

MIDDLE VILLAGE
Community Development District

JULY 13, 2026

AGENDA

Middle Village Community Development District

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

July 6, 2026

Board of Supervisors
Middle Village Community Development District

Dear Board Members:

The Middle Village Community Development District Board of Supervisors Meeting is scheduled to be held **Monday, July 13, 2026 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Organizational Matters
 - A. Consideration of Appointing a New Supervisor to Fill the Vacancy
 - 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 June 8, 2026 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- V. Discussion of the Fiscal Year 2027 Budget
- VI. Consideration of Draft Amenity Policies
- VII. Ratification of Addendum to Landscape and Irrigation Maintenance Agreement with VerdeGo

VIII. Staff Reports

- A. District Counsel
- B. District Engineer – Acceptance of the 2025 Annual Engineer’s Report (to be provided under separate cover)
- C. District Manager
- D. Operations Manager – Memorandum

IX. Audience Comments (limited to three minutes) / Supervisor Requests

- X. Next Scheduled Meeting – August 10, 2026 @ 2:00 p.m. at the Plantation Oaks Amenity Center

XI. Adjournment

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

Sincerely,

Marilee Giles

Marilee Giles
District Manager

THIRD ORDER OF BUSINESS

A.

Kenneth Hardison

785 Oakleaf Plantation Pkwy

Orange Park, FL 32065

615-485-3430

Candidate for CCD Board Member

Professional Summary

Dedicated and community-minded professional with over **31 years of public service** as a Commercial Tax Appraiser for the State of Tennessee. Developed expertise in property valuation, budgeting, and public accountability. Brings a strong foundation in business administration, regulatory compliance, property valuation, and organizational stewardship. Known for integrity, consistency, and a collaborative approach to problem-solving. Offers decades of real-world experience, a strong work ethic, and a deep commitment to serving the community.

Education

Bachelor of Science in Business Administration

Middle Tennessee State University 1972

Associate of Arts Degree in Business Education

Martin Methodist College 1970

Professional Experience

State of Tennessee – Commercial Tax Appraiser

Commercial Tax Appraiser | 31 Years

- Conducted accurate and compliant commercial property valuations for state tax purposes.
- Interpreted and applied state tax laws, regulations, and appraisal standards.
- Collaborated with property owners, government officials, and legal representatives to resolve valuation inquiries.
- Maintained detailed records and ensured transparency and fairness in all appraisal processes.
- Recognized for reliability, precision, and long-term dedication to public service.

American Fabrications, Inc.

Machine Operator | 10 Years

- Operated industrial machinery with a focus on safety, efficiency, and quality control.
- Supported production goals by maintaining equipment and ensuring consistent output.
- Demonstrated strong teamwork, adaptability, and hands-on problem-solving skills.

Community & Leadership

- Long-standing commitment to community values and responsible decision-making.
- Brings decades of experience working within structured systems, regulatory frameworks, and public-facing roles.
- Dedicated to supporting the mission, integrity, and long-term sustainability of the CCD.

Personal Background

- Married for **55 years**, demonstrating stability, commitment, and strong family values.
- Proud parent of one daughter.
- Respected community member with a reputation for fairness, humility, and service.

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 13TH DAY OF JULY, 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, **June 8, 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
Jay Soriano	GMS
Jennifer Stanton	S3 Security
Mike Shaffer	S3 Security

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 stated item two is audience comments. Does any member in the audience have any comments? It looks like it is mostly staff here. Hearing no comments, we will move on to the next item.

THIRD ORDER OF BUSINESS

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

Ms. Giles stated we put this on the agenda to see if Supervisors are aware of anyone that may want to come before the Board to be appointed to the seat. Do we have any leads on that?

Mr. Steiner stated not at this time.

Ms. Giles stated Jay are you comfortable with them just tabling this one more month?

Mr. Soriano stated yes. Hopefully there won't be anything major. That is really the only concern is when we don't have a full seat, less people can be off and miss a meeting if something happens. Because we always have to have three. But that's really the main concern is affordability on something major that we need to do. That rarely happens too, even for me. Most of the time, anything major, it's an emergency thing and not work in general. So, there's no pressing need right now.

Ms. Giles stated we will table all of item three.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the May 11, 2026 Meeting

Ms. Giles stated item four is approval of consent agenda items. Starting on page 10 are the minutes of the May 11, 2026 meeting. Unless there are any comments or corrections, I just look for a motion to approve it. Any discussion?

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor, the Minutes of the May 11, 2026 Meeting, were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated on page 37 are the financial statements as of April 30, 2025. It is followed by your assessment receipt schedule showing we are 98% collected. On page 51 is your check register. This is for the month of May 2026 in the amount of \$210,683.79. I saw no unusual variances with the check register. Unless there are any comments or questions, I just look for a motion to approve it.

Ms. Arnau stated I do have a question on page 72 of the invoices, can we just confirm that it is addressed to Double Branch, but it is coming to Middle Village. I just want to make sure

of that because I saw another invoice from this company on page 86. I didn't know if it was coded to Middle Village.

Mr. Soriano stated no, this one here should be Double Branch. They have a few more machines than yours. Let me double check. Just make sure, that might have been just a copy and paste. Most of these stamps were just copy and paste. It might have been mine.

Ms. Arnau stated I noticed the one on 86 was a little less money, so I figured that was the issue that there's fewer machines than they do.

Mr. Soriano stated they must have missed one either on yours or Double branch. They're supposed to alternate. If they missed one, they came the same month so they can't be yours and the other side. The reason I have them alternate is so if we have a repair, I don't get an extra trip charge. They're already coming to Oakleaf for one side. It's usually like 90 extra dollars for the van to come out. They're always going to be here one time a month, whether they're on the other side or here. When they do this, it bugs me. But that was probably my mistake on the stamping. That first one should be theirs. They have a few more machines, so that's why it's a little expensive. I'll make sure that gets switched. That won't come out of your bank account.

Ms. Arnau stated thanks, Jay.

Ms. Giles asked for anything else. Unless there are any other comments or questions, I just look for a motion to approve.

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04,
Approving the Proposed Budget for
Fiscal Year 2027 and Setting a Public
Hearing Date**

Ms. Giles stated item five is consideration of Resolution 2026-04 approving the proposed budget for Fiscal Year 2027 and setting a public hearing date. It looks like staff is recommending that public hearing date to be September 14, 2026. Today, we are going to approve the proposed budget and set that date. Mike, is there anything on the resolution that you want to point out.

Mr. Eckert stated no but just wanted to make sure that September 14th date would work for getting the assessment roll to the county in time.

Ms. Giles stated there are no members of the public present, but I can give a high-level overview of the budget if you would like. There is a 3-5% increase on this budget. It does cover the general fund, the rec fund, the debt service funds, and the capital reserve fund. It looks like on page 144 is where you can see the product types by increase. There are changes in some of the lines. Some lines went up and some lines went down. I think we have talked about the engineer line needing to go up to cover two of the reports that are coming due in 2027. You will see those line changes throughout the budget and then 144 if the product type. Single family has a 4% increase, multi-family 5% and then the rest of those there on the chart. Jay, are there any lines that you want to discuss?

Mr. Soriano stated not really. Almost everything was based on our current bills, and we are seeing increases whether its services. All our vendors have asked for a 3% and 4% increase, things like that. There were a couple of large ones. Clay County has gone up 7% again. Then, not that it's outrageously large, but our landscaping, even when that is 4%, that is one of our big expenses so that can really kind of add up. These are all kind of true numbers so unless we look to cut a service. The highest increase here is \$44 for the year. That is really where we are going to be. You guys remember a couple of years ago, we had one of the first increases in quite a few years. We had gone a long time without increasing. We have done a real good job at trying to control our budget and put aside money even though our capital is good. It could be even better, but we are doing good where we don't have to worry about maybe \$10k or \$15k, we have the money there. But we did do increases for a long time and it kind of makes it tough. They swear they pay so much in CDD fees. We really didn't see that for it was almost 10 years. I warned when we did this a couple years ago that we really shouldn't do that again. I tried to make sure that we could last a year or two years without that increase. Last year, we really didn't need it. In fact, the only people that got an increase was because we tried to change around the ERU's and get balanced to where the O&M side everybody's paying the same. Seems weird that just because you live in a smaller home, you may have more people in your house and use the pool even more, but you pay a lot less than what a single-family home does. We took care of that last year, but we really didn't need to increase the budget. I was able to make it another year. But now we get to that point where unless we look to cut some of these services or hours or anything like that, but you know that 4% is about what we're going to get.

Mr. Steiner stated Jay I have a question on one of the line items just out of curiosity. This is on page 136, irrigation maintenance. Right now, to date we have spent \$39,010 and we are forecasting \$15k.

Mr. Soriano stated there are a couple bills I haven't done, some of our well improvements. You have a few wells on this property that we have made some repairs to. I don't think you've seen those yet. It's been in the last month or so. When those hit, it will definitely go up above that. I think there was more of, I brought it up to match. Double Branch is seeing a lot of large irrigation repairs. One of them is somewhat match. They don't need to, but you do still have a lot of these large pipes that run up and down the main road. Even if we're not going to use it in areas we talked about this before. They are not really ours. Even if we want to find a way to cut that back, I still have to watch out for these big pipes that may crack or break. That's what Double Branch is getting a lot of right now. They're much higher than you guys are as far as actuals. It's good, but I just tried to match it up a little bit. If I know I'm going to be 10 to 15 over there, I landed here, that would be one we could probably cut back a little bit.

Mr. Steiner stated well, I don't mean to nitpick. It was just a matter that that one's got a fairly large gap on it.

Mr. Soriano stated that is one thing that we looked at. There are a few lines. There's a handful of them, about five or six that you guys do get this disparity where I would think it should be the same. We do the janitorial. Every time it kind of matches, we would split the guys and split time. But realistically, so much more work is done here because the place is just larger. I've tried to start to balance those out a little bit to where we're paying or we're looking at paying actuals until I get through a full year of really doing some repairs and things like that. It's hard to see what the actuals are. But there are still a handful of lines like that, Mike. But I don't know that 15 may still end up being padded a little bit.

Mr. Steiner stated it's not that we had something big in the works.

Mr. Soriano stated no.

Mr. Steiner stated okay.

Ms. Mifsud stated I've got a question on security. It looks like you're reducing it.

Mr. Soriano stated so that one was already padded. We are not reducing. We are not cutting out any of S3's hours or anything. But that one was already padded a little bit, and I did use them quite a bit this year. We didn't do anything to cut any of their hours. I feel pretty

comfortable that we're at a good spot. So that way it did cut down compared to what we thought we might spend in the past. I still feel I have a little bit there. But there are times we ask for extra stuff, whether it's spring break or we put an extra person out occasionally, for the promenade. I want a little padding there, but that's harder to guess on. So, I didn't take it all the way. But we did much better last year, and we didn't change any of their time. I feel that was pretty accurate.

Ms. Arnau asked does security ever go down the pond walkway at all? I never see them down there.

Mr. Soriano stated not unless those are the special times that we ask for them to do some extra patrol. It's mostly up here. They go up to about the Preserves location, and then they turn around because it's just for the amenity center is where we have the contract set up.

Ms. Arnau stated well, I'm asking because I see where we bought some new light poles. We had the pole over here.

Mr. Soriano stated yep.

Ms. Arnau stated well I caught some teenagers trying to pull down a pole behind the preserve, and they almost had it. They were working on that thing hard. I guess that's just something fun to do.

