

MIDDLE VILLAGE
Community Development District

JUNE 8, 2026

AGENDA

Middle Village Community Development District

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

June 1, 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, June 8, 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. Organizational Matters
 - A. Consideration of Appointing a New Supervisor to Fill the Vacancy (11/2028)
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Consideration of Resolution 2026-03, Designating Officers
- IV. Approval of Consent Agenda
 - A. Approval of the Minutes of the May 11, 2026 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- V. Consideration of Resolution 2026-04, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date
- VI. Staff Reports
 - A. District Counsel

- B. District Engineer
- C. District Manager – Reminder of Ethics Training and Form 1
- D. Operations Manager
 - 1. Memorandum
 - 2. Discussion of Landscape Contract
- VII. Audience Comments (limited to three minutes) / Supervisor Requests
- VIII. Next Scheduled Meeting – July 13, 2026 @ 2:00 p.m. at the Plantation Oaks Amenity Center
- IX. 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

C.

RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
MIDDLE VILLAGE COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE OFFICERS OF THE
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Middle Village Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Clay County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Middle Village Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8TH DAY OF JUNE, 2026.

ATTEST

**MIDDLE VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH 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, **May 11, 2026** at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles opened the public comment period. Copies of the agenda are found on the table by the door for those that wish to follow along. At this time, the Board invites any member of the public in attendance to speak on any item listed on the agenda. Then there is a place towards the end of the meeting for public comments again, for those comments that are not listed on the agenda. If you have a comment, please state your name for the record. Any comments ma'am at the top of the agenda.

Esmeralda Evans stated I will wait until the end of the meeting, thank you.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the April 13, 2026 Meeting

Ms. Giles stated item three on the agenda is approval of the consent agenda items. On page 7 of your iPad's are the minutes of the April 13th meeting. Unless there are any comments or changes, I just look for a motion to approve them.

On MOTION by Ms. Mifsud seconded by Ms. Arnau with all in favor, the Minutes of the April 13, 2026 Meeting, were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated on page 24 is your financial statements as of March 31, 2026 and it is followed by your assessment receipt schedule on page 36 showing we are 97% collected. On page 38 is your check register for the month of April in the amount of \$185,885.41. Unless there are any comments or questions, I just look for a motion to approve the check register.

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

FOURTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Ms. Giles stated there is nothing on your iPad, it is just on the agenda itself. It is just discussion of fiscal year 2027 budget. I put that on here just so you would have the opportunity as a Board to provide any guidance, ask any questions or just talk about the FY27 budget. If there is nothing specific you want us to look at, Jay and I will work with your accountant on putting that budget together and doing what we normally do. Jay, anything to add?

Mr. Soriano stated if there's anything specific you guys would look forward to adding or change about the budget, that's really what we look for as we're going through those things. At this time of year, we go and speak to all of our vendors about any increases they may expect and then we go through contracts that have them already written in there for yearly expectations and we have all that together. That's what we will present to you next time.

Mr. Steiner stated is there any big potential big surprises?

Mr. Soriano stated no, not surprises. When we do things like repair and replacement, which can be big items, those the good part is usually it's not a surprise. Those are things that we already know lifespan or we've spelled out somehow in the capital report too. I generally try to make those things last longer, but at least we know, hey, they're at the end of life we've made them last an extra year, two, three years. That's an expectation. To me, that's not really a surprise. I don't see anything that I would expect being much different.

Mr. Steiner stated so we don't have any roof repair or replace or anything major, even if it's coming out of reserve?

Mr. Soriano stated no, we do have some normal large items of repair. We have pool items; we have fitness center items. But I don't think there's anything major definitely not like roof or even what we're going to see today. Later, we're going to talk about an elevator repair. The elevator itself would be one of the biggest costs. That's not expected yet. Doesn't mean I won't have a larger repair come up.

Ms. Giles stated and then Mr. Chairman, before we go on, I heard a beep. We have District Counsel on the line. Is there anyone else on the line?

Mr. Williams stated Michael Williams with DCCM.

Ms. Giles stated welcome Mike. How are you, sir?

Mr. Williams stated good.

Ms. Giles stated we will still have DCCM as our engineer. Mike Silverstein has moved on from the company but now we have Mike Williams from DCCM and that is who just joined us. Mike, I was about to answer part B of the Chair's question. So, some lines go up and some lines go down. But one in particular that you will see that went up was the engineer's line because there are numerous types of reports that are required on the engineer's side. One is your public facilities report that is every seven years. Then you have your annual Engineer's Report and you are used to seeing that and that's every year. Then there is a pond bank inspection that is every two years. We have not done that so we are going to start doing that so that we stay compliant with St. Johns Water River Management District so that is budgeted in here. Also, five years ago a new requirement was introduced that is called the stormwater and waste 20-year analysis report. We did it in 2022. Mike you were with us. It is due every five years so 2027 is that fifth year. You will see the engineers budget line goes up but it covers all of those reports that pond inspection. When they do your annual Engineer's Report, they are pretty good about

walking around those ponds and identifying what they can but that is not a document that they can submit to St. Johns River Water Management District. We will have to start doing that. We are going to try to work together, Jay and Mike Williams to do as many of those reports at the same time that we can so that the engineer is only walking the property one time. Anything else Jay?

Mr. Soriano stated I did want to go back to Mike's question a minute ago because I did look it up just to give you an idea Mike. Some of the stuff coming up in the next year or two that would be larger. When you look through that capital are actually things that I'm not going to do. We will have them looked at, especially when we do the engineer report. But we have about \$50,000 in tuck and point work on our bricks for our clock tower and our bell. And all that is, is they go through and they cut out mortar or bricks and they put new mortar in. I don't think our mortar looks that bad. There's not an issue of any bricks falling out or anything like that. I'm not looking to spend \$50,000 at this time. The bell tower they put at \$21,500 and the clock tower they put it \$24,500. Items like that I go through and I readjust them. When we go through and do an update on those, that's where Charlie or whoever we give the update to will look at how I adjust it. If I put it off a few years, they may make the next one earlier by a few years so that we move it around so you're not stuck in doing anything like that. But that gives us a good idea. Right now as I go through I don't see anything really large. He did have an expectation to resurface our parking lot would probably be the next big one, and that's \$28,000. He set this up on the calendar and we follow the fiscal year, so we could pay for it next year. But even then, I don't know that I would do this or resurface that whole parking lot at \$267,000. That parking lot is still in good shape. It is getting older. I would probably recommend something like a seal to try to get out a few more years. But then Charlie would have to adjust his timeline on the actual full resurfacing where they come in and they will scrape away the top layer and drop a new layer of asphalt. That lasts much longer than a seal. The seal coat can last two to three years, depending on what your use is, but it can last longer. People do this in their personal driveways. It's different than being at a commercial parking lot. But that's another one I don't think it's in the shape that we have to be concerned with spending a quarter million dollars on yet. Right now, I'm not looking at anything that I think is really high in price.

Mr. Steiner stated you mentioned the clock tower. Didn't we do something within the last few years that was separating from the structure or something?

Mr. Soriano stated we had new veneers put on and resealed on that. They took the mortar off of that. That's just the sandstone that's on the bottom where the fake doorways and the pedestals are. We didn't do anything with the brickwork. This was just the brickwork that they wanted you to do. You actually come in with a grinder, and you grind out all of the mortar along the seams and then squeeze it almost like a cake batter, all the new mortar, so it looks nice and clean.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated I have no report.

Ms. Giles stated that is good news.

B. District Engineer

Mr. Williams stated I have nothing at this time.

Ms. Giles stated thank you.

C. District Manager

1. Report on the Number of Registered Voters (4,454)

Ms. Giles stated on page 286 is your letter from the Supervisor of Elections, Clay County. Florida Statute Chapter 190 requires us to provide the number of registered voters in the community. As of April 15, 2026, there are 4,454 registered voters in the Middle Village CDD.

2. Reminder of the Upcoming General Election

Ms. Giles stated the second thing is on page 287. 288. Sorry about that. It's just a copy of the notice of the qualifying period that is noon on June 8th to noon on June 12th. And there's three seats that expire this year, and that's seat one, seat three, and seat five. If you have any questions about that qualifying period, just let me know.

3. Reminder of Form 1 and Ethics Training

Ms. Giles stated the next thing is a reminder to do your Form-1 and your ethics training. Your Form-1 is due by July 1st. It looks like three of you guys have done that. Eric, I got your email this morning. Thank you, sir. I will just remind the other two Supervisors weekly as we get closer. Then your ethics training is due by December 31st. Lots of time left on that one. Two

more things, just a reminder that these meetings are open to the public. As Jay says often the roads and the sidewalks are county. People can walk into this meeting and they don't have to be a resident of the meeting to participate. It makes some folks uncomfortable when they're recording you, but it is a public meeting. Anything you want to add to that, Jay?

Ms. Giles stated the last thing is this morning I did receive a resignation from Supervisor Gerald Bowen. It was effective today. This Board has a couple of options. Mike, if I get going to far too fast just interrupt me. But you have a couple of options. We can table it for the next meeting and put it on the next meeting's agenda. You can accept his resignation and the Board can start the process to fill that seat. There are different ways to fill that seat. You are not locked into a particular way. You can solicit your neighbors to see if they are interested and have them attend a meeting or submit their resume. Resumes are helpful. That is probably the preferred method because then you are recruiting someone that you know. You don't have a lot of residents that attend the meetings. We have one today so that is awesome. Thanks for attending. You just have options how you fill the seat. It is seat #4 and it expires in 2028. Jay, anything you want to add?

Mr. Soriano stated no.

Ms. Giles stated District Counsel, anything to add?

Mr. Eckert stated no. I think you explained it well.

Ms. Giles stated okay so its open for Board discussion. Just let me know how you want to proceed. I think the first thing is, do you want to accept the resignation today so that we can start the rest of the process or do you want to table it?

Mr. Steiner stated let's go ahead and accept the resignation and then allow Board members to have time to think about this so we can look and see if there is anybody that might be interested or suggested to be appointed to the Board from the residents. This is new, we didn't really have this in the back of our mind. That's my recommendation as far as that if the Board wishes to do that.

Ms. Giles stated is that a motion Mr. Chairman?

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor, to accept the resignation of Gerald Bowen (seat 4) and table the rest of the organization matters, was approved.

Ms. Giles stated anything else on this one?

Mr. Steiner stated from that standpoint I like the rest of the Board members to go ahead and review any potential candidates before we make the next step.

Ms. Giles stated okay and that's for seat #4 that expires in 2028.

D. Operations Manager – Memorandum

Ms. Giles stated Jay's report starts on page 290.

Mr. Soriano stated we have had some more District run events. We've had our dive ins. I do apologize to MV but our last dive in was at Double Branch. We will have the next one here, I think it's actually in another week. We did have our live music over at Double Branch. We have started our adult event. We started this last year we had two. We had one at Double Branch and then we had one at your side here. I do ask that families pay attention to that as this is more adult oriented. They don't actually stop anybody from coming in. They can bring the kids. We just have the area separated so kids stay someplace else. Because we do very few things that are just for the adults. We have areas that are for adults, but not events. This year I did set up twice as many. Last year we got rained out. Double Branch, their event made it halfway through and then the sun came out and it worked out really nice. Middle Village it pretty much rained on us during the whole event so it limited how many people come out. It makes it a little harder too because we had a full band here. It was even louder because we were stuck under the patio and that crams everything in. It's more enjoyable when we get spread out and take up the whole deck. This last Fridays event over at your sister District did work out where the weather was good. We had lots of people there. Everybody enjoyed themselves. Everybody behaved themselves, which is the most important part because we also allowed adult beverages and everybody gets to be their adult selves out on the pool deck and enjoy music and then get home at 8:00. It did work out well. I am looking forward to our next one that is here on this side. We do have the first two set up and these guys are just a guy with guitar. This tends to be more of rock and roll or even country cover songs, things like that. I get my residents that you wouldn't have known that if you were there the other night anybody complaining but I do get somebody says, oh, we want other music. The other two that we had planned we're trying to book bands that cover more songs and more genres. I do have a band that is doing 80s music and Motown, with a little jazz. They have a bigger band. We also pay a lot more for them. But we are hoping to book the other two events

that we have as full bands instead of just one person guitar. We did put that information out in the email this time. You'll see the playbill once we actually get those things confirmed. But we'll have two events on this side throughout the summer and then two events over at Double Branch. We just alternate back and forth like we do with the movies for the kids. And then looking at your rentals and how we print cards, all of that is increasing and that's just normal. Throughout the spring we start to build up and then our busiest months once we get out of school. We are still on the alternating schedule to where your facilities, if you look out at the pools are closed today. It's Double Branch, phase 1 is open Monday and Wednesday. You guys are open Tuesday to Thursday. Then both sets of pools are open Friday, Saturday and Sunday. Once we get to that Memorial Day weekend, pretty much everything is full blast and we're open everyday so the place does become even busier. Rentals become busier. Events up in this facility here or downstairs for the party room it's pretty much an everyday occurrence. At least every weekend at Middle Village. Then of course we print a lot of cards. It always seems that even if people move in in November or December, they wait until now to get their cards for the pool. And a lot of times they wait until Friday to get their cards for the pool.

Moving on to the operations and maintenance side, I do have a couple items for you to go through here. I just dropped one off in front of you and we will go through that one first. This was something that happened last week. We did have an issue with our elevator door. Now we do have issues sometimes that can be reset. People will block the doors open and things like that. We do get kids that like to play with the door too as they run around down there outside, they're hitting the button. Nobody's using the elevator. It has helped out by us closing this area in up here because then people won't go on the elevator as much. They're not coming up here. This area is closed when we don't have an event or meeting so that does help out a little bit. But we do still have problems with the door here and there. Most of the time, like I said, they can't be reset. The door can be cleaned and get it working again. But this is one that does require a big replacement. Right now, one of our hydraulic valves are actually going out. That hydraulic valve controls where the cab drops down. If it's sitting on the bottom floor, if that cab drops a little bit below level with the floor, that shuts the door off for safety. It thinks the cab is not in the right position for somebody to walk out so it's going to shut down and you cannot get in and out of that door even if you're inside already. That's how we found out this was happening because somebody got stuck and I had to get them out under emergency procedures. Once I had the

elevator company come in and look at this and I'm sorry, I think they gave me two and I printed off the wrong one here because they are trying to get you to save 500 bucks by using them as a normal preventative maintenance service. Give me one second. It is just above my amount, that's why I had to bring it to you. There's a quote for the elevator replacement and then a quote for the PM. I printed out the PM one. I apologize. To repair that hydraulic valve, this is for the part and the labor to put it in is \$10,015. The \$15 is what put me over. But this just happened last week. I did work with the maintenance crew so that we could use it temporarily because we did have a wedding last week. She was of course freaking out because she had somebody, she said needed to use that elevator. Unfortunately, there's times where we can't do anything. But the elevator company was able to make it to where we could use it temporarily. They just do not feel comfortable with us continuing to use it that way so we do need to replace this valve. But like I said, it is above my amount so if we can get an approval, that's what I'm looking for here.

Ms. Mifsud stated Jay, is this something you're able to do?

Mr. Soriano stated I think the biggest problem is getting the part. This is an older elevator, but they're going to work as fast as they can. This company has been great. This is not our normal contracted preventative maintenance company. I think we've talked about this before. Our normal company, I really don't use them much anymore because not only are they expensive, but I just don't trust them as much. They have done repairs for us in the past, and shortly after we have the same problem again. It would be hard to prove what they actually did. These guys have been great at taking pictures of everything for me. They document parts and numbers when they come in. It has just been so much better experience with them. However, I'm stuck by legal contract with the original one. We have them as almost backup, they are supposed to be our contractor company, and I go to these guys to do everything else. But that's why they're also trying to get me to go with the contractor. I just can't have two contracting companies until I can find a way to get rid of the other one. I have been working with Mike to do this. We are bound by contract right now, but as soon as I can get rid of them, I will and move to these guys. And even in this case, like I said, they offered to knock \$500 off of this if we do this contract. They're still about half the price of the other company and \$10,000 here, the other company would have been closer to 18 or 20 by their hourly charge. They charge a lot more than this company does here.

Ms. Arnau stated how much longer are we obligated to the other company?

Mr. Soriano stated so that's the problem is some of these elevator company contracts are an agreement between two people. They both have to agree so even though I don't like them letting go of them, they want to stay in if they can. That's where I did talk to Mike about this before. That's the hard part. This was a contract that was made for us by the developer years ago. I am trying to use that to figure out if there's another way around that.

Mr. Steiner asked Jay, do you need a NTE?

Mr. Soriano stated this is just from last week. I don't think there will be any changes in it. And if they would, it would be something minor like they told me to ship it overnight, we need an extra \$200. I can just cover that under my amount.

Mr. Steiner stated and you said the current contract we have; it requires both parties to agree to terms terminate.

Mr. Soriano stated yeah.

Mr. Steiner stated usually it's the other way around, isn't it?

Mr. Marx stated yeah, that's terrible.

Ms. Mifsud stated yeah. I can't imagine.

Mr. Soriano stated I'm not sure why those are made like that. Mike has told me he's seen that before out of some of these large elevator companies. Our current company, like I've talked to you about before is Coastal.

Mr. Steiner stated right.

Mr. Soriano stated I know you guys have had them work before over there at your building, so.

Ms. Mifsud stated actually, I don't think we have.

Mr. Steiner stated we haven't had Coastal.

Ms. Mifsud stated and our contracts like a seven year.

Mr. Soriano stated yeah and I talked to this company, Eltech, about that if we can get out of one this, it'll be different. We do short term contracts here, almost everything like that. I don't agree with those long-term contracts, but yeah, I'll be doing everything I can to figure out a way to get rid of them. It doesn't affect what I do with Eltech though. They don't have anything in the contract that says somebody else can't work on our or anything like that. Yeah, it just means I'm paying about \$1,000 a year to somebody that really does nothing for us yet.

Mr. Eckert stated this is Mike. We've had this issue come up in a couple different places. We can take a look at that and work with Jay. If there's any way we can best position the District to terminate it and mitigate its losses.

Mr. Steiner stated okay, appreciate it, Mike.

Ms. Giles stated Jay, you need a motion to approve that proposal.

Mr. Soriano stated yes for \$10,015.

On MOTION by Mr. Steiner seconded by Mr. Marx with all in favor, the Eltech Elevator Company's proposal for elevator repair for \$10,015, was approved.

Ms. Giles stated Jay, do you have anything else?

Mr. Soriano stated I do have a couple more items and I will have proposals for you, but I have amounts now and this is really more for discussion. Your sister District I will be bringing a proposal for to start replacing some of the big directional neighborhood signs. We do have these also. These are the big signs that tell you which way to go to different neighborhoods or they're out in front of your specific neighborhood. Now the difference for you guys, you only have a few of these. Almost all of these in your side are owned by the sub association. Briar Oaks owns theirs; Cambridge owns theirs and so forth. You only have the three that are out so you have Deer View, Hamilton Glenn. On the Hamilton Glenn signs we actually discussed years ago about the other side is in a county right of way. That one isn't a neighborhood sign. It has the neighborhood sign on it. But it also has all these signs for all the businesses that were supposed to be out there so we don't do that one either. We just do the Hamilton Glenn, Deer View and then Whitfield. I am getting the company that did the work on your sign out front to look at redoing all of our signs. She has given me a proposal. I am going to get a couple of backup proposals. But price wise I did comparisons when I was doing your sign out front per square foot of work on the sign. She is much cheaper than everybody else. But I am going to bring the Double Branch because they have a lot of these signs. Even if I can get a sign for a few thousand dollars, it adds up when there is 14, 15 signs. But I did want to bring it to you guys too because like I said, you have a few of them and they are going to be 22 years old. We would want to start looking at repairing or replacing those. She has two different styles. The one style that's on here that I'm going to be presenting is actually what you have out front. You guys have seen it, I like

it. I think it looks really good. It is a sandblast. It's actually a little more expensive because of the design. The letters are raised and it's easier to paint and clean compared to the signs that are out there now. The signs that are out there now, they actually have a router that digs out the letter and this caused a couple problems when we had issues. The letters look like this on there. These are bigger so you can see them better. But it's how it's dug in with an almost specialized drill bit that cuts the letters out. We did have a problem with this if you recall years ago. It's happened a couple times. Hamilton Glenn was taken out in a car accident and that created problems because I had to be able to rebuild the sign. The companies that did the signs, we have two that did a lot of your signs out here. John Goble which is on County Road 220 did a lot and then Giglio Signs also in this area. They are a big sign company. Both no longer had the programming or the router bits that made the same exact lettering. The hard part was waiting for them to get equipment that would actually cut out the same style so they would match. Hamilton Glenn we actually rebuilt it a little different. We haven't had as many problems here. Double Branch has had three taken out over the years and luckily, I was able to get that rebuilt a little easier after dealing with the Hamilton Glenn sign. But you do have a couple different designs now because of that where they're not all routed like that, but most of them are routed in. The cost is a lot different. She did do a proposal for them and when she counted them up, I think she did count your three on this side. She also counted the Village Center which I had her take out because the Village Center is actually owned by a developer still. We don't actually own it but I'm sure they're going to want to do something with it because they like that to match everything here. I'll talk to them about it and they may even ask us to split. I don't know. We do a lot of stuff for them there. We do help clean there, cut the grass and do a lot of landscaping and irrigating the area. But that area around the clock tower is owned once you get inside. But if we take those away and count those up. The size of them. There's 14 there. If they did the sandblasted, they are \$59,262 altogether which I think breaks down to about \$4,400 a sign which I said is actually pretty cheap. These are double sided signs and the sandblasting is a little more expensive. She did give the cheaper option of doing the CNC routed. But I think two things, one I think it would be nice to get a better-looking sign. But then also we match what we've already started doing. We have metal out here so I would like them to look more at that sandblasted style. But I asked this lady here, with the amount being that high, if there was a way for me to break it up and do two or three this year, and then whether it's six months to a year, do two or three more and over the next couple years

replace it. She said as long as she's in business, she will honor that at that pricing. I was happy with that part. That gives her a big project. Almost like we would contract with them to do this but then break up buying that. That's what we've talked about.

