathrooms, paint in bathrooms and main room, changed out mirrors in bathrooms, cleaned up debris and tools
2/5/26	8.02	C.W.	Painted men's bathroom and touch up grand banquet, changed out mirrors in all upstairs bathrooms
2/5/26	5.08	J.S.	Additional court maintenance
2/5/26	2	J.M.	Additional court maintenance
2/6/26	8.42	T.C.	Finished up painting upstairs, replaced broken transition strip, cleaned up storage closet, started framing up storage container for televisions upstairs
2/6/26	8	J.K.	Replaced transition strip and trace on floor in grand banquet, finished painting bathrooms and doors, cleaned out and re-organized closet upstairs, restocked bathroom upstairs, build frame for storage box for television, cleaned up tools and debris
2/6/26	7.82	C.W.	Finished grand banquet painting, started to build area for televisions, fixed trim upstairs
2/6/26	7.8	A.M.	Removed debris from all common areas
2/6/26	3.47	J.S.	Additional court maintenance
2/7/26	2.05	J.M.	Additional court maintenance
2/8/26	3.97	J.M.	Additional court maintenance
2/9/26	1	J.K.	Set up for meeting
2/9/26	7.78	A.M.	Removed debris from all common areas
2/9/26	3.22	J.S.	Additional court maintenance
2/9/26	2.2	J.M.	Additional court maintenance
2/10/26	3.15	T.C.	Worked on storage container for televisions for grand banquet room, picked up supplies
2/10/26	5	J.S.	Additional court maintenance
2/11/26	4.09	T.C.	Worked on storage container for televisions for grand banquet room, picked up supplies
2/11/26	7.87	A.M.	Removed debris from all common areas
2/11/26	3.03	J.S.	Additional court maintenance
2/12/26	3.95	T.C.	Worked on storage container building doors for storage container, built frame for desk in fitness center, set up CDD meeting, picked up supplies
2/12/26	5.17	J.S.	Additional court maintenance
2/12/26	2.52	J.M.	Additional court maintenance
2/13/26	4.06	T.C.	Worked on storage container for televisions, worked on new countertop for fitness center
2/13/26	3.73	J.K.	Worked on counter for fitness center, water and moved plants into sun
2/13/26	2	C.W.	Prepping putting up table in gym
2/13/26	7.75	A.M.	Removed debris from all common areas
2/13/26	3	J.S.	Additional court maintenance
2/14/26	1.98	J.M.	Additional court maintenance
2/15/26	2.18	J.M.	Additional court maintenance
2/16/26	4.35	T.C.	Installed new desk top in fitness center office, removed old desk from fitness center office, installed storage container upstairs for televisions, picked up supplies
2/16/26	3	J.K.	Took out old desk and put in new one for fitness center, put in storage box in grand banquet

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			room closet and attached to wall
2/16/26	3	C.W.	Put legs on table in gym, installed area for televisions
2/16/26	8.13	A.M.	Removed debris from all common areas
2/16/26	3.57	J.S.	Additional court maintenance
2/16/26	2.05	J.M.	Additional court maintenance
2/17/26	3.03	J.K.	Set up for meeting, emptied out cans in shop, put away televisions into storage box
2/17/26	3.97	C.W.	Removed debris from all common areas, set up meeting
2/17/26	5.3	J.S.	Additional court maintenance
2/18/26	1	J.K.	Set up meeting, replaced paper towel dispenser
2/18/26	2	C.W.	Set up meeting, moved old chairs, fixed paper towel dispenser
2/18/26	7.33	A.M.	Removed debris from all common areas
2/18/26	3.1	J.S.	Additional court maintenance
2/19/26	5	J.K.	Rake out mulch around islands on pool deck, moved television storage and rearrange closet to fit, cleaned up debris and put tools away
2/19/26	3.99	C.W.	Moved television box upstairs, raked pool deck mulch and bagged
2/19/26	5	J.S.	Additional court maintenance
2/19/26	2	J.M.	Additional court maintenance
2/20/26	3	J.K.	Put away meeting, finished raking mulch and prepped for rubber mulch
2/20/26	3	C.W.	Took down meeting, removed debris from shop, finished raking back mulch around pool deck
2/20/26	7.88	A.M.	Removed debris from all common areas
2/20/26	3.05	J.S.	Additional court maintenance
2/21/26	2.55	J.M.	Additional court maintenance
2/22/26	2.1	J.M.	Additional court maintenance
2/23/26	6.82	J.K.	Break down and dispose of old deck, cleaned up shop and took out trash, moved plants back into guard shack, cut up vegetation and raked out from back of shop
2/23/26	4.08	C.W.	Cleaned out debris from dry pond, clearing out brush and weeds
2/23/26	7.87	A.M.	Removed debris from all common areas
2/23/26	3.07	J.S.	Additional court maintenance
2/23/26	3	J.M.	Additional court maintenance
2/24/26	8	T.C.	Cleaned out retention ponds by tennis area and back of shop, picked up supplies
2/24/26	7.95	J.K.	Cut down vegetation in front of shop and disposed of debris, took legs off of mailboxes in trailer, blew leaves off driveway by shop, raked out debris from ditch and pond
2/24/26	8	C.W.	Raking debris out of dry ponds, dug trenches for pond drain, threw out debris
2/24/26	5.05	J.S.	Additional court maintenance
2/25/26	7.88	T.C.	Worked on gazebo repairs, removed security camera and wiring to access boards, removed and replaced eight by eight post, took down twenty four boards from top to removed post, picked up supplies
2/25/26	4.68	J.K.	Worked on installing replacement post on pool deck, fix fence and pavers, cleaned debris and tools
2/25/26	7.98	C.W.	Replaced fence on pool deck, put in new anchors for post, detached trusses on gazebo on pool deck
2/25/26	7.82	A.M.	Removed debris from all common areas
2/25/26	3.18	J.S.	Additional court maintenance
2/26/26	8.08	T.C.	Worked on gazebo, removed rotten eight by eight post, removed twenty foot top boards, installed trim on desk in fitness center office
2/26/26	8	J.K.	Took out rotten post and put cover back up to block, put up trim in fitness center, took down all trusses on next section to get out post, take plants out of guard shack
2/26/26	4.01	C.W.	Assisted with work on the gazebo
2/26/26	5.07	J.S.	Additional court maintenance
2/26/26	2.32	J.M.	Additional court maintenance
2/27/26	7.92	T.C.	Worked on gazebo, removed rotten eight by eight post, removed top boards, stacked board up by shop, caulk trim on new desk in fitness center, preparing to paint, picked up supplies
2/27/26	7.93	J.K.	Took out rotten post and put cover back up to block, moved all trusses that were taken down to shop, blew out guard shack and pool deck, cleaned up tools and debris, watered plants, cleaned off shop tables
2/27/26	7.85	A.M.	Removed debris from all common areas
2/27/26	3.4	J.S.	Additional court maintenance
2/27/26	2.32	J.M.	Additional court maintenance
2/28/26	3.02	J.M.	Additional court maintenance

TOTAL 478.9

MILES 101

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

RECEIVED
MAR 24 2026
BY: _____

**Middle Village
COMMUNITY DEVELOPMENT DISTRICT**

Rec Fund

Check Request

Date	Amount	Authorized By
March 24, 2026	\$1,800.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72

Date Check Needed:

Budget Category:

ASAP	002-320-57200-34510
------	---------------------

Intended Use of Funds Requested:

1/16/26 - 1/29/26 Reimb for Security Services
<i>(Attach supporting documentation for request.)</i>

Middle Village
COMMUNITY DEVELOPMENT DISTRICT

Rec Fund

Check Request

RECEIVED
MAR 24 2026
BY: _____

Date	Amount	Authorized By
March 24, 2026	\$900.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72

Date Check Needed:

Budget Category:

ASAP | 002-320-57200-34510

Intended Use of Funds Requested:

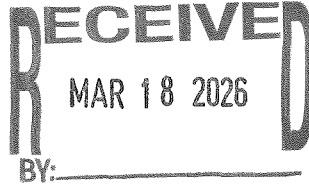
1/30/26 - 2/12/26 Reimb for Security Services
(Attach supporting documentation for request.)