Mr. Soriano stated we can we can look at throwing that in every once in a while. If they can't guess the days or times that security is taking farther laps out just to have some presence. We may not be able to do it all the time because then that does take away from what they're doing up here. But we know it's like our parks or playgrounds. We don't send them out into the neighborhoods. But this is close enough to where I can do a little extra. Like I said, we have a padding, so that's not hard at all. But yes, that's what those extra poles were for. There are two of them that have been taken out this last year. I know kids like to mess with them, especially if they start to lean at all. Most of these are direct bearing, so they're not hooked to a big concrete pad. If they start to lean or anything, they're going to play with it and try to tear things up. I think the one that was back here got hit by a golf cart because we saw some tracks. That one was taken completely out. That wasn't just pulled over.

Ms. Mifsud stated that was on purpose.

Ms. Giles stated any other discussion on the budget?

Ms. Mifsud stated the other thing. Maybe Mike can answer this. If the state adopts that \$250,000 homestead, is that going to affect the taxes that we collect?

Mr. Eckert stated it will not because we collect special assessments that are based on benefit. All the proposals, including the one that's pursued on the ballot, would not have an impact on the Community Development District or its revenue sources, I would say. But just keep in mind that could change in future years. Everything that has been proposed so far deals with add more taxation which is based on the value of the home and that's not what our revenues are based on.

Mr. Soriano stated really quick, just secondary effects. I know this is what everybody will argue on either side. What something like that does to local governments. It doesn't affect us much because we don't pay for those things. What we will see are things like Clay County Sheriff's office. They are not getting their portion from those property taxes. I promise our off-duty officers, they just went up 7%. It's going to go even higher because they're going to have to bring in those extra firms from outside. So those would be the secondary effects. But like Mike said, there's nothing that we do in that budget that would get affected by the other portion of property taxes.

Ms. Mifsud stated so more of a ripple effect than a direct impact.

Ms. Giles stated this is your high watermark. This is a true assessment from staff to include the accountant. We're going to have a public hearing in September to adopt it. We will keep this on the agenda just for discussion if there's any more questions about line items. But we approve higher. We approve a true budget, and you can change line items left and right and you can decrease a budget when you go to adopt it. You just can't go the other way around and increase it. Unless there are any more questions about this budget, just looking for a motion to approve Resolution 2026-04 and setting a public hearing date for September 14th at 6 p.m.

On MOTION by Ms. Arnau seconded by Ms. Mifsud with all in favor, Resolution 2026-04, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for September 14, 2026 at 6:00 p.m., was approved.

Mr. Steiner stated one thing to keep in mind if when we start getting questions on this, you're looking at a \$44.74 increase as a max and that is annual. You divide that by 12 and that's basically what you're looking at on a monthly increase. Everything else falls below that. Everybody fixates on the first numbers instead of looking at what the actual increase is.

Ms. Giles stated as a supervisor, if you get questions that you're not comfortable with, just refer them to my office. That's usually on their mailed notice. It has my contact information and we answer their questions there. Typically, Mike, we break it down to the lowest level if we can and include comments like that because they think it's monthly. So, we will take those questions and try to help the residents understand it.

Mr. Steiner stated I know based on the past even if we've gone up just a dollar, we're going to have people here at the meeting and the thing that they go ahead and don't realize is the fact that that is a larger amount. They view it as almost a monthly rather than being a yearly.

Ms. Giles stated oh yeah, absolutely.

Mr. Soriano stated it is \$3.72. But it's still an inequality. Nobody likes to see an increase. They're going to have their complaints. But I have people right now asking for when we're going to do the reflooring of the fitness center. I still have work out at the tennis courts and of course our pools always cost us. They demand these things now so that's where that \$3.72 goes to. They have to be understanding. Mike, that's a good point with that too is we try to remind everybody, like we could go through and try to pick out. Marilee and I have already gone through it like this, but we can pick out another \$500, \$1,000 here on each one of those lines. Like I said, put some padding in just to try to protect us. If we don't spend it, we don't lose it. It just goes back in for next year. But you get to a point to where if there has to be an increase, you also don't want to go too low. If you get a \$20 increase, you do have to spend money at the time to send out mailers and do all this work. So, it's almost better to put that, it's a small amount, but not cut it as low as we possibly could just for fear that one we need more or it doesn't really make a difference, and then we're doing it all again next year. We felt pretty good with this, but that's hard to explain. It's just \$3.77 because people just don't like any increase whatsoever.

SIXTH ORDER OF BUSINESS

D. Operations Manager

2. Discussion of Landscape Contract

Ms. Giles noted item D is Operations Manager and Jay's report starts on page 150. Jay, Did you want to go over your report first or the other item?

Mr. Soriano stated let's do that one first. That will be a quick discussion. It wasn't part of my report. It really should have been for last month and I forgot this discussion. But we do have an item that we wanted to point out with you guys for our landscaping contract. This is a new set

of years so typically they're in five-year section, get a three-year contract and then it does one-year intervals after that. In the past we always had that part written into that landscape contract. It is still in the District policies. You guys are allowed to operate that way. You can approve a three-year contract and then add one year on at a time. If it's big enough and meets those thresholds. If it's a big enough contract, which our landscaping definitely is, we have to do that official RFP process every five years. But the contract itself was really just made for three years, and I didn't realize we didn't have that worded in that last contract we did with VerdeGo. So, they are on that. As long as you guys approve it, this will be that first additional year. Unless there's any concerns that you guys wanted to end it at three years and we were going to do anything like the RFP I would need your approval to add on this year. But the same thing if there's no concerns and you want to keep them; we do this again next year for that additional year for a total of five years and then we have to go out for RFP for that following fiscal year.

Mr. Steiner stated the Board I believe will agree that we haven't really had any problems either with response or with efforts or whatever in some of these changes we've made we have with other service providers in the past. I really don't see a reason not to continue their services if that can be done. But I don't know if the rest of the Board members feel the same way.

Mr. Marx stated I agree.

Ms. Mifsud stated so the cost for the two years is included in.

Mr. Soriano stated with their increase. So, the increase that we just did in that budget was I believe it's 4%. That's because that's what they did every year for the first three years so that increase is staying the same. That is where it is. When they give us that proposal. Everybody gave us the first three years and all the pricing and then it's basically, do you guys want to keep them for another year? When I come back next year, do you guys want to keep them for another year? It may be a different discussion if they told me this year they wanted a 15% increase. We like them and all, but that's not what's going on at all. They're just looking for their next year. If you guys are happy with them then we have to do approval for that one-year addendum, basically.

Ms. Mifsud stated and then after, at one point do we have to go through the RFP process again.

Mr. Soriano stated we will do it next year for that following fiscal year. We always try to line it up to where our timing starts with that October one and we were forced to do that just

because the amount that's so high that we do have to do that state rule RFP process and public RFP.

Ms. Giles stated so Jay, if the Board approves this 12-month extension, this will be the fourth year.

Mr. Soriano stated this will be the fourth.

Ms. Giles stated we could do it one more time before we go out for RFP.

Mr. Soriano stated well, one more time. RFP would be part of that. It would be during that last addendum year so that we can line it up with the October one. So, we will still do this next year, but we will also be getting ready at this time to go through a tour of the grounds, and all the other companies come in and look to see what VerdeGo does. They look at our budget so that they would be ready. That is also the hard part is that we do this budget based on what we know VerdeGo does for us a lot of times. We may get 10 prospective landscape contract companies, and everybody may be higher. Our budget's going to be up so that sometimes can sway your decision by who gives us the curved numbers and some of them should. They should look at our budget and know what we're doing. So, if they give us a million dollars and we're used to spending \$500,000 you just may not be able to pick that person even if they seem great. But it will be part of that next year. We get two addendums if we're happy with them for a total of five years. Mike, really quick, so this is just to approve the one year. Will we have to do wording for this?

Mr. Eckert stated yes.

Ms. Giles stated thank you. I think if the Board's interested, it would be a motion to approve a 12-month extension for VerdeGo.

On MOTION by Ms. Mifsud seconded by Mr. Steiner with all in favor, Landscape Contract, 1-Year Extension with VerdeGo, was approved.

Ms. Giles stated Mr. Eckert, since you're on by phone, I don't know that you can hear the noise in the background, but the Board, we were all distracted for a second. There's a screaming child very loudly outside the window. We think everything's okay.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated I do not have a report for the Board right now. I'm happy to answer any questions.

B. District Engineer

Ms. Giles stated let me just check to see if the engineer called in, because I'm not sure that I heard him. We don't have anything on the agenda for him, so if he didn't, that's fine too.

C. District Manager – Reminder of Ethics Training and Form 1

Ms. Giles stated I do have a couple things for you. Just a reminder to complete your Form 1 prior to July 1st. I'm tracking all four. You all have done that, so we're good there. I'll mark that off. Then your ethics training is due by December 31st. I'm not tracking anyone's completed that and that's fine. You have until December 31st. It's four hours. I think I sent out an email recently, but I can resurface it in your emails. It's got links that you can click on for those four hours. Just make sure you don't pay for that training because it's free. If someone's charging you, you have somehow veered off the free training, so you have plenty of time on that. The last thing I have is on your desk there is a copy of the amenity facility policy. At the last meeting, the Board had asked staff to add language about not having operations out here for profit. So, the first page is just a date change and then on page 15 is the only other change I made. It's in red font there. This is open for Board discussion. If you like this language, we will move forward with it. If you don't, we can keep working at it.

Mr. Steiner stated I like the language of it, but I do have a question in the fact that this is in addition to what's already been in place for all these other swim sports, what have you.

Mr. Soriano stated there are in those other sections, in the pool section or the fitness center, there's comments about personal training or other organized sports without approval of the Board. Those were specific areas. That's the hard part is there's not really a way to cover everything and anything anybody could do out here, so we did want this to be a little vaguer and then put it at the end here with the additional Districts. The other ones still stayed. We didn't take them out. We just added this one at the end.

Mr. Steiner stated I guess my concern is the fact that the specifics of doing business here has to deal with not only the Board, but evidently the other approving staff.

Ms. Giles stated like on site staff.

Mr. Steiner stated well, the swim and then the tennis. All these things require specific people other than the Board to make that approval, right? Well not other than, but in addition to the Board, it has to be.

Mr. Soriano stated I don't allow them to approve anything below that without going through you guys. So, swim team, if they were to do something else. Let's say they wanted to create another team, I still make them come to you guys and at least tell us what it is and make sure everything is all right. Kind of like when the coaches wanted to create a winter program. I still may have come to you. The swim team was already approved. The coaches were already approved to be here. But this was a new program. I didn't want them to just do it without you guys having a say so and bringing up any concerns. I don't let them do any sublets or anything like that is what I'm saying, so that the overall program is approved. But if they want to bring in new things, new money-making revenue streams, they still have to tell me about it. If I have concerns that it goes outside some of these policies, that's what I bring it to you guys, just to make sure you guys feel comfortable with it too.

Mr. Steiner stated okay, well, I'm just trying to see if we can get out some of the redundancy in the policies so that we've got something that says no one will unless in this statement.

Mr. Soriano stated do you want to take out those other ones that are in that. This still covers it. It's vague.

Mr. Steiner stated I mean I just don't want to get caught in well over here it's got this and over here it's got this. If there was a way to put in this statement without having to go into that applies to all things. I mean the example you gave was with the swimming is the fact that you did the review before it came to us. Maybe I'm making this more complicated, but I've seen so many times that we mess ourselves up because we've got something conflicting in two different places or it says over here you can do it this way. But then over here you got to go through. Maybe it's a guidance to the Board is in a way to where you say that it has to be approved by the Board.

Mr. Soriano stated we could probably change that portion and say with written approval from the operations management and/or the Board because some things may be small enough.