And something else we're going to discuss in a moment are playgrounds. It's the same setup I've talked to you guys about before. You have less of them. You only have a few playgrounds out here where your sister District has a low budget so spending 40, 50, 60,000 on one playground they can afford that. But then if you were to do 10 or 12 at one time, that's not really easy or fiscally responsible. We've broken it up and done a couple and then the next year another one or two and go in that route. That's what I think I'm going to do with the signs too but I did want to bring it to you guys also because we are slowly updating stuff over there. I get the same complaint all the time from residents. Oh, what they are doing over there looks nicer and we get the old stuff or we're the last. I always got from the very beginning that one neighborhood's the stepchild and it's usually this side because they're always second, they say. But this side has always been bigger. It has bigger facilities too, so it is a little tougher. But I do think it's important to do those things together when we can. I'm not really looking to do any approval tonight. I am going to ask them if they want to start. But it was something I wanted to bring to you guys for discussion if there was any concern of this moving forward or if you guys wanted to start or not. This was really for discussion. If there's really no discussion, the one other item I had was going to be your next playground. This was the same thing. I'm not in need for money from you guys. We already replaced one. Sorry, I'm looking for pictures. We already replaced one. We started Deer View. Actually, you guys did the very first replacement. But it's been quite a few years now since you replaced the amenity center playground. Then I went on this yearly changeover with Double Branch to start working on theirs. Other than what's at their amenity center now they're down to their last three neighborhoods. You guys only have a couple left. We did Deer View. We have Hamilton Glenn. We have Whitfield. Whitfield is in pretty bad shape. We are making repairs on that constantly. It is also probably the worst when it comes to graffiti. We can wash that thing; pressure wash that thing pretty much every three to six months and there's so much more graffiti on it. The kids draw on that all the time. There's one, I can't get it all off anymore. We are trying to find ways to almost cover it up. We focus on some of the worst words and any obscene pictures right away because the kids are there. But that one is definitely the one I would recommend changing out next. I did pull three different playground

units from our normal provider. The same company that I buy from over the last five or six years that we've been doing this and all three of these do serve the same amount of kids. They are just set up different. All three of them are right about \$18,000, ones like \$18,100, ones like \$18,500. They do come in all different colors. This is the only picture they have available is this multi color thing. I tend to like more a plain color where they match a little bit. Not the clown style. But I know our kids like that sometimes. This was the only picture available for this one. But all of them would be under the \$19k mark and that's what we've done over the years in that amount. I am going to be asking Double Branch to approve the purchase of one tonight because they do have one at Piedmont that needs to be replaced. It's a little bit worse than Whitfield so I would like to move forward on that one. I was hoping that I would get a better deal if we're purchasing two at one time. If that's something you guys would like to consider then I would ask to free up some funds and purchase the next playground.

Mr. Steiner stated what did you say for the dollar amount?

Mr. Soriano stated under \$19k. I think this one was the lowest one at \$18,100 and this one here was \$18,400 almost \$500 so they're all under \$19k. But like I said, I'm hoping I can get it even cheaper. Whether they knock off a thousand dollars or even \$500. We are buying two of these from them. I would like to get them to give me a proposal that's a little better. Not to mention we've bought quite a few over the last couple years.

Mr. Steiner stated the other thing I would imagine you get a reduction on shipping too.

Mr. Soriano stated yes.

Mr. Steiner stated with this Jay you say we have Whitfield that you said you needed to change out right? Would be the candidate for this side?

Mr. Soriano stated looking at them and trying to rank them in priority, that would be the next one.

Mr. Steiner asked is this coming out of reserve?

Mr. Soriano stated yes.

Mr. Steiner stated okay, I think it would be a good idea to approach it.

Ms. Mifsud stated if there's an opportunity to save some money.

Mr. Steiner stated and it's something we are committed to do so it's not a luxury item we are putting in there. We are probably going to be spending an awful lot of labor on doing repair and maintenance on the other side.

Mr. Soriano stated and that's where I start to look at which ones go where on that priority list. Because if we're doing a lot of those replacements and repairs. Whenever we take these down, too, I showed you before, we keep all of those parts and I do what I can to repair them. If we need a stair set or a ladder and we have one in good shape, we put it back on. You guys don't pay for anything there other than the labor so this would save a little bit in labor cost because hopefully once we put it up, we're not doing any repairs for a while. That will cut that down. If that's something we want to do, I would look to approve the purchase of the next playground at a NTE of \$19k. Any discussion?

On MOTION by Ms. Mifsud seconded by Mr. Steiner with all in favor, NTE \$19k for a new playground at Whitfield, was approved.

Mr. Soriano stated the last thing that's not on my report really was just an email I received today from Amy Brown. She's the one that does the vendor fairs. We've been doing one on each side throughout the year. She typically does a Spring one over at your sister District in the following year. She has asked me for October 3rd date to do her Fall Expo here in the parking lot. I'm good with that. I am going to send it to Wanda to make sure she coordinates. We try to stay away from any big wedding events going on in this room. But I'm good with that date. I just wanted to make sure that you guys are still okay with those vendor fairs. She has asked your sister District Double Branch to do a second now. Last year we did a second for the first time and it worked out well. It looks like Christmas and she did it last minute. I'm not sure if any of you guys can get over there, but it was good. It was a little better. We had, if you recall, the person that ran the expo years ago, the biggest problem is near the end of her time, she got so large and it created problems. She had to bring in police officers to help with parking. We had some issues with people parking up on the grass and damaging things, even damaged one of the backflows over at the school where they were using the grass over there to park. It was just size so we had, if you recall here and Double Branch give this new girl a whole list of rules that she has to follow just to keep it a little more low key so we don't have those issues going forward. But the third worked out fine. I think Double Branch is going to hear that request tonight too for the Christmas vendor event. Unless there's any concerns, I will let her know that she can move forward with October 3rd. Unless you guys had any questions on some of these other repair items that were listed here, that's it for me.

Ms. Giles stated thanks, Jay.

SIXTH ORDER OF BUSINESS

Audience Comments (limited to three minutes) / Supervisor Requests

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

Mr. Steiner stated start with the audience.

Ms. Giles stated just as a reminder if you have audience comments, if you'll please state your name for the record.

The resident stated my name is **Emmy Evans**. I'm a resident but I'm also a party attendant here and there's been ongoing concerns regarding professional pictures and pictures taken while the venue is being rented out. As I was to trained and told that during the venues when it's rented, residents cannot be on the staircase as it is rented for those here and then they have access to it. Just on Saturday, May 2, about 1:45, 3 o' clock, I had a resident who hosted a professional photographer in front of the fitness center, on the entrance and exit of the stairways and the fitness center itself. And she proceeded to set up her professional pictures. The fitness center attendant, which is a teenager, told her you could not have set up professional pictures. She became very belligerent to the person that was there. I was there as well because I had two parties going on. I had one up here and one at the pool. At that time, I told the young man to close the door because she became very belligerent. She came around, pounding on the window, continued to scream at us, entered the fitness center very aggressively. I'm trying to get a hold of security. Security was not here. I immediately called 911 and she became very belligerent, arguing and screaming. Police officers arrived but they said that there was nothing they could do. She said she did nothing illegal and continued to say she's a resident; she can do it. We have nothing in our policy or because I was looking for it. There's nothing on here about that specific about professional pictures, however, because she was belligerent, cursing me, calling me different names, cursing at me, basically. And the police officer heard her, and I said can you trespass her now? He refused. He said he would. He never did. This is every weekend as I'm having parties. I'm having issues with police officers not supporting me with very disrespectful residents cursing at me and at the employees downstairs at the fitness center. I was hoping that there was a way that we could. This person went to Christina, our office manager, the following morning on Monday stating the situation and said it's not in our policy about professional

pictures. As a resident, she has the right to do as she pleases and take pictures. This leaves me in a situation where what do I say if those who rented this don't want people on the stairs taking pictures as they're taking pictures, or they're using it to go up and down the stairs with whatever items they need to bring in, and now it's on a pause because people are taking pictures and because they're stating, I'm a resident, I have the right to do so. I was just wondering, what can we do to alleviate the confusion?

Mr. Soriano stated there's not really a requirement that we have every situation spelled out in our policies either. Staff does have the right to operate as they need to make sure everybody is safe and everybody feels comfortable. A resident does not have the ability to say, because I live here, I can do whatever I want. That's not the case either. In this case, the Clay County Sheriff's Office is definitely wrong for not trespassing. We can't do much about that. We have talked about that here before that many times we get supported but many times, we don't. This is a problem with Clay County Sheriff's Office, where they will tell us something. We might get an officer that believes they can't trespass a resident. I've had that argument with them a million times. They believe that because they pay, they say fees, it is tax dollars here, that they can't be trespassed. I pay taxes for Clay County. I can't go down and act like a fool, give people the middle finger and cuss while standing on the sheriff's office front lawn and expect nothing to happen to me. But that would be the same situation here. And they still go back to an old memo years ago that one of their old lawyers had put out saying residents can't be trespassed in their place of residency. This is not actually their place of residency. That fell to a rule that had more to do with public housing. Those areas that people actually live there, that's a little different. Even like the apartments, you would live in the apartment, you can't be trespassed from that address because you live there. But internally, they could make rules that you can't be out of the pool. That would be different. They would have to follow protocol for removing them from a pool. Many times, they just have refused to do anything here. We can't do anything other than I can report that officer. I do have contacts.

Resident stated I do have the information. However, all that was going on. I had two incidences going on. Unfortunately, I'm still looking for the paperwork.

Mr. Soriano stated it's a little easier even when the staff doesn't get that information, because it had to happen out of the pool before. If I can point to the date and time, I can find out who responded and then go from there.

Emmy Evans (resident) stated I do have that. I have the date and the time of the two officers that came.

Mr. Soriano stated it doesn't really help us as much after the fact, because trespass citations have to be given then. It's a little harder after the fact. But you guys do have the ability to do something after the fact, now that's hard. I haven't talked to this person yet. I do get involved when there's policy violations because I have the ability in there at my discretion so wording doesn't have to spell out every situation. It's actually at my discretion. I can turn off that card and take their privileges. Then we have to go through disciplinary steps. I think we've done this here before. I know we've done it at Double Branch many times where we have to assign a meeting to where these people then get to come in and speak to you guys and explain themselves. Whether they believe they were right or they're asking for forgiveness. It is much easier when we get them trespassed. I've explained this to staff, that's what I would prefer most of the time. I don't want them sitting there cussing at staff or anything like that. In fact, we don't even have to put up with them that long. First word, call Clay County and get them out of here and hopefully they won't push back on trespassing. But we go to trespass first and the reason for that is that becomes a county code violation. That's two years off of our property. You guys don't have to address it at all if you don't wish after that they are trespassing, end of story. Where when we go this way, Mike can go through really quick how it works. But it is a due process thing. We have to give them the opportunity to come in and speak their piece. They can even question the staff involved, which I can't stand most of the time. I have people that complain about the lifeguards and if we had that situation, I got minors up here. But it is almost like a court set up to where that's the due process. We have to give them that chance. And then you guys make the decision of how long to take their privileges away or not at all or reinstate them. Because most of the time I have told by then their cards are turned off. And then once you take that privilege, then it's a little easier because they're on property, they can most certainly be trespassed at that point. Like I said, all of those situations don't have to be spelled out by them bringing in a professional photographer in the advert. We've explained that multiple times. We've even talked about here in this room how to help out and make it easier. But it does make it hard. We've allowed them to go out there. They can take pictures of landscaping and the building in the background. It's the front and the steps where this even you will see people trying to get up here to make it hard. We used

to allow people and say if there's no event going on, that's fine, go head up there, you're not bothering anybody. But that creates a problem for staff. Emmy wouldn't be here because if there's no event going on, she's not the attendant. She may not be here, but that high school student she was talking about before, that person is there and there can still be problems. They're also creating an issue of somebody's running business on our property. They don't get to do that. We have all kinds of rules for things like you can't personal train, you can't do sports training. They're running a business on your property, that puts a liability so we don't allow that. Then there is plenty of rules in there that allow for once staff explains any operating procedure, they do have to listen to staff or they're going to be asked to leave. If not, they can't be trespassed. There are lots of situations here since the officers didn't do their part. Like I said, I can work with the sheriff's office on that. All it's going to do is maybe educate that officer more that he has the ability to trespass. But for those people now, the only thing that we can do is you guys could choose to take their privileges and set up that hearing until they come in and tell you their reasoning.

Mr. Eckert stated my recommendation would be that staff make the decision based on the information they have whether or not to suspend the privileges until the next Board meeting. Then we can go ahead and send out the letters that provide them with an notice and an opportunity to be heard.

Mr. Soriano stated like I said, I haven't talked to them yet. If you guys want to go that route, once I talk to Mike, I can make that decision. If that's the case, usually what I do is Marilee and I send communication to all you guys saying, hey, we've decided to terminate this person's privileges. We even share with you the letter that goes out to them. They get a formal letter that says that's been turned off. You have to go in front of the Board. We send a copy of that to you guys. But that's you guys showing that, hey, we've turned this off, and now you're going to be assigned this disciplinary. And then we hope they show up at next meeting. You guys can choose to turn it off for longer. I can only turn it off until that next meeting is what this step does.

Ms. Mifsud stated well, it certainly sounds like you should be able to do that.

Mr. Soriano stated that is typical. I try to talk to them first. This is not the only issue. This is one that Emmy gets to deal with more because she is a party attendant. But there are lots of other issues. I usually get two or three of these policy violation reports every Monday morning

when I come in. Some of them may be little with kids riding their bikes on property. The e-bikes are worse right now. But even kids riding bikes on property and they just don't listen to the staff. But that doesn't cause as big of a problem here. I find this a bigger problem because this was an adult talking to him. They should know better. When they pull out like, I'm a resident here, I pay for that, I get to do whatever I want. That it's not the case and that's not how it works. I have concerns with that. But we do get many others and I try to talk to whether it's the adult in the household or kids I talked to the parents about. I try to do that step first. Unless it's a case where we were able to get them trespassed. And that's where, like I said, I've tried to inform staff. I know it seems like we're being mean, but especially with as many problems we get down here in the summertime, even off season. But in the summertime, it's much, much worse. I just support staff. We call the county right away. If that resident really believes that staff did something wrong and they shouldn't have called, we're going to hear it here. But that's usually not the case. We've all seen some of these policy violations. I have shared some with you guys in the past of ones we have trespassed. Some of these are obviously bad. Most do not show up or even talk to me about it.

Mr. Marx stated I have a couple of small questions specifically about the rental agreement. If someone rents this space, is there something in there that says they have unfettered access?

Mr. Soriano stated to the veranda and this walkway? It doesn't really explain the stairs. The stairs are in between the two levels. You get this whole upper part of the building. And that is another one that helped with putting this fencing up here. It doesn't come to your stairs.

Mr. Marx stated I think you should include something to make sure that they can go up and down the elevator and use the stairs whatever they want. Because I don't want someone who's paid for service to not get it. Even if someone's being belligerent, which is another issue altogether. At least that's my opinion. Yeah, I definitely really wish that officer trespassed that person.

Ms. Arnau stated that's my question. Do we not have some verbiage that we can communicate when the officer is present that says we as a community have a right to have this person trespassed when they're behaving in that manner.

Ms. Soriano stated we actually do. Not only do we have what's called a blanket trespass form that we fill out for not just these Districts, but we fill them out for multiple Clay County

Districts. Marilee and I help in other neighborhoods where the staff there will deal with this stuff and we go through the same things with them. I've seen the same problems in those neighborhoods. I just had a chairman actually, from another neighborhood down the road send Marilee and I a text the other day saying he spoke to one of the chiefs at CCSO and that he was fully on Board with trespassing nonresidents. He said he would have to figure out how he does residents or nonresidents so there was another problem. I don't see the difference in either one. They both get treated the same, trespass. If the owner operator of the facility that's where CCSO has to get it straight and figure it out. We have those blanket trespass forms on file with CCSO, but you guys actually went a step farther and I believe this was probably about nine years ago, 10 years ago, where we did a resolution in both Districts with the lawyer at the sheriff's office. Mike's office has a copy of it. We can pull it up and send it to you guys to see. But this was a long time ago for them to understand that it actually, I think, lists all the staff and has you guys in there too. Board members can, you guys are actually staff, can actually have somebody trespassed too. We have that on file with the sheriff's office. The hard part is getting that information out to the officers that are on beat. Some of the sergeants may know or the lawyer for CCSO knows, but getting that out. That's why I say the information that some of the older officers will use refers to a memo that was there almost 12 years ago. But they remember that from the other lawyer that was there. That created that problem. I've heard that in other counties too, where the sheriff's office won't trespass a resident of a neighborhood, even in an HOA situation. That's a problem. You pay for a fee to use a pool that doesn't allow you to come down there and be a jerk and think the sheriff's office can't do anything. I don't understand that argument. When they try to say oh, they're a resident here, the Sheriff's offices should definitely follow their own code. Code says the owner or operator of a facility can have somebody trespassed.

Ms. Mifsud stated so isn't that something though? Oh, go ahead, Mike.

Mr. Eckert stated just to add on to the history of this issue and it's very unfortunate because what happened was there was a memo that was written by, I believe, sheriff's association or by the sheriff, basically saying that property owned by an HOA, you can't trespass the person from that property because technically they own a share of it by virtue of it's a private HOA. Sheriff deputies from there took it to mean okay CDDs and HOAs are exactly the same, but the difference is, is that residents don't own a piece of the CDD or the CDD's property so it's very

different. Educating them has been a 10-year process. I certainly understand Jay's frustration, but it all stems from a wrongful equation of an HOA and a CDD in a memo that was created probably 10 years ago.

Mr. Steiner stated Mike, this seems to be the same issue that we're having with the E-bikes. We're in a situation where there's no recourse and granted, these bike riders may not be even residents of this CDD, so going and trespassing and they lose their privileges is really a non-issue because they don't have privileges to begin with. But the thing about it is, is they are not restricted from being on property. There seems to be a disconnect between who has what authority and how it can be opposed. They say they treat it like we're private property so we have to do the action. It's not a matter of being a county issue. And in this case, it was they were actually here and given the trespass request and failed to go ahead and operate. But they're saying they can't. There needs to be some discussion at a much higher level than this Board. But I don't know how you're going to go and resolve that issue of who does what and when.

Ms. Mifsud stated if I understand you correctly.

Mr. Steiner stated no, please.

Ms. Mifsud stated there is an ordinance. Is there a county ordinance that allows for the said operations and is there an ordinance that the officers run around with the Miranda rights and their law? Is there something that we can empower the staff with in accordance with they can pull out real quick in accordance with this ordinance? This property does request that if you, is that something they.

Mr. Soriano stated we can do that. I can point out what the county code is for the staff to be able to say.

Ms. Mifsud stated just to have it handy real quickly.

Mr. Soriano stated this is the problem. I hate when I have to argue with a police officer, especially something like that I've done years after years. But for them, especially the guys on beat, some of them may be young or they just were informed differently. I won't say it was wrong. It was different because it was interpretation. Many times, they should not be the one interpreting it. You have a lawyer for a reason, do the job. The code says they can be trespassed. Leave it to prosecutor or the lawyer to deal with. They really feel that no, this shouldn't be done and they drop it. But going forward, we have to have that officer over here even if we explain what code that is because trespass is the same in every county. They have to look past that thing

that they thought that because they pay for it, they're allowed or there they own it and that's not the case. We have to get them past that. But I think most certainly start educating the staff of what the code number is and what it states is typical trespassing is the same for both private entities or a business as it is for private residents. It's the same thing. If somebody's on your front lawn, the way you get somebody trespassed, you have to ask them to leave. They have to be informed properly and then police officers can be called if they do not leave. And that's where the trespass comes in. Then with the citation what it is, it's actually a written warning. It is still a warning. They don't get anything out of it. It's just a written warning. Because now if they're caught on property again, they can be arrested. The biggest issue with any trespass, even once we do the trespass, like I said, has to be done then so they don't have to go and give it to somebody after the fact. Even though I can prove, they were here, they cussed Danielle. We have all of these witnesses, other people, they won't go to the house and give them the trespass citation. They have to catch them there. It's a big problem. This is the case. They were actually here. She should have gotten trespassed. She was not listening to the staff. Staff went through multiple times and not only did she do things like curse and get angry with her and then she's trying to storm into the office. That stuff is problematic and she is an adult. Let's imagine it was only the high school age kid that we have working. We have a few adults, but we have a lot more of these young high school and college age kids that we got to try to support. First though, I will be speaking to CCSO about the matter, but then I can speak to this resident for this to try to get them to have some understanding. And if they do not, like I said, I can turn off their card and you will be hearing from them at the next meeting.

Mr. Marx stated is there anything written down in our own rules that prevents people from using the property for commercial purposes without renting it first?