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

Invoice

Invoice #: 2585
Invoice Date: 3/18/26
Due Date: 3/18/26
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 3/12/26		1,845.55	1,845.55
Total			\$1,845.55
Payments/Credits			\$0.00
Balance Due			\$1,845.55

Wells Fargo Bank
Transaction Receipt

Branch #0066070 01 Deposit

Account Number XXXXXXXXXXX4262
CHK 00182

Number of Checks 3
Check Listing

\$1,970.61
\$60.00
\$20.00

Total Checks Amount \$2,050.61
Total Deposit \$2,050.61

Transaction #010 2016
10:35AM 03/12/26
Deposit Credit Date: 03/12/26

Thank you, SARA

Middle Village CDD

Breakdown of Revenues

3.12.26

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
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01/00/00	\$ 2,050.61	\$ 1,845.55	\$ 205.06
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Subtotal	\$ 2,050.61	\$ 1,845.55	\$ 205.06
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Date	League Fees	GMS 20%	Middle Village CDD 80%
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	\$ -	\$ -	\$ -
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Subtotal	\$ -	\$ -	\$ -
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Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
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January 0, 1900	\$ -	\$ -	\$ -
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Subtotal	\$ -	\$ -	\$ -
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Date	League Fees	GMS 0%	Middle Village CDD 100%
	Pro Shop		

1/0/00		\$ -	\$ -
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Subtotal	\$0	\$0	\$ -
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Total Revenues	\$ 2,050.61	\$ 1,845.55	\$ 205.06
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Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 2586
Invoice Date: 3/24/26
Due Date: 3/24/26
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 March 21, 2026 <i>2.300.369.103</i>	19	25.00	475.00

Total \$475.00

Payments/Credits \$0.00

Balance Due \$475.00

RECEIVED *3/25/26*
MAR 25 2026
BY: *Car*

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

Middle Village CDD

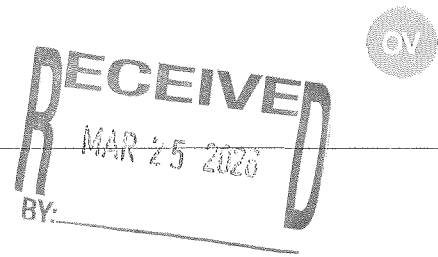
Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
19	Facility Event Staff	\$ 25.00	\$ 475.00

Covers Period End: March 21, 2026

Amenities Revenue # 2.300.369.103

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - LEXUS ROBINSON
Date: March 25, 2026 at 3:57 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@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 8:00 P.M. (ET 2:00 P.M. TO 6:00 P.M.)
 - DATE OF VENUE – MARCH 21, 2026
 - RESIDENT – **LEXUS ROBINSON**
 - ADDRESS – 3541 HAWTHORN WAY, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$500.00**
 - BOOKING FEE/DEPOSIT was via VISA (1011):
 - DATED: 1/27/26
 - APPROVAL CODE: 08972D
 - AMOUNT: \$500.00

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

Thank you.

I will be out of the office March 27-30, 2026. Email is the best means of communication when 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.

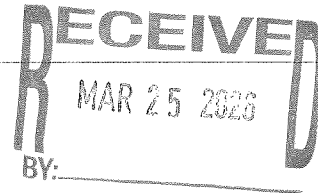
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

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.

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - TAMARA WATERS
Date: March 25, 2026 at 3:53 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 8:00 P.M. (ET 2:00 P.M. TO 6:00 P.M.)
 - DATE OF VENUE – MARCH 22, 2026
 - RESIDENT – **TAMARA WATERS**
 - ADDRESS – 573 OAKLEAF PLANTATION PKWY #1034, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$500.00**
 - BOOKING FEE/DEPOSIT was via VISA (9607):
 - DATED: 2/9/26
 - APPROVAL CODE: 029912
 - AMOUNT: \$500.00

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

Thank you.

I will be out of the office March 27-30, 2026. Email is the best means of communication when 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.



ACCOUNT NO.	REFERENCE NO.	VOLUME CORRECTED TO 60°F
1-13295	015936	0450

DELIVERY DATE	POST NUMBER
3/20/26	JN1078
PCT. FULL	SALESMAN
40-80	Kyle

MIDDLE VILLAGE COMM DIST
BRING BILL TO WPG OFFICE
853 OAKLEAF PLNT PKWY
ORANGE PARK, FL 32065

QUANTITY/GALS	PRICE	AMOUNT	
858.9	47	2,980	38
SALES TAX			
CASH <input type="checkbox"/>			
EXCISE TAX			
CHARGE <input type="checkbox"/>			
SPECIAL TRIP CHG.			
SHORT DEL CHG.			
AMOUNT DUE		\$	2,980.38

THIS IS YOUR INVOICE
DUE AND PAYABLE - 10 DAYS

* * * * *

THIRTY (30) DAYS AFTER DELIVERY ANY
UNPAID PORTION OF "CHARGE" SALES
ARE SUBJECT TO A FINANCE CHARGE of
1 1/2% MINIMUM 50¢ - ANNUAL RATE 18%

* * * * *

In case of default, Purchaser agrees to pay all
reasonable costs of collection and attorney
fees, not to exceed 15% of the unpaid debt.

WILFORD PROPANE GAS CO., INC.

706 Kingsley Ave.
Orange Park, FL 32073
(904) 264-2311

X _____
RECEIVED BY

FLAMMABLE GAS - SAFETY MESSAGES ON BACK

Code to:

02-330-572-4350

RECEIVED
MAR 23 2026
BY: _____

Middle Village Lap Pool Gas/Heat

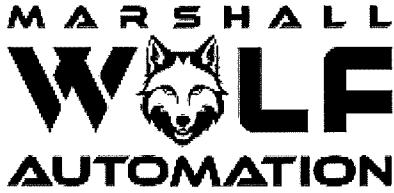
\$2,980.38

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00112	3/02/26	S26-2459 FRN0047C2S-2U	202603	600	53800	64000		MARSHALL WOLF AUTOMATION INC	*	830.50	830.50	000911
3/06/26	00050	2/25/26	27010 DEAD OAK REMOVAL	202602	600	53800	64000		VERDEGO LLC	*	556.50	556.50	000912
3/13/26	00089	3/05/26	434961 PASS CORP EDIT LICENSE	202603	600	53800	64000		ATLANTIC SECURITY	*	3,037.50	3,037.50	000913
3/13/26	00084	3/05/26	CS223605 POOL SUPPLIES	202603	600	53800	64000		SCP DISTRIBUTORS LLC	*	2,418.95	2,418.95	000914
3/20/26	00104	3/09/26	3336 SAND DESIGN - POOL FILTER	202603	600	53800	64000		BLUE SOLUTIONS INC	*	8,890.00	8,890.00	000915
3/20/26	00009	3/12/26	2583 MAINTENANCE SUPPLIES	202603	600	53800	64000		GOVERNMENTAL MANAGEMENT SERVICES	*	1,160.28	1,160.28	000916
3/20/26	00120	2/25/26	92463172 JANITORIAL SUPPLIES	202602	600	53800	64000		HD SUPPLY INC	*	1,176.65	1,176.65	000917
3/20/26	00050	3/12/26	27435 INSTALL VALVE	202602	600	53800	64000		VERDEGO LLC	*	1,855.00	1,855.00	000918
3/27/26	00114	3/18/26	00529-01 POOL SUPPLIES	202603	600	53800	64000		LESLIE'S POOLMART INC	*	475.99	475.99	000919
3/27/26	00084	3/18/26	CS224402 POOL SUPPLIES	202603	600	53800	64000		SCP DISTRIBUTORS LLC	*	180.71	180.71	000920
3/27/26	00050	3/20/26	27523 STORM CLEANUP-DOWN TREES	202603	600	53800	64000		VERDEGO LLC	*	2,875.00	2,875.00	000921
3/27/26	00026	3/10/26	173870 2 50LB BAGS	202603	600	53800	64000		10-S TENNIS SUPPLY	*	1,726.00	1,726.00	000922
TOTAL FOR BANK C											25,183.08		