Mr. Steiner stated I was just trying to get you down to one place that has to be changed. If any of it does.

Mr. Soriano stated that may cover it. We will just add that wording in there that it's written approval through me and/or the Board. You guys already know how I operate. So, like I said, if it's something bigger or more concerning to me, I'm still going to bring it to you and then that way we will take it out of the other areas and this one area will cover everything.

Mr. Steiner stated basically I guess the wording that would go in there would be the operations manager.

Mr. Soriano stated yes, okay.

Ms. Giles stated I think that's what you have on page nine, number 21.

Mr. Steiner stated but is that under a specific area.

Ms. Giles stated it is and there are three sections that have something similar to this.

Mr. Steiner stated if they had a general section that this went in.

Ms. Giles stated that is where I put it is under the additional District policies. Since we don't have one titled general information. We put it here because this is like a catch all section. But I see what you're saying, Mr. Chairman. But if you like how number 21 is worded. It says may only be provided by District management, staff/Board of Supervisors approved personnel. Is that what you're saying, Jay? We will make sure that wording is in the other two sections.

Mr. Steiner stated and this is not critical.

Mr. Soriano stated that wording can be put into what you did and then take the other ones out of the specific areas and just have this one at the end that will cover all the areas.

Mr. Steiner stated okay.

Mr. Soriano stated still vague but the same wording for everything.

Ms. Mifsud stated can we include in that statement the end of the number 21 where it says that the athletic center staff reserves the right to discontinue any programs or activities due to safety concerns and conflicts. To the to combine the two into one statement like the chairman noted.

Ms. Giles stated yep. Jay and I will work on that. We will run it by District Council and then we will just bring it back to the next meeting for your approval.

Mr. Steiner stated okay and this is not a priority.

Ms. Giles stated no, this is good though. We will table that. Then my last thing is just as a reminder, it is the qualifying period. I've spoken to Julie. You're going to go tomorrow and that's

awesome. Thank you. We appreciate that. Sherry and Eric, thank you for completing that already. Happy to keep all three of you on the Board.

D. Operations Manager

1. Memorandum

Ms. Giles stated Jays report is on page 150.

Mr. Soriano stated my first discussions here is the events. The pools are open. We've had your first dive in for the summer here. This is our second in the summer series already. So, we're halfway out of our summer movies. We had Memorial Day at the pools. So far this year, the way things are going, this is the first year since 2019 that I've had to sit out there and actually count how many people are in the water and warn lifeguards about when we have to shut the doors. It's been a long time since it's been this busy as it has out here. Your movie had 100 plus people out here in the water. It was a great night. It was packed. I didn't think we were going to get that many because we were also competing with high school graduation at the same time. But it was a great night. These were younger kids and families. But that's the first one that I've seen that busy out here. Generally Double Branch has huge dive in movies, and we're a little slower here, but we had a lot of people. The one I expect is the out of school party. So, both out of school parties made it without issues for weather. Between the two of you guys, we did more than 40 pizzas. This was a lot of people. We give out a couple hundred tickets for a slice of pizza and a snow cone. So, one slice and one snow cone and this place was packed. The same thing watching everybody. We're counting how many people are in the pool. You can fit on your deck and in your pool. There was about 700 people out here so we're not getting that close to the deck amount but the in pool so we can hold 171 or 173, something like that in the pool. The highest I got up to before I lose who I counted was about 155, 156 during the out of school parties. And then our weekends have been like that too. This is the first year I've really seen this packed in pools in a long time. But this was normal for quite a few years we were building up and we also became stricter. Not that we didn't have the rules already in place for things and stuff like that. We just made sure front desk staff was able to really watch how everybody came in and be strict on those rules so that we're just not too loaded on the pools and we don't have to do what we did years ago. Before we ever had the computers at the pool years ago, actually before I came on, there were times where we did have to shut the doors and families would have to stay out and wait until a family left. Once we put the computers in, that helped out a lot because we did cut

down on people that weren't supposed to be here. So, we don't have as much of those issues and now what we get is this is also the biggest guest place. Everybody wants to bring their friends. So, at this time of year, what was it, four years ago, five years ago, we doubled up our weekend guests. It takes two guest passes for every person. That helps deter a little bit, but not completely. This is still the place to be, which is good if you live here. That's you know, the big draw. It has been really packed, but everything's been good. The staff has been doing a good job. I haven't had any major complaints yet out of the pool. Hopefully we'll make it through the summer without too much of an issue. We do have quite a few events coming up. This week I've got the third dive-in which will go back to Double Branch. Your sister District will be busy this Friday night. Then also some more live music and I believe that one, this next one is on your side. We already did one event over at Double Branch live music. Then the next one's here and the same way with the movies. They will go back and forth and then this is more of the adult entertainment. This one here, just like last year will be a full band. This isn't just a guy and a guitar. That's what we had a Double Branch last month. We will stick to a lot of these extra special events that we've been doing that everybody seems to enjoy. We will just try to control the crowd as best as possible. The first swim meet was a couple weeks ago, and the staff did a good job there too. I did make sure tennis and swim team they coordinated with the lifeguards. They coordinated with Wanda to try to limit too many other things going on the day of the swim meet. It is a busy day but by about 12, 1 o' clock everything kind of gets back to normal. We did send out emails so that everybody knows there's a swim meet going on because it is extra hectic here. If they are just wanting to go to the pool for a Saturday, they're not any part of the swim team or you know, want to cheer them on, go over to the other side. Of course, that side gets bombarded for the day but it's not as bad as being over here. We have also had other programs that just started up. Aqua aerobics, this was their first weekend last Saturday and that goes on over at Double Branch. You can see our numbers there. The average daily usage for this last month was about 285 different people checking in. Now that's everything. That's not just the pool. That is throughout the day with everything and that's the average count. So, during the week even right now, if I was actually tracking here, the number might be higher if we made all the extras guests and the kids check in. Because your tennis camp is going on right now. If you come down here during the day we have a lot of kids in tennis camp every year. Last year was a little slower than years past. Those numbers are back up this year. There is one thing I want to

discuss with you guys. About a month ago Double Branch came to us and asked for the addition of an AED at their fitness center. Mostly this came about because of pickleball. We are getting a large crowd that comes out for pickleball. They are actually a very young crowd for pickleball. But the question did come about because of that they were competing in a tournament. I think it was at Queen's Heart and there happened to be a heart issue on the court and luckily, they had an AED there and everything worked out. So, when the players came back here, they started asking, hey, can we make sure we have one? We've always had AEDs for our lifeguard staff, but we've not really had them for other areas. There is a good reason for that. Some of the Districts that I help oversee that we have in other areas, if they are small enough, they actually will not use them because they do bring on some extra liabilities. Even though they do help out greatly. You do have to keep an eye on them. If you have some of these small neighborhoods that don't have staff like we do, there's nobody there to watch this two-or-three-thousand-dollar piece of equipment. You can't lock it up because it's got to be able to be used. The other concern is if you have staff there, they have to be trained because if not then you can increase liability there. Somebody says, well it didn't work, but it didn't work because of your staff, not because of what happened. So, you do have to go through paying for and making sure everybody goes through training. AEDs are great because they talk to you and tell you what to do. But something can still go wrong and it's not always a guarantee that is going to help save somebody's life. It's a higher percentage, but it's not a guarantee. Once that happens, if you're unfortunate to have an incident on the property, that's still something that every lawyer will look at after the case. We have worries about those in some smaller Districts where they have said no, we just don't want it. We don't have that much of a concern here so I think it would be a good addition because we always have staff around. If there's no staff around, you're not supposed to be on property. Our staff comes in at 6 in the morning; they don't leave until 10 at night. There are multiples around and we can afford to give them training. The Lifeguards staff, which is the largest group is already trained. All the RMS GMS staff that's on site is also trained so we do that as part of our company. I know the landscapers do it. They just do it internally. They didn't do it because a property asked them to do it. But it's a good thing for many companies to do. So really it leaves just our District employees, like the guys at the front desk. So that would be a little added cost, but I do believe that this would be beneficial. We would look at purchasing the AED and then also a cabinet to put it in. If you open it up, the alarm goes off. It would be in a protected area. It would be

downstairs at the fitness center desk, behind the desk, not out for residents to get to really easy because our staff would be in control. If something were to happen out in the outer areas, either the lifeguards aren't here or maybe it is off season, winter lifeguards aren't here, or it's easier to get to the fitness center rather than going to the lifeguards. We will have signage out in other areas saying AED is available at the fitness center. The fitness center is the longest one, it's open 6 to 10, so they would just run it to get it there. They can either take it if they need to start and the center staff can deal with calling 911, things like that, or they can go out if they need to lead it. But we would always be part of that situation. I do think it would be safer. I don't think we have as many concerns with the added liability that other Districts do. As I mentioned, Double Branch brought this up. They have already approved it, so they want to get one in their fitness center. I just had to bring it to you guys because it seems weird when we do one at one side, not at the other.

Ms. Mifsud stated I think it's important to have some consistency. If you're over here for something and you live over there and you know there's supposed to be one, there is one there and you need it here. I think there should be some consistency.

Mr. Marx stated I think given our demographics it's probably a good idea.

Mr. Soriano stated as long as there's no concerns. They're expensive, but that's a smaller amount. It is something I can take care of. So as long as that's the direction, then I'll work on that. But you and Double Branch will get new machines up here. And then like I said, unless there's any questions on some of those other maintenance items, that was it for me. I did want to point out one thing. It's not a maintenance item. It's not about special events. We have had, I believe, four, maybe five sales of outside purchases into the District this year. I've got an inquiry for about 20 to 25 more and mostly because of all these neighborhoods that are going up on the outside of your border. In fact, right now I am working with Pulte, the new neighborhood that is over the ramp there. You have one is called Double Branch and the other one is called the District. So, it's just as confusing. All CDDs have to have an option to buy in from outside of our boundaries. We can't limit it. That is part of the public side of the District. We can set it up how we feel is necessary. So, we set it up a little more expensive than what all of our homeowners pay each year. It averages about \$2,000 for our fees. We've set it at \$2,200, which is a great deal. If you think about it, you have young kids at home. I can't even get a family membership to the Y in their pools at \$2,200 a year. You can pay \$2,200 a year, not live within Oakleaf and you get

access to everything all of what our residents do. Pulte is looking at purchasing a large amount, 10, 15, 20 of these to finish out selling some of their homes. I can't really tell them no, if they're willing to pay that \$2,200. But I just wanted to inform you guys, we're getting so many requests. Most, like I said, we had already sold a few at the beginning of the year. Most by now know that we don't prorate. So, if they come in now, they've already lost five, almost six months of the year. They paid a full amount from January 1st to December 30th. A lot of them have said, okay, well we'll talk to you later. But they just want to get the information. But I did want to let you guys know, and it may be something we look at. We have only ever increased it one time. But if there's any rates that we look at in the next year or two, that would be one that we may want to look at to increase.

Ms. Giles stated thanks, Jay.

Mr. Steiner stated Jay, one other question is, have you and Mike worked out any solution to our elevator maintenance?

Mr. Soriano stated no. I have to send Mike one of my bills so he has all the information and contact on them. But I did send them an email demanding a copy of our last contract. Like I said, I've never signed a contract. This is my 15th summer here. I do believe it was set up by the developer, but as long as it was set up in Middle Village's name, then we do have to deal with it. I did let them know quite some time ago that I would not be paying anything until they either cancel the contract and we finish out any balance, or they prove to me we had this contract in place and why they think they have the ability to force us into staying in this contract. It does add, like I said, \$1,500 a year for preventative maintenance, which I don't see them doing. The new company gives us much better rates. They're the ones taking care of the door work right now. They're more responsive so I would rather work with them. And they're not forcing us to get a contract with them. They will just come out and do the work, the maintenance for us when we need it. I am still waiting for a response from the other company, but I haven't paid them yet anything either until they prove something to us.