Mr. Soriano stated so we don't spell out every single type of business. We do have lots of rules on things like personal trainers and sports because we would see that a lot out there. There are a lot of other businesses that can be done here besides photography. I've had people that didn't coordinate correctly and pull up with their food truck. We've actually had this more in the summer. People are at the pool and I get. There's one culprit I kick out all the time; it's the ice cream truck. He is not approved through us on either side. You guys see this ice cream truck guy out here a lot. He actually, even when we first started, wouldn't provide truck insurance. He had COI for his business, but he wouldn't provide his truck insurance. Which to me is worse because

he's driving around a truck. If he doesn't have insurance on that and an accident happens and uninsured driver there, it's an issue. We would not approve him and I have told him multiple times he is not welcome on the property. When we see him, we usually go out and tell him he's got to leave or the cops are going to be here in a couple minutes. He has been given lots of opportunities. We have multiple other businesses that are on here. We don't have them all spelled out. We can start going through that one. Mike, outside of the ones that are discretionary for staff, I don't know what your suggestion would be if we want to start trying to list out a lot more of these businesses.

Mr. Marx stated well, I would think it really helps if we list the things that we would actually allow.

Mr. Soriano stated either that or we do something that's even more vague.

Mr. Marx stated no commercial activity without prior approval or rental or something like that. I don't know. We can leave it to the lawyer.

Mr. Steiner stated we've got a mobile fishing tackle sitting up behind Towering Oaks there at the circle. There has also has been a mobile barber shop.

Mr. Soriano stated that was a hard one, it wasn't really our property. It did take me a long time to get the county, CCSO and the county would not address that right away. This is where I had to get residents and I try to stay away from it because of my position, but the commissioner lives over here at Eagle Landing. When he was a little more involved, then things started happening and it helped because after he had been there for a while, he also brought Porta Potty next to the trailer and that's when things started moving a little quicker. But yeah, we may have to do something that may be more vague to encompass all those commercial activities.

Mr. Marx stated I think between those two things, if renters have right to get in and give you rent spaces, the right of way to get in and out of the facility, plus you essentially restrict all commercial activity unless it's been authorized, then CCSO can hand both of those pieces of paper to someone and say, you can't be here right now.

Mr. Soriano stated even if we were to allow her to get a pass on the fact that oh I really want that policy in there, even if we were to say, okay, we're going to put a policy in there that still doesn't forgive her former actions. And that's what I'm going to try to get her to understand with her with this discussion is that it's how she responded and took that out on staff is the bigger problem here.

Emmy Evans (resident) when I approached the police officer and showed him on here about the vulgar language, he just dismissed me.

Mr. Soriano stated yeah.

Emmy Evans (resident) stated it's happening every weekend.

Mr. Soriano stated that is a big problem with getting some of these officers at CCSO to really support when these issues come up. I know they have more important things to do many times. You guys saw we did have a shooting in Oakleaf this last weekend. There are really big things that occur. But these are residents of the county too. They have concerns and I would like that to be addressed and done when he was out here, so it wasn't like it was going to take any more of his time. It's one when we have had cases where we call and we're trying to get rid of belligerent people at the pools and then they get out of here before the officer gets here because they were just on so many calls that he didn't show up for 30 minutes or something. That can happen. I've seen that. But in this case, he was already out here. He should have done something. That is a separate conversation that I have to have with CCSO even there, maybe I have to enlist Mike's help a little bit with that so we can get the sheriff's office to support us a little more.

Ms. Giles stated District Counsel, was there anything you were going to add, sir?

Mr. Eckert stated yeah, I was just going to say let Jay and I take a look at the policies and figure out how we can deal with the business use. For some reason I thought we had dealt with that. But if not, we have sample language that we can propose to the Board for their consideration.

Ms. Giles stated thank you. Any other public comments? Supervisors' requests?

Mr. Steiner stated nothing.

Ms. Mifsud stated I don't have anything.

Mr. Marx stated nothing.

SEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – June 8, 2026 @
2:00 p.m. at the Plantation Oaks Amenity
Center**

Ms. Giles stated our next meeting is scheduled for June 8, 2026 that is your proposed budget meeting at 2:00 p.m. here at the same location.

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
April 30, 2026



Middle Village
Community Development District
Combined Balance Sheet
April 30, 2026

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 41,518	\$ 421,150	\$ -	\$ 17,707	\$ 480,375
Due from General Fund	-	1,336,869	38,367	-	1,375,236
Investments:					
State Board of Administration (SBA)	5,444	\$ 468,817	-	1,012,497	1,486,758
Custody Account - Hancock Whitney	8,027	-	-	-	8,027
Custody Account - US Bank	1,632,336	-	-	-	1,632,336
Series 2022					
Revenue	-	-	182,695	-	182,695
Reserve	-	-	163,983	-	163,983
Principal	-	-	1,178,000	-	1,178,000
Interest	-	-	177,715	-	177,715
Prepayment	-	-	426	-	426
Series 2018-2					
Reserve	-	-	126,971	-	126,971
Prepayment	-	-	3,397	-	3,397
Sinking	-	-	140,000	-	140,000
Interest	-	-	43,000	-	43,000
Deposits	-	13,383	-	-	13,383
Total Assets	\$ 1,687,326	\$ 2,240,218	\$ 2,054,554	\$ 1,030,204	\$ 7,012,302
Liabilities:					
Accounts Payable	\$ 3,082	\$ 23,064	\$ -	\$ 19,711	\$ 45,856
Due to Debt Service	38,367	-	-	-	38,367
Due to Recreation Fund	1,336,869	-	-	-	1,336,869
Accrued Expenditures	-	6,937	-	-	6,937
Total Liabilities	\$ 1,378,318	\$ 30,001	\$ -	\$ 19,711	\$ 1,428,029
Fund Balance:					
Nonspendable:					
Deposits	\$ -	\$ 13,383	\$ -	\$ -	\$ 13,383
Restricted for:					
Debt Service - Series	-	-	2,054,554	-	2,054,554
Assigned for:					
Capital Reserve Fund	-	-	-	1,010,494	1,010,494
Unassigned	309,008	2,196,835	-	-	2,505,842
Total Fund Balances	\$ 309,008	\$ 2,210,218	\$ 2,054,554	\$ 1,010,494	\$ 5,584,273
Total Liabilities & Fund Balance	\$ 1,687,326	\$ 2,240,218	\$ 2,054,554	\$ 1,030,204	\$ 7,012,302

Middle Village
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 200,594	\$ 200,594	\$ 197,832	\$ (2,762)
Interest Income	1,000	1,000	24,416	23,416
Total Revenues	\$ 201,594	\$ 201,594	\$ 222,248	\$ 20,654
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 12,000	\$ 7,000	\$ 6,800	\$ 200
FICA Expense	918	536	520	15
Travel per Diem	200	117	-	117
Engineering	8,000	4,667	6,934	(2,267)
Trustee Fee	15,000	15,000	15,000	-
Dissemination Agent	4,129	2,409	2,659	(250)
Assessment Roll Administration	8,907	8,907	8,907	-
Attorney	40,000	23,333	10,476	12,857
Arbitrage Rebate	700	-	-	-
Annual Audit	6,800	6,800	6,900	(100)
Management Fees	76,509	44,630	44,630	(0)
Information Technology	3,008	1,755	1,755	0
Telephone	300	175	165	10
Postage	1,500	875	618	257
Printing	2,500	1,458	387	1,071
Insurance General Liability	15,443	14,547	14,547	-
Legal Advertising	2,500	1,458	610	848
Other Current Charges	150	88	21	66
Office Supplies	200	117	4	112
Website Maintenance	2,655	1,548	1,549	(0)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative Expenditures	\$ 201,594	\$ 135,594	\$ 122,658	\$ 12,936
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 66,000	\$ 99,590	\$ 7,718
Net Change in Fund Balance	\$ -	\$ 66,000	\$ 99,590	\$ 7,718
Fund Balance - Beginning	\$ -		\$ 209,418	
Fund Balance - Ending	\$ -		\$ 309,008	

Middle Village
Community Development District
Recreation Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,256,317	\$ 2,256,317	\$ 2,225,247	\$ (31,070)
Interest Income	5,000	5,000	11,766	6,766
Miscellaneous Revenue	1,000	583	-	(583)
Amenities Revenue	100,000	58,333	69,050	10,717
Total Revenues	\$ 2,362,317	\$ 2,320,234	\$ 2,306,063	\$ (14,171)
Expenditures:				
Administrative:				
Management Fees - On Site Staff	\$ 374,481	\$ 218,448	\$ 218,447	\$ 0
Insurance	97,141	90,011	90,011	-
Other Current Charges	6,000	3,500	3,305	195
Permit Fees	1,650	963	756	207
Subtotal Administrative	\$ 479,272	\$ 312,921	\$ 312,519	\$ 402
Maintenance:				
Security	\$ 136,335	\$ 79,529	\$ 63,370	\$ 16,159
Security Clay County	47,304	27,594	18,990	8,604
Electric	18,000	10,500	11,445	(945)
Streetlighting	32,400	18,900	18,270	630
Irrigation Maintenance	5,000	2,917	1,410	1,507
Landscape Maintenance	557,230	325,051	325,051	(0)
Common Area Maintenance	84,000	49,000	48,414	586
Lake Maintenance	25,000	14,583	13,358	1,225
Subtotal Maintenance	\$ 905,269	\$ 528,074	\$ 500,308	\$ 27,766

Middle Village
Community Development District
Recreation Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<i>Recreation Facility:</i>				
Amenity Staff	\$ 190,000	\$ 110,833	\$ 75,482	\$ 35,351
Janitorial	62,475	36,444	38,999	(2,555)
Telephone	18,000	10,500	3,475	7,025
Electric	69,600	40,600	30,710	9,890
Water / Sewer	54,200	31,617	43,646	(12,029)
Gas/Heat (Pool)	20,000	20,000	23,824	(3,824)
Refuse Service	42,000	24,500	40,955	(16,455)
Pool Maintenance & Chemicals	43,000	25,083	30,311	(5,228)
Cable	8,000	4,667	4,827	(160)
Special Events	10,000	5,833	3,537	2,297
Office Supplies and Equipment	1,500	875	412	463
Facility Maintenance - General	68,250	39,813	39,281	531
Facility Maintenance - Preventive Contracts	15,950	9,304	2,595	6,709
Facility Maintenance - Contingency	7,875	4,594	4,332	262
Elevator Maintenance	10,000	5,833	1,035	4,798
Recreation Passes	4,000	2,333	1,647	687
Lighting Repairs	12,000	7,000	6,173	827
Tennis Court Maintenance	69,011	40,257	46,999	(6,743)
Capital Reserve	271,914	-	-	-
Subtotal Recreation Facility	\$ 977,776	\$ 420,086	\$ 398,240	\$ 21,846
Total Expenditures	\$ 2,362,317	\$ 1,261,081	\$ 1,211,066	\$ 50,014
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 1,059,153	\$ 1,094,997	\$ (64,185)
Net Change in Fund Balance	\$ -	\$ 1,059,153	\$ 1,094,997	\$ (64,185)
Fund Balance - Beginning	\$ -		\$ 1,115,221	
Fund Balance - Ending	\$ -		\$ 2,210,218	

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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,772,172	\$ 1,772,172	\$ 1,716,862	\$ (55,310)
Interest Income	10,000	10,000	17,804	7,804
Total Revenues	\$ 1,782,172	\$ 1,782,172	\$ 1,734,666	\$ (47,507)
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	\$ 1,560,715	\$ 1,479,208	\$ (81,507)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 21,257	\$ 1,560,715	\$ 1,479,208	\$ (81,507)
Fund Balance - Beginning	\$ 286,980		\$ 575,346	
Fund Balance - Ending	\$ 308,237		\$ 2,054,554	

Middle Village
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Transfer In from Recreation Fund	\$ 271,914	\$ -	\$ -	\$ -
Interest	15,000	15,000	23,874	8,874
Total Revenues	\$ 286,914	\$ 15,000	\$ 23,874	\$ 8,874
Expenditures:				
Repairs & Replacements	\$ 250,000	\$ 145,833	\$ 127,602	\$ 18,232
Total Expenditures	\$ 250,000	\$ 145,833	\$ 127,602	\$ 18,232
Excess (Deficiency) of Revenues over Expenditures	\$ 36,914		\$ (103,728)	
Net Change in Fund Balance	\$ 36,914		\$ (103,728)	
Fund Balance - Beginning	\$ 1,157,673		\$ 1,114,222	
Fund Balance - Ending	\$ 1,194,587		\$ 1,010,494	

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	\$ 163,983
Reserve Fund Balance	163,983

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	\$ 126,971
Reserve Fund Balance	126,971

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
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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
8	03/06/26	16,266.10	1,874.32	21,082.71	39,223.13
9	04/14/26	22,101.20	2,546.69	28,645.66	53,293.56
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		1,716,861.74	197,831.78	2,225,247.16	4,139,940.70

TAX ROLL DUE / RECEIVED - (DISCOUNTS NOT TAKEN)	\$23,921.05	\$2,756.40	\$31,004.37	\$57,681.80
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PERCENT COLLECTED	DEBT	O&M	O&M	TOTAL
TOTAL PERCENT COLLECTED	98.63%	98.63%	98.63%	98.63%

D.

Middle Village

Community Development District

Check Run Summary

May 31, 2026

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	5/8/26	1870-1871	\$ 712.50
	5/18/26	1872	7,344.60
	5/21/26	1873-1875	2,534.78
	5/29/26	1876	38,367.30
<u>Sub-Total</u>			<u>\$ 48,959.18</u>
Recreation Fund			
Accounts Payable - HW	5/8/26	1286-1289	\$ 61,483.60
	5/18/26	1290-1299	40,954.50
	5/21/26	1300-1309	23,138.41
	5/28/26	1310-1312	570.00
<u>Sub-Total</u>			<u>\$ 126,146.51</u>
Capital Reserve Fund			
Accounts Payable	5/8/26	937	\$ 864.00
	5/18/26	938-942	19,980.10
	5/21/26	943-949	14,734.00
<u>Sub-Total</u>			<u>\$ 35,578.10</u>
Total			\$ 210,683.79

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/08/26	00117	4/30/26	26-00159	202604	310	51300	48000		JACKSONVILLE DAILY RECORD	*	76.25	76.25	001870

5/08/26	00125	5/06/26	195066	202604	310	51300	31100		MATTHEWS DESIGN GROUP LLC	*	636.25	636.25	001871

5/18/26	00026	5/01/26	2600	202605	310	51300	34000		MAY MANAGEMENT FEES	*	6,375.75		
		5/01/26	2600	202605	310	51300	52000		MAY WEBSITE ADMIN	*	221.25		
		5/01/26	2600	202605	310	51300	35100		MAY INFO TECH	*	250.67		
		5/01/26	2600	202605	310	51300	31300		MAY DISSEM AGENT SRVCS	*	344.08		
		5/01/26	2600	202605	310	51300	51000		OFFICE SUPPLIES	*	.99		
		5/01/26	2600	202605	310	51300	42000		POSTAGE	*	57.32		
		5/01/26	2600	202605	310	51300	42500		COPIES	*	78.60		
		5/01/26	2600	202605	310	51300	41000		TELEPHONE	*	15.94		
											7,344.60	001872	

5/21/26	00113	5/15/26	17	202605	310	51300	31300		DISCLOSURE SERVICES LLC	*	100.00	100.00	001873

5/21/26	00117	5/14/26	26-00184	202605	310	51300	48000		JACKSONVILLE DAILY RECORD	*	65.25	65.25	001874

5/21/26	00119	5/14/26	3745734	202604	310	51300	31500		KUTAK ROCK LLP	*	2,369.53	2,369.53	001875

5/29/26	00124	5/21/26	05212026	202605	300	20700	10300		HANCOCK WHITNEY BANK	*	38,367.30	38,367.30	001876

TOTAL FOR BANK A 48,959.18
 TOTAL FOR REGISTER 48,959.18

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

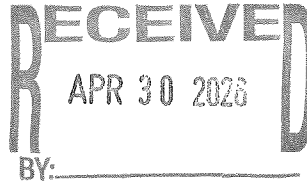
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

April 30, 2026

Date

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



Serial #	26-00159C	PO/File #	_____	\$76.25
	Notice of Meeting of the Board of Supervisors			Payment Due
	_____			\$76.25
	Middle Village Community Development District			Publication Fee

Case Number	_____			Amount Paid
Publication Dates	4/30			
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 # 26-00159C 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, May 11, 2026, at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

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

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

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

Marilee Giles
District Manager

Apr. 30 00 (26-00159C)

Project Manager Michael Williams

Governmental Management Services
Marilee Giles
475 West Town Place STE 114
St. Augustine, FL 32092

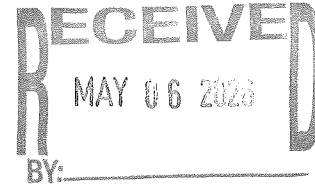
Matthews | **DCCM**
Engineering - Architecture - Planning - Surveying

May 06, 2026
Invoice # 195066

Project 0000021874.0000 24016.00 - 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 Michael Williams if you have any questions or concerns regarding your project.

For billing inquiries, please contact our Accounting Department.

Professional Services through April 30, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount
Division Lead	1.75	275.00	481.25
Sr. Project Manager 1	.50	260.00	130.00
Project Coordinator 2	.25	100.00	25.00
Total Labor			636.25
		Total Due:	636.25

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	636.25	30,098.75	30,735.00
Expense	0.00	223.18	223.18
Unit	0.00	43.78	43.78
Interest	0.00	23.93	23.93
Totals	636.25	30,389.64	31,025.89

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

LICENSE #26535, LB8590, LA6666677

Invoices are due upon receipt.

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

Governmental Management Services, LLC

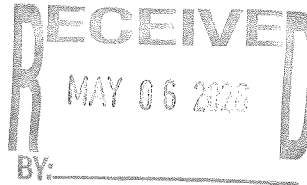
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 2600
Invoice Date: 5/1/26
Due Date: 5/1/26
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 - May 2026		6,375.75	6,375.75
Website Administration - May 2026		221.25	221.25
Information Technology - May 2026		250.67	250.67
Dissemination Agent Services - May 2026		344.08	344.08
Office Supplies		0.99	0.99
Postage		57.32	57.32
Copies		78.60	78.60
Telephone		15.94	15.94
Total			\$7,344.60
Payments/Credits			\$0.00
Balance Due			\$7,344.60

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
5/15/2026	17

Bill To
Middle Village CDD C/O GMS

RECEIVED
MAY 16 2026
BY: _____

Terms	Due Date
Net 30	6/14/2026

Description	Amount
Amortization Schedule Series 2018-2 5-1-26 Prepay \$4,000	100.00
<div style="border: 1px solid black; height: 80px; width: 100%;"></div>	

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

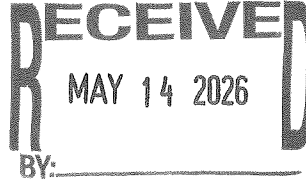
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

May 14, 2026

Date

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



Serial # <u>26-00184C</u>	PO/File # _____	<u>\$65.25</u>
		Payment Due
Notice of Qualifying Period for Candidates for the Board of Supervisors		
_____		<u>\$65.25</u>
Middle Village Community Development District		Publication Fee

Case Number _____		Amount Paid
Publication Dates <u>5/14</u>		
County <u>Clay</u>		

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

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

If your payment is being
mailed, please reference
Serial # 26-00184C on your
check or remittance advice.

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

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

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

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

**NOTICE OF QUALIFYING
PERIOD FOR CANDIDATES
FOR THE BOARD OF
SUPERVISORS OF THE
MIDDLE VILLAGE
COMMUNITY**

DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Middle Village Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at 500 North Orange Avenue, Green Cove Springs, Florida 32043, Phone: (904) 269-6350. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Middle Village Community Development District has three (3) seats up for election, specifically seats 1, 3 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Clay County Supervisor of Elections.