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						25,183.08	

MVIL MIDDLE VILLAGE OKUZMUK



wolfautomation.com
 (847) 658-8130
 210 Dowdle Street, Suite 1
 Algonquin, IL 60102

Sales Order

#S26-245980

3/2/2026

Bill To

Jay Soriano
 475 W Town Pl
 Saint Augustine Florida 32092
 United States

Ship To

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

Total

\$1,661.00

Customer PO#
156967

Sales Person
E47 Web

Account Rep

Customer Service Rep
Stephanie

Customer Contact

Customer Phone
(904) 342-1441

Terms

Shipping Method
Free Shipping

Quantity	Item	Customer Part #	Confirmed Ship Date	Unit Price	Item Total
2	FRN0047C2S-2U VFD, 15hp, 47 Amp (47A), 230V, 3 Phase, Compact Micro Drive, Easy To Use, IP20 UL Open Type, 10.24 x 8.66 x 7.48" (HWD), Constant Torque (CT) Rated, FRENIC-Mini Series Alternate Part# Frenic-Mini (C2) Compact 2nd Generation		3/2/2026	\$721.50	\$1,443.00
2	Extend Protection Plan Alternate Part#		3/2/2026	\$109.00	\$218.00

Code to: 50/50 split

Double Branch Repair and Replacement

034.600.538.621

Middle Village Repair and Replacements

34-600-538-64000

Subtotal	\$1,661.00
Tax Total (%)	\$0.00
Shipping	\$0.00
Total	\$1,661.00

\$830.50





Invoice

Invoice #: 27010

Date: 02/25/26

Customer PO:

DUE DATE: 03/27/2026

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

AMOUNT

#26483 - Dead Oak removal near Whitfield entry across from school

Recommending removal of Oak tree along sidewalk near Whitfield entry and across from the Jr. High school.

Landscape Enhancement

\$556.50

Sub: Tree work (Sub)

1.00 \$556.50 \$556.50

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$556.50

Please See Our
Updated Remittance
Information

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

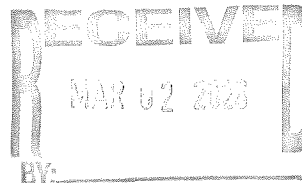
ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

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

Code to:

Middle Village Repair and Replacements

34-600-538-64000





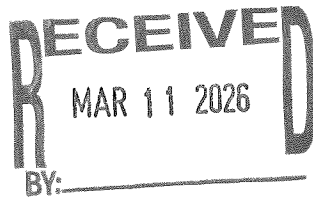
Atlantic Companies, Inc.
 Tel. 904-743-8444
 www.smarthome.biz
 sales@smarthome.biz

Oakleaf Plantation
 370 Oakleaf Village Parkway
 Orange Park FL 32065

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/02/2026	\$6,075.00	03/05/2026

INVOICE NO. 434961

Site: 370 Oakleaf Village Parkway
 Orange Park
Site Address: 370 Oakleaf Village Parkway
 Orange Park FL 32065
Job No.: 91716
Job Name: KANTECH SOFTWARE
 INSTALLATION
Order No.:



Description

Quote to Install Kantech Software Verify what software token we need to order.

*** PRICES ARE SUBJECT TO CHANGE BASED ON PART AVAILABILTY & HOURS OF LABOR**

Service - Security

Item	Quantity	Unit Price	Total
Entrapass Corporate Edition Option License, V3.xx and Higher	1.00	\$5,850.00	\$5,850.00
Service commercial	6.00 hrs	\$150.00	\$900.00
		Discount	\$-675.00
		Sub-Total ex Tax	\$6,075.00
		Tax	\$0.00
		Total	\$6,075.00

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.

Incl. Discount	\$-675.00
Sub-Total ex Tax	\$6,075.00
Tax	\$0.00
Total inc Tax	\$6,075.00
Amount Applied	\$0.00
Balance Due	\$6,075.00

\$3,037.50

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

Terms and Conditions

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

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

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

Seller/Atlantic Companies extends to Purchasers warranties for equipment not made by us granted us by manufacturers of such equipment used in Seller home systems. Seller will return this equipment to the original manufacturer for fulfillment of their warranty obligations.

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

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

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

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

Distributed by Atlantic Companies
1714 Cesary Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

(b) The uncertainty of the response time of any police department, fire department, paramedic unit, patrol service or other such services or entities should such department or entity be dispatched as a result of a signal being received or an audible device sounding;

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

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

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

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

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

6. **CENTRAL STATION SERVICES** - Central station services consist of the receipt, analysis and response (dispatch of proper authorities) to signals from system installed under this Agreement. Such services are initiated upon final payment for installation and pre-payment of service charges. All services may be discontinued anytime charges are unpaid or system is abused. Notice by certified or registered letter to billing address shall be deemed sufficient notice of discontinuation and shall be deemed effective for all purposes upon mailing and not receipt.

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

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

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

furnish any necessary telephone or internet services or telephone lines at Purchaser's own expense.

The charge for the installation and continuation of this service shall be billed to the account of the Purchaser and will appear on his regular telephone or internet billing.

8. **TESTING** - It is the responsibility of the Purchaser to test the system for proper operations periodically but not less than monthly. Purchaser shall follow all instructions and procedures which Seller may prescribe for the operation and maintenance of the system.

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

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

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

11. **NOTICE TO PURCHASER** - Under the Mechanic's Lien Law, any person who helps to improve your property and is not paid has the right to enforce his claim against your property. Under law, you may protect yourself against such claims either by filing with the Court a 'No Lien Agreement' or a payment bond depending upon the law of the state where your property is located.

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

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

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

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

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

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

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

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



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

INVOICE

EMERGENCY RESPONSE #
1-800-424-9300

INVOICE #	CS223605
ORDER #	CS232654
DATE	03/05/26
PAGE	1 of 1



BILL TO

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

SHIP TO

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

CUSTOMER P/O NUMBER	SHIP VIA WILL CALL PICKUP	WRITTEN BY LARRY HORNE(194)	ORDER DATE 02/27/26
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 04/04/26
JOB / SHIP-TO NAME MIDDLE VILLAGE CDD	PURCHASING AGENT	CONTACT JAY SORIANO	PHONE 904-342-1441

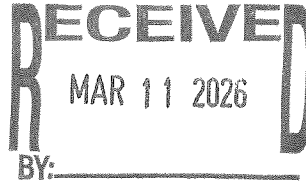
LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHQ-QTY	B/O	PRICE	EXTENSION
1	SPG-051-0141		FC-9750 17.5"x24" ANTHONY RECTANGULAR DE FILTER GRID	EA	100	100	100	0	23.53	2353.00

P-CS055160-1 ALT-FG-2417

Code to:

Middle Village Repair and Replacements

34-600-538-64000



___ PLACARDS SUPPLIED-YES ___ NO ___ REFUSED ___

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
2,353.00	0.00	0.00	0.00	65.95	0.00	0.00	0.00	2,418.95

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

SIGNATURE: LARRY HORNE(194)