Mr. Steiner stated okay, is it functional? We're maintaining functionality of the elevator.

Mr. Soriano stated it is actually working. I put the signs up because other than a meeting like this, it really shouldn't be used anyway. Nobody should be coming up here. We keep everything locked up. I put the signs up so nobody's playing in there or just joy riding because the less we use it, the less issues I'm going to have. But the door part hasn't been replaced yet.

We paid them last month after this meeting to go ahead and order, so we gave them a deposit. I was told it should be in this week and coordinated with them depending on when it comes in. I want them to start working on a Monday or Tuesday so that we can be done before the weekend. Friday, Saturday and Sundays are when this place is busy. Usually have a wedding every weekend. So, we should see the repair in the next week or two. But it is functional. I just keep the signs up so that nobody's messing with it.

Mr. Steiner stated yeah, I don't want to be concerned with the fact that the diminishing of our facility for those major events like weddings, what have you, that if we can't provide elevator service, it may impact those folks that are renting it.

Mr. Soriano stated since that occurrence when you know a week or two before I talked to you guys at the last meeting to get approval for that door. We did get it. It's a temporary fix. It does work. We really only go through that with the people renting for the wedding, so they've been able to use it. But we go through everything with them concerning how the doors get locked down when they block it and things like that. I made the attendant almost stay with them. They have somebody in a wheelchair and a walker and everything like that. The attendant helps them and make sure they get in and know what buttons they are pressing and then they come up here and make sure they get off. That is more like an ADA style elevator. In fact, the ones that are designed for like a wheelchair are only ADA. They don't look like these nice elevators. They look more like a mechanical lift. It's a little different. That's the way you have to have it done since somebody outside helps to control the up and down of the elevator. I have them running it like that, but that way we know who's using it and when. Nobody's playing with it. And if a door gets shut down where I can't get things in and out of the elevator. So, it is currently working. I just don't want to take the chance that anybody plays with it and gets stuck inside there. We just kept the signs up, but the weddings have been able to use it.

Ms. Giles stated thanks Jay.

SEVENTH ORDER OF BUSINESS

Audience Comments (limited to three minutes) / Supervisor Requests

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

Mr. Steiner stated I guess we will.

Ms. Giles stated just to give the audience an opportunity. Are there any public comments from the staff in the audience?

EIGHTH ORDER OF BUSINESS

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

Ms. Giles stated our next meeting is scheduled for July 13, 2026 here at the same location. Before I go, District Council did you have anything else?

Mr. Eckert stated I do not.

NINTH 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
May 31, 2026



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

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 291,697	\$ 274,437	\$ -	\$ 82,129	\$ 648,264
Due from General Fund	-	1,343,543	5,149	-	1,348,692
Investments:					
State Board of Administration (SBA)	5,462	\$ 470,334	-	915,628	1,391,424
Custody Account - Hancock Whitney	8,050	-	-	-	8,050
Custody Account - US Bank	1,349,377	-	-	-	1,349,377
Series 2022					
Revenue	-	-	225,589	-	225,589
Reserve	-	-	164,427	-	164,427
Principal	-	-	106	-	106
Interest	-	-	82	-	82
Prepayment	-	-	427	-	427
Series 2018-2					
Reserve	-	-	127,341	-	127,341
Prepayment	-	-	3,407	-	3,407
Sinking	-	-	14	-	14
Interest	-	-	4	-	4
Deposits	-	13,383	-	-	13,383
Total Assets	\$ 1,654,587	\$ 2,101,697	\$ 526,547	\$ 997,757	\$ 5,280,588
Liabilities:					
Accounts Payable	\$ 76	\$ 2,500	\$ -	\$ 24,000	\$ 26,576
Due to Debt Service	5,149	-	-	-	5,149
Due to Recreation Fund	1,343,543	-	-	-	1,343,543
Accrued Expenditures	-	5,521	-	-	5,521
Total Liabilities	\$ 1,348,768	\$ 8,021	\$ -	\$ 24,000	\$ 1,380,790
Fund Balance:					
Nonspendable:					
Deposits	\$ -	\$ 13,383	\$ -	\$ -	\$ 13,383
Restricted for:					
Debt Service - Series	-	-	526,547	-	526,547
Assigned for:					
Capital Reserve Fund	-	-	-	973,757	973,757
Unassigned	305,819	2,080,292	-	-	2,386,111
Total Fund Balances	\$ 305,819	\$ 2,093,675	\$ 526,547	\$ 973,757	\$ 3,899,798
Total Liabilities & Fund Balance	\$ 1,654,587	\$ 2,101,697	\$ 526,547	\$ 997,757	\$ 5,280,588

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 200,594	\$ 200,594	\$ 198,425	\$ (2,169)
Interest Income	1,000	1,000	29,082	28,082
Total Revenues	\$ 201,594	\$ 201,594	\$ 227,507	\$ 25,913
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 12,000	\$ 8,000	\$ 7,600	\$ 400
FICA Expense	918	612	581	31
Travel per Diem	200	133	-	133
Engineering	8,000	5,333	6,934	(1,600)
Trustee Fee	15,000	15,000	15,000	-
Dissemination Agent	4,129	2,753	3,103	(350)
Assessment Roll Administration	8,907	8,907	8,907	-
Attorney	40,000	26,667	10,476	16,190
Arbitrage Rebate	700	-	-	-
Annual Audit	6,800	6,800	6,900	(100)
Management Fees	76,509	51,006	51,006	-
Information Technology	3,008	2,006	2,005	-
Telephone	300	200	181	19
Postage	1,500	1,000	675	325
Printing	2,500	1,667	466	1,201
Insurance General Liability	15,443	14,547	14,547	-
Legal Advertising	2,500	1,667	752	915
Other Current Charges	150	100	21	79
Office Supplies	200	133	5	128
Website Maintenance	2,655	1,770	1,770	-
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative Expenditures	\$ 201,594	\$ 148,475	\$ 131,105	\$ 17,371
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 53,119	\$ 96,401	\$ 8,542
Net Change in Fund Balance	\$ -	\$ 53,119	\$ 96,401	\$ 8,542
Fund Balance - Beginning	\$ -		\$ 209,418	
Fund Balance - Ending	\$ -		\$ 305,819	

Middle Village
Community Development District
General Fund
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 28,305	\$ 160,601	\$ 2,023	\$ 2,482	\$ 1,874	\$ 2,547	\$ 593	\$ -	\$ -	\$ -	\$ -	\$ 198,425
Interest Income	46	45	43	7,475	6,498	4,896	5,413	4,665	-	-	-	-	29,082
Total Revenues	\$ 46	\$ 28,350	\$ 160,644	\$ 9,498	\$ 8,980	\$ 6,770	\$ 7,960	\$ 5,258	\$ -	\$ -	\$ -	\$ -	\$ 227,507
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 7,600
FICA Expense	77	77	77	77	77	61	77	61	-	-	-	-	581
Travel per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	896	585	713	2,881	786	436	636	-	-	-	-	-	6,934
Trustee Fee	-	-	-	-	-	15,000	-	-	-	-	-	-	15,000
Dissemination Agent	594	344	344	344	344	344	344	444	-	-	-	-	3,103
Assessment Roll Administration	8,907	-	-	-	-	-	-	-	-	-	-	-	8,907
Attorney	1,239	466	2,484	2,955	963	2,370	-	-	-	-	-	-	10,476
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	6,900	-	-	-	-	-	6,900
Management Fees	6,376	6,376	6,376	6,376	6,376	6,376	6,376	6,376	-	-	-	-	51,006
Information Technology	251	251	251	251	251	251	251	251	-	-	-	-	2,005
Telephone	18	31	16	25	17	37	21	16	-	-	-	-	181
Postage	162	63	46	62	104	43	139	57	-	-	-	-	675
Printing	68	50	66	62	57	44	40	79	-	-	-	-	466
Insurance General Liability	14,547	-	-	-	-	-	-	-	-	-	-	-	14,547
Legal Advertising	153	76	-	153	76	-	153	142	-	-	-	-	752
Other Current Charges	-	-	21	-	-	-	-	-	-	-	-	-	21
Office Supplies	1	0	1	1	0	0	1	1	-	-	-	-	5
Website Maintenance	221	221	221	221	221	221	221	221	-	-	-	-	1,770
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative Expenditures	\$ 34,684	\$ 9,540	\$ 11,615	\$ 14,406	\$ 10,273	\$ 25,983	\$ 16,157	\$ 8,447	\$ -	\$ -	\$ -	\$ -	\$ 131,105
Excess (Deficiency) of Revenues over Expenditures	\$ (34,639)	\$ 18,810	\$ 149,029	\$ (4,908)	\$ (1,292)	\$ (19,213)	\$ (8,198)	\$ (3,189)	\$ -	\$ -	\$ -	\$ -	\$ 96,401
Net Change in Fund Balance	\$ (34,639)	\$ 18,810	\$ 149,029	\$ (4,908)	\$ (1,292)	\$ (19,213)	\$ (8,198)	\$ (3,189)	\$ -	\$ -	\$ -	\$ -	\$ 96,401

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,256,317	\$ 2,256,317	\$ 2,231,921	\$ (24,396)
Interest Income	5,000	5,000	13,283	8,283
Miscellaneous Revenue	1,000	667	-	(667)
Amenities Revenue	100,000	66,667	85,939	19,272
Total Revenues	\$ 2,362,317	\$ 2,328,650	\$ 2,331,143	\$ 2,492
Expenditures:				
Administrative:				
Management Fees - On Site Staff	\$ 374,481	\$ 249,654	\$ 249,654	\$ -
Insurance	97,141	90,011	90,011	-
Other Current Charges	6,000	4,000	4,254	(254)
Permit Fees	1,650	1,100	756	344
Subtotal Administrative	\$ 479,272	\$ 344,765	\$ 344,675	\$ 90
Maintenance:				
Security	\$ 136,335	\$ 90,890	\$ 72,422	\$ 18,468
Security Clay County	47,304	31,536	18,990	12,546
Electric	18,000	12,000	13,569	(1,569)
Streetlighting	32,400	21,600	20,891	709
Irrigation Maintenance	5,000	3,333	1,660	1,673
Landscape Maintenance	557,230	371,487	371,487	-
Common Area Maintenance	84,000	56,000	48,414	7,586
Lake Maintenance	25,000	16,667	14,952	1,715
Subtotal Maintenance	\$ 905,269	\$ 603,513	\$ 562,385	\$ 41,128