May 14 00 (26-00184C)

KUTAK ROCK LLP

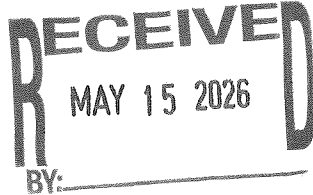
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 14, 2026



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

Reference: Invoice No. 3745734
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. 3745734
14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

04/03/26	M. Eckert	0.30	121.50	Research and draft response to auditor; confer with Giles and Steiner
04/03/26	G. Lovett	0.30	84.00	Monitor legislative process relating to matters impacting special districts
04/06/26	J. Daly	0.40	80.00	Coordinate response to auditor letter
04/06/26	M. Eckert	0.50	202.50	Review draft minutes and provide comments
04/09/26	K. Haber	0.60	171.00	Prepare April board meeting agenda memorandum; correspond with Hogge regarding same
04/12/26	M. Eckert	0.50	202.50	Prepare for and travel to board meeting
04/13/26	M. Eckert	2.50	1,012.50	Prepare for, travel to and attend board meeting; return travel; meeting follow up
04/20/26	M. Eckert	0.10	40.50	Follow up from board meeting
04/23/26	K. Haber	0.40	114.00	Prepare budget approval resolutions; correspond with Giles regarding same

KUTAK ROCK LLP

Middle Village CDD
May 14, 2026
Client Matter No. 14323-1
Invoice No. 3745734
Page 2

04/29/26	M. Eckert	0.70	283.50	Research VerdeGo contract and prior RFP; confer with Soriano; prepare for and attend agenda call
----------	-----------	------	--------	--

TOTAL HOURS	6.30			
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TOTAL FOR SERVICES RENDERED				\$2,312.00
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DISBURSEMENTS

Meals			11.00	
Travel Expenses			46.53	

TOTAL DISBURSEMENTS				<u>57.53</u>
---------------------	--	--	--	--------------

TOTAL CURRENT AMOUNT DUE				<u>\$2,369.53</u>
--------------------------	--	--	--	-------------------

RECEIVED
MAY 21 2026
BY: _____

**Middle Village
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
May 21, 2026	\$38,367.30	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
<i>(Attach supporting documentation for request)</i>

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/08/26	00062	5/01/26	368820B	202605	320	57200	46800		MAY LAKE MAINTENANCE THE LAKE DOCTORS	*	1,594.00	1,594.00	001286
5/08/26	00139	5/01/26	13129563	202605	330	57200	46400		MAY POOL CHEMICALS POOLSURE	*	4,400.97	4,400.97	001287
5/08/26	00823	5/01/26	11860	202605	320	57200	34500		MAY SECURITY SERVICES SECURITY DEVELOPMENT GROUP LLC	*	9,052.80	9,052.80	001288
5/08/26	00704	5/01/26	28423	202605	320	57200	46200		MAY LANDSCAPE MAINTENANCE VERDEGO LLC	*	46,435.83	46,435.83	001289
5/18/26	01255	5/11/26	05112026	202605	300	36900	10300		DEPOSIT REFUND ANDREA SAUNDERS	*	500.00	500.00	001290
5/18/26	01256	5/11/26	05112026	202605	300	36900	10300		DEPOSIT REFUND DAVID MAGAROLAS	*	100.00	100.00	001291
5/18/26	01165	4/27/26	277868	202604	330	57200	62100		APR PREVENTATIVE MAINT ALLWAYS IMPROVING LLC	*	335.00	335.00	001292
5/18/26	00026	5/01/26	2599	202605	310	51300	34000		MAY FACILITY MANAGEMENT	*	31,206.75		
		5/06/26	2601	202605	300	36900	10300		MAY FACILITY EVENT STAFF GOVERNMENTAL MANAGEMENT SERVICES	*	1,212.50	32,419.25	001293
5/18/26	00062	4/01/26	359943B	202604	320	57200	46800		APR LAKE MAINTENANCE THE LAKE DOCTORS	*	1,594.00	1,594.00	001294
5/18/26	01257	5/11/26	05112026	202605	300	36900	10300		DEPOSIT REFUND LAUREN MARTIN	*	100.00	100.00	001295
5/18/26	01188	5/11/26	05112026	202605	300	36900	10300		DEPOSIT REFUND MARIAN LOYOLA	*	100.00	100.00	001296

MVIL MIDDLE VILLAGE TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/18/26	01258	5/11/26	05112026	202605	300-36900-10300			DEPOSIT REFUND	*	100.00		
								MARK FEAGLE			100.00	001297
5/18/26	00261	5/01/26	381	202605	330-57200-34200			MAY JANITORIAL SERVICES	*	5,206.25		
								RIVERSIDE MANAGEMENT SERVICES INC			5,206.25	001298
5/18/26	01259	5/11/26	05112026	202605	300-36900-10300			DEPOSIT REFUND	*	500.00		
								TROY BURGER			500.00	001299
5/21/26	01260	5/18/26	05182026	202605	300-36900-10300			DEPOSIT REFUND	*	100.00		
								AIXA MEDINA			100.00	001300
5/21/26	01261	5/18/26	05182026	202605	300-36900-10300			DEPOSIT REFUND	*	100.00		
								BRIANNA RING			100.00	001301
5/21/26	01262	5/18/26	05182026	202605	300-36900-10300			DEPOSIT REFUND	*	200.00		
								DAWN DAVIS			200.00	001302
5/21/26	01165	5/08/26	277985	202605	330-57200-62100			MAY PREVENTATIVE MAINT	*	260.00		
								ALLWAYS IMPROVING LLC			260.00	001303
5/21/26	00026	5/14/26	2603	202604	330-57200-62000			APR FACILITY MAINTENANCE	*	5,687.50		
		5/14/26	2603	202604	330-57200-62200			APR FAC MAINT CONTINGENCY	*	656.25		
		5/14/26	2603	202604	320-57200-46500			APR COMMON AREA MAINT	*	7,000.00		
		5/14/26	2603	202604	330-57200-46630			APR LIGHTING REPAIRS	*	1,000.00		
		5/14/26	2603	202604	330-57200-34400			APR TENNIS COURT MAINT	*	5,750.91		
								GOVERNMENTAL MANAGEMENT SERVICES			20,094.66	001304
5/21/26	00026	5/14/26	2605	202604	330-57200-34400			APR FACILITY MAINTENANCE	*	1,040.00		
								GOVERNMENTAL MANAGEMENT SERVICES			1,040.00	001305
5/21/26	00026	5/19/26	2607	202605	300-36900-10300			MAY FACILITY EVENT STAFF	*	893.75		
								GOVERNMENTAL MANAGEMENT SERVICES			893.75	001306

MVIL MIDDLE VILLAGE TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/21/26	01263	5/18/26	05182026	202605	300	36900	10300		DEPOSIT REFUND JUSTIN ALLEN	*	100.00	100.00	001307
5/21/26	01264	5/15/26	05152026	202605	300	36900	10300		DEPOSIT REFUND MARC HERRIN	*	100.00	100.00	001308
5/21/26	00629	5/15/26	3916	202605	330	57200	43400		FOUND FUSE BLOWN TYLER SCHELLPEPER	*	250.00	250.00	001309
5/29/26	01265	5/22/26	05222026	202605	300	36900	10300		DEPOSIT REFUND LINA OCAMPO	*	250.00	250.00	001310
5/29/26	01266	5/26/26	05262026	202605	300	36900	10600		REFUND SWIM TEAM FEE LINDSAY DUNLAP	*	220.00	220.00	001311
5/29/26	01100	5/22/26	05222026	202605	300	36900	10300		DEPOSIT REFUND RACHEL SCOTT LANTZ	*	100.00	100.00	001312
TOTAL FOR BANK E											126,146.51		
TOTAL FOR REGISTER											126,146.51		

MVIL MIDDLE VILLAGE TLEE



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

Invoice

Date Invoice#

5/1/2026
131295634980

Terms	Net 20
Due Date	5/21/2026
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

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. 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

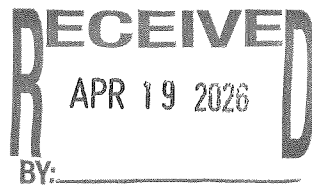
Subtotal \$4,400.97

Tax \$0.00

Total \$4,400.97

Amount Paid/Credit Applied \$0.00

Balance Due \$4,400.97



[Click Here to Pay Now](#)

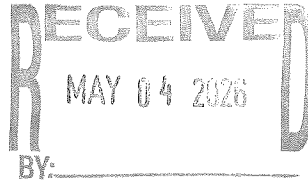




Security Development Group, LLC
 8130 Baymeadows Way W., Suite 302
 Jacksonville, FL 32256 USA
 accounting@sthreesecurity.com
 www.sthreesecurity.com

INVOICE

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



INVOICE # 11860
DATE 05/01/2026
DUE DATE 05/31/2026
TERMS End of the month

SERVICE MONTH
 May

APPROVED

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

AMOUNT
 9,335.70
 -282.90

9,052.80
 0.00
 9,052.80
\$9,052.80

View and pay



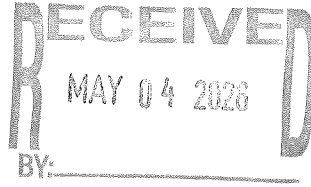
Invoice

Invoice #: 28423

Date: 05/01/26

Customer PO:

DUE DATE: 05/31/2026



BILL TO

FROM

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

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

DESCRIPTION

AMOUNT

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

\$46,435.83

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$46,435.83

Please See Our
Updated Remittance
Information

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

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

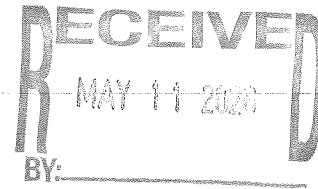
Credit card convenience fee of 3% will be applied to all transactions

Code to:

Middle Village Repair and Replacements

34-600-538-64000

From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - ANDREA SAUNDERS - NR
Date: May 11, 2026 at 11:24 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@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) 11:00 A.M. to 11:00 P.M. (ET 4:00 P.M. TO 10:00 P.M.)
 - DATE OF VENUE – MAY 9, 2026
 - NON-RESIDENT – **ANDREA SAUNDERS**
 - ADDRESS – 712 BELLSHIRE DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$500.00**
 - BOOKING FEE/DEPOSIT was via VISA (9873):
 - DATED: 3/3/26
 - APPROVAL CODE: 311038
 - AMOUNT: \$500.00

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

Thank you.

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.

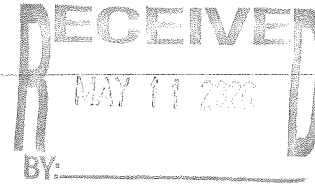
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuere rentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

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 - DAVID MAGAROLAS
Date: May 11, 2026 at 11:33 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 10:00 A.M. to 2:00 P.M. (ET 10:30AM-1:30PM)
 - DATE OF VENUE – MAY 9, 2026
 - RESIDENT – **DAVID MAGAROLAS**
 - ADDRESS – 3628 LIVE OAK HOLLOW DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (3717):
 - DATED: 4/20/26
 - APPROVAL CODE: 099048
 - AMOUNT: \$100.00

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

Thank you.

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.

INVOICE

Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3-293
Tallahassee, FL 32312

tracy@wearefitnesspro.com
+1 (850) 523-8882
www.wearefitnesspro.com



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

Bill to

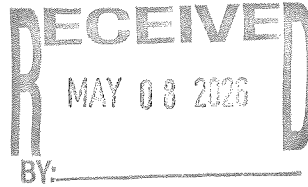
Double Branch
370 Oakleaf Village Parkway
Orange Park, FL 32065

Ship to

Double Branch
370 Oakleaf Village Parkway
Orange Park, FL 32065

Invoice details

Invoice no.: 277868
Terms: Net 15
Invoice date: 04/27/2026
Due date: 05/25/2026



#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 46834 - APRIL PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Double Branch	1	\$335.00	\$335.00
			SERVICES PERFORMED			
			1. Tech checked/updated all equipment in BF.			
			2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs.			
			3. Inspected 17x Strength Units and 3x bench. Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW			
			4. Inspected 2x Rowers, 1x Skierg, 2x Recumbent Bike, 1x Arc Trainer, 1x elliptical, and 2x Stairmaster. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW			
			5. Inspected 3x treadmills. Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function.			
			Dusted/Vacuumed for debris around belt and under hoods around motor and electrical components. SEE			

BELOW

ISSUES FOUND

1. Stairmaster Stairclimber
SM5285L19450112 SEE 44724
2. Bicep Arm Curl 144275 Should
replace arm pad and arm pad cover.
SEE 41501
3. Magnum Hip Abductor/Adductor sn:
144200 2x thigh pad SEE 41501
4. Magnum Decline/Sit up Bench sn:
143738 roller pads SEE 41501
5. ALL OTHER UNITS TEST CORRECT

Total

\$335.00

Code to:

Middle Village Facility Maint. - Preventative

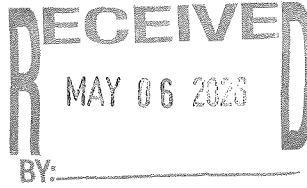
2-330-572-62100

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

Invoice

Invoice #: 2601
Invoice Date: 5/6/26
Due Date: 5/6/26
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 May 2, 2026 2.300.369.103	48.5	25.00	1,212.50

Total	\$1,212.50
Payments/Credits	\$0.00
Balance Due	\$1,212.50

5/6/26
COP

Governmental Management Services, LLC

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

Middle Village CDD

Facility Event Staff Service Hours

Quantity	Description	Rate	Amount
48.5	Facility Event Staff	\$ 25.00	\$ 1,212.50

Covers Period End: May 2, 2026

Amenities Revenue # 2.300.369.103

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



The Lake Doctors, Inc.
Aquatic Management Services

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



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 5/7/2026 \$1,594.00

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

0000000027159001000000035994300000015940090

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

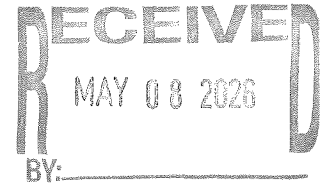
MIDDLE VILLAGE CDD **PLANTATION OAKS BLVD, ORANGE PARK, FL** **ORANGE PARK, FL 3206**
Invoice Due Date 4/11/2026 **Invoice 359943B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
4/1/2026	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: \$3188.00 **This Invoice Total:** \$1594.00

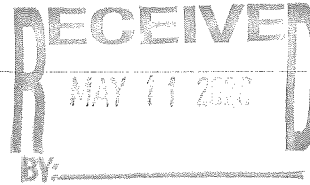
Click the "Pay Now" link to submit payment by ACH

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

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

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

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - LAUREN MARTIN
Date: May 11, 2026 at 11:28 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 3:00 P.M. to 7:00 P.M. (ET 3:30-6:30pm)
 - DATE OF VENUE – MAY 9, 2026
 - RESIDENT – **LAUREN MARTIN**
 - ADDRESS – 749 TURKEY POINT DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (3872):
 - DATED: 4/10/26
 - APPROVAL CODE: 555498
 - AMOUNT: \$100.00

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

Thank you.

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.

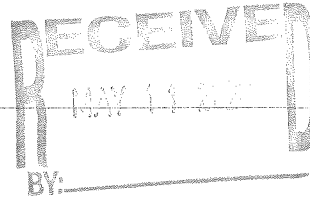
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - MARIAN LOYOLA
Date: May 11, 2026 at 11:47 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 2:30 P.M. to 6:30 P.M. (ET 3:00-6:00 PM)
 - DATE OF VENUE – MAY 2, 2026
 - RESIDENT – **MARIAN LOYOLA**
 - ADDRESS – 2999 PIEDMONT MANOR DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via MC (8232):
 - DATED: 1/21/26
 - APPROVAL CODE: 80356Z
 - AMOUNT: \$100.00

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

Thank you.

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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.

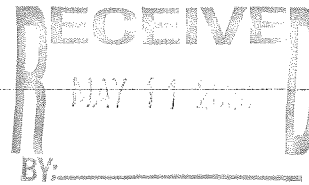
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
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From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - MARK FEAGLE
Date: May 11, 2026 at 11:50 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SUNDAY) 3:00 P.M. to 7:00 P.M. (ET 3:30-6:30PM)
 - DATE OF VENUE – MAY 3, 2026
 - RESIDENT – **MARK FEAGLE**
 - ADDRESS – 1112 MOOSEHEAD DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (2736):
 - DATED: 4/6/26
 - APPROVAL CODE: 006301
 - AMOUNT: \$100.00

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

Thank you.

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

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

Invoice

Invoice #: 381
Invoice Date: 5/1/2026
Due Date: 5/1/2026
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 - May 2026		5,206.25	5,206.25

RECEIVED
MAY 06 2026
BY: _____

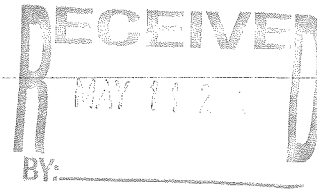
Alison Moring
5-6-26

Total \$5,206.25

Payments/Credits \$0.00

Balance Due \$5,206.25

From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - TROY BURGER
Date: May 11, 2026 at 11:43 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 12:00 P.M. to 12:00 A.M. (ET 4:00 P.M. TO 10:00 P.M.)
 - DATE OF VENUE – MAY 2, 2026
 - NON-RESIDENT – **TROY BURGER**
 - ADDRESS – 2921 PIEDMONT MANOR DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$500.00**
 - BOOKING FEE/DEPOSIT was via VISA (8343):
 - DATED: 12/18/25
 - APPROVAL CODE: 00428D
 - AMOUNT: \$500.00

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

Thank you.

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.

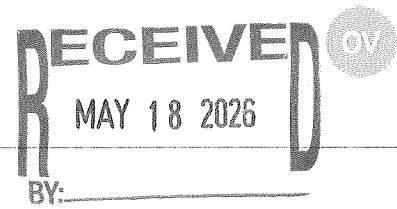
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuere rentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - AIXA MEDINA
Date: May 18, 2026 at 5:15 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 10:30 A.M. to 2:30 P.M. (ET 11:00am-2:00pm)
 - DATE OF VENUE – MAY 16, 2026
 - RESIDENT – **AIXA MEDINA**
 - ADDRESS – 3875-A Buckthorne Drive , **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (8754):
 - DATED: 4/21/26
 - APPROVAL CODE: 021662
 - AMOUNT: \$100.00

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

Thank you.

I will be out of the office **June 15 - 18, 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.

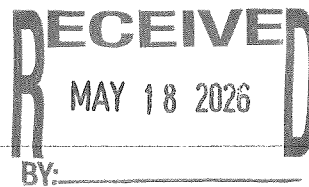
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venuerentals@oakleafresidents.com
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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - BRIANNA RING
Date: May 18, 2026 at 5:19 PM
To: Todd Polvere tpolvere@gmsnf.com, 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 – PO PATIO (SUNDAY) 11:00 A.M. to 3:00 P.M. (ET 11:30am-2:30pm)
 - DATE OF VENUE – MAY 17, 2026
 - RESIDENT – **BRIANNA RING**
 - ADDRESS – 572 HEATH POINT COURT, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via AMEX (9533):
 - DATED: 4/16/26
 - APPROVAL CODE: 843583
 - AMOUNT: \$100.00

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

Thank you.

I will be out of the office **June 15 - 18, 2026**

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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.

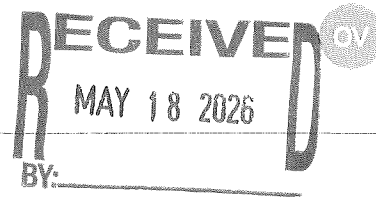
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
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From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - DAWN DAVIS - CANCELLED on 5/18/26
Date: May 18, 2026 at 5:27 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mjiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 10:00 A.M. to 2:00 P.M. (ET 10:30am-1:30pm)
 - DATE OF VENUE – JULY 18, 2026
 - RESIDENT – **DAWN DAVIS**
 - ADDRESS – 824 SONGBIRD DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$200.00 = \$150.00 RENTAL FEE + 1/2 of DEPOSIT FEE \$50.00**
 - BOOKING FEE/DEPOSIT was via VISA (4235):
 - **RENTAL FEE:**
 - DATED: 4/7/26
 - APPROVAL CODE: 749798
 - AMOUNT: \$150.00
 - **DEPOSIT FEE:**
 - DATED: 4/7/26
 - APPROVAL CODE: 464525
 - AMOUNT: \$100.00

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

Thank you.

I will be out of the office **June 15 - 18, 2026**

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

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INVOICE

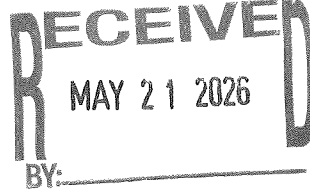
Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3-293
Tallahassee, FL 32312

tracy@wearefitnesspro.com
+1 (850) 523-8882
www.wearefitnesspro.com



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

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



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

Code to:
2-330-572-621
Middle Village Preventative
contract

Invoice details

Invoice no.: 277985
Terms: Net 15
Invoice date: 05/08/2026
Due date: 05/23/2026

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 47159 - MAY PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Middle Village PM	1	\$260.00	\$260.00
			<p>SERVICES PERFORMED</p> <ol style="list-style-type: none"> 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 8x Strength Units and 4x Benches(includes VKR) Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 3x Arc Trainer, 1x Recumbent, 1x Upright, 2x Rowers. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 3x Treadmills Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. <p>Vacuumed/Dusted for debris around belt and under hoods around motor and electrical components. SEE</p>			

BELOW

ISSUES FOUND

1. 2x Cybex Arc Trainer 525AT SNs:
N011525AT957N & M0302525AT746N
(PARTS ON BACK ORDER)
2. Hoist Adjustable Sit up/Decline
Bench needs back pad. SEE
PREVIOUS PM(not approved)
3. Hoist VKR sn: 15-09-A05-001631
needs back pad SEE PREVIOUS PM
(not approved)
4. Cybex Cyclone Recumbent needs
pedals and straps SEE PREVIOUS PM
5. 2x Cybex Arc Trainer 525AT SNs:
N011525AT957N & M0302525AT746N
joints are heavily rusted. Should
replace swing arm assemblies. (If parts
unavailable should replace units) SEE
PHOTOS
6. ALL OTHER UNITS TEST CORRECT

Total

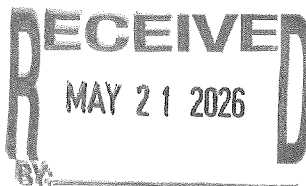
\$260.00

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

Invoice

Invoice #: 2603
 Invoice Date: 5/14/26
 Due Date: 5/14/26
 Case:
 P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2026	562.25	40.00	22,490.00
Facility Maintenance Mileage April 1 - April 30, 2026	73	0.445	32.49

Code to:

Middle Village Facility Maintenance

2.320.572.466 - (\$5,687.50)

Middle Village Facility Maint. Contingency

2.330.572.622 - (\$656.25)

Middle Village Common Area Maint

2.320.572.46500 - (\$7,000.00)

Middle Village Lighting repairs

2.320.572.46630- (\$1000.00)

Middle Village Tennis Court Maint.