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

SIGNATURE: _____

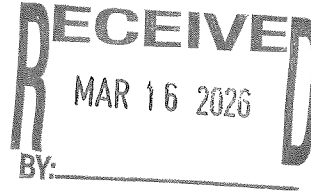
RECEIVED BY: _____

Cust#: 277685 Cust Name: MIDDLE VILLAGE CDD
 Inv#: CS223605 Invoice Date: 03/05/26 Invoice Amount: \$2,418.95

Remit To:
 SCP DISTRIBUTORS LLC
 PO BOX 530653
 ATLANTA, GA 30353-0653

Blue Solutions Inc
2343 Conciliation Ln
Green Cove Springs, FL
32043-9472 USA
+19045802210
Blue_Solutions@comcast.net
www.bluesolutionspools.com

Invoice



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3336	03/09/2026	\$8,890.00	03/09/2026	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
Sales Sand designed for pool filters	1	3,990.00	3,990.00
Labor Labor and vacuum for sand filters	1	4,900.00	4,900.00

BALANCE DUE

\$8,890.00

Pay invoice

Code to:

Middle Village Repair and Replacements

34-600-538-64000

MAINTENANCE BILLABLE PURCHASES

Period Ending 3/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MV				
MIDDLE VILLAGE				
OAKLEAF	2/6/26	2x4x96" Premium White Wood Stud (10)	45.77	T.C.
	2/6/26	4x4-8 Premium Wood (2)	43.98	T.C.
	2/10/26	4x8 Plywood (3)	146.18	T.C.
	2/10/26	1-5/8 Ext Screws 5lb	34.47	T.C.
	2/11/26	Pocket Hole Screw Starter Set	13.20	T.C.
	2/11/26	Fuze It Gray	10.33	T.C.
	2/11/26	Dawn Dish Soap	2.00	T.C.
	2/11/26	Pine Sol	8.61	T.C.
	2/12/26	Corner Brace (6)	21.87	T.C.
	2/12/26	T-Hinge (2)	12.58	T.C.
	2/12/26	Safety Staple Adj 4/5"	7.59	T.C.
	2/12/26	2x4-96 Premium White Wood (4)	17.71	T.C.
	2/12/26	4x8 1/2 Plywood	47.44	T.C.
	2/16/26	12x12 Microfiber Roll	5.74	T.C.
	2/16/26	BLK Nitrile Gloves 20ct	7.46	T.C.
	2/16/26	4x3/8 Shedless Knit 3pk	6.52	T.C.
	2/16/26	Helix Paint Mixer	4.01	T.C.
	2/16/26	Flat Basic Brushes	11.44	T.C.
	2/16/26	1Qt Mixing Containers	6.27	T.C.
	2/16/26	6" Long Nose Pliers	2.86	T.C.
	2/16/26	3/16x3 Toggle Bolt 15pc	10.73	T.C.
	2/16/26	Pelican Liner Package	2.74	T.C.
	2/16/26	Bleach	7.45	T.C.
	2/16/26	Pine Sol	25.84	T.C.
	2/16/26	#14-16x1-1/2 Plastic Anchor 5pc	3.77	T.C.
	2/16/26	1/4x3 Hex Bolt	1.76	T.C.
	2/16/26	1/4x2-1/2 Hex Bolt (3)	4.42	T.C.
	2/19/26	Dewalt Clamp Jack	68.43	J.S.
	2/24/26	Blaster Dry Lube	9.18	T.C.
	2/24/26	Damprid Refillable	4.35	T.C.
	2/24/26	Damprid Refills Fresh Scent	5.73	T.C.
	2/24/26	Trufuel 50:1	13.79	T.C.
	2/24/26	Damprid Refills Lav Vanilla	5.73	T.C.
	2/25/26	9/16x3-1/4 Baseboard Trim (15)	29.15	T.C.
	2/27/26	Caulk Gun	5.74	T.C.
	2/27/26	Ultra White Caulk (2)	18.35	T.C.
	2/27/26	Terry Towels 10ct	7.46	T.C.
	2/27/26	Gas for Equipment	75.00	T.C.
	3/3/26	100W Low Voltage Multi Tap Transformer	88.54	J.S.
	3/3/26	NDS 2FT Drain Grates (10)	104.88	J.S.
	3/3/26	200' Wire Lighting Cable	150.65	T.C.
	3/3/26	BLK Nitrile Gloves 40ct	14.93	T.C.
	3/3/26	Pine Sol	25.84	T.C.
	3/4/26	HVY DTY Scotch Tape	8.61	T.C.
	3/4/26	#8x5/8 Hex Screw 50ct	5.74	T.C.
	3/4/26	48 MM Frog Tape	5.45	T.C.
		TOTAL	<u>\$1,160.28</u>	

Repair & Replacement

Sign up to pay online or go paperless
Visit: <http://hdsupplyfacilities.billtrust.com>
Login Token: GKV PWP KPZ

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.

Page 1 of 3

Credit/Account Information
800/798-8888, FAX 800/830-4930
Orders/Product Information
800/431-3000, FAX 800/850-8889

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: 59-2418852

Invoice Date	Invoice Number
02/25/2026	9246317222

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
14368430	LISA CARTER		W235395553	LNC2132026

split between both districts 50/50 (DB & MV)
Ship To:

DOUBLE BRANCH COMM DEV DIST
370 OAKLEAF VILLAGE PKWY
ORANGE PARK FL 32065-4259

DOUBLE BRANCH COMM DEV DIST
LISA CARTER
370 OAKLEAF VILLAGE PKWY
ORANGE PARK FL 32065-4259

(DB) 2,320,572.63100

(MV) 34,600.538.64000

Stock Number	Description	GL Account	Ordered	Shipped	Unit Price	Unit	Extension
248253	Virgin 1/2 Fold Toilet Covers 20/Cs-CN	5677	1	1	21.21	CA	21.21
308676	Renown Eco Nitr Mtlld Tvl 250 18/Cs-US	5677	5	5	29.58	CA	147.90
275226	24 Oz. Ctn Blend Wet Mop 1/3-US	5690	6	6	11.11	CA	66.66
217545	Cn Lnr 40-45Gal 12Mic Nitr 40X40" 250/Cs-US	5677	5	5	40.44	CA	202.20
263048	7.5" Cbrc Hrd 1" 11 Nt Wte 800 Ft 6/Cs-US	5677	5	5	64.71	CA	323.56
275740	Wave 3d Manigo Urinal Scrn Man 10/Pkg-US	5677	1	1	23.56	PK	23.56
331426	Renown 36"x5" White Lig Blended Dust Mop-CN	5690	3	3	2.35	EA	7.05
217419	CnLnr 7-10Gal 6Mc HghtDnsly 24X24" 1000/Cs-US	5677	1	1	27.03	CA	27.03
243168	Renown G-Pull Wipes 6x10 2/Cs-US	5677	20	20	38.32	CA	766.40
211445	PCR Lnr 600. 1.5 MI Lw Bk 38X38 100/Cs-US	5677	8	8	52.78	CA	422.24
184301	OptCre 2Ply Tr Ppr Wte 865 Sheets 30/Cs-US	5677	5	5	68.10	CA	340.50

Country of Origin Code(s)

CN - China
US - USA

RECEIVED
MAR 13 2026

BY:

Ready to go paperless? Visit hdsupplyfacilities.com and click on Electronic Invoicing. Be sure to add hdsbillingdocs@hdsupply.com to your address book or safe list!

Ship Date	Sub Total
	2,353.30
Pkg Count	Sales Tax
0	0.00
Weight	Freight
888.88 LB	0.00
	TOTAL
	2,353.30

\$1,176.65

Question? Call Abby Langley at 800-798-8888 or email Abby.Langley@hdsupply.com

Continued...



Invoice Number: 9246317222
Amount Due: 2,353.30
Date Due: 03/27/2026

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 amount due, please check and explain on back.

Thank you for your order.