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<i>Recreation Facility:</i>				
Amenity Staff	\$ 190,000	\$ 126,667	\$ 94,497	\$ 32,169
Janitorial	62,475	41,650	44,205	(2,555)
Telephone	18,000	12,000	3,563	8,437
Electric	69,600	46,400	35,065	11,335
Water / Sewer	54,200	36,133	49,167	(13,034)
Gas/Heat (Pool)	20,000	20,000	23,824	(3,824)
Refuse Service	42,000	42,000	47,760	(5,760)
Pool Maintenance & Chemicals	43,000	28,667	34,712	(6,046)
Cable	8,000	5,334	5,530	(196)
Special Events	10,000	6,667	4,557	2,110
Office Supplies and Equipment	1,500	1,000	427	573
Facility Maintenance - General	68,250	45,500	39,281	6,219
Facility Maintenance - Preventive Contracts	15,950	10,633	2,855	7,778
Facility Maintenance - Contingency	7,875	5,250	4,332	918
Elevator Maintenance	10,000	6,667	1,035	5,632
Recreation Passes	4,000	2,667	1,647	1,020
Lighting Repairs	12,000	8,000	6,173	1,827
Tennis Court Maintenance	69,011	46,008	46,999	(992)
Capital Reserve	271,914	-	-	-
Subtotal Recreation Facility	\$ 977,776	\$ 491,241	\$ 445,629	\$ 45,611
Total Expenditures	\$ 2,362,317	\$ 1,439,519	\$ 1,352,689	\$ 86,829
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 889,131	\$ 978,454	\$ (84,337)
Net Change in Fund Balance	\$ -	\$ 889,131	\$ 978,454	\$ (84,337)
Fund Balance - Beginning	\$ -		\$ 1,115,221	
Fund Balance - Ending	\$ -		\$ 2,093,675	

Middle Village
Community Development District
Recreation Fund
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 318,379	\$ 1,806,466	\$ 22,756	\$ 27,918	\$ 21,083	\$ 28,646	\$ 6,674	\$ -	\$ -	\$ -	\$ -	\$ 2,231,921
Interest Income	2,393	1,930	1,562	1,527	1,367	1,514	1,474	1,517	-	-	-	-	13,283
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Amenities Revenue	6,665	1,297	5,043	7,108	13,915	16,954	18,069	16,889	-	-	-	-	85,939
Total Revenues	\$ 9,058	\$ 321,605	\$ 1,813,071	\$ 31,390	\$ 43,199	\$ 39,550	\$ 48,189	\$ 25,080	\$ -	\$ -	\$ -	\$ -	\$ 2,331,143
Expenditures:													
Administrative:													
Management Fees - On Site Staff	\$ 31,207	\$ 31,207	\$ 31,207	\$ 31,207	\$ 31,207	\$ 31,207	\$ 31,207	\$ 31,207	\$ -	\$ -	\$ -	\$ -	\$ 249,654
Insurance	90,011	-	-	-	-	-	-	-	-	-	-	-	90,011
Other Current Charges	340	378	254	483	493	684	673	949	-	-	-	-	4,254
Permit Fees	-	226	-	455	-	74	-	-	-	-	-	-	756
Subtotal Administrative	\$ 121,557	\$ 31,812	\$ 31,460	\$ 32,145	\$ 31,700	\$ 31,965	\$ 31,880	\$ 32,156	\$ -	\$ -	\$ -	\$ -	\$ 344,675
Maintenance:													
Security	\$ 9,223	\$ 9,053	\$ 9,223	\$ 9,279	\$ 8,374	\$ 9,279	\$ 8,940	\$ 9,053	\$ -	\$ -	\$ -	\$ -	\$ 72,422
Security Clay County	5,900	4,198	2,205	3,900	-	2,788	-	-	-	-	-	-	18,990
Electric	1,699	1,907	2,011	1,712	1,219	1,345	1,553	2,123	-	-	-	-	13,569
Streetlighting	2,601	2,601	2,601	2,601	2,621	2,621	2,621	2,621	-	-	-	-	20,891
Irrigation Maintenance	-	-	1,410	-	-	-	-	250	-	-	-	-	1,660
Landscape Maintenance	46,436	46,436	46,436	46,436	46,436	46,436	46,436	46,436	-	-	-	-	371,487
Common Area Maintenance	7,000	6,651	6,900	7,000	6,862	7,000	7,000	-	-	-	-	-	48,414
Lake Maintenance	1,594	1,594	1,594	3,794	1,594	1,594	1,594	1,594	-	-	-	-	14,952
Subtotal Maintenance	\$ 74,453	\$ 72,440	\$ 72,380	\$ 74,722	\$ 67,106	\$ 71,063	\$ 68,144	\$ 62,077	\$ -	\$ -	\$ -	\$ -	\$ 562,385

Middle Village
Community Development District
Recreation Fund
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Recreation Facility:													
Amenity Staff	\$ 19,998	\$ 5,953	\$ 5,574	\$ 5,935	\$ 6,157	\$ 6,746	\$ 25,119	\$ 19,015	\$ -	\$ -	\$ -	\$ -	\$ 94,497
Janitorial	5,206	7,713	5,206	5,206	5,206	5,206	5,255	5,206	-	-	-	-	44,205
Telephone	1,424	1,510	88	176	-	88	189	88	-	-	-	-	3,563
Electric	5,589	4,960	4,353	3,842	4,226	3,680	4,061	4,355	-	-	-	-	35,065
Water / Sewer	6,833	6,566	6,154	5,594	5,083	6,479	6,937	5,521	-	-	-	-	49,167
Gas/Heat (Pool)	-	4,529	12,049	4,265	-	2,980	-	-	-	-	-	-	23,824
Refuse Service	5,423	5,417	5,636	6,188	6,198	5,771	6,323	6,805	-	-	-	-	47,760
Pool Maintenance & Chemicals	4,236	4,236	4,236	4,401	4,401	4,401	4,401	4,401	-	-	-	-	34,712
Cable	662	662	689	703	703	703	703	703	-	-	-	-	5,530
Special Events	1,096	464	987	455	-	345	190	1,020	-	-	-	-	4,557
Office Supplies and Equipment	65	58	56	29	56	87	61	15	-	-	-	-	427
Facility Maintenance - General	5,688	5,339	5,660	5,670	5,550	5,688	5,688	-	-	-	-	-	39,281
Facility Maintenance - Preventive Contracts	1,215	260	175	175	-	260	510	260	-	-	-	-	2,855
Facility Maintenance - Contingency	656	600	600	650	513	656	656	-	-	-	-	-	4,332
Elevator Maintenance	-	1,035	-	-	-	-	-	-	-	-	-	-	1,035
Recreation Passes	-	1,473	-	174	-	-	-	-	-	-	-	-	1,647
Lighting Repairs	1,000	700	910	1,000	663	900	1,000	-	-	-	-	-	6,173
Tennis Court Maintenance	5,751	6,905	6,342	6,791	7,235	6,889	7,087	-	-	-	-	-	46,999
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Recreation Facility	\$ 64,841	\$ 58,379	\$ 58,714	\$ 51,255	\$ 45,991	\$ 50,880	\$ 68,180	\$ 47,389	\$ -	\$ -	\$ -	\$ -	\$ 445,629
Total Expenditures	\$ 260,851	\$ 162,630	\$ 162,554	\$ 158,122	\$ 144,797	\$ 153,908	\$ 168,204	\$ 141,623	\$ -	\$ -	\$ -	\$ -	\$ 1,352,689
Excess (Deficiency) of Revenues over Expenditures	\$ (251,793)	\$ 158,975	\$ 1,650,517	\$ (126,732)	\$ (101,598)	\$ (114,358)	\$ (120,015)	\$ (116,542)	\$ -	\$ -	\$ -	\$ -	\$ 978,454
Net Change in Fund Balance	\$ (251,793)	\$ 158,975	\$ 1,650,517	\$ (126,732)	\$ (101,598)	\$ (114,358)	\$ (120,015)	\$ (116,542)	\$ -	\$ -	\$ -	\$ -	\$ 978,454

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 May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,772,172	\$ 1,772,172	\$ 1,722,011	\$ (50,161)
Interest Income	10,000	10,000	23,296	13,296
Total Revenues	\$ 1,782,172	\$ 1,782,172	\$ 1,745,307	\$ (36,865)
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	177,708	177,649	58
Principal 5/1	1,178,000	1,178,000	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	43,750	43,000	750
Principal 5/1	140,000	140,000	140,000	-
Total Expenditures	\$ 1,760,915	\$ 1,760,915	\$ 1,794,107	\$ (33,192)
Excess (Deficiency) of Revenues over Expenditures	\$ 21,257	\$ 21,257	\$ (48,800)	\$ (70,056)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 21,257	\$ 21,257	\$ (48,800)	\$ (70,056)
Fund Balance - Beginning	\$ 286,980		\$ 575,346	
Fund Balance - Ending	\$ 308,237		\$ 526,547	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Transfer In from Recreation Fund	\$ 271,914	\$ -	\$ -	\$ -
Interest	15,000	15,000	27,004	12,004
Total Revenues	\$ 286,914	\$ 15,000	\$ 27,004	\$ 12,004
Expenditures:				
Repairs & Replacements	\$ 250,000	\$ 166,667	\$ 167,469	\$ (803)
Total Expenditures	\$ 250,000	\$ 166,667	\$ 167,469	\$ (803)
Excess (Deficiency) of Revenues over Expenditures	\$ 36,914		\$ (140,465)	
Net Change in Fund Balance	\$ 36,914		\$ (140,465)	
Fund Balance - Beginning	\$ 1,157,673		\$ 1,114,222	
Fund Balance - Ending	\$ 1,194,587		\$ 973,757	

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	\$ 164,427
Reserve Fund Balance	164,427

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)
Less: May 1, 2026 (Mandatory)		(1,178,000)

Current Bonds Outstanding	\$	12,049,000
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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	\$ 127,341
Reserve Fund Balance	127,341

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)
Less: May 1, 2026 (Optional)		(140,000)

Current Bonds Outstanding	\$	1,580,000
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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
10	05/11/26	5,149.41	593.36	6,674.22	12,417.00
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		1,722,011.15	198,425.14	2,231,921.38	4,152,357.70

TAX ROLL DUE / RECEIVED - (DISCOUNTS NOT TAKEN)	\$18,771.64	\$2,163.04	\$24,330.15	\$45,264.80
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PERCENT COLLECTED	DEBT	O&M	O&M	TOTAL
TOTAL PERCENT COLLECTED	98.92%	98.92%	98.92%	98.92%

D.

Middle Village

Community Development District

Check Run Summary

June 30, 2026

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	6/5/26	1877	\$ 76.25
	6/16/26	1878	7,517.15
	6/26/26	1879	375.00
<u>Sub-Total</u>			<u>\$ 7,968.40</u>
Recreation Fund			
Accounts Payable - HW	6/5/26	1313-1321	\$ 16,851.70
	6/16/26	1322-1327	86,671.47
	6/26/26	1328-1340	26,251.51
<u>Sub-Total</u>			<u>\$ 129,774.68</u>
Capital Reserve Fund			
Accounts Payable	6/5/26	950-953	\$ 3,336.66
	6/16/26	954-957	20,663.51
	6/26/26	958-964	15,651.18
<u>Sub-Total</u>			<u>\$ 39,651.35</u>
Total			\$ 177,394.43

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/05/26	00117	5/28/26	26-00204	202605 310-51300-48000	6/8 NTC OF BOS MTG	*	76.25		
								JACKSONVILLE DAILY RECORD	76.25 001877
6/16/26	00026	6/01/26	2606	202606 310-51300-34000	JUN MANAGEMENT FEES	*	6,375.75		
		6/01/26	2606	202606 310-51300-52000	JUN WEBSITE ADMIN	*	221.25		
		6/01/26	2606	202606 310-51300-35100	JUN INFO TECH	*	250.67		
		6/01/26	2606	202606 310-51300-31300	JUN DISSEM AGENT SRVCS	*	344.08		
		6/01/26	2606	202606 310-51300-51000	OFFICE SUPPLIES	*	1.17		
		6/01/26	2606	202606 310-51300-42000	POSTAGE	*	232.33		
		6/01/26	2606	202606 310-51300-42500	COPIES	*	69.00		
		6/01/26	2606	202606 310-51300-41000	TELEPHONE	*	22.90		
								GOVERNMENTAL MANAGEMENT SERVICES	7,517.15 001878
6/26/26	00125	6/04/26	195232	202605 310-51300-31100	MAY ENGINEERING SERVICES	*	375.00		
								MATTHEWS DESIGN GROUP LLC	375.00 001879
TOTAL FOR BANK A							7,968.40		
TOTAL FOR REGISTER							7,968.40		

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

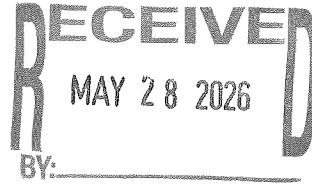
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

May 28, 2026

Date

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



Serial #	<u>26-00204C</u>	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	<u>5/28</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 # 26-00204C on your
check or remittance advice.