2.330.572.344 - (\$5,750.91)

~~Middle Village Repair and Replacements~~

~~2.330.572, - (\$2,427.83)~~

Total	\$22,522.49
Payments/Credits	\$0.00
Balance Due	\$22,522.49

\$20,094.66

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/26	7.83	A.M.	Removed debris from all common areas
4/1/26	3.33	J.S.	Additional court maintenance
4/2/26	4.62	T.C.	Replace boards on gazebo, repair water cannon on splash, repair splash flooring, picked up supplies
4/2/26	7.95	J.K.	Fix pipe for water feature gun, put up more trusses on pool deck patio, cleaned out splash pool, positioned spray ground floor properly, spray honey bees in column on pool deck, sand and prep more board for patio
4/2/26	5.03	J.S.	Additional court maintenance
4/2/26	2.38	J.M.	Additional court maintenance
4/3/26	2.28	T.C.	Pool maintenance, cleaning up pool deck getting ready to open, replace broken handles on water hose spigot
4/3/26	7.8	A.M.	Removed debris from all common areas
4/3/26	3.02	J.S.	Additional court maintenance
4/4/26	2.48	J.M.	Additional court maintenance
4/6/26	2	T.C.	Golf cart maintenance, replace battery terminal, cleaned corrosion off battery terminals
4/6/26	7.85	A.M.	Removed debris from all common areas
4/6/26	3.08	J.S.	Additional court maintenance
4/6/26	2.08	J.M.	Additional court maintenance
4/7/26	8	T.C.	Cleaned out shop, worked on setting post for gazebo, sand and painting boards for gazebo
4/7/26	7.82	J.K.	Start prepping to put in new posts on pool deck, cleaned out shop, empty trash, organized and decluttered, make template for trusses, sanded and painted more trusses
4/7/26	8.02	C.W.	Took out all trash, cleaned up shop, prepped boards for pool deck, moved post to pool deck, moved extra brick to brick pile on back
4/7/26	5	J.S.	Additional court maintenance
4/8/26	8.23	T.C.	Installed post for gazebo, cut up tree limbs from fence, repair vinyl fence damaged from falling tree
4/8/26	7.9	J.K.	Put in two big posts on pool deck, take off tree from fence and fix fence, prepped three more boards
4/8/26	7.72	C.W.	Fixed fence and moved fallen tree, put up post on pool deck into shop, moved more headers to shop
4/8/26	7.85	A.M.	Removed debris from all common areas
4/8/26	3.15	J.S.	Additional court maintenance
4/9/26	4.37	T.C.	Working on the rebuild of the gazebo on pool deck, picked up supplies
4/9/26	8	J.K.	Worked on trusses on patio pool deck, set up meeting, cleaned up debris and tools, cut and fit boards into each other
4/9/26	8.05	C.W.	Gazebo repairs on pool deck, set up meeting, sanded boards, drilled holes in post
4/9/26	5	J.S.	Additional court maintenance
4/9/26	2.18	J.M.	Additional court maintenance
4/10/26	4.43	T.C.	Worked on rebuilding gazebo, cleaned up and disposed of rotten wood from gazebo
4/10/26	8	C.W.	Put up final boards in gazebo, drilled holes in boards, cleaned driveway of wood, took trash out of shop
4/10/26	7.82	A.M.	Removed debris from all common areas
4/10/26	4.38	J.S.	Additional court maintenance
4/11/26	2.13	J.M.	Additional court maintenance
4/13/26	7.73	T.C.	Worked on rebuild of gazebo, prepping spray feature for paint, unloaded truck delivered water fountain, set up CDD meeting
4/13/26	8.02	J.K.	Cut into trusses to connect to each other, cleaned up debris and tools, blew off patio and pool deck, bring water fountain into shop, worked on trusses
4/13/26	7.9	C.W.	Scrapped paint chips off splash pool, pressure washed roof removed chips, skimmed the pool
4/13/26	7.8	A.M.	Additional court maintenance
4/13/26	3	J.S.	Additional court maintenance
4/13/26	2.17	J.M.	Additional court maintenance
4/14/26	7.72	T.C.	Worked on rebuilding gazebo on pool deck
4/14/26	7.85	J.K.	Worked on trusses patio on pool deck, make a stand to hold up other boards, cleaned up debris and tools
4/14/26	5	J.S.	Additional court maintenance
4/14/26	2.62	J.M.	Additional court maintenance
4/15/26	5.7	T.C.	Worked on rebuilding gazebo, caulking and painting boards for gazebo, painting roof from spray feature, repair toilet in women's restroom at tennis, taking down CDD meeting
4/15/26	7.88	J.K.	Worked on replacing trusses, caulk and paint trusses, fix fiberglass post and caulk and paint, cleaned up debris and tools, blew leaves and debris off patio on pool deck
4/15/26	8	C.W.	Finished putting up boards on gazebo, started painting roof yellow
4/15/26	7.82	A.M.	Removed debris from all common areas
4/15/26	3.07	J.S.	Additional court maintenance
4/16/26	3.83	T.C.	Painted roof on spray feature pool, picked up supplies
4/16/26	8	C.W.	Painted roof of splash pool, cleaned out closet on pool deck
4/16/26	8	A.O.	Worked on painting kids splash section, cleaned up after painting, removed debris around the pools
4/16/26	5.07	J.S.	Additional court maintenance

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/16/26	2.52	J.M.	Additional court maintenance
4/17/26	3.91	T.C.	Caulk and painted gazebo, removed broken motor from lion head fountain, installed new motor for lion head fountain, repair toilet in grand banquet room, blew leaves and debris off boardwalk, picked up supplies
4/17/26	7.95	C.W.	Painted trusses on gazebo, blew leaves and debris off boardwalk and pool deck, used caulk on gaps
4/17/26	7.78	A.M.	Removed debris from all common areas
4/17/26	3	J.S.	Additional court maintenance
4/18/26	2.25	J.M.	Additional court maintenance
4/20/26	7.8	T.C.	Removed broken fiberglass light pole from walkway behind the amenity center, cut up rotten wood and disposed of it, painted boards for gazebo, assisted electrician in hooking up lights for sign
4/20/26	2.32	C.W.	Cut up old wood in shop driveway, removed trees from fence
4/20/26	7.8	A.M.	Removed debris from all common areas
4/20/26	3.23	J.S.	Additional court maintenance
4/20/26	2.48	J.M.	Additional court maintenance
4/21/26	8.32	T.C.	Painted gazebo, cut boards for gazebo, installed new soap dispenser in grand banquet room, unloaded clogged toilet in men's restroom by fitness center
4/21/26	7.88	J.K.	Worked on trusses on pool deck patio, go through old boards for any to be re-used, disposed of and cut up if not able to use, cleaned up debris and tools
4/21/26	8	C.W.	Painted gazebo, caulked boards needed to be finished, cut wood scraps from shop driveway, removed debris
4/21/26	5.13	J.S.	Additional court maintenance
4/22/26	5.58	T.C.	Painted gazebo, cut boards for gazebo, trimmed up tree limbs along road to shop, blew leaves and debris off boardwalk
4/22/26	8	J.K.	Helped take down branches, work on trusses, sand and prep, cleaned debris and tools, blew off pool deck
4/22/26	8.02	C.W.	Worked on gazebo painting and repairs, clearing out limbs from shop driveway, moved chairs to shop from pool deck
4/22/26	7.77	A.M.	Removed debris from all common areas
4/22/26	3.08	J.S.	Additional court maintenance
4/23/26	4.28	T.C.	Worked on gazebo rebuild, removed wires from broken light pole on the walkway, dug up bottom of light pole and removed it
4/23/26	7.85	J.K.	Worked on trusses on pool deck, moved piles of limbs to the back behind tennis, water plants at shop, cleaned debris and tools, blew leaves and debris off patio
4/23/26	4.97	C.W.	Moved debris from shop to back, moved shutters to back from closet, removed two boards from gazebo
4/23/26	5.03	J.S.	Additional court maintenance
4/23/26	2.77	J.M.	Additional court maintenance
4/24/26	4.22	T.C.	Worked on gazebo rebuild, replacing top boards, cleaning up closets on pool deck out building, caulking up boards on gazebo
4/24/26	7.98	J.K.	Work on trusses, sand and caulk boards, pool maintenance, clean up all debris and trash to dumpster, tools to shop, replace trusses
4/24/26	7.78	A.M.	Removed debris from all common areas
4/24/26	3.07	J.S.	Additional court maintenance
4/25/26	2.28	J.M.	Additional court maintenance
4/27/26	8.25	T.C.	Worked on gazebo rebuild, removed broken drinking water fountain from field house, worked on spray feature drum not dumping water
4/27/26	8.02	J.K.	Caulk and paint trusses on pool deck, removed debris and cleaned tools, blew leaves and debris off patio, remove and put up camera, assisted remove and put up water fountain
4/27/26	4.92	C.W.	Took down water fountain at field house, cut wood pile in driveway and disposed of debris
4/27/26	7.82	A.M.	Removed debris from all common areas
4/27/26	3	J.S.	Additional court maintenance
4/27/26	2.07	J.M.	Additional court maintenance
4/28/26	3.91	T.C.	Delivered umbrellas from double branch to middle village, painted boards on gazebo
4/28/26	7.98	J.K.	Worked on trusses on patio, assisted carry tables upstairs, cleaned tools and debris, filled in gaps with wood putty
4/28/26	5	J.S.	Additional court maintenance
4/29/26	4.01	T.C.	Repair drum on spray feature, painted gazebo, removed water fountain from lake at bell tower and put in storage, picked up supplies
4/29/26	7.9	J.K.	Worked on barrel on splash pool to dump properly, water plants by trailer, load up trailer with scrap and damaged parts, take dead hanging plants to shop, take fountain from lake by bell tower back to storage, worked on trusses
4/29/26	5.98	C.W.	Loaded motor from tower to back to shop, loaded trailer
4/29/26	7.8	A.M.	Removed debris from all common areas
4/29/26	3	J.S.	Additional court maintenance
4/30/26	3.99	T.C.	Painting on gazebo, repair lifeguard stand, filled in knots with wood putty
4/30/26	7.88	J.K.	Work on trusses, finished caulking and filling in with putty, sand down boards and paint, clean out gutter on patio, water plants at shop, blew leaves and debris off patio, clean debris and tools, replaced missing board on lifeguard chair

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/30/26	3	C.W.	Swept sand off pool deck
4/30/26	5.18	J.S.	Additional court maintenance
4/30/26	2.53	J.M.	Additional court maintenance

TOTAL 562.25

MILES 73

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

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

Invoice

Invoice #: 2605
Invoice Date: 5/14/26
Due Date: 5/14/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2026 (Tennis) Tennis CT Maint. 2.330.572.3440	26	40.00	1,040.00
RECEIVED MAY 19 2026 BY: _____ Alison Mossing 5-18-26			
Total			\$1,040.00
Payments/Credits			\$0.00
Balance Due			\$1,040.00

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

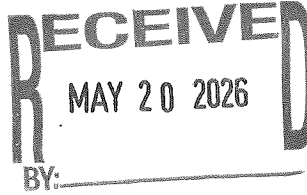
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/26	2	J.S.	Clean and sweep tennis courts.
4/3/26	2	J.S.	Clean and sweep tennis courts.
4/6/26	2	J.S.	Clean and sweep tennis courts.
4/8/26	2	J.S.	Clean and sweep tennis courts.
4/10/26	2	J.S.	Clean and sweep tennis courts.
4/13/26	2	J.S.	Clean and sweep tennis courts.
4/15/26	2	J.S.	Clean and sweep tennis courts.
4/17/26	2	J.S.	Clean and sweep tennis courts.
4/20/26	2	J.S.	Clean and sweep tennis courts.
4/22/26	2	J.S.	Clean and sweep tennis courts.
4/24/26	2	J.S.	Clean and sweep tennis courts.
4/27/26	2	J.S.	Clean and sweep tennis courts.
4/29/26	2	J.S.	Clean and sweep tennis courts.
TOTAL	<u>26</u>		Clean and sweep tennis courts.A18:A19

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

Invoice

Invoice #: 2607
Invoice Date: 5/19/26
Due Date: 5/19/26
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 May 16, 2026 <i>2.300.369.103</i>	35.75	25.00	893.75
Total			\$893.75
Payments/Credits			\$0.00
Balance Due			\$893.75

5/19/26
[Signature]

Governmental Management Services, LLC

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

Middle Village CDD

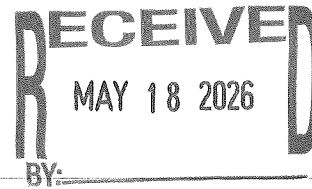
Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
35.75	Facility Event Staff	\$ 25.00	\$ 893.75

Covers Period End: May 16, 2026

Amenities Revenue # 2.300.369.103

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - JUSTIN ALLEN
Date: May 18, 2026 at 5:09 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 – PO PATIO (SATURDAY) 3:00 P.M. to 7:00 P.M. (ET 3:30-6:30PM)
 - DATE OF VENUE – MAY 16, 2026
 - RESIDENT – **JUSTIN ALLEN**
 - ADDRESS – 3188 TOWER OAKS DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (7624):
 - DATED: 4/29/26
 - APPROVAL CODE: 159314
 - AMOUNT: \$100.00

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

Thank you.

I will be out of the office **June 15 - 18, 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.

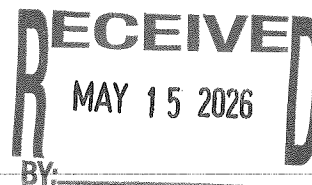
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - MARC HERRIN
Date: May 15, 2026 at 5:33 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 – PO PATIO (TUESDAY) 1:00 P.M. to 5:00 P.M. (ET 1:30-4:30PM)
 - DATE OF VENUE – MAY 12, 2026
 - RESIDENT – **MARC HERRIN**
 - ADDRESS – 4011 PEBBLE BROOKE CIRCLE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (0661):
 - DATED: 4/22/26
 - APPROVAL CODE: 425022
 - AMOUNT: \$100.00

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

Thank you.

I will be out of the office **June 15 - 18, 2026**

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

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

Governmental Management Services

www.OakLeafResidents.com

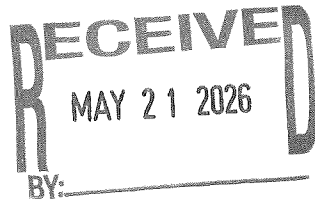
Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) may be confidential and intended solely for the use of the individual or entity to which it is addressed. This email and/or attachment(s) may contain material that is privileged or protected from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify the sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.

INVOICE



FROM	BILL TO	SHIP TO	INVOICE #	3916
Pumps Done Right 6847 Cherokee Ct Keystone Heights Fla 32656	Middle Village CDD 370 OakLeaf Village Pkwy Orange Park Fla 32065	845 Oakleaf Plantation Pkwy Orange Park Fla 32065	INVOICE DATE	05/15/2026

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
0	Found fuse blown, fuses are not needed for this system. Bypassed fuse, ohmed motor, checked volts and amps. Ran irrigation and tested	0.00	0.00
1	Service Call	250.00	250.00
		TOTAL	\$250.00



Code to:

Middle Village Irrigation Repairs

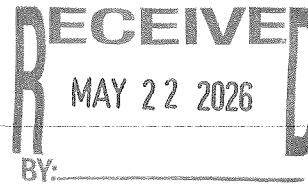
02-330-572-43400

A handwritten signature in black ink, appearing to be "Tyler" or similar, written over the company name.

TERMS & CONDITIONS

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

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - LINA OCAMPO - NR
Date: May 22, 2026 at 3:27 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 (FRIDAY) 4:00 P.M. to 12:00 A.M. (ET 6:30 P.M. TO 10:30 P.M.) - recommended clean-up time is 2 hrs.
 - DATE OF VENUE – APRIL 17, 2026
 - NON-RESIDENT – **LINA OCAMPO**
 - ADDRESS – 2295 FALLING STAR LANE, GREEN COVE SPRINGS, FL 32043
 - AMOUNT OF REFUND - **\$250.00 = 1/2 DEPOSIT DUE TO LATE CHECK-OUT (was told that the recommended clean-up time is 2 hrs for 3500 sf venue)**
 - BOOKING FEE/DEPOSIT was via VISA (4930):
 - DATED: 3/13/26
 - APPROVAL CODE: 060296
 - 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 **June 15 - 18, 2026**

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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
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Governmental Management Services

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Oakleaf Orcas Swim Team 2026 Registration Form (AGES 3-18)

MUST BE 3 YRS OLD AND UNDER 19 YRS OLD BY May 30, 2026

Forms **MUST** be returned with payment by 6 pm on Monday, May 4, 2026.

LL 5/4
86

*(Please complete a separate Registration Form for EACH participating child)
All fields must be completed*

Athlete Information:

Date Submitted: 5-4-26

Last: Dunlap First: Dakota

Preferred Name: Dakota Date of Birth: 2/2/22 Age: _____ Gender: (M F

Swimmer's first & last names to be listed on participant awards: _____

Contact Information: please print legibly for contact & emergency.

Father's Name: Thurston Dunlap Father's phone #: 215 651 1034

Mother's Name: Lindsay Dunlap Mother's phone #: 215 651 1434

Mailing Address: 489 Heartside Ct., Orange Park, FL Zip: 32065

Home Phone #: _____ Preferred Email Address: _____

Please:

1. Sign "Acknowledgement of Risks" & "Medical Treatment Consent" statements below.
2. Complete each swimmer's "Participant Form" attached.
3. Please pay separately for team swim suits through the team store (link to be provided) or at the fitting
4. A separate payment for the registration and league fee payable to Middle Village CDD (check, credit card or money order)

ACKNOWLEDGEMENT OF RISKS AND HAZARDS:

"I understand that participation in activities such as competitive swimming may involve the RISKS of SERIOUS INJURY OR DEATH. I also understand that by permitting my child or ward to participate on the Oakleaf Plantation Orcas Swim Team, he or she is subject to the above risks, and that I am fully responsible for any costs incurred as a result of illness and/or injury from such participation."

Parent/Guardian Medical Treatment Consent:

To: **Whatever Medical Authority or Responsible Party It May Concern**

"In the event that you are unable, after reasonable effort, to obtain parental consent, then please perform any and all medical treatment requested or needed by my child or children named above. Such treatment should result from the exercise of your best professional judgment under the circumstances.

I hereby consent in advance to such treatment and agree to hold the Community Development Districts, and their staff harmless for any action or claim based upon lack of parental consent that may arise in connection with such treatment. I also authorize such staff to select a medical doctor and/or hospital for the purpose of diagnosis and/or treatment of the above-named minor(s). I have listed below all known precautions (such as diabetes, asthma, heart condition, allergies, etc.) as well as any other relevant medical information for my child or children."

Precautions: Asthma, fish allergies #220 CC

Shots up to date: Yes or NO (check one)

Parent's signature [Signature] Date: 5-4-26



Participant Order Form

Swimmer's Name: Dakota Dunlop

No-Charge Item (Included with Team Registration Fee):

- Oakleaf Orcas silicone Cap
- Meet Ribbons
- End-of-Season Awards

Items for purchase: Team suits, goggles, fins, swim bags and more!

Team Store: Available in April with onsite fitting and purchase on May 7th.

<https://swimzone.com/product/oakleaf-team-suits/> Password: Leafyoak2026

Team Shirts: Will be purchased through 5 Star designs (Store link coming soon!)

Fees (All Prices INCLUDE Sales Tax ** All Items are Non-Refundable)

\$ 190 Team Registration Fee - (\$190/first child, \$170/2nd child, \$150/3rd child)

(Example: Family with four (4) participating children: \$190.00 for first child + \$170.00 for 2nd child, + \$150.00 for 3rd child, + \$150.00 for 4th child = sub total of \$660.00. With the \$30 league fee added per child, the total would be \$780.00)

\$ 30 First Coast Summer Swim League Registration Fee (mandatory): \$30.00 per child

\$ FREE Orcas Team Silicone Swim Cap (now included)

\$ 220 Total Fee per child

Payment: Check or Money Order Payable to: Middle Village CDD

Check # _____ Money Order or certified check # _____ Date: ___/___/2026

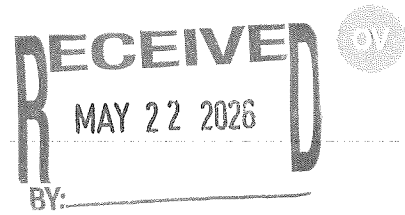
(No Cash Accepted)

CREDIT CARDS: Please take it to either fitness center to pay.

PLEASE PUT CHILD/CHILDREN'S NAME & OAKLEAF SWIM TEAM ON YOUR CHECK

- EACH child needs his or her own form, however you may write 1 check! Just list all names on the check memo line.
- Your checks may not be deposited for several weeks. Sometimes it can take in excess of 4 weeks to get deposited. That is not to say it can't be deposited promptly, but it goes to corporate, then into the account that is designated for the swim team from your account. We will try to get it into the corporate office as soon as possible. Thank you for understanding.

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - RACHAEL LANTZ
Date: May 22, 2026 at 3:14 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 – PO PATIO (SATURDAY) 10:00 A.M. to 2:00 P.M. (ET 10:30am-1:30PM)
 - DATE OF VENUE – MAY 2, 2026
 - RESIDENT – **RACHAEL LANTZ**
 - ADDRESS – 3420 CRANE HILL COURT, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via MC (6685):
 - DATED: 4/22/26
 - APPROVAL CODE: 041041P
 - AMOUNT: \$100.00

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

Thank you.