Mail To:

14368430
DOUBLE BRANCH COMM DEV DIST
370 OAKLEAF VILLAGE PKWY
ORANGE PARK FL 32065-4259

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

Sign up to pay online or go paperless
 Visit: <http://hdsupplyfacilities.billtrust.com>
 Login Token: GKV PWP KPZ

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.

Page 2 of 3

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 52-2418852

Invoice Date	Invoice Number
02/25/2026	9246317222

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
14368430	LISA CARTER		W235395533	LNC2132026

Ship To:

DOUBLE BRANCH COMM DEV DIST
 370 OAKLEAF VILLAGE PKWY
 ORANGE PARK FL 32065-4259

DOUBLE BRANCH COMM DEV DIST
 LISA CARTER
 370 OAKLEAF VILLAGE PKWY
 ORANGE PARK FL 32065-4259

Stock Number	Description	GL Account	Ordered	Shipped	Unit Price	Unit	Extension

Ship Date	Sub Total
	2,353.30
Pkg Count	Sales Tax
0	0.00
Weight	Freight
990.68 LB	0.00
	TOTAL
	2,353.30

Ready to go paperless? Visit hdsupplysolutions.com and click on Electronic Invoicing. Be sure to add hdabillingdocs@hdsupply.com to your address book or safe list!

Question? Call Abby Langley at 800-735-8888 or email Abby.Langley@hdsupply.com

Continued...

Sign up to pay online or go paperless
 Visit: <http://hdsupplyfacilities.billtrust.com>
 Login Token: GKV PWP KPZ

GL Summary



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.

Page 3 of 3

Credit/Account Information
 800/798-8888, FAX 800/930-4930
Orders/Product Information
 800/431-3000, FAX 800/859-8869

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

HDS Supply Facilities Maintenance, Ltd. Federal ID 52-2418822

Invoice Date	Invoice Number
02/25/2026	9246317222

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
14365430	LISA CARTER		W236396633	LNC2132026

Ship To:

DOUBLE BRANCH COMM DEV DIST
 370 OAKLEAF VILLAGE PKWY
 ORANGE PARK FL 32065-4259

DOUBLE BRANCH COMM DEV DIST
 LISA CARTER
 370 OAKLEAF VILLAGE PKWY
 ORANGE PARK FL 32065-4259

GL Account	Description	Item Amount	Tax	Freight	Net Amount
5677	Paper Product	2,279.59	0.00	0.00	2,279.59
5690	Cleaning Tools	73.71	0.00	0.00	73.71

Ship Date	Ship Total
	2,353.30
Pkg Count	Sales Tax
0	0.00
Weight	Freight
893.68 LB	0.00
TOTAL	
2,353.30	

This is a summary page for your convenience.

Note: Our enhanced G/L category summary now includes allocation of taxes and freight charges, if applicable.



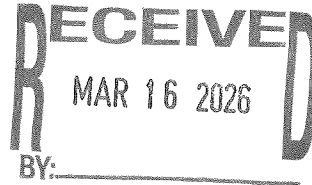
Invoice

Invoice #: 27435

Date: 03/12/26

Customer PO:

DUE DATE: 04/11/2026



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

#26534 - New Valve Install February 2026

There are 2 valves missing on Oakleaf Plantation Pky, in front of Ladybird Academy.

This proposal is to install 2 new valves and reconnect the existing zone lines.

All labor and material needed to complete the work is reflected in this proposal

AMOUNT

Code to:

Middle Village Irrigation Repairs

02-330-572-43400



<i>Landscape Enhancement</i>				<i>\$1,855.00</i>
Irrigation Labor (Labor)	8.00	\$60.00	\$480.00	
12" valve box (Material)	2.00	\$60.00	\$120.00	
2" RB PGA Valve (Material)	2.00	\$250.00	\$500.00	
Hunter ICD 100 Decoder (Material)	2.00	\$300.00	\$600.00	
misc pipe and parts (Material)	1.00	\$155.00	\$155.00	

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE \$1,855.00

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



INVOICE	
Invoice Date	03/18/2026
Invoice Number	00529-01-106501
Due Date	04/17/2026

REMIT TO: LESLIE'S POOLMART, INC.
 PO BOX 501162
 Saint Louis, MO 63150-1162
 (602) 366-3789



SOLD TO:
 Customer Number S05700030994433
 Double Branch Community Dev

 370 OAKLEAF VILLAGE PKWY
 ORANGE PARK, FL 32065-4259
 ATTENTION: ACCOUNTS PAYABLE

SHIP TO:
 Customer Number S05700030994433
 Double Branch Community Dev

 370 OAKLEAF VILLAGE PKWY
 ORANGE PARK, FL 32065-4259
 ATTENTION: ACCOUNTS PAYABLE

TRANS#	REG#	CUSTOMER PO#	SALESPERSON	STORE#
106501	1		Matthew L	529 ORANGE PARK, FL #529

Line	Trans Type	Item	Description	QTY	Price	Sales Tax	Extended Amount
001	SALE	18809	100LB POWER POWDER PRO NB	1	\$475.99	\$0.00	\$475.99
002	SALE	18809	100LB POWER POWDER PRO NB	1	\$475.99	\$0.00	\$475.99

SUB TOTAL:	\$951.98
SALES TAX:	\$0.00
TOTAL:	\$951.98
REGISTER PAID AMOUNT:	\$0.00
A/R CHARGE AMOUNT:	\$951.98
AMOUNT DUE:	\$951.98

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

Code to: 50/50 split
 PICKED UP BY: grg

SIGNATURE:

\$475.99

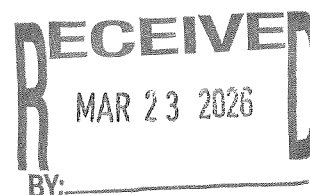
Double Branch Repair and Replacement

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

034.600.538.621

Middle Village Repair and Replacements

34-600-538-64000





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

INVOICE

EMERGENCY RESPONSE #
1-800-424-9300

INVOICE #	CS224402
ORDER #	CS234051
DATE	03/18/26
PAGE	1 of 1



BILL TO

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

SHIP TO

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

CUSTOMER P/O NUMBER 3/18/26	SHIP VIA PRIORITY PICK	WRITTEN BY TROY PORTIS JR(194)	ORDER DATE 03/18/26
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 04/17/26
JOB / SHIP-TO NAME MIDDLE VILLAGE CDD	PURCHASING AGENT	CONTACT JAY SORIANO	PHONE 904-342-1441

LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHIP-QTY	B/O	PRICE	EXTENSION
1	RGL-50-1350	X	47246940 24/PLT REGAL 50# 3" CHLORINATED TABS (UW)	PL		1	1	0	180.71	180.71

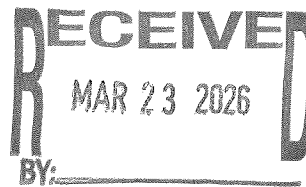
** Weight: 54.00 lbs. **

QTY	U/M	HM	UN ID#	PROPER SHIPPING NAME	HAZ CLASS	PACKING GROUP	LBS	ERG
1	PL	X	UN2468	Trichloroisocyanuric acid, dry	5.1	II	54.00	140

Code to:

Middle Village Repair and Replacements

34-600-538-64000



___PLACARDS SUPPLIED-YES___ NO___ REFUSED___

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
180.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.71

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

SIGNATURE: TROY PORTIS JR(194)

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

SIGNATURE: _____

RECEIVED BY: _____

Cust#: 277685 Cust Name: MIDDLE VILLAGE CDD
 Inv#: CS224402 Invoice Date: 03/18/26 Invoice Amount: \$180.71

Remit To:
 SCP DISTRIBUTORS LLC
 PO BOX 530653
 ATLANTA, GA 30353-0653



Invoice

Invoice #: 27523

Date: 03/20/26

Customer PO:

DUE DATE: 04/19/2026

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

AMOUNT

#27036 - Storm clean up of down trees from 3/16/2026 Storms

Due to the Thunderstorms, lightning and high winds our tree crew came and cleaned up the downed trees, and chipped up debris

Oakleaf Plantation Pkwy many across sidewalks fell out of woodline

In front of Amenities, and along Plantation Oaks Blvd.