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

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

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

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

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

Notice is hereby given that the Board of Supervisors of the Middle Village Community Development District is scheduled to be meet on **Monday, June 8, 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

May 28 00 (26-00204C)

Governmental Management Services, LLC

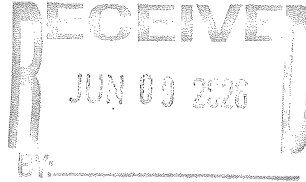
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 2606
Invoice Date: 6/1/26
Due Date: 6/1/26
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 - June 2026		6,375.75	6,375.75
Website Administration - June 2026		221.25	221.25
Information Technology - June 2026		250.67	250.67
Dissemination Agent Services - June 2026		344.08	344.08
Office Supplies		1.17	1.17
Postage		232.33	232.33
Copies		69.00	69.00
Telephone		22.90	22.90
Total			\$7,517.15
Payments/Credits			\$0.00
Balance Due			\$7,517.15

Project Manager Michael Williams

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

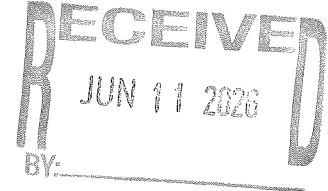
Matthews | **DCCM**
Engineering - Architecture - Planning - Surveying

June 04, 2026
Invoice # 195232

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 May 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount
CAD Designer III	2.50	150.00	375.00
Total Labor			375.00
		Total Due:	375.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	375.00	30,735.00	31,110.00
Expense	0.00	223.18	223.18
Unit	0.00	43.78	43.78
Interest	0.00	23.93	23.93
Totals	375.00	31,025.89	31,400.89

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/05/26	00026	5/29/26	2609	202605	300-36900-10200				*	702.00		
			05/27/26					TENNIS REVENUE				
								GOVERNMENTAL MANAGEMENT SERVICES			702.00	001313
6/05/26	00026	5/29/26	2610	202605	330-57200-49400				*	444.20		
			2/12					WINNING CONCEPTS				
		5/29/26	2610	202605	330-57200-49400				*	49.03		
			3/17					SITE ONE				
		5/29/26	2610	202605	330-57200-49400				*	37.54		
			4/24					WALMART				
		5/29/26	2610	202605	330-57200-49400				*	32.22		
			5/23					PUBLIX				
		5/29/26	2610	202605	330-57200-49400				*	63.78		
			5/23					WALMART				
								GOVERNMENTAL MANAGEMENT SERVICES			626.77	001314
6/05/26	00026	6/02/26	2611	202605	300-36900-10300				*	675.00		
			5/30					FACILITY EVENT STAFF				
								GOVERNMENTAL MANAGEMENT SERVICES			675.00	001315
6/05/26	00139	6/01/26	13129563	202606	330-57200-46400				*	4,508.29		
								JUN POOL CHEMICALS				
								POOLSURE			4,508.29	001316
6/05/26	01267	6/02/26	06022026	202606	300-36900-10300				*	100.00		
								DEPOSIT REFUND				
								RAEANNE BUSS			100.00	001317
6/05/26	01268	6/02/26	06022026	202606	300-36900-10300				*	500.00		
								DEPOSIT REFUND				
								ROSE TILUS			500.00	001318
6/05/26	00823	6/01/26	11938	202606	320-57200-34500				*	8,939.64		
								JUN SECURITY SERVICES				
								SECURITY DEVELOPMENT GROUP LLC			8,939.64	001319
6/05/26	01269	6/02/26	06022026	202606	300-36900-10300				*	100.00		
								DEPOSIT REFUND				
								SYLVIA WOODBERRY			100.00	001320
6/05/26	01250	4/17/26	04172026	202604	300-36900-10300				*	700.00		
								DEPOSIT REFUND				
								TIFFANY RICHARDSON			700.00	001321
6/16/26	00026	5/31/26	2612	202605	330-57200-41000				*	88.02		
								MAY PHONES				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/31/26	2612	202605	330-57200-51000			MAY OFFICE SUPPLIES	*	15.00		
		5/31/26	2612	202605	330-57200-49400			MAY SPECIAL EVENTS	*	393.12		
GOVERNMENTAL MANAGEMENT SERVICES											496.14	001322
6/16/26	00026	6/01/26	2608	202606	310-51300-34000			JUN FACILITY MANAGEMENT	*	31,206.75		
GOVERNMENTAL MANAGEMENT SERVICES											31,206.75	001323
6/16/26	00026	6/05/26	2613	202606	300-36900-10200			JUN TENNIS REVENUE	*	1,732.50		
GOVERNMENTAL MANAGEMENT SERVICES											1,732.50	001324
6/16/26	00062	6/01/26	377435B	202606	320-57200-46800			JUN LAKE MAINTENANCE	*	1,594.00		
THE LAKE DOCTORS											1,594.00	001325
6/16/26	00261	6/01/26	382	202606	330-57200-34200			JUN JANITORIAL SERVICES	*	5,206.25		
RIVERSIDE MANAGEMENT SERVICES INC											5,206.25	001326
6/16/26	00704	6/01/26	28975	202606	320-57200-46200			JUN LANDSCAPE MAINTENANCE	*	46,435.83		
VERDEGO LLC											46,435.83	001327
6/26/26	01197	6/12/26	06122026	202606	300-36900-10300			DEPOSIT REFUND	*	100.00		
BRIDGET SHEPARD											100.00	001328
6/26/26	00509	6/06/26	22164	202606	330-57200-49300			PROXIMITY CARDS	*	1,385.49		
CARDS AND KEYFOBS											1,385.49	001329
6/26/26	01271	6/12/26	06122026	202606	300-36900-10300			DEPOSIT REFUND	*	100.00		
DON LOVETT											100.00	001330
6/26/26	01272	6/12/26	06122026	202606	300-36900-10300			DEPOSIT REFUND	*	100.00		
DUENA CLARKE											100.00	001331
6/26/26	01270	8/09/26	1006	202606	330-57200-49400			08/09/26 DJ WITH GAMES	*	475.00		
GABRIEL J ARNOLD											475.00	001332

MVIL MIDDLE VILLAGE TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/26/26	00026	6/17/26	2616	202605	330	57200	62000		MAY FACILITY MAINTENANCE	*	6,000.00		
		6/17/26	2616	202605	330	57200	62200		MAY FAC MAINT CONTINGENCY	*	303.00		
		6/17/26	2616	202605	320	57200	46500		MAY COMMON AREA MAINT	*	6,150.72		
		6/17/26	2616	202605	330	57200	46630		MAY LIGHTING REPAIRS	*	550.00		
		6/17/26	2616	202605	330	57200	34400		MAY TENNIS COURT MAINT	*	5,255.00		
		6/17/26	2616	202605	330	57200	49400		MAY SPECIAL EVENTS	*	300.00		
GOVERNMENTAL MANAGEMENT SERVICES											18,558.72	001333	
6/26/26	00026	6/11/26	2614	202606	300	36900	10200		6/9 TENNIS REVENUE	*	2,142.00		
GOVERNMENTAL MANAGEMENT SERVICES											2,142.00	001334	
6/26/26	00026	6/15/26	2615	202606	300	36900	10300		JUN FACILITY EVENT STAFF	*	837.50		
GOVERNMENTAL MANAGEMENT SERVICES											837.50	001335	
6/26/26	00026	6/18/26	2619	202606	300	36900	10200		6/15 TENNIS REVENUE	*	2,152.80		
GOVERNMENTAL MANAGEMENT SERVICES											2,152.80	001336	
6/26/26	01273	6/12/26	06122026	202606	300	36900	10300		DEPOSIT REFUND	*	100.00		
MARY BRYANT											100.00	001337	
6/26/26	01274	6/19/26	06192026	202606	300	36900	10300		DEPOSIT REFUND	*	100.00		
NAKAYBAW HILL											100.00	001338	
6/26/26	00743	6/19/26	06192026	202606	300	36900	10300		DEPOSIT REFUND	*	100.00		
PATRICIA LATTA											100.00	001339	
6/26/26	01275	6/19/26	06192026	202606	300	36900	10300		DEPOSIT REFUND	*	100.00		
TONYA SUMMERSETT-FRANCIS											100.00	001340	

TOTAL FOR BANK E 129,774.68

TOTAL FOR REGISTER 129,774.68

MVIL MIDDLE VILLAGE TLEE

Governmental Management Services, LLC

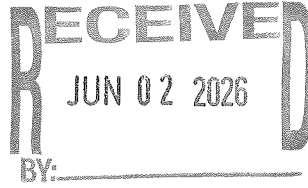
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 2609
Invoice Date: 5/29/26
Due Date: 5/29/26
Case:
P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Tennis Revenue- Funds Deposited 5/27/26		702.00	702.00
Total			\$702.00
Payments/Credits			\$0.00
Balance Due			\$702.00

Middle Village CDD

Breakdown of Revenues

5.27.26

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
--------------	---------	---------	------------------------

01/00/00	\$ 780.00	\$ 702.00	\$ 78.00
Subtotal	\$ 780.00	\$ 702.00	\$ 78.00

Date	League Fees	GMS 20%	Middle Village CDD 80%
------	-------------	---------	------------------------

		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -

Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
------	---------------	---------	------------------------

January 0, 1900		\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -

Date	League Fees	GMS 0%	Middle Village CDD 100%
	Pro Shop		

1/0/1900			\$ -
Subtotal	\$0	\$0	\$ -

Total Revenues	\$ 780.00	\$ 702.00	\$ 78.00
-----------------------	------------------	------------------	-----------------

Wells Fargo Bank
Transaction Receipt

Branch #0066070 01 Deposit

Account Number XXXXXXXXXXX4262
CHK 00182

Number of Checks 14
Check Listings

\$20.00
\$120.00
\$20.00
\$50.00
\$20.00
\$20.00
\$10.00
\$10.00
\$60.00
\$50.00
\$150.00
\$20.00
\$180.00
\$50.00

Total Checks Amount \$780.00
Total Deposit \$780.00

Transaction #016 2020
10:05AM 05/27/26
Deposit Credit Date: 05/27/26

Thank you, SARA

Governmental Management Services, LLC

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

Invoice

Invoice #: 2610

Invoice Date: 5/29/26

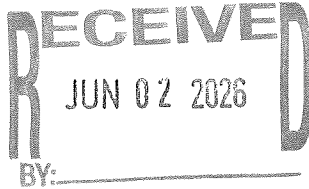
Due Date: 5/29/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
2.330.572.34300- Winning Concepts - 2/12/26		444.20	444.20
2.330.572.34300- Site One - 3/17/26		49.03	49.03
2.330.572.34300- Walmart - 4/24/26		37.54	37.54
2.330.572.34300- Publix - 5/23/26		32.22	32.22
2.330.572.34300- Walmart - 5/23/26		63.78	63.78
Total			\$626.77
Payments/Credits			\$0.00
Balance Due			\$626.77



INVOICE

Oakleaf Tennis

Invoice Date
Feb 12, 2026

Invoice Number
47487

Reference
OJH Tennis

Delivery Address
950 Blanding Blvd
ORANGE PARK FL 32065
US

Winning Concepts USA,
Inc.
950 Blanding Blvd Suite 19
ORANGE PARK FL 32065

Description	Quantity	Unit Price	Tax	Amount USD
Screen print full front 2 color imprint black and athletic gold	29.00	12.99	7.5%	376.71
On PC380 white shirts 6 sm, 10 med, 5 Lg, 3 XL, 1 XXL				
On PC380Y white shirts 2 med, 2 Lg				
On PC380LS white long sleeve 1 Lg	1.00	14.99	7.5%	14.99
Add for XXL	1.00	2.50	7.5%	2.50
Screen Charge	2.00	25.00	7.5%	50.00
			Subtotal	444.20
			TOTAL TAX	0.00
			TOTAL USD	444.20

Due Date: Feb 26, 2026

All items are custom and once processed can not be returned.