I will be out of the office **June 15 - 18, 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.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/08/26	00074	3/31/26	23180504	202603	600	53800	64000		LIFEGUARDING	*	384.00		
		4/22/26	23187292	202604	600	53800	64000		LIFEGUARDING	*	480.00		
AMERICAN RED CROSS TRAINING SERVICE												864.00	000937
5/18/26	00123	5/04/26	1668	202605	600	53800	64000		SODIUM PERCARBONATE-BAGS	*	750.00		
BLENDMAGIC PRODUCTS LLC												750.00	000938
5/18/26	00104	4/21/26	3387	202604	600	53800	64000		POOL LIGHT RPR	*	7,654.30		
		4/21/26	3388	202604	600	53800	64000		POOL DECK RPR	*	5,804.21		
		4/21/26	3390	202604	600	53800	64000		BOOSTER PUMP RPR	*	2,285.22		
BLUE SOLUTIONS INC												15,743.73	000939
5/18/26	00117	4/20/26	21141	202604	600	53800	64000		ATHLETIC BUILDING SIGNS	*	675.00		
DESTINY ELECTRIC LLC												675.00	000940
5/18/26	00122	5/07/26	05072026	202605	600	53800	64000		FIBERGLASS LIGHT POLE	*	2,697.00		
ENERGY LIGHT LLC												2,697.00	000941
5/18/26	00084	5/06/26	CS227856	202605	600	53800	64000		POOL SUPPLIES	*	114.37		
SCP DISTRIBUTORS LLC												114.37	000942
5/21/26	00034	5/18/26	35352	202605	600	53800	64000		FIRE BYPASS	*	1,020.00		
P3 SERVICES OF FL LLC												1,020.00	000943
5/21/26	00034	5/18/26	35353	202605	600	53800	64000		BACKFLOW TEST/CERTIFIED	*	270.00		
P3 SERVICES OF FL LLC												270.00	000944
5/21/26	01180	5/14/26	3751	202605	600	53800	64000		NEW VALVE - 50% DEPOSIT	*	5,007.50		
ELETECH ELEVATOR COMPANY LLC												5,007.50	000945
5/21/26	00069	5/21/26	05212026	202605	600	53800	64000		SWIM LEAGUE FEES	*	2,760.00		
FIRST COAST SUMMER SWIM LEAGUE												2,760.00	000946

MVIL MIDDLE VILLAGE TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/21/26	00009	5/14/26	2603	202604 600-53800-64000	APR REPAIR & REPLACEMENTS	*	2,427.83		
								2,427.83	000947

5/21/26	00009	5/14/26	2604	202605 600-53800-64000	MAINTENANCE SUPPLIES	*	1,683.67		
								1,683.67	000948

5/21/26	00124	5/13/26	INV5335	202605 600-53800-64000	100% DEP - PRIOR SHIPMENT	*	1,565.00		
								1,565.00	000949

							TOTAL FOR BANK C	35,578.10	
							TOTAL FOR REGISTER	35,578.10	

MVIL MIDDLE VILLAGE TLEE

INVOICE

BLENDMAGIC PRODUCTS, LLC
PO Box 220
East Islip, NY 11730

nick@blendmagicproducts.com
+1 (631) 572-3381
www.blendmagicproducts.com



Bill to

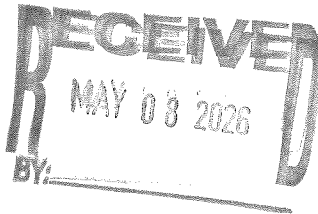
Jay Soriano
Oak Leaf Plantation
370 Oak Leaf Village Parkway
Orange Park, FL 32065

Ship to

Jay Soriano
Oak Leaf Plantation
370 Oak Leaf Village Parkway
Orange Park, FL 32065

Invoice details

Invoice no.: 1668
Terms: Due on receipt
Invoice date: 05/04/2026
Due date: 05/04/2026



#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sodium Percarbonate 10 X 55 lb Bag Pallet		1	\$1,499.99	\$1,499.99

Total

~~\$1,499.99~~

\$750.00

Ways to pay



[View and pay](#)

Code to: 50/50 split
Double Branch Repair and
Replacement

034.600.538.621

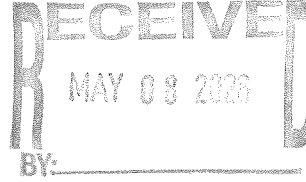
Middle Village Repair and
Replacements

34-600-538-64000

Blue Solutions Inc
2343 Conciliation Ln
Green Cove Springs, FL
32043-9472 USA
+19044498191
Blue_Solutions@comcast.net
www.bluesolutionspools.com

Invoice

BILL TO
javier soriano
Middle Vilage CDD
845 Oakleaf Plantation
Oakleaf, FL 32065



INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3387	04/21/2026	\$7,654.30	05/01/2026	Due on receipt	

SALES REP
Ryan

DESCRIPTION	QTY	RATE	AMOUNT
Transformer For 12 volt pool light	14	144.95	2,029.30
Labor replace transformers	21	125.00	2,625.00
Labor wire transformer, remove existing lights install 12 new lights	24	125.00	3,000.00

BALANCE DUE **\$7,654.30**

Ways to pay



[View and pay](#)

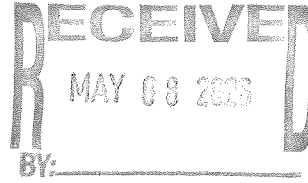
Code to:

Middle Village Repair and Replacements

34-600-538-64000

Blue Solutions Inc
 2343 Conciliation Ln
 Green Cove Springs, FL
 32043-9472 USA
 +19044498191
 Blue_Solutions@comcast.net
 www.bluesolutionspools.com

Invoice



BILL TO
 javier soriano
 Middle Vilage CDD
 845 Oakleaf Plantation
 Oakleaf, FL 32065

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3388	04/21/2026	\$5,804.21	05/01/2026	Due on receipt	

SALES REP
 Sandy

DESCRIPTION	QTY	RATE	AMOUNT
Pavers pavers, coping bricks	1	190.75	190.75
Labor remove existing coping, tile, replace coping bricks, install tile, grates	37	125.00	4,625.00
Tile white pool deck non-skid W/BLK	5	9.84	49.20
Materials construction supplies chalk, sand, grout, concrete, fittings, plumbing pipe	1	939.26	939.26

BALANCE DUE \$5,804.21

Ways to pay

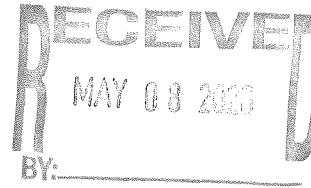


[View and pay](#)

Code to:
Middle Village Repair and Replacements
34-600-538-64000

Blue Solutions Inc
2343 Conciliation Ln
Green Cove Springs, FL
32043-9472 USA
+19044498191
Blue_Solutions@comcast.net
www.bluesolutionspools.com

Invoice



BILL TO
javier soriano
Middle Vilage CDD
845 Oakleaf Plantation
Oakleaf, FL 32065

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3390	04/21/2026	\$2,285.22	05/01/2026	Due on receipt	

SALES REP
Ryan

DESCRIPTION	QTY	RATE	AMOUNT
repair repair booster pump flow meter, controllers parts and labor	1	2,285.22	2,285.22

BALANCE DUE

\$2,285.22

Ways to pay



[View and pay](#)

Code to:

Middle Village Repair and Replacements

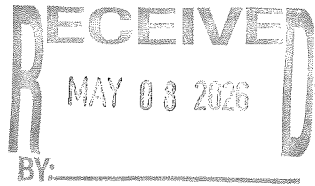
34-600-538-64000



Destiny Electric

Jay Soriano
370 Oakleaf Village Parkway
Orange Park, FL 32065

☎ (904) 562-0249
✉ jsoriano@gmsnf.com



JOB	#21141
SERVICE DATE	Apr 20, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	May 07, 2026
AMOUNT DUE	\$675.00

SERVICE ADDRESS
845 Oakleaf Plantation Parkway
Orange Park, FL 32065

CONTACT US
179 College Dr, Suite 9
Orange Park, FL 32065

☎ (904) 708-9094
✉ destinyelectric@yahoo.com

INVOICE

Services	Qty	Unit Price	Amount
Destiny Electric - ATHLETIC BUILDING SIGNS	1.0	\$675.00	\$675.00

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

Install customer provided (2) LED fixtures at sign location using existing landscape wiring ran by others.

Using the existing 208v circuit from street pole, set junction box with transformers to convert the voltage necessary to power the low voltage LED fixtures.

Fixtures will come on the sign time as the street lights as they are tied on to the existing circuitry.

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

3.5% of total to process all cards.

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

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

Subtotal	\$675.00
Job Total	\$675.00
Amount Due	\$675.00

We appreciate the opportunity to earn your business!

Code to:

Middle Village Repair and Replacements

See our Terms & Conditions

34-600-538-64000



Lightmart
1881 Rose Road
Lake Zurich IL 60047 United States

Sales Order

#SO172813
5/7/2026

Bill To
Jay Soriano
Governmental Management Services, LLC
475 West Town Place
Suite 114
Saint Augustine FL 32092 United States
(904) 562-0249

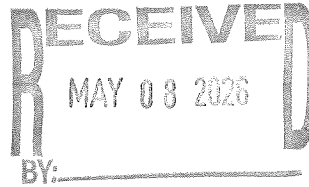
Ship To
Jay Soriano
Middle Village CDD
370 Oakleaf Village Pkwy
Orange Park FL 32065-4259 United States
(904) 562-0249

TOTAL

\$4,495.00

Payment Method	Terms	Credit Card	PO #	Shipping Method
	Net 30			Gateway Distribution - Freight

QTY	Item	Options	Rate	Amount
5	QS15F7RTDB-TC-BLK 15 Foot Above Grade Round Tapered Direct Burial Fiberglass Light Pole - Quick Ship, Black Finish --- Top Cap ---		\$998.00	\$4,990.00
5	Discount 10% discount applied for returning customer - thank you for coming back!		(\$99.00)	(\$495.00)
1	FSH Free Shipping on 4 or more poles		\$0.00	\$0.00
	NOTE Middle Village CDD			



Subtotal	\$4,495.00
Tax Total (%)	\$0.00
Total	\$4,495.00

DELIVERY INFORMATION: Lightmart and its freight carriers do not unload products. Unloading is the sole responsibility of the recipient and/or customer and recipient and/or customer is required to provide all necessary equipment and/or manpower at the time of delivery.
DELIVERY CLAIMS: Claims must be made within 7 days of delivery to avoid claim denial. Please make sure all items are received in good condition and that there is no concealed damage prior to signing for the delivery. Notation of damage must be made on the carrier's delivery document.
RETURNS: New products with their packaging intact may be returned at customer's expense only if you notify us in writing within 14 days of receipt of product and you obtain a Return Authorization number. A minimum restocking fee of 25% will apply to all returns. All poles, brackets, and custom or built-to-order products are **NON-RETURNABLE** and **NON-REFUNDABLE**.

Code to: split
Double Branch Repair and Replacement
034.600.538.621 (\$1,798.00)
Middle Village Repair and Replacements
34-600-538-64000 (\$2,697.00)





194-ORANGE PARK-SCP DIST.
8601 YOUNGERMAN CT UNIT 2
JACKSONVILLE, FL 32244-8927
Phone 904-739-3511
Fax 904-908-6983

INVOICE

EMERGENCY RESPONSE #
1-800-424-9300



INVOICE #	CS227856
ORDER #	CS238239
DATE	05/06/26
PAGE	1 of 1

BILL TO

277667
DOUBLE BRANCH CDD
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065-4259

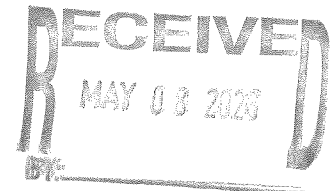
SHIP TO

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

CUSTOMER P/O NUMBER	SHIP VIA PRIORITY PICK	WRITTEN BY LARRY HORNE(194)	ORDER DATE 05/06/26
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 06/05/26
JOB / SHIP-TO NAME OAKLEAF VILLAGE PKWY	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	TAY-45-1002		R-0001-C 12/BX 2OZ #1 DPD REAGENT	EA R01-C	2	2	2	0	11.71	23.42
2	TAY-45-1003		R-0002-C 12/BX 2OZ #2 DPD REAGENT	EA R01-C	2	2	2	0	11.72	23.44
3	TAY-45-1019		R-0004-C 12/BX 2OZ PH INDICATOR SOLUTION	EA R01-C	2	2	2	0	8.48	16.96
4	TAY-45-1099		9191 .75OZ CALIBRATED BOTTLE W/ DISPENSER CAP F/ CYA TEST	EA R01-B	2	2	2	0	3.86	7.72
	ALT-9191									
5	HPP-201-2018		HH1506 STANDARD DEBRIS BAG	EA B-10-B	2	2	2	0	39.30	78.60
6	HPP-201-2045		HH1510 WHITE VOLCANO ULTRA FINE BAG	EA A-01-D	2	2	2	0	39.30	78.60

Code to: 50/50 split
Double Branch Repair and Replacement
034.600.538.621



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

\$114.37

___ PLACARDS SUPPLIED-YES ___ NO ___ REFUSED ___

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
228.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	228.74

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: _____

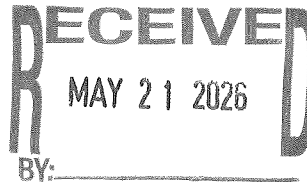
Cust#: 277667 Cust Name: DOUBLE BRANCH CDD
Inv#: CS227856 Invoice Date: 05/06/26 Invoice Amount: \$228.74

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

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

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



INVOICE

35352

Invoice Date

5/18/2026

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

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



P.O. Number	Terms	Due Date
	Net 30	6/17/2026

Serviced	Description	Quantity	Price Each	Amount
5/14/2026	.75" Watts 009M3- Fire Bypass (Freeze Damage) Labor to replace the existing backflow, flush, test, certify, and insulate	3	100.00	300.00
	.75' Watts 009M3 Serial # 534763	1	575.00	575.00
	Piping & Materials	1	30.00	30.00
	Insulation to protect the device against future freeze damage.	1	70.00	70.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	45.00	45.00
Code to: Middle Village Repair and Replacements 34-600-538-64000				

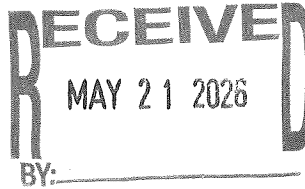
Total	\$1,020.00
Payments/Credits	\$0.00
Balance Due	\$1,020.00

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

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

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



INVOICE

35353

Invoice Date

5/18/2026

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

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



P.O. Number	Terms	Due Date
	Net 30	6/17/2026

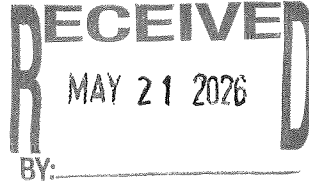
Serviced	Description	Quantity	Price Each	Amount
5/14/2026	<p>Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider</p> <p>1-1/2" Wilkins 975 Serial # 3227376 - PASSED 3/4" Wilkins 950 XLD Serial # 3852054 - PASSED 8" Wilkins 350ADA Serial # V20777 - PASSED 3/4" Watts 009M3 Serial # A54641 - FAILED 4" Ames 5000SS Serial # 1024310204 - FAILED 6" Ames 5000SS Serial # 1025270304 - FAILED</p> <p>Proposal will follow for repairs needed to be in compliance with water utility provider.</p> <p>Code to:</p> <p>Middle Village Repair and Replacements</p> <p>34-600-538-64000</p>	6	45.00	270.00

Total	\$270.00
Payments/Credits	\$0.00
Balance Due	\$270.00

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

Eletech Elevator Company

5605 Florida Mining Blvd S, Ste 209
Jacksonville, FL 32257-3245
(904) 303-6409
Admin@eletechelevator.com
www.Eletechelevator.com



INVOICE

BILL TO
Oakleaf Plantation
845 Oakleaf Plantation Pkwy
Orange Park, FL 32073

SHIP TO
Oakleaf Plantation
845 Oakleaf Plantation Pkwy
Orange Park, FL 32073

INVOICE 3751
DATE 05/14/2026
TERMS Net 30
DUE DATE 06/13/2026

ELEVATOR NUMBER
86778

DATE	DESCRIPTION	QTY	RATE	AMOUNT
05/14/2026	50% Due	PAYMENT TERMS	0.50 10,015.00	5,007.50

New Valve
FIFTY PERCENT DUE (50%) PRIOR to ordering equipment and start of scheduling the repair.

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

SUBTOTAL	5,007.50
TAX	0.00
TOTAL	5,007.50
BALANCE DUE	\$5,007.50

Code to:

Middle Village Repair and Replacements

34-600-538-64000

First Coast Summer Swim League - Invoice

Remittance to: First Coast Summer Swim League, Inc.
Mailing address: PO BOX 1623, Palatka, FL 32178
FEIN: 35-2796842

Club/Team: Oakleaf Orcas

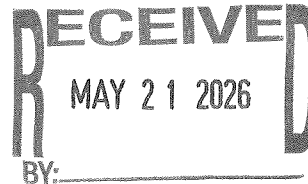
Number of Participating Athletes: 92

Dues: 92 x \$30.00 = \$2,760.00

Code to:

Middle Village Repair and Replacements

34-600-538-64000



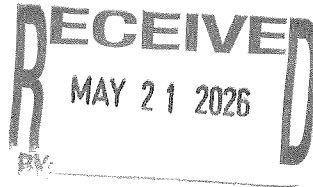
**FIRST COAST
SUMMER SWIM LEAGUE**

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

Invoice

Invoice #: 2603
 Invoice Date: 5/14/26
 Due Date: 5/14/26
 Case:
 P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2026	562.25	40.00	22,490.00
Facility Maintenance Mileage April 1 - April 30, 2026	73	0.445	32.49
Code to:			
Middle Village Facility Maintenance			
2.320.572.466 - (\$5,687.50)			
Middle Village Facility Maint. Contingency			
2.330.572.622 - (\$656.25)			
Middle Village Common Area Maint			
2.320.572.46500 - (\$7,000.00)			
Middle Village Lighting repairs			
2.320.572.46630- (\$1000.00)			
Middle Village Tennis Court Maint.			
2.330.572.344 - (\$5,750.91)			
Middle Village Repair and Replacements			
2.330.572, - (\$2,427.83)			
Total			\$22,522.49
Payments/Credits			\$0.00
Balance Due			\$22,522.49

\$2,427.83

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/26	7.83	A.M.	Removed debris from all common areas
4/1/26	3.33	J.S.	Additional court maintenance
4/2/26	4.62	T.C.	Replace boards on gazebo, repair water cannon on splash, repair splash flooring, picked up supplies
4/2/26	7.95	J.K.	Fix pipe for water feature gun, put up more trusses on pool deck patio, cleaned out splash pool, positioned spray ground floor properly, spray honey bees in column on pool deck, sand and prep more board for patio
4/2/26	5.03	J.S.	Additional court maintenance
4/2/26	2.38	J.M.	Additional court maintenance
4/3/26	2.28	T.C.	Pool maintenance, cleaning up pool deck getting ready to open, replace broken handles on water hose spigot
4/3/26	7.8	A.M.	Removed debris from all common areas
4/3/26	3.02	J.S.	Additional court maintenance
4/4/26	2.48	J.M.	Additional court maintenance
4/6/26	2	T.C.	Golf cart maintenance, replace battery terminal, cleaned corrosion off battery terminals
4/6/26	7.85	A.M.	Removed debris from all common areas
4/6/26	3.08	J.S.	Additional court maintenance
4/6/26	2.08	J.M.	Additional court maintenance
4/7/26	8	T.C.	Cleaned out shop, worked on setting post for gazebo, sand and painting boards for gazebo
4/7/26	7.82	J.K.	Start prepping to put in new posts on pool deck, cleaned out shop, empty trash, organized and decluttered, make template for trusses, sanded and painted more trusses
4/7/26	8.02	C.W.	Took out all trash, cleaned up shop, prepped boards for pool deck, moved post to pool deck, moved extra brick to brick pile on back
4/7/26	5	J.S.	Additional court maintenance
4/8/26	8.23	T.C.	Installed post for gazebo, cut up tree limbs from fence, repair vinyl fence damaged from falling tree
4/8/26	7.9	J.K.	Put in two big posts on pool deck, take off tree from fence and fix fence, prepped three more boards
4/8/26	7.72	C.W.	Fixed fence and moved fallen tree, put up post on pool deck into shop, moved more headers to shop
4/8/26	7.85	A.M.	Removed debris from all common areas
4/8/26	3.15	J.S.	Additional court maintenance
4/9/26	4.37	T.C.	Working on the rebuild of the gazebo on pool deck, picked up supplies
4/9/26	8	J.K.	Worked on trusses on patio pool deck, set up meeting, cleaned up debris and tools, cut and fit boards into each other
4/9/26	8.05	C.W.	Gazebo repairs on pool deck, set up meeting, sanded boards, drilled holes in post
4/9/26	5	J.S.	Additional court maintenance
4/9/26	2.18	J.M.	Additional court maintenance
4/10/26	4.43	T.C.	Worked on rebuilding gazebo, cleaned up and disposed of rotten wood from gazebo
4/10/26	8	C.W.	Put up final boards in gazebo, drilled holes in boards, cleaned driveway of wood, took trash out of shop
4/10/26	7.82	A.M.	Removed debris from all common areas
4/10/26	4.38	J.S.	Additional court maintenance
4/11/26	2.13	J.M.	Additional court maintenance
4/13/26	7.73	T.C.	Worked on rebuild of gazebo, prepping spray feature for paint, unloaded truck delivered water fountain, set up CDD meeting
4/13/26	8.02	J.K.	Cut into trusses to connect to each other, cleaned up debris and tools, blew off patio and pool deck, bring water fountain into shop, worked on trusses
4/13/26	7.9	C.W.	Scrapped paint chips off splash pool, pressure washed roof removed chips, skimmed the pool
4/13/26	7.8	A.M.	Additional court maintenance
4/13/26	3	J.S.	Additional court maintenance
4/13/26	2.17	J.M.	Additional court maintenance
4/14/26	7.72	T.C.	Worked on rebuilding gazebo on pool deck
4/14/26	7.85	J.K.	Worked on trusses patio on pool deck, make a stand to hold up other boards, cleaned up debris and tools
4/14/26	5	J.S.	Additional court maintenance
4/14/26	2.62	J.M.	Additional court maintenance
4/15/26	5.7	T.C.	Worked on rebuilding gazebo, caulking and painting boards for gazebo, painting roof from spray feature, repair toilet in women's restroom at tennis, taking down CDD meeting
4/15/26	7.88	J.K.	Worked on replacing trusses, caulk and paint trusses, fix fiberglass post and caulk and paint, cleaned up debris and tools, blew leaves and debris off patio on pool deck
4/15/26	8	C.W.	Finished putting up boards on gazebo, started painting roof yellow
4/15/26	7.82	A.M.	Removed debris from all common areas
4/15/26	3.07	J.S.	Additional court maintenance
4/16/26	3.83	T.C.	Painted roof on spray feature pool, picked up supplies
4/16/26	8	C.W.	Painted roof of splash pool, cleaned out closet on pool deck
4/16/26	8	A.O.	Worked on painting kids splash section, cleaned up after painting, removed debris around the pools
4/16/26	5.07	J.S.	Additional court maintenance