Landscape Enhancement

\$2,875.00

Sub: Tree work (Sub)

1.00

\$2,875.00

\$2,875.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$2,875.00

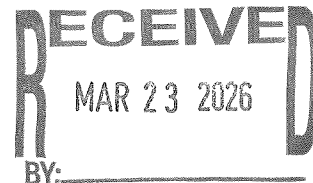
Please See Our Updated Remittance Information

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

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

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

Code to:



Middle Village Repair and Replacements

34-600-538-64000



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

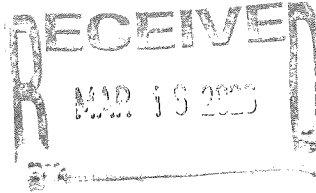
Invoice

#173870

Date: 3/10/2026

Bill To

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



Ship To

Jay Soriano
 Oakleaf Plantation
 853 Oakleaf Plantation Pkwy
 Orange Park FL 32065-3531
 United States

Terms	Due Date	PO #	Sales Rep	Ship Via
Net 30	4/9/2026	Andy	Shannon Wilder	Ruskin Truck

Quantity	Item	Options	Customer Description	Rate	Amount
2	OHT5014-RS RS - Har-Tru 50# Bags - (1.4 Ton Skid / 56 Bags) - SM		6:30 am John 904-505-9276 ***Please place in the big shed (DO NOT leave in the parking lot) ***	\$698.00	\$1,396.00

Subtotal	\$1,396.00
Shipping Costs (Ruskin Truck)	\$330.00
Tax (0%)	\$0.00
Total	\$1,726.00
Amount Paid	\$0.00
Amount Due	\$1,726.00



173870

FOURTH ORDER OF BUSINESS

**MIDDLE VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Middle Village Community Development District
Clay County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Middle Village Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 6, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

April 6, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Middle Village Community Development District, Clay County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$2,582,286).
- The change in the District's total net position in comparison with the prior fiscal year was \$597,534, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$3,014,206, an increase of \$80,820 in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service, non-spendable for prepaid items and deposits, assigned to recreation, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for reporting in conformity with accounting principles generally accepted in the United States of America. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, recreation, and debt service funds. All of the funds are considered to be major funds.

The District adopts an annual appropriated budget for its general and recreation fund. A budgetary comparison schedule has been provided for the general fund and recreation fund to demonstrate compliance with the budgets.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 3,116,578	\$ 3,087,257
Capital assets, net of depreciation	9,540,288	10,329,995
Total assets	<u>12,656,866</u>	<u>13,417,252</u>
Current liabilities	286,920	351,436
Long-term liabilities	14,952,232	16,245,636
Total liabilities	<u>15,239,152</u>	<u>16,597,072</u>
Net position		
Net investment in capital assets	(5,411,944)	(5,915,641)
Restricted	390,800	368,377
Unrestricted	2,438,858	2,367,444
Total net position	<u>\$ (2,582,286)</u>	<u>\$ (3,179,820)</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 4,308,960	\$ 4,105,073
Operating grants and contributions	28,380	45,989
General revenues	80,886	75,563
Total revenues	<u>4,418,226</u>	<u>4,226,625</u>
Expenses:		
General government	873,355	823,801
Maintenance and operations	2,482,786	2,435,705
Interest	464,551	494,589
Total expenses	<u>3,820,692</u>	<u>3,754,095</u>
Change in net position	<u>597,534</u>	<u>472,530</u>
Net position - beginning	<u>(3,179,820)</u>	<u>(3,652,350)</u>
Net position - ending	<u>\$ (2,582,286)</u>	<u>\$ (3,179,820)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$3,820,692. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. The increase in total expenses is mostly due to an increase in professional services including the landscape maintenance and repairs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund and special revenue fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$20,907,155 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$11,366,867 has been taken, which resulted in a net book value of \$9,540,288. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$14,981,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Middle Village Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 664,421
Investments	1,758,846
Deposits	13,383
Prepaid items	104,580
Restricted assets:	
Investments	575,348
Capital assets:	
Nondepreciable	900,000
Depreciable, net	8,640,288
Total assets	12,656,866
 LIABILITIES	
Accounts payable	102,372
Accrued interest payable	184,548
Non-current liabilities:	
Due within one year	1,318,000
Due in more than one year	13,634,232
Total liabilities	15,239,152
 NET POSITION	
Net investment in capital assets	(5,411,944)
Restricted for debt service	390,800
Unrestricted	2,438,858
Total net position	\$ (2,582,286)

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 873,355	\$ 223,476	\$ -	\$ (649,879)
Maintenance and operations	2,482,786	2,333,486	-	(149,300)
Interest on long-term debt	464,551	1,751,998	28,380	1,315,827
Total governmental activities	3,820,692	4,308,960	28,380	516,648
General revenues:				
Unrestricted investment earnings				80,802
Miscellaneous				84
Total general revenues				80,886
Change in net position				597,534
Net position - beginning				(3,179,820)
Net position - ending				\$ (2,582,286)

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Recreation	Debt Service	
ASSETS				
Cash	\$ 189,448	\$ 474,973	\$ -	\$ 664,421
Investments	13,172	1,745,674	575,348	2,334,194
Prepaid items	14,547	90,033	-	104,580
Deposits	-	13,383	-	13,383
Total assets	\$ 217,167	\$ 2,324,063	\$ 575,348	\$ 3,116,578
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 7,751	\$ 94,621	\$ -	\$ 102,372
Total liabilities	7,751	94,621	-	102,372
Fund balances:				
Nonspendable:				
Prepaid items and deposits	14,547	103,416	-	117,963
Restricted for:				
Debt service	-	-	575,348	575,348
Assigned to:				
Recreation fund	-	2,126,026	-	2,126,026
Unassigned	194,869	-	-	194,869
Total fund balances	209,416	2,229,442	575,348	3,014,206
Total liabilities and fund balances	\$ 217,167	\$ 2,324,063	\$ 575,348	\$ 3,116,578

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds		\$	3,014,206
<p>Amounts reported for governmental activities in the statement of net position are different because:</p> <p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of applicable accumulated depreciation, in the net position of the government as a whole.</p>			
Cost of capital assets			20,907,155
Accumulated depreciation	(11,366,867)		9,540,288
<p>Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.</p>			
Accrued interest payable			(184,548)
Bonds payable	(14,952,232)		(15,136,780)
Net position of governmental activities		\$	<u>(2,582,286)</u>

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Recreation	Debt Service	
REVENUES				
Assessments	\$ 223,476	\$ 2,187,832	\$ 1,751,998	\$ 4,163,306
Amenity revenue	-	106,355	-	106,355
Cost share revenue	-	39,299	-	39,299
Interest earnings	574	80,228	28,380	109,182
Miscellaneous revenue	-	84	-	84
Total revenues	224,050	2,413,798	1,780,378	4,418,226
EXPENDITURES				
Current:				
General government	202,471	670,884	-	873,355
Maintenance and operations	-	1,693,079	-	1,693,079
Debt service:				
Principal	-	-	1,297,000	1,297,000
Interest	-	-	473,972	473,972
Total expenditures	202,471	2,363,963	1,770,972	4,337,406
Excess (deficiency) of revenues over (under) expenditures	21,579	49,835	9,406	80,820
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	(19,222)	19,222	-	-
Total other financing sources (uses)	(19,222)	19,222	-	-
Net change in fund balances	2,357	69,057	9,406	80,820
Fund balances - beginning	207,059	2,160,385	565,942	2,933,386
Fund balances - ending	\$ 209,416	\$ 2,229,442	\$ 575,348	\$ 3,014,206

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	80,820
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(789,707)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		1,297,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.		13,017
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(3,596)
Change in net position of governmental activities	\$	<u>597,534</u>

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Middle Village Community Development District ("District") was created by Ordinance 2003-88 enacted by the Board of County Commissioners of Clay County, Florida and effective on October 16, 2003, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. Chapter 190 provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Recreation Fund

The recreation fund is a special revenue fund established to account for the financial resources of the District's recreation areas which are funded by assessments.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Entry features	20
Buildings and Infrastructure	40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general and recreation fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) Public hearings are conducted to obtain public comments
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Goldman Sachs Gov Fund	\$ 583,200	S&P AAAM	Weighted average of the fund portfolio: 49 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	1,750,994	S&P AAAM	Weighted average maturity: 47 days
	<u>\$ 2,334,194</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

<u>Fund</u>	<u>Transfer In</u>	<u>Transfer Out</u>
General	\$ -	\$ 19,222
Recreation	19,222	-
Total	<u>\$ 19,222</u>	<u>\$ 19,222</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, the transfer from the general fund to the recreation fund was authorized by the Board when the budget was adopted.