All sales are final. Once an order is placed no changes or modifications can be made. No exchanges, returns or refunds.



[View and pay online now](#)

Sales Invoice



Stronger Together

Orange Park FL #128
 105 Industrial Loop N
 Orange Park, FL 32073-2849
 W: (904)269-4159

Sold To:

Riverside Management Services Inc. (#1128666)
 9655 Florida Mining Blvd W Ste 305
 Jacksonville, FL 32257-2032
 W: (904)288-7667

Ship To:

Riverside Management Services Inc. (#1128666)
 9655 Florida Mining Blvd W Ste 305
 Jacksonville, FL 32257-2032
 W: (904)288-7667

For Chemical Emergency Spill, Leak, Fire,
 Exposure, or Accident Emergency Response
 Assistance, call: CHEMTREC
 Day or Night- 1 (800) 424-9300

Ordered	Order#	PO#	Invoiced	Invoice#
03/17/2026	163465220-001	Andy	03/17/2026	163465220-001

Printed	Requested for	Ship Via	Customer Contact	Sales Associate
03/17/2026		Customer Pick up	Andy Flecher	Matthew



LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Cancelled	Qty Open	Net Price	Ext. Price
1	12004SS	Hunter I-20 Adjustable Stainless Steel Rotor 4 In. Riser with Check Valve	2	2	0	0	22.804 / EA	45.61

PAYMENT: Cash Net \$49.03
 Tendered \$50.00
 Change \$0.97

Subtotal: \$45.61
 Sales Tax: \$3.42
 Freight: \$0.00
 Total: \$49.03
 Total Payment: \$49.03
 Amount Due: \$0.00

CUSTOMER SIGNATURE:

SiteOne Landscape Supply warrants that all products conform to the description on the label. Because conditions of use, which are of critical importance are beyond our control, seller makes no warranty, expressed or implied, concerning the use of these products. No employee of the company is authorized to make any warranty or representation, expressed or implied, concerning our products. Always follow directions and carefully observe all precautions on the label or manufacturer's instructions. Products used contrary to directions may cause serious plant or personal injury. Buyer assumes all risk of use of handling whether in accordance with direction or not and accepts the products sold to them by this company on these conditions.

Note: Returns subject to 25% restock charge.



**CUSTOMER
 OBSESSED**

KRISTI WRIGHT | Area Business Manager
 904-880-0999 | kWright2@SiteOne.com

We are 100% committed to your success. Please do not hesitate to contact me directly at the number above with feedback and input regarding your visit to our store today.

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 Shop our Catalog, Get Pricing, and Place an Order 24/7/365.
 Visit today at siteone.com.
 Get 5% off your first order up to \$500 off when you use promo code WELCOME at checkout.

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRY4210M6JT



WM Supercenter
904-278-1836 Mgr. NATHANIEL
1505 COUNTY ROAD 220
ORANGE PARK FL 32003
ST# 02920 OP# 009012 TE# 12 TR# 01467

ITEMS SOLD 18
TC# 7192 0933 2224 9807 0016



'ABLECLOTH	840470704620	4.96 X
'APER PLATES	196504244700	1.96 X
'APER PLATES	196504244700	1.96 X
'APER PLATES	196504244700	1.96 X
'APER PLATES	196504244700	1.96 X
'APER PLATES	196504244700	1.96 X
'APER PLATES	196504244700	1.96 X
'APER PLATES	196504244700	1.96 X
INSEL GRLND	849241043280	0.97 X
X6 US FLAG	026427039250	11.94 N
ERVING SET	196504243980	2.47 X
LR CUTLERY	078742116760	3.68 X
LR CUTLERY	078742116760	3.68 X
W 1 ROLL	070524076370	0.62 X
W 1 ROLL	070524076370	0.62 X
UN POPS	071041203600 F	2.97 N
UN POPS	071041203600 F	2.97 N
AT18PK CVP	052000123240 F	11.98 X

SUBTOTAL	60.58
TAX1 7.5000 %	3.20
TOTAL	63.78
DEBIT TEND	63.78
CHANGE DUE	0.00

FT DEBIT PAY FROM PRIMARY
63.78 TOTAL PURCHASE
S DEBIT- 6578 I 1
EF # UGSGRT557180
ETWORK ID, OOO APPR. CODE 106591
ID A000000980840
ERMINAL # 20956993
Pin Verified
05/23/26 06:50:10



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with Walmart+

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Low prices You Can Trust. Every Day.
05/23/26 06:50:20

Publix

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



1169 5NR 515 509

ICE 16 LB	5.99	T F
ICE 16 LB	5.99	T F
BUD LIGHT CANS	17.99	T
You Saved	3.00	
Order Total	29.97	
Sales Tax	2.25	
Grand Total	32.22	
Debit	Payment	32.22
Change	0.00	

Savings Summary
Special Price Savings 3.00

* Your Savings at Publix *
* 3.00 *

Receipt ID: 1169 5NR 515 509

PRESYO!
Trace #: 517726
Reference #: 1357009214
Acct #: XXXXXXXXXXXX6578
Debit Purchase FROM CHECKING
Amount: \$32.22
Auth #: 023553

DEBIT CARD	PURCHASE
A000000980840	US DEBIT
Entry Method:	Chip Read
Mode:	Issuer-PTN Verified

Cashier Confirmed - Age Over 21

Your cashier was Michelle

05/23/2026 7:18 51169 R151 5509 C0410

Join the Publix family!
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We're an equal opportunity employer.

Publix Super Markets, Inc.

Give us feedback @ survey.walmart.com
ID #:7WRLVJ10M5XZ



WM Supercenter
904-278-1836 Mgr. NATHANIEL
1505 COUNTY ROAD 220
ORANGE PARK FL 32003
ST# 02920 OP# 009037 TE# 37 TR# 00883

ITEMS SOLD 1
TC# 1312 0828 2414 9305 7076



JM KT 014045352920	34.92 X	
TAX1	7.5000 %	2.62
SUBTOTAL	34.92	
TOTAL	37.54	
CASH TEND	40.00	
CHANGE DUE	2.46	



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with Walmart+

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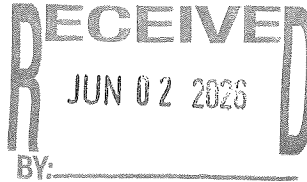
Low prices You Can Trust. Every Day.
05/23/26 09:32:32

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

Invoice

Invoice #: 2611
Invoice Date: 6/2/26
Due Date: 6/2/26
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 30, 2026 2.300.369.103	27	25.00	675.00

Total	\$675.00
Payments/Credits	\$0.00
Balance Due	\$675.00

6/2/26
CW

Governmental Management Services, LLC

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

Middle Village CDD

Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
27	Facility Event Staff	\$ 25.00	\$ 675.00

Covers Period End: May 30, 2026

Amenities Revenue # 2.300.369.103



Invoice

Date
Invoice#

6/1/2026
131295635470

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

Terms	Net 20
Due Date	6/21/2026
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	\$215.50

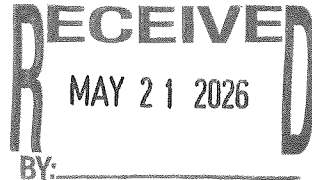
Subtotal \$4,508.29

Tax \$0.00

Total \$4,508.29

Amount Paid/Credit Applied \$0.00

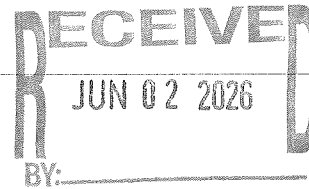
Balance Due \$4,508.29



[Click Here to Pay Now](#)



From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - RAEANNE BUSS
Date: June 2, 2026 at 3:19 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 (SATURDAY) 10:30 A.M. to 2:30 P.M. (ET 11:00am-2:00pm)
 - DATE OF VENUE – MAY 23, 2026
 - RESIDENT – **RAEANNE BUSS**
 - ADDRESS – 1240 BEDROCK DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (4957):
 - DATED: 2/11/26
 - APPROVAL CODE: 030207
 - 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.

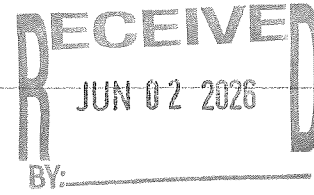
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

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.

From: Oakleaf Venues venuere rentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - ROSE TILUS
Date: June 2, 2026 at 3:46 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 (WEDNESDAY) 4:00 P.M. to 11:00 P.M. (ET 5:00pm-9:00pm)
 - DATE OF VENUE – MAY 27, 2026
 - NON-RESIDENT – **ROSE TILUS**
 - ADDRESS – 3424 CRANE HILL COURT, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$500.00**
 - BOOKING FEE/DEPOSIT was via VISA (9634):
 - DATED: 2/1026
 - APPROVAL CODE: 021804
 - 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**

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

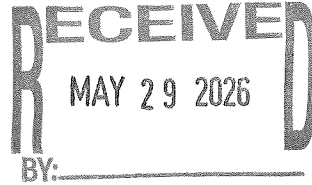
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Security Development Group, LLC
8130 Baymeadows Way W., Suite 302
Jacksonville, FL 32256 USA
accounting@sthreesecurity.com
www.sthreesecurity.com

INVOICE

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



INVOICE # 11938
DATE 06/01/2026
DUE DATE 06/30/2026
TERMS End of the month

SERVICE MONTH
June

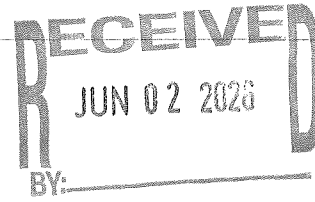
APPROVED

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

AMOUNT
8,939.64

8,939.64
0.00
8,939.64
\$8,939.64

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - SYLVIA WOODBERRY
Date: June 2, 2026 at 3:15 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 (SUNDAY) 2:30 P.M. to 6:30 P.M. (ET 3:00-6:30pm)
 - DATE OF VENUE – MAY 24, 2026
 - RESIDENT – **SYLVIA WOODBERRY**
 - ADDRESS – 1055 MOOSEHEAD DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via MC (1089):
 - DATED: 5/5/26
 - APPROVAL CODE: 00520P
 - 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.

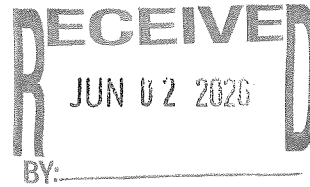
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

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.