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/16/26	2.52	J.M.	Additional court maintenance
4/17/26	3.91	T.C.	Caulk and painted gazebo, removed broken motor from lion head fountain, installed new motor for lion head fountain, repair toilet in grand banquet room, blew leaves and debris off boardwalk, picked up supplies
4/17/26	7.95	C.W.	Painted trusses on gazebo, blew leaves and debris off boardwalk and pool deck, used caulk on gaps
4/17/26	7.78	A.M.	Removed debris from all common areas
4/17/26	3	J.S.	Additional court maintenance
4/18/26	2.25	J.M.	Additional court maintenance
4/20/26	7.8	T.C.	Removed broken fiberglass light pole from walkway behind the amenity center, cut up rotten wood and disposed of it, painted boards for gazebo, assisted electrician in hooking up lights for sign
4/20/26	2.32	C.W.	Cut up old wood in shop driveway, removed trees from fence
4/20/26	7.8	A.M.	Removed debris from all common areas
4/20/26	3.23	J.S.	Additional court maintenance
4/20/26	2.48	J.M.	Additional court maintenance
4/21/26	8.32	T.C.	Painted gazebo, cut boards for gazebo, installed new soap dispenser in grand banquet room, unloaded clogged toilet in men's restroom by fitness center
4/21/26	7.88	J.K.	Worked on trusses on pool deck patio, go through old boards for any to be re-used, disposed of and cut up if not able to use, cleaned up debris and tools
4/21/26	8	C.W.	Painted gazebo, caulked boards needed to be finished, cut wood scraps from shop driveway, removed debris
4/21/26	5.13	J.S.	Additional court maintenance
4/22/26	5.58	T.C.	Painted gazebo, cut boards for gazebo, trimmed up tree limbs along road to shop, blew leaves and debris off boardwalk
4/22/26	8	J.K.	Helped take down branches, work on trusses, sand and prep, cleaned debris and tools, blew off pool deck
4/22/26	8.02	C.W.	Worked on gazebo painting and repairs, clearing out limbs from shop driveway, moved chairs to shop from pool deck
4/22/26	7.77	A.M.	Removed debris from all common areas
4/22/26	3.08	J.S.	Additional court maintenance
4/23/26	4.28	T.C.	Worked on gazebo rebuild, removed wires from broken light pole on the walkway, dug up bottom of light pole and removed it
4/23/26	7.85	J.K.	Worked on trusses on pool deck, moved piles of limbs to the back behind tennis, water plants at shop, cleaned debris and tools, blew leaves and debris off patio
4/23/26	4.97	C.W.	Moved debris from shop to back, moved shutters to back from closet, removed two boards from gazebo
4/23/26	5.03	J.S.	Additional court maintenance
4/23/26	2.77	J.M.	Additional court maintenance
4/24/26	4.22	T.C.	Worked on gazebo rebuild, replacing top boards, cleaning up closets on pool deck out building, caulking up boards on gazebo
4/24/26	7.98	J.K.	Work on trusses, sand and caulk boards, pool maintenance, clean up all debris and trash to dumpster, tools to shop, replace trusses
4/24/26	7.78	A.M.	Removed debris from all common areas
4/24/26	3.07	J.S.	Additional court maintenance
4/25/26	2.28	J.M.	Additional court maintenance
4/27/26	8.25	T.C.	Worked on gazebo rebuild, removed broken drinking water fountain from field house, worked on spray feature drum not dumping water
4/27/26	8.02	J.K.	Caulk and paint trusses on pool deck, removed debris and cleaned tools, blew leaves and debris off patio, remove and put up camera, assisted remove and put up water fountain
4/27/26	4.92	C.W.	Took down water fountain at field house, cut wood pile in driveway and disposed of debris
4/27/26	7.82	A.M.	Removed debris from all common areas
4/27/26	3	J.S.	Additional court maintenance
4/27/26	2.07	J.M.	Additional court maintenance
4/28/26	3.91	T.C.	Delivered umbrellas from double branch to middle village, painted boards on gazebo
4/28/26	7.98	J.K.	Worked on trusses on patio, assisted carry tables upstairs, cleaned tools and debris, filled in gaps with wood putty
4/28/26	5	J.S.	Additional court maintenance
4/29/26	4.01	T.C.	Repair drum on spray feature, painted gazebo, removed water fountain from lake at bell tower and put in storage, picked up supplies
4/29/26	7.9	J.K.	Worked on barrel on splash pool to dump properly, water plants by trailer, load up trailer with scrap and damaged parts, take dead hanging plants to shop, take fountain from lake by bell tower back to storage, worked on trusses
4/29/26	5.98	C.W.	Loaded motor from tower to back to shop, loaded trailer
4/29/26	7.8	A.M.	Removed debris from all common areas
4/29/26	3	J.S.	Additional court maintenance
4/30/26	3.99	T.C.	Painting on gazebo, repair lifeguard stand, filled in knots with wood putty
4/30/26	7.88	J.K.	Work on trusses, finished caulking and filling in with putty, sand down boards and paint, clean out gutter on patio, water plants at shop, blew leaves and debris off patio, clean debris and tools, replaced missing board on lifeguard chair

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/30/26	3	C.W.	Swept sand off pool deck
4/30/26	5.18	J.S.	Additional court maintenance
4/30/26	2.53	J.M.	Additional court maintenance

TOTAL 562.25

MILES 73

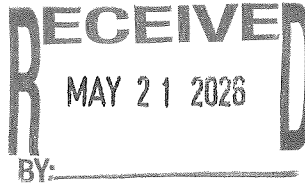
*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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

Invoice

Invoice #: 2604
Invoice Date: 5/14/26
Due Date: 5/14/26
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Maintenance Supplies		1,683.67	1,683.67
Code to: Middle Village Repair and Replacements 34-600-538-64000			

Total	\$1,683.67
Payments/Credits	\$0.00
Balance Due	\$1,683.67

MAINTENANCE BILLABLE PURCHASES

Period Ending 5/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MV				
MIDDLE VILLAGE				
OAKLEAF	4/9/26	5/8 Flat Washer 25pc	15.41	T.C.
	4/9/26	5/8 Hex Nut 50pc	31.29	T.C.
	4/9/26	12x5/8-11 Threaded Rod (2)	10.97	T.C.
	4/9/26	12x5/8-11 Threaded Rod (2)	10.97	T.C.
	4/9/26	36x5/8-11 Threaded Rod (3)	42.92	T.C.
	4/9/26	10pc Oscillating Blade Assortment	20.11	T.C.
	4/9/26	Shockwave 12" Mag Bit Holder	6.30	T.C.
	4/9/26	3/8x12 Bit 1 pc	10.34	T.C.
	4/16/26	Pine Sol	25.84	T.C.
	4/16/26	Bleach	11.18	T.C.
	4/16/26	9in Roller Frame	5.38	T.C.
	4/16/26	9x3/8Shedless Knit 3pk	12.62	T.C.
	4/16/26	9in Tray Liner (3)	3.38	T.C.
	4/17/26	PVC Cement Primer Combo	13.78	T.C.
	4/17/26	2" PVC Union Slip	18.87	T.C.
	4/17/26	2" PVC Coupling	2.51	T.C.
	4/20/26	QEP Tile File	11.49	J.S.
	4/20/26	JB Weld Epoxy	4.01	J.S.
	4/23/26	71" Folding Table (2)	556.48	J.S.
	4/23/26	Folding Chair Rack (2)	565.62	J.S.
	4/29/26	9 Gal Clear Toughtote (2)	29.85	J.S.
	4/29/26	16 Qt Stacker Box (2)	22.95	J.S.
	4/29/26	6.5 Qt Black Tough Tote (3)	10.28	J.S.
	4/29/26	1/2x24x4 PVC Veranda Sheet	22.97	T.C.
	4/29/26	Pelican Liners	2.74	T.C.
	4/29/26	Avanti Pro 4-1/2 Carbide Wheel	6.31	T.C.
	4/29/26	4x3/8 Shedless Knit 6pk	13.04	T.C.
	4/29/26	Pinesol	25.84	T.C.
	4/29/26	Woodfiller	17.23	T.C.
	4/29/26	Dynaflex Clear (4)	29.81	T.C.
	4/30/26	Gas for Equipment	75.00	T.C.
	5/4/26	Painters Touch Gloss Green (2)	16.05	T.C.
	5/4/26	Stops Rust Gloss Green (2)	16.05	T.C.
	5/4/26	Bondo Original Filler	10.34	T.C.
	5/4/26	Anvil Stiff Scraper 3IN	5.74	T.C.
		TOTAL	<u>\$1,683.67</u>	



Life Floor
 2010 E Hennepin Ave #8
 Minneapolis MN 55413
 United States

RECEIVED
 MAY 21 2026
 BY: _____

Invoice
 #INV5335
 5/13/2026

Bill To:

Middle Village Community Development District
 475 W Towne Pl
 STE 114
 St. Augustine FL 32092
 United States

Ship To:

Jay Soriano
 Middle Village Community Development District
 370 Oakleaf Village Pkwy
 Orange Park FL 32065
 United States

Terms	Due Date	PO #	Shipping Method
100% Due Prior to Shipment	5/15/2026	JSO5122026	UPS Ground

Quantity	Item	Rate	Amount
1	Deposit 100% Deposit - Due Prior to Shipment	\$1,460.00	\$1,460.00
1	Deposit - Shipping & Handling 100% Deposit - Due Prior to Shipment	\$105.00	\$105.00

Subtotal	\$1,565.00
Tax Total (0%)	\$0.00
Shipping Cost	\$0.00
Handling Cost	\$0.00
Total	\$1,565.00
Amount Paid	\$0.00
Amount Due	\$1,565.00

Code to:

Middle Village Repair and Replacements

34-600-538-64000



FIFTH ORDER OF BUSINESS

RESOLUTION 2026-04
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Middle Village Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: September 14, 2026
TIME: 6:00 PM
LOCATION: Plantation Oaks Amenity Center
845 Oakleaf Plantation Parkway
Orange Park, Florida 32065

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF JUNE, 2026.

ATTEST:

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
Proposed Budget

Middle Village

Community Development District

*Proposed Budget
FY 2027*

Presented by:



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9	<u>Debt Service Fund Series 2022/2018</u>
10	<u>Amortization Schedule 2022</u>
11	<u>Amortization Schedule 2018</u>
12	<u>Assessment Allocation</u>
13	<u>Capital Reserve Fund</u>
14	<u>Exhibit A</u>

Middle Village
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 200,594	\$ 197,832	\$ 2,756	\$ 200,588	\$ 208,519
Interest income	1,000	24,416	5,000	29,416	10,000
TOTAL REVENUES	\$ 201,594	\$ 222,248	\$ 7,756	\$ 230,005	\$ 218,519
EXPENDITURES:					
Administrative					
Supervisors Fees	\$ 12,000	\$ 6,800	\$ 5,000	\$ 11,800	\$ 12,000
FICA Expense	918	520	383	903	918
Travel per Diem	200	-	100	100	-
Engineering	8,000	6,934	6,000	12,934	16,000
Trustee Fee	15,000	15,000	5,250	20,250	20,250
Dissemination Agent	4,129	2,659	1,720	4,379	4,780
Assessment Roll Administration	8,907	8,907	-	8,907	9,442
Attorney	40,000	10,476	29,524	40,000	37,000
Arbitrage Rebate	700	-	700	700	700
Annual Audit	6,800	6,900	-	6,900	7,000
Management Fees	76,509	44,630	31,878	76,509	81,099
Information Technology	3,008	1,755	1,254	3,008	3,189
Telephone	300	165	135	300	300
Postage	1,500	618	882	1,500	1,500
Printing	2,500	387	2,113	2,500	2,500
Insurance General Liability	15,443	14,547	-	14,547	16,002
Legal Advertising	2,500	610	1,890	2,500	2,500
Other Current Charges	150	21	129	150	150
Office Supplies	200	4	196	200	200
Website Maintenance	2,655	1,549	1,106	2,655	2,814
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 201,594	\$ 122,658	\$ 88,257	\$ 210,915	\$ 218,519
TOTAL EXPENDITURES	\$ 201,594	\$ 122,658	\$ 88,257	\$ 210,915	\$ 218,519
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 99,590	\$ (80,501)	\$ 19,089	\$ -

Middle Village
Community Development District
Budget Narrative General Fund
Fiscal Year 2027

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor’s compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor’s payroll expenditures.

Engineering

The District’s engineering firm provides general engineering services to the District, including attending and preparing for monthly board meetings, reviewing invoices, etc. England, Thims & Miller serves as the District’s engineering firm.

Trustee Fees

The trustee fees for the District’s Series 2018 and 2022 Bonds are based on the agreement between Hancock Bank and the District.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Vendor	Description	Monthly	Annual
GMS	Dissemination Agent	\$ 365	\$ 4,380
Disclosure Services	Revised Amortization Schedules		400
	Total		\$ 4,780

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Attorney

The District’s legal counsel will be providing general legal services to the District including attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Kutak Rock LLP serves as the District’s legal counsel.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District’s Series 2018/2002 Bonds. Grau & Associates serves as the District’s independent certified public accounting firm to calculate the rebate liability and submit reports to the District.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Grau & Associates currently serves as the District’s Independent Auditor.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

Represents costs related to the District’s information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Telephone

Internet and Wi-Fi service for Office.

Postage

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Middle Village
Community Development District
Budget Narrative General Fund
Fiscal Year 2027

Expenditures - Administrative (continued)
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Printing

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Middle Village
Community Development District
Proposed Budget
Recreation Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 2,256,317	\$ 2,225,247	\$ 31,004	\$ 2,256,252	\$ 2,369,895
Interest Income	5,000	11,766	4,000	15,766	5,000
Miscellaneous Revenue	1,000	-	1,000	1,000	1,000
Amenities Revenue	100,000	69,050	40,950	110,000	100,000
TOTAL REVENUES	\$ 2,362,317	\$ 2,306,063	\$ 76,954	\$ 2,383,017	\$ 2,475,895
EXPENDITURES:					
Administrative					
Management Fees - On Site Staff	\$ 374,481	\$ 218,447	\$ 156,034	\$ 374,481	\$ 393,206
Insurance	97,141	90,011	-	90,011	90,011
Other Current Charges	6,000	3,305	2,695	6,000	6,000
Permit Fees	1,650	756	894	1,650	1,650
TOTAL ADMINISTRATIVE	\$ 479,272	\$ 312,519	\$ 159,624	\$ 472,142	\$ 490,867
Operations & Maintenance					
Common Area Maintenance					
Security	\$ 136,335	\$ 63,370	\$ 72,965	\$ 136,335	\$ 115,731
Security Clay County	47,304	18,990	28,314	47,304	50,615
Electric	18,000	11,445	13,000	24,445	23,400
Streetlighting	32,400	18,270	14,130	32,400	32,400
Irrigation Maintenance	5,000	1,410	2,500	3,910	15,000
Landscape Maintenance	557,230	325,051	232,180	557,231	573,947
Common Area Maintenance	84,000	48,414	35,586	84,000	89,040
Lake Maintenance	25,000	13,358	11,642	25,000	25,000
TOTAL COMMON AREA MAINTENANCE	\$ 905,269	\$ 500,308	\$ 410,318	\$ 910,625	\$ 925,133
Recreation Facility					
Amenity Staff	\$ 190,000	\$ 75,482	\$ 114,518	\$ 190,000	\$ 214,996
Janitorial	62,475	38,999	23,476	62,475	66,224
Telephone	18,000	3,475	5,500	8,975	10,000
Electric	69,600	30,710	30,290	61,000	61,200
Water / Sewer	54,200	43,646	25,000	68,646	71,100
Gas/Heat (Pool)	20,000	23,824	-	23,824	24,000
Refuse Service	42,000	40,955	27,500	68,455	76,800
Pool Maintenance & Chemicals	43,000	30,311	12,689	43,000	54,000
Cable	8,000	4,827	3,174	8,000	8,576
Special Events	10,000	3,537	6,463	10,000	12,000
Office Supplies and Equipment	1,500	412	500	912	1,000
Facility Maintenance - General	68,250	39,281	28,969	68,250	71,663
Facility Maintenance - Preventive Contracts	15,950	2,595	5,000	7,595	10,000
Facility Maintenance - Contingency	7,875	4,332	3,543	7,875	7,875
Elevator Maintenance	10,000	1,035	8,965	10,000	10,000
Recreation Passes	4,000	1,647	2,353	4,000	4,000
Lighting Repairs	12,000	6,173	5,827	12,000	12,000
Tennis Court Maintenance	69,011	46,999	22,012	69,011	72,462
Capital Reserve	271,914	-	271,914	271,914	272,000
TOTAL RECREATION FACILITY	\$ 977,776	\$ 398,240	\$ 597,693	\$ 995,933	\$ 1,059,896
TOTAL EXPENDITURES	\$ 2,362,317	\$ 1,211,066	\$ 1,167,634	\$ 2,378,700	\$ 2,475,895
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 1,094,997	\$(1,090,680)	\$ 4,317	\$ -

Middle Village
Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2027

REVENUES

Special Assessments-Tax Roll

The District will levy a non ad-valorem special assessment on all assessable property within the District to fund all of the Recreational Operating Expenditures for the fiscal year.

Interest Income

The District will have funds invested in a money market fund with Hancock Bank. The amount is based upon the estimated balance invested throughout the year.

Miscellaneous Revenue

Any revenues not mentioned above.

Amenities Revenue

- Income received from resident/non-resident rental of Grand Banquet Room, Furniture and Grand Lawn.
- Income from proceeds from access cards.
- Income earned from the sales of vending items.
- Income received from the non-resident user fee for the Recreation Facility.
- Income received from tennis lessons, ball machine rental, and equipment repair.

Expenditures - Administrative

Management Fees - On Site Staff

The District has contracted with Governmental Management Services, LLC ("GMS") for the supervision and on-site management of the District's amenities. The responsibilities include management of District maintenance contracts, scheduling special events, management of District employees, rental of facilities, scheduling of special events, resident inquiries and other maintenance related items. The District shares the cost of a community manager, aquatics director, fitness center/access director, rental coordinator and administrative assistant with the Double Branch Community Development District.

Insurance

The District's Property and Liability Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses incurred during the year.

Permit Fees

Costs of various occupational licenses and pool permits.

Description	Annual
Competition Pool Permit	\$ 300
Family Pool Permit	300
Spray Pool Permit	200
ASCAP/BMI/MOOD/Pandora	850
Total	\$ 1,650

Expenditures - Common Area Maintenance

Security

The District will have a contract with S3 Security, a security company, to provide Athletic Center and common-area security services and a roving guard.

Description	Monthly	Annual
Security Contract	\$ 9,644	\$ 115,731

Security Clay County

The District will contract with off-duty Clay County Officers for 24 hours/week of random patrols (cost split 50/50 with Double Branch CDD).

Middle Village
Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2027

Expenditures – Common Area Maintenance (continued)

Electric

The cost of electricity provided by Clay Electric Cooperative, Inc. for signage lighting, entry feature lighting, landscape lighting, etc.

Account #	Description	Monthly	Annual
6082986	885 Misty Oak Drive	\$ 50	\$ 600
6144521	384 Oakleaf Plantation Blvd	80	960
6177042	726-1 Chestnut Chase Drive	50	600
6214282	707 Oak Leaf Plantation Pkwy	100	1,200
6411763	4222-1 Plantation Oaks Blvd	400	4,800
7131568	893-1 Cardinal Hills Street	50	600
7131600	508-1 Chestwood Chase Drive	50	600
7131634	3215-1 Live Oak Hollow Drive	50	600
7131642	1016-1 Oakleaf Plantation Parkway	50	600
7131691	1225-1 Deerview Lane	50	600
7138258	3786-1 Timberline Drive	50	600
7709488	711-1 Oak Leaf Plantation	90	1,080
7778707	4219-1 Planation Oaks Blvd	110	1,320
8339848	1097-1 Oakleaf Plantation U/G	70	840
8455321	713-1 Oakleaf Plantation Pkwy	450	5,400
8455347	573-2 Oakleaf Plantation Pkwy	100	1,200
5829387	1071 Deer View LN	50	600
	Contingency	100	1,200
	Total	\$ 1,950	\$ 23,400

Streetlighting

The cost of roadway lighting provided by Clay Electric Cooperative, Inc.:

Account #	Description	Monthly	Annual
6301196	Westside of Brannanfield	\$ 2,600	\$ 31,200
	Contingency	100	1,200
	Total	\$ 2,700	\$ 32,400

Irrigation Maintenance

Miscellaneous irrigation repairs and maintenance incurred by the district.