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 900,000	\$ -	\$ -	\$ 900,000
Total capital assets, not being depreciated	900,000	-	-	900,000
Capital assets, being depreciated				
Stormwater management	3,847,562	-	-	3,847,562
Neighborhood infrastructure and roads	1,485,931	-	-	1,485,931
Amenity center and recreation	3,262,166	-	-	3,262,166
Entry feature and signage	11,411,496	-	-	11,411,496
Total capital assets, being depreciated	20,007,155	-	-	20,007,155
Less accumulated depreciation for:				
Stormwater management	1,440,561	96,189	-	1,536,750
Neighborhood infrastructure and roads	556,171	37,148	-	593,319
Amenity center and recreation	1,493,044	78,658	-	1,571,702
Entry feature and signage	7,087,384	577,712	-	7,665,096
Total accumulated depreciation	10,577,160	789,707	-	11,366,867
Total capital assets being depreciated, net	9,429,995	(789,707)	-	8,640,288
Governmental activities capital assets	\$ 10,329,995	\$ (789,707)	\$ -	\$ 9,540,288

Depreciation expense was charged to maintenance and operations function.

NOTE 7 - LONG TERM LIABILITIES

Series 2018

On April 25, 2018, the District issued \$22,660,000 of Senior Special Assessment Refunding Bonds Series 2018-1 due May 1, 2035, which is comprised of serial Bonds with interest rates ranging from 2.85% to 4.37% and \$2,810,000 of Subordinate Special Assessment Refunding Bonds Series 2018-2 due May 1, 2035, which is comprised of term Bonds with interest rates ranging from 4.5% to 5%. The Bonds were issued to refund the outstanding Series 2004A and 2008A Bonds and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2035. The Series 2018-1 Bonds were refunded with the issuance of Special Assessment Refunding Revenue Bonds, Series 2022.

The Series 2018 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2018 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 7 - LONG TERM LIABILITIES (Continued)

Series 2022

On January 1, 2022, the District issued \$17,754,000 of Senior Special Assessment Refunding Bonds, Series 2022 due on May 1, 2035 which bear interest at a rate of 1.36% to 3.01%. The Bonds were issued to refund District's outstanding Senior Special Assessment Refunding Bonds, Series 2018-1 (the "Refunded Bonds"), and to pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2035.

The Series 2022 Bonds are not subject to redemption at the option of the District prior to maturity. The Series 2022 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture requires the use of proceeds to refund the Series 2018-1 Bonds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities					
Series 2018-2	\$ 1,890,000	\$ -	\$ 140,000	\$ 1,750,000	\$ 140,000
Original issue discount	(32,364)	-	(3,596)	(28,768)	-
Series 2022	14,388,000	-	1,157,000	13,231,000	1,178,000
	<u>\$ 16,245,636</u>	<u>\$ -</u>	<u>\$ 1,293,404</u>	<u>\$ 14,952,232</u>	<u>\$ 1,318,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 1,318,000	\$ 443,754	\$ 1,761,754
2027	1,350,000	410,584	1,760,584
2028	1,389,000	375,048	1,764,048
2029	1,425,000	336,904	1,761,904
2030	1,468,000	296,476	1,764,476
2031-2035	8,031,000	786,028	8,817,028
	<u>\$ 14,981,000</u>	<u>\$ 2,648,794</u>	<u>\$ 17,629,794</u>

NOTE 8 - INTERLOCAL AGREEMENTS

In a prior fiscal year, the District entered into an agreement with Double Branch Community Development District (“Double Branch”) for joint usage of the amenity center and recreational facilities located within and owned by each respective District.

In a prior fiscal year, the District entered into an interlocal agreement with Double Branch to share the costs for on-site management services. In accordance with the agreement, the Districts share the costs of a full time rental coordinator, a full time community manager, and a part time operations manager.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 11 – CONTINGENCIES

During the current fiscal year, a claim was filed against the District related to an alleged injury that occurred within the District’s boundaries. The matter has been turned over to the District’s insurance carrier for defense.

NOTE 12 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$30,000 of the Series 2018-2 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
REVENUES			
Assessments	\$ 222,749	\$ 223,476	\$ 727
Interest earnings	1,000	574	(426)
Total revenues	223,749	224,050	301
EXPENDITURES			
Current:			
General government	223,749	202,471	21,278
Total expenditures	223,749	202,471	21,278
Excess (deficiency) of revenues over (under) expenditures	-	21,579	21,579
OTHER FINANCING SOURCES			
Transfer In (out)	-	(19,222)	(19,222)
Total other financing sources	-	(19,222)	(19,222)
Net change in fund balance	\$ -	2,357	\$ 2,357
Fund balance - beginning		207,059	
Fund balance - ending		\$ 209,416	

See notes to required supplementary information

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – RECREATION FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	<u>Original & Final</u>	Actual Amounts	
REVENUES			
Assessments	\$ 2,180,719	\$ 2,187,832	\$ 7,113
Amenity revenue	100,000	106,355	6,355
Cost share revenue	36,022	39,299	3,277
Interest earnings	5,000	80,228	75,228
Miscellaneous revenue	1,000	84	(916)
Total revenues	<u>2,322,741</u>	<u>2,413,798</u>	<u>91,057</u>
EXPENDITURES			
Current:			
General government	460,578	670,884	(210,306)
Maintenance and operations	2,112,163	1,693,079	419,084
Total expenditures	<u>2,572,741</u>	<u>2,363,963</u>	<u>208,778</u>
Excess (deficiency) of revenues over (under) expenditures	(250,000)	49,835	299,835
OTHER FINANCING SOURCES (USES)			
Transfer In (out)	19,222	19,222	-
Total other financing sources	<u>19,222</u>	<u>19,222</u>	<u>-</u>
Net change in fund balance	<u>\$ (230,778)</u>	69,057	<u>\$ 299,835</u>
Fund balance - beginning		<u>2,160,385</u>	
Fund balance - ending		<u>\$ 2,229,442</u>	

See notes to required supplementary information

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund and recreation fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund and recreation fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	6
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	21
Employee compensation	\$226,180.15
Independent contractor compensation	\$2,202,671.93
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - Residential: \$574.16 - \$954.96 Commercial: \$0.2 Debt service - Residential: \$609.16 - \$851.86 Commercial: \$0.66
Special assessments collected	\$4,163,306.00
Outstanding Bonds:	see Note 7 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Middle Village Community Development District
Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Middle Village Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 6, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

April 6, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Middle Village Community Development District
Clay County, Florida

We have examined Middle Village Community Development District, Clay County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Middle Village Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

April 6, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Middle Village Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Middle Village Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated April 6, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 6, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Middle Village Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Middle Village Community Development District, Clay County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

April 6, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 26.