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - TIFFANY RICHARDSON
Date: April 17, 2026 at 4:04 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 10:30 A.M. to 10:30 P.M. (ET 4:30 P.M. TO 8:30 P.M.)
 - DATE OF VENUE – APRIL 11, 2026
 - RESIDENT – TIFFANY RICHARDSON
 - ADDRESS – 3226 WANDERING OAKS DRIVE, JACKSONVILLE, FL 32244
 - AMOUNT OF REFUND - \$700.00
 - BOOKING FEE/DEPOSIT was via VISA (8802):
 - **GRAND BANQUET:**
 - DATED: 1/20/26
 - APPROVAL CODE: 084927
 - AMOUNT: \$500.00
 - **GRAND LAWN:**
 - DATED: 1/20/26
 - APPROVAL CODE: 085019
 - AMOUNT: \$200.00

Need to reissue due to not being received by resident after check was processed and mailed out on 04/23/26 with check #1275 and for being delivered to Jacksonville instead of Orange Park. TP 06/02/26

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

Thank you.

I will be out of the office May 6-10, 2026

Email is the best means of communication when I am out of the office.

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

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

Governmental Management Services

www.OakLeafResidents.com

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Governmental Management Services, LLC

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

Invoice

Invoice #: 2612

Invoice Date: 5/31/26

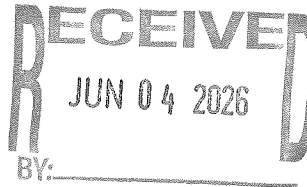
Due Date: 5/31/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) -Statement Closing Date 5/25/26		88.02	88.02
2.310.513.49300 (MV Office Supplies) - Statement Closing Date 5/25/26		15.00	15.00
34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 5/25/26		3,763.06	3,763.06
2.330.572.49400 (MV Special Events) - Statement Closing Date 5/25/26		393.12	393.12

Total \$4,259.20

Payments/Credits \$0.00

Balance Due \$4,259.20

\$496.14

Double Branch / Middle Village American Express Charges
GMS Statement Closing Date – May 25, 2026

Totals by GL

Double Branch: \$1,865.92

2.320.572.4100 (DB Phones) – \$88.02

2.320.572.5100 (DB Office Supplies) – \$15.00

34.600.538.6200 (DB Repair and Replacements) - \$1,369.80

2.320.572.49400 (DB Special Events) – \$393.10

Middle Village: \$4,259.20

2.330.572.4100 (MV Phones) – \$88.02

2.310.513.49300 (MV Office Supplies) – \$15.00

34.600.538.64000 (MV repair & replacements) – \$3,763.06

2.330.572.49400 (MV Special Events) - \$393.12

Double Branch / Middle Village American Express Charges
GMS Statement Closing Date – May 25, 2026

Purchase Date	Vendor	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
4/26/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
4/27/2026	1and1ionos	6.00	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	6
4/29/2026	At Home Store	311.73	Repair and Replacement	34.600.538.64000	155.87	034.600.538.621	155.86	311.73
4/30/2026	Holidays	868.05	Repair and Replacement	34.600.538.64000	651.03	034.600.538.621	217.02	868.05
5/1/2026	PPG PAINTS	381.03	Repair and Replacement	34.600.538.64000	190.52	034.600.538.621	190.51	381.03
5/1/2026	Compac	177.77	Repair and Replacement	34.600.538.64000		034.600.538.621	177.77	177.77
5/2/2026	RingCentral	176.04	Phones	2.330.572.4100	88.02	2.320.572.4100	88.02	176.04
5/3/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
5/6/2026	Walmart	329.37	Special Event	2.330.572.49400	164.69	2.320.572.49400	164.68	329.37
5/6/2026	Blue Solutions	875.00	Repair and Replacement	34.600.538.64000	875	034.600.538.621		875
5/6/2026	Amazon	1261.95	Repair and Replacement	34.600.538.64000	1261.95	034.600.538.621		1261.95
5/6/2026	Amazon	118.24	Repair and Replacement	34.600.538.64000	59.12	034.600.538.621	59.12	118.24
5/8/2026	Walmart	121.85	Special Event	2.330.572.49400	60.93	2.320.572.49400	60.92	121.85
5/8/2026	Publix	32.20	Repair and Replacement	34.600.538.64000	16.1	034.600.538.621	16.1	32.2
5/8/2026	1and1ionos	24.00	Office Supplies	2.330.572.51000	12	2.320.572.5100	12	24
5/10/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
5/15/2026	skycraft	728.06	Repair and Replacement	34.600.538.64000	364.03	034.600.538.621	364.03	728.06
5/17/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
5/17/2026	Amazon	283.96	Repair and Replacement	34.600.538.64000	141.98	034.600.538.621	141.98	283.96
5/20/2026	Swank	335.00	Special Event	2.330.572.49400	167.5	2.320.572.49400	167.5	335
5/22/2026	Walmart	44.92	Repair and Replacement	34.600.538.64000	22.46	034.600.538.621	22.46	44.92
5/24/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
Totals		\$6,125.12			\$4,259.20		\$1,865.92	\$6,125.12




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

Two Logan Square, 100 N 18th St. · Suite 400
Philadelphia, PA 19103 · USA
Jay Soriano
370 Oakleaf Village Pkwy
Orange Park, FL 32065-4259
UNITED STATES

Invoice: 202061731230
Invoice Date: 04/26/2026
Customer ID: 270980442
Contract ID: 48060001

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

Your IONOS Personal Consultant:

Milette C
 +1 913 258 7841

Invoice

Billing period starting: 04/25/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Builder 04/25/2026-05/24/2026	\$6.00 a month	1 mo.	\$0.00	\$6.00
Net Total					\$6.00
Net (non-taxable portion)					\$6.00
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$6.00

Please DO NOT send cash, check or money order

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

Do you have questions regarding this invoice?
Please refer to your Help Center or log in to my.ionos.com for further information.



Final Details for Order #113-7505294-9679400

Order Placed: May 6, 2026
Amazon.com order number: 113-7505294-9679400
Order Total: \$118.24

Business order information
GMS Customer Name: Jay Soriano
GMS Work Order Number: JSO050626
GMS Description: Oakleaf
GMS Billable (N/F/O): O (Billable through Office)

Shipped on May 8, 2026	
Items Ordered	Price
1 of: Kensaker Drafting Chair Tall Office Chair, Ergonomic Standing Desk Chair with Adjustable Foot Ring and Flip-up Armrests, Mesh Computer Chair for Art Studio, 300 LBS, Black Sold by and invoiced on behalf of: Kensaker (seller profile) Condition: New	\$109.99
Shipping Address: Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Item(s) Subtotal: \$109.99 Shipping & Handling: \$0.00 ----- Total before tax: \$109.99 Sales Tax: \$8.25 -----
Shipping Speed: Scheduled Consolidated Delivery	Total for This Shipment: \$118.24 -----

Payment information	
Payment Method: American Express Last digits: 3053	Item(s) Subtotal: \$109.99 Shipping & Handling: \$0.00 -----
Billing address Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Total before tax: \$109.99 Estimated Tax: \$8.25 ----- Grand Total: \$118.24
Credit Card transactions	American Express ending in 3053; May 8, 2026: \$118.24

To view the status of your order, return to [Order Summary](#).



Final Details for Order #113-0225889-1986665

Order Placed: May 6, 2026
Amazon.com order number: 113-0225889-1986665
Order Total: \$1,261.95

Business order information	
GMS Customer Name: Jay Soriano	
GMS Work Order Number: JSO050626	
GMS Description: Oakleaf	
GMS Billable (N/F/O): O (Billable through Office)	

Shipped on May 8, 2026	
Items Ordered	Price
5 of: PURPLE LEAF 9 Feet Patio Umbrella Outdoor Cantilever Square Umbrella Aluminum Offset Umbrella with 360-degree Rotation / or Garden Deck Pool Patio, Beige	\$258.00
Sold by and Invoiced on behalf of: PURPLELEAFSHOP (seller profile)	
Business Price	
Condition: New	
Shipping Address: Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Item(s) Subtotal: \$1,290.00 Shipping & Handling: \$0.00 Promotion Applied: -\$116.10 ----- Total before tax: \$1,173.90 Sales Tax: \$88.05 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$1,261.95 -----

Payment information	
Payment Method: American Express / Last digits: 3053	Item(s) Subtotal: \$1,290.00 Shipping & Handling: \$0.00 Promotion applied: -\$116.10 -----
Billing address Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Total before tax: \$1,173.90 Estimated Tax: \$88.05 ----- Grand Total: \$1,261.95
Credit Card transactions	American Express ending in 3053: May 9, 2026: \$1,261.95

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #113-6893691-3308237

Order Placed: May 15, 2026
Amazon.com order number: 113-6893691-3308237
Order Total: \$283.96

Business order information
GMS Customer Name: Jay Soriano
GMS Work Order Number: JSO051526
GMS Description: MVDB
GMS Billable (N/F/O): O (Billable through Office)

Shipped on May 18, 2026	
Items Ordered	Price
1 of: <i>Jack's Magic Power Blue Water Line and Tile Cleaner Size: 1 Gallon</i>	\$39.89
Sold by and invoiced on behalf of: BEYOND YOUR HOME (seller profile)	
Seller Credentials: 889 Certification	
Business Price	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$39.89
Jay Soriano	Shipping & Handling: \$0.00
370 OAKLEAF VILLAGE PKWY	
ORANGE PARK, FL 32065-4259	Total before tax: \$39.89
United States	Sales Tax: \$2.99
Shipping Speed:	
Consolidated Shipping in fewest deliveries	Total for This Shipment: \$42.88

Shipped on May 18, 2026	
Items Ordered	Price
3 of: <i>Jack's Magic Power Blue Water Line and Tile Cleaner Size: 1 Gallon</i>	\$39.89
Sold by and invoiced on behalf of: BEYOND YOUR HOME (seller profile)	
Seller Credentials: 889 Certification	
Business Price	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$119.67
Jay Soriano	Shipping & Handling: \$0.00
370 OAKLEAF VILLAGE PKWY	
ORANGE PARK, FL 32065-4259	Total before tax: \$119.67
United States	Sales Tax: \$8.97
Shipping Speed:	
Consolidated Shipping in fewest deliveries	Total for This Shipment: \$128.64

Shipped on May 18, 2026

Items Ordered

Price

4 Of: *Taylor Replacement Reagent Refill Kits, Prevent Corrosion - Basic Refill Kit - 2 oz.*

\$26.15

Sold by and Invoiced on behalf of: National Hardware Supply ([seller profile](#))

Business Price

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$104.60

Shipping & Handling: \$0.00

Total before tax: \$104.60

Sales Tax: \$7.84

Shipping Speed:

Consolidated Shipping in fewest deliveries

Total for This Shipment: \$112.44

Payment information

Payment Method:

American Express | Last digits: 3053

Item(s) Subtotal: \$264.16

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$264.16

Estimated Tax: \$19.80

Grand Total: \$283.96

Credit Card transactions

American Express ending in 3053: May 18, 2026: \$283.96

To view the status of your order, return to [Order Summary](#).

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at home

PROBNSPK
1919 WELLS RD
ORANGE PARK, FL 32073
United States
904-488-3023

Store: 98
Date: 4/29/26
Ticket: 73
Cashier: 809516

Register: 21
Time: 5:16 PM

Customer: Hansi Soriano

Item	Qty	Price	Amount
Low Line 26In Planter Off Wht	1	199.99	199.98
Antique 21In Tall Planter Blac	1	89.99	89.99
197184137178			
Subtotal			289.98
Tax			21.75
Total			311.73

American Express
Change