Landscape Maintenance

The District has contracted with Verdego to provide landscaping and irrigation maintenance services to all of the common areas within the District as well as the Amenity Center.

Description	Monthly	Annual
Landscape Contract	\$ 47,829	\$ 573,947

Common Area Maintenance

Represents the estimated day-to-day maintenance of the District's common areas. Services include:

-Pressure washing of District fences, entrance signage and pillars, pool areas, tennis facilities, gazebos, amenity center, field house, parks, park equipment and sidewalks. The estimated annual amounts for these services are based upon contractor proposals.

The estimated cost for the following is based upon past history and current hourly rates:

- All common area easements and park litter clean up
- Storm sewer grate inspections and cleaning
- Removal of unauthorized signage and maintenance of community signage
- Traffic/car accident clean up
- Inspections and repairs to all park equipment such as playground, picnic tables and benches.
- Lake inspections and cleanup

Lake Maintenance

The District has contracted with The Lake Doctors to provide monthly water management services and annual carp stocking as needed per the contract to the 13 lakes within the District. Contingency includes monthly lake inspections and clean-up of outfall structures and barriers.

Description	Monthly	Annual
Lake Maintenance Contract	\$ 1,917	\$ 23,000
Contingency	167	2,000
Total	\$ 2,083	\$ 25,000

Middle Village
Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2027

Expenditures - Recreation Facility

Amenity Staff

The District pays direct salaries for one front desk staff at the fitness center and to provide lifeguard services from District employees during the pool operating season, mid-March through October.

Janitorial

The District has contracted with Riverside Management to provide janitorial services to the District.

Description	Monthly	Annual
Janitorial Contract	\$ 5,519	\$ 66,224

Telephone

The Amenity Center currently pays AT&T for 2 phone lines. The amounts are based upon the following:

Description	Monthly	Annual
AT&T Telephone Contract	\$ 1,500	\$ 10,000

Electric

Cost of electric billed to the District by Clay Electric for the Amenity Center.

Account #	Description	Monthly	Annual
6301188	845 Oakleaf Plantation Pkwy	\$ 3,500	\$ 42,000
8353831	853 Oakleaf Plantation Pkwy (Pool)	1,500	18,000
	Contingency	100	1,200
	Total	\$ 5,100	\$ 61,200

Water/Sewer

Cost of water and sewer service from JEA and Clay County Utility Authority for the Amenity Center.

Account #	Description	Monthly	Annual
94337379	845 Oakleaf Plantation - Water	\$ 500	\$ 6,000
94337379	845 Oakleaf Plantation - Sewer	1,100	13,200
514013067	845 Oakleaf Plantation - Pool	1,500	18,000
	Total JEA	\$ 3,100	\$ 37,200
A00011541	3214-1 Tower Oaks Drive Rec	\$ 1,500	\$ 18,000
A00013767	701-1 Turkey Point Drive Rec	30	360
A00013768	878-1 Songbird Drive Rec	60	720
A00013769	738-1 Chestwood Chase Drive	85	1,020
A00014209	3214-2 Tower Oaks Drive Rec	150	1,800
A00016729	1089 Oakleaf Plantation Pkwy	500	6,000
A00016730	1092 Oakleaf Plantation Pkwy	30	360
A00016858	3713-1 Chasing Falls Rd Rec/Irrig	50	600
A00016856	533-1 Southwood Way Irrig	100	1,200
A00016857	533-2 Southwood Way Rec/Irrig	70	840
	Total CCUA	\$ 2,575	\$ 30,900
	Contingency	250	3,000
	Total Water/Sewer/Reclaim	\$ 5,925	\$ 71,100

Gas/Heat (Pool)

Cost of gas to heat the pool water during wintertime. The District uses Wilford Propane Gas as a gas supplier.

Refuse Service

The District receives refuse removal service from Republic Services for the Amenity Center, consisting of two 6-cubic-yard waste containers with two pickups per week.

Description	Monthly	Annual
Refuse	\$ 6,300	\$ 75,600
Contingency	100	1,200
Total	\$ 6,400	\$ 76,800

Middle Village
Community Development District
Budget Narrative Recreation Fund
Fiscal Year 2027

Expenditures – Recreation Facility (continued)

Pool Maintenance & Chemicals

The District currently has a contract with Poolsure to supply chemicals and chemical feeders for the Amenity Center pools. The District is contracted with RMS for the cleaning, water testing, and treatment of the Amenity Center pools. During summer months, district employees will help with basic poolside cleaning such as brushing, skimming, and tile cleaning. Additionally, GMS staff handles the annual maintenance projects on the pool and deck features. The amount is based upon the following:

Description	Monthly	Annual
Pool Maintenance/Chemicals	\$ 4,500	\$ 54,000
Contingency	-	-
Total	\$ 4,500	\$ 54,000

Cable

The District currently uses Comcast for cable services.

Description	Monthly	Annual
Tennis	\$ 95	\$ 1,136
Fitness	620	7,440
Total	\$ 715	\$ 8,576

Special Events

Monthly events and organized functions the Amenity Center Director provides for all residents of Oakleaf Plantation.

Office Supplies & Equipment

Office supplies for the Amenity Center.

Facility Maintenance-General

Represents estimated cost for general maintenance throughout the District based upon historical cost.

Facility Maintenance-Preventative Contracts

Cost of routine repairs and maintenance.

Facility Maintenance-Contingency

Represents estimated amount based upon historical cost for fence repairs, graffiti clean-up, signage repairs, wall cap replacements and damaged park equipment.

Elevator Maintenance

The District has a contract with Coastal Elevator Service for the maintenance of the Amenity Center Elevator as well as the annual state inspection.

Description	Monthly	Annual
Contract	\$ 725	\$ 8,700
Inspection	-	250
Contingency	88	1,050
Total	\$ 813	\$ 10,000

Recreation Passes

Entry cards are issued to all CDD residents for facility access. Recreation Passes include the cards, ribbon, cleaner, guest cards etc.

Lighting Repairs

Represents costs for fixtures, bulb and ballast, replacement, and electrician labor based upon past history.

Tennis Court Maintenance

Represents cost of clay replacement and installation (twice per year), irrigation and equipment repairs, drainage cleaning/repairs.

Capital Reserve

Money set aside for future replacements of capital related items and operating capital.

Middle Village Community Development District

Proposed Budget

Debt Service Series 2018A-2 and 2022 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 1,772,172	\$ 1,716,862	\$ 23,921	\$ 1,740,783	\$ 1,740,780
Interest Earnings	10,000	17,804	5,000	22,804	10,000
Carry Forward Surplus ⁽¹⁾	286,980	411,823	-	411,823	381,310
TOTAL REVENUES	\$ 2,069,152	\$ 2,146,489	\$ 28,921	\$ 2,175,410	\$ 2,132,091
EXPENDITURES:					
Series 2022					
Interest 11/1	\$ 177,708	\$ 177,708	-	\$ 177,708	\$ 165,262
Principal Prepayment 11/1	-	4,000	-	4,000	-
Interest 5/1	177,708	-	177,642	177,642	165,262
Principal 5/1	1,178,000	-	1,178,000	1,178,000	1,205,000
Series 2018A-2					
Interest 11/1	43,750	43,750	-	43,750	39,625
Principal Prepayment 11/1	-	30,000	-	30,000	-
Interest 5/1	43,750	-	43,000	43,000	39,625
Principal 5/1	140,000	-	140,000	140,000	145,000
TOTAL EXPENDITURES	\$ 1,760,915	\$ 255,458	\$ 1,538,642	\$ 1,794,100	\$ 1,759,773
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,760,915	\$ 255,458	\$ 1,538,642	\$ 1,794,100	\$ 1,759,773
EXCESS REVENUES (EXPENDITURES)	\$ 308,237	\$ 1,891,031	\$(1,509,721)	\$ 381,310	\$ 372,317
⁽¹⁾ Carry Forward is Net of Reserve Requirement					Interest Due 11/1/27
					<u>\$ 186,422</u>

Middle Village
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2022 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	12,049,000			165,262	165,262
05/01/27	12,049,000	2.4631%	1,205,000	165,262	
11/01/27	10,844,000			150,422	1,520,683
05/01/28	10,844,000	2.4631%	1,233,000	150,422	
11/01/28	9,611,000			135,237	1,518,658
05/01/29	9,611,000	2.5634%	1,264,000	135,237	
11/01/29	8,347,000			119,036	1,518,272
05/01/30	8,347,000	2.6548%	1,297,000	119,036	
11/01/30	7,050,000			101,819	1,517,855
05/01/31	7,050,000	2.7417%	1,332,000	101,819	
11/01/31	5,718,000			83,560	1,517,379
05/01/32	5,718,000	2.8224%	1,368,000	83,560	
11/01/32	4,350,000			64,255	1,515,814
05/01/33	4,350,000	2.8925%	1,408,000	64,255	
11/01/33	2,942,000			43,891	1,516,146
05/01/34	2,942,000	2.9549%	1,449,000	43,891	
11/01/34	1,493,000			22,483	1,515,374
05/01/35	1,493,000	3.0118%	1,493,000	22,483	
11/01/35	-			-	1,515,483
Total			\$ 12,049,000	\$ 1,771,928	\$ 13,820,928

Middle Village
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2018A-2 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	1,580,000	5.000%		\$39,625	\$39,625
05/01/27	1,580,000	5.000%	145,000	39,625	
11/01/27	1,435,000	5.000%		36,000	220,625
05/01/28	1,435,000	5.000%	155,000	36,000	
11/01/28	1,280,000	5.000%		32,250	223,250
05/01/29	1,280,000	5.000%	160,000	32,250	
11/01/29	1,120,000	5.000%		28,250	220,500
05/01/30	1,120,000	5.000%	165,000	28,250	
11/01/30	955,000	5.000%		24,125	217,375
05/01/31	955,000	5.000%	175,000	24,125	
11/01/31	780,000	5.000%		19,750	218,875
05/01/32	780,000	5.000%	185,000	19,750	
11/01/32	595,000	5.000%		15,125	219,875
05/01/33	595,000	5.000%	190,000	15,125	
11/01/33	405,000	5.000%		10,375	215,500
05/01/34	405,000	5.000%	200,000	10,375	
11/01/34	205,000	5.000%		5,375	215,750
05/01/35	205,000	5.000%	205,000	5,375	
11/01/35	-	5.000%		-	210,375
Total			\$ 1,580,000	\$ 421,750	\$ 2,001,750

Middle Village
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M	Bonds 2018/22 Units	Annual Maintenance Assessments				Annual Debt Assessments		
			FY 2027	FY 2026	Increase/ (decrease)		FY 2027	FY 2026	Increase/ (decrease)
Single Family	1,059	1,052	\$998.62	\$953.88	\$44.74	4%	\$851.86	\$851.86	\$0.00
Multi Family	1,047	845	\$771.78	\$732.56	\$39.22	5%	\$609.16	\$609.16	\$0.00
High Density MF	228	227	\$703.11	\$665.56	\$37.55	5%	\$609.16	\$609.16	\$0.00
High Density MF & Aquatics	704	192	\$703.11	\$665.56	\$37.55	5%	\$609.16	\$609.16	\$0.00
Commercial/Office	330,000	280,900	\$0.652	\$0.635	\$0.02	3%	\$0.66	\$0.66	\$0.00
Total	333,038	283,216							

Middle Village
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Transfer In from Recreation Fund	\$ 271,914	\$ -	\$ 271,914	\$ 271,914	\$ 272,000
Interest	15,000	23,874	5,000	28,874	20,000
Carry Forward Balance	1,157,673	1,138,355	-	1,138,355	1,261,541
TOTAL REVENUES	\$ 1,444,587	\$ 1,162,229	\$ 276,914	\$ 1,439,143	\$ 1,553,541
EXPENDITURES:					
Capital Outlay					
Repairs & Replacements	\$ 250,000	\$ 127,602	\$ 50,000	\$ 177,602	\$ 250,000
TOTAL EXPENDITURES	\$ 250,000	\$ 127,602	\$ 50,000	\$ 177,602	\$ 250,000
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 250,000	\$ 127,602	\$ 50,000	\$ 177,602	\$ 250,000
EXCESS REVENUES (EXPENDITURES)	\$ 1,194,587	\$ 1,034,627	\$ 226,914	\$ 1,261,541	\$ 1,303,541

Middle Village
Community Development District
Exhibit "A"
Allocation of Operating Reserve

Allocation of Operating Reserves

Estimated Funds Available

General Fund - Beginning Fund Balance - 10/1/25	\$ 209,418
Recreation Fund - Beginning Fund Balance - 10/1/25	1,115,221
Estimated General Excess Revenues - Fiscal Year 2026	19,089
Estimated Recreation Excess Revenues- Fiscal Year 2026	4,317
Total Estimated Operating Funds Available - 9/30/2026	<u><u>\$ 1,348,045</u></u>

Allocation of Funds Available

General Fund Operating Reserve - First Quarter Operating Capital	\$ 54,630
Recreation Fund Operating Reserve - First Quarter Operating Capital	550,974
Total Reserve	<u><u>\$ 605,603</u></u>
 Total Working Capital Surplus	 <u><u>\$ 742,442</u></u>
 Capital Reserve- Beginning Fund Balance - 10/1/25	 \$ 1,138,355
Projected Capital Excess Revenues - Fiscal Year 2026	123,186
Total Estimated Reserve Funds Available - 9/30/26	<u><u>\$ 1,261,541</u></u>
 Interest Earned	 \$ 20,000
Capital Projects Reserve	272,000
Total Funding FY 2027	<u><u>\$ 292,000</u></u>
 Capital Reserve Estimated Expenditure - 9/30/27	 <u><u>\$ (250,000)</u></u>
Total Estimate Reserve Fund Balances - 9/30/27	<u><u>\$ 1,303,541</u></u>

SIXTH ORDER OF BUSINESS

D.

1.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

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

Community:

Special Events

- Report – Dive In at MV , Memorial day at pools, Out of school parties
- Upcoming – Live music poolside, Dive in (DB)
- Special Events “Marketing”

Aquatics

- summer schedule
- Swim Team has begun, 1st meet, meet schedule online
- Swim lesson/ registrations taking place
- Aqua Aerobics to begin - June

Amenity Usage

- *Total Facilities Usage – 8837*
- *Average daily usage – 285*

Card counts:

MV Owners	96
MV Renters	79
MV Replacements	29
MV Updated	18

Total cards printed: 427 (both districts)

Rentals

- 14 of 31 days rented in May , 3 of 4 weekends rented
- 17 Grand Ballroom rentals, 2 Grand Lawn rental , 2 Bridal Suite rentals, 3 patio rentals
- 29 tours (approx.34 hours)/ 68 hours used for scheduling, administrative, etc.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

Operations: Open Items

- Discussion of AED equipment

MAINTENANCE

- Repair and replacement of Water fountain at field house
- Install and repair of drainage at fieldhouse
- Hang multiple planter brackets at Amenity Center pool
- Diagnose IT problems with Fitness Center Computer, Reprogram keypad at pool check in
- Coordinate removal of trees at County ROW areas
- Inspect pad at spray ground slide, order replacement pad
- Preventative maintenance performed on machines at Fitness Center
- Repair/reprogramming of credit card machines at front desks
- County inspections and walkthroughs completed on pools
- Replace accessories/equipment on backboards at pools
- Replacement of multiple slings on pool furniture
- Coordinate tune up and oil change for all golf carts
- Install new lighting at pool storage area
- Coordinate repairs to tubing at Pool chemical areas
- Replacement of multiple tables at Grand Banquet Room
- Preventative Maintenance on HVAC units at Grand banquet
- Coordinate repairs and testing for multiple backflow items at Amenity Center
- Coordinate major repair on elevator door
- Replacement of plant at pots and baskets at Pool Decks
- Repair multiple swim lanes in preparation for swim team season (meets)
- Coordinate repair /replacement of starter items for swim team
- 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 – 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 5/07 Forest Brook, Creekview, Oakpoint, and Timberlake completed 5/22

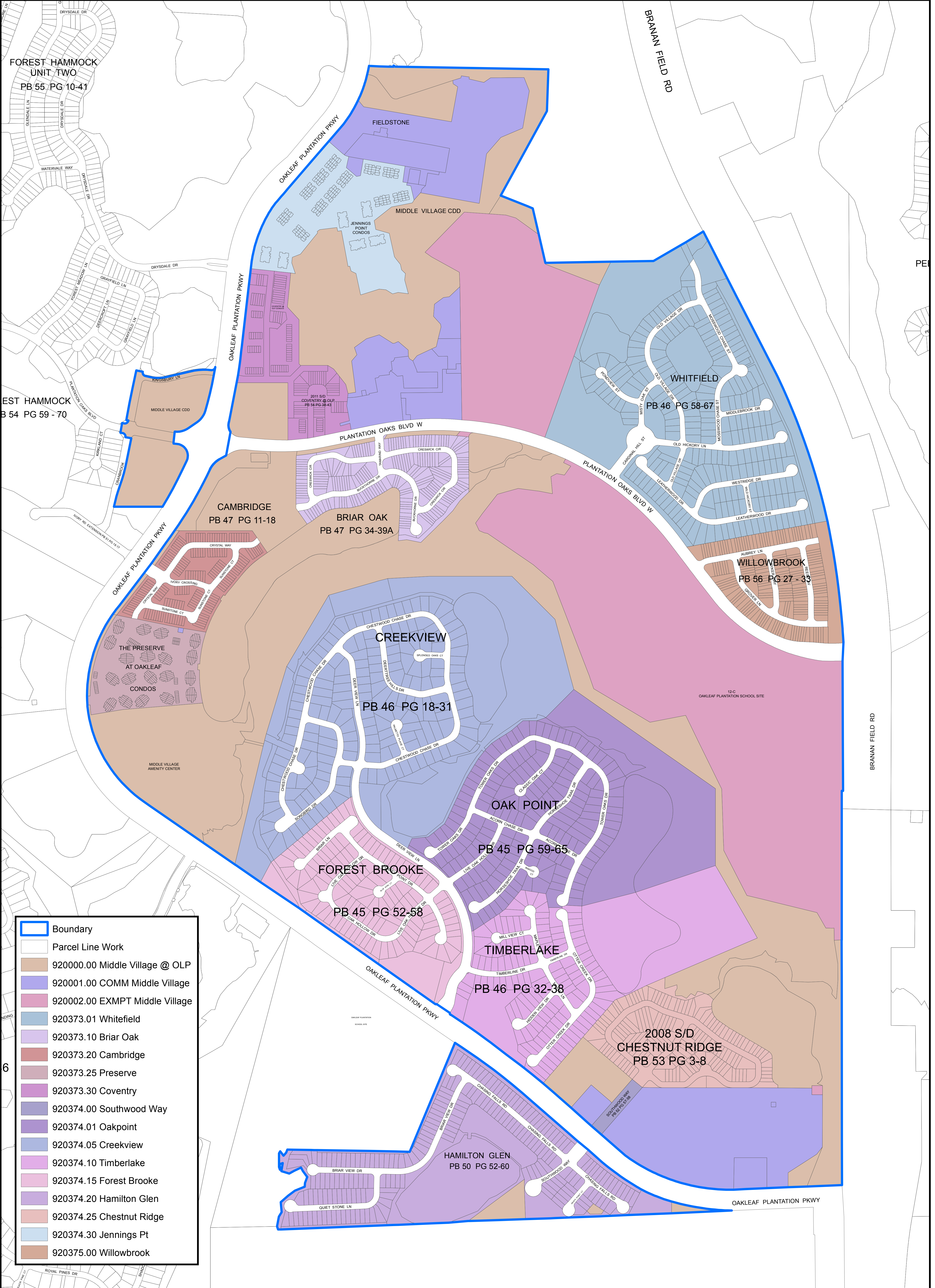
Landscaping

- Monthly report for May submitted and filed at Operations office

For questions, comments, or clarification, please contact:

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

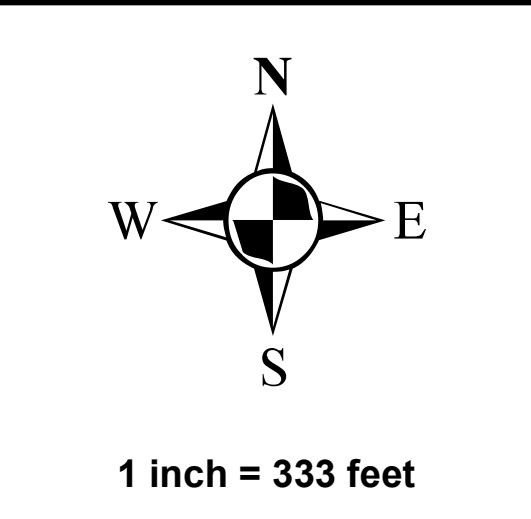
jsoriano@qmsnf.com



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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