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

Community:

Special Events

- Report – 2nd Movie in the park, Spring Break, Community Yard Sale, Virtual Egg Hunt, Dive In
- Upcoming – Dive In at MV (2) , Live music poolside at DB, out of school parties

Aquatics

- Lap pool reopening March at MV, all pools open weekends April, alternating schedules in early May
- Swim Team has begun registrations, 4 home meets this year

Amenity Usage

- *Total Facilities Usage – 5811*
- *Average daily usage – 187*

Card counts:

MV Owners	63
MV Renters	69
MV Replacements	23
MV Updated	17

Total cards printed: 381 (both districts)

Rentals

- 10 of 31 days rented in March , 3 of 5 weekends rented
- 14 Grand Ballroom rentals, 0 Grand Lawn rental , 0 Bridal Suite rentals, 0 patio rentals
- 25 tours (approx. 61 hours)/ 85 hours used for scheduling, administrative, etc.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

MAINTENANCE

- Inspect and remove damaged gazebo posts, coordinate install of multiple replacements
- Drain and complete stain treatment at Slide Pool, refill pool
- Coordinate inspection and future fix for sidewalk at front of service drive (county sidewalk)
- Install “pour in place mulch” at pool deck areas, coordinate “fill in” of new mulch
- Multiple coping pavers repaired along pool edge
- Complete multiple repairs on promenade pavers (from Briar Oaks side)
- 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
- Inspect and diagnose pool lighting and transformers
- Replacement of multiple transformers at slide pool deck
- Replace 4 LED lights at slide pool
- Install of wifi antennas at controllers for pool chemicals
- Bee removal at Sprayground
- Coordinate future install of multiple wifi antennas for guest wifi at courts and fc
- Repairs and inspection of backflow device at Amenity Center (JEA compliance)
- Inspect and diagnose issues at slide motor packs
- Coordinate replacement of “open” slide VFD
- tree work completed along deerview – remove 30 trees
- Diagnose issues at Grand banquet room with AC timing/schedule
- Coordinate final booster fan repair work at Grand Banquet room
- Repair damaged valve on outdoor shower at sprayground deck area
- Repair outdoor shower at Lap pool
- Touch up painting on decorative street poles in neighborhood (ongoing)
- Dispose of multiple large electronics equipment (hazardous waste refuse)
- Multiple drop off trips for refuse removal (rosemary hill)
- Cut backing for new and replacement signs – ongoing
- Audit of access cards – ongoing (to include audit of adult family members in household)
- Data collection for Florida Department of Labor
- Continual Lake Inspections – all lakes inspected monthly – reports kept on file in Ops. Manager office.
- Continual Park inspections and cleaning – reports kept on file.
- Light Inspections completed – Whitfield, Boulevard, Parkway, and Hamilton Glenn completed 3/09 Forest Brook, Creekview, Oakpoint, and Timberlake completed 3/22

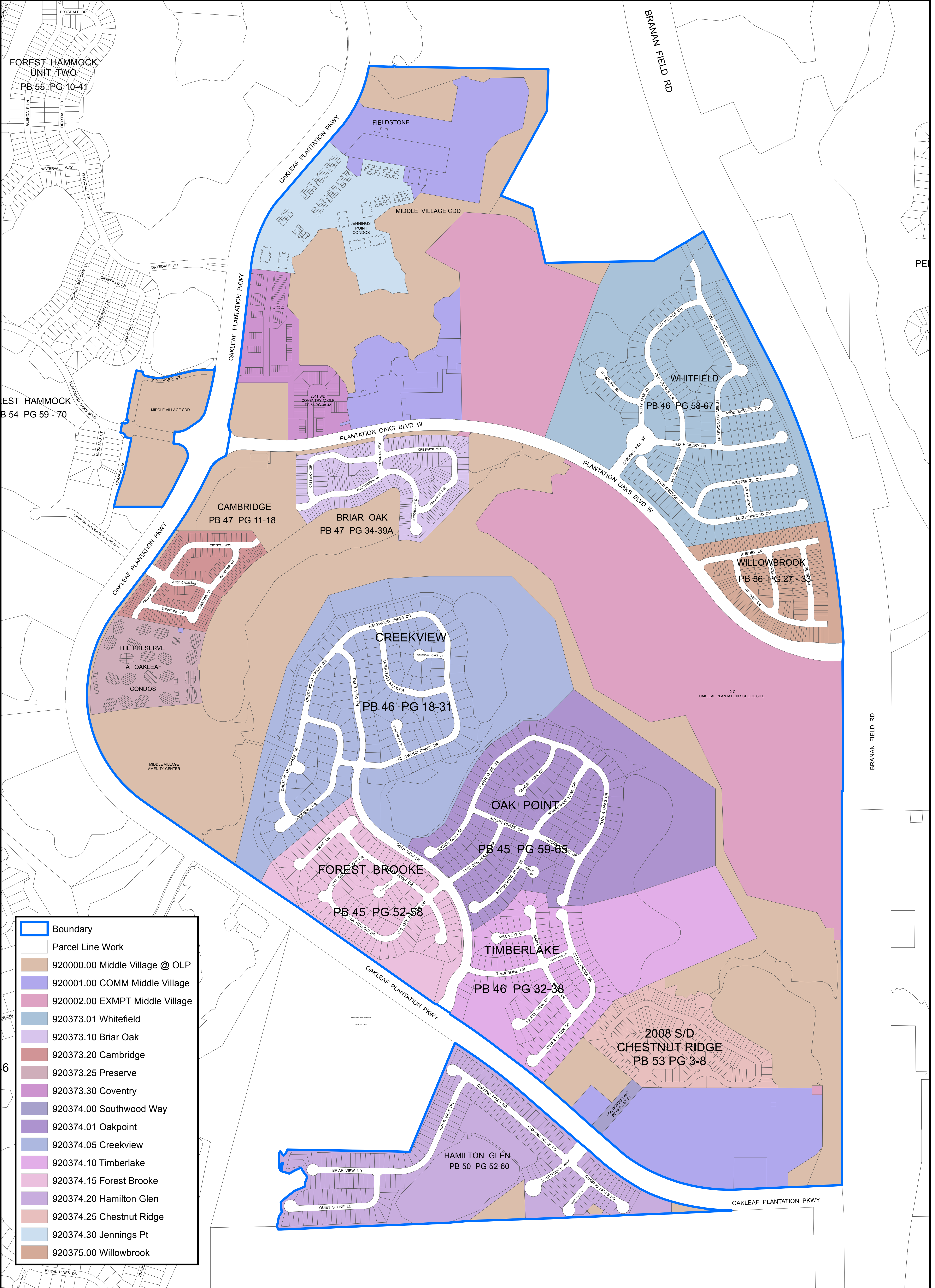
Landscaping

- Monthly report for March submitted and filed at Operations office

For questions, comments, or clarification, please contact:

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

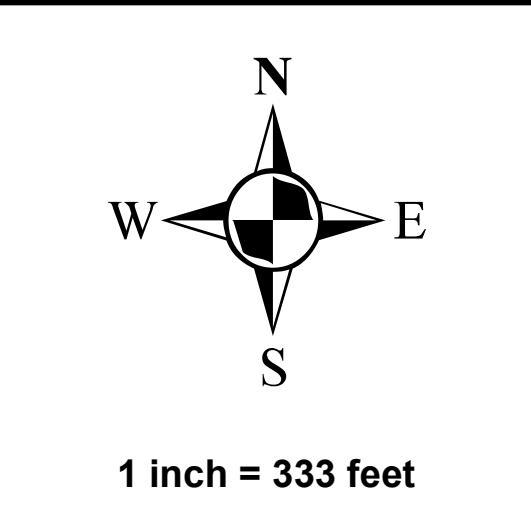
jsoriano@gmsnf.com



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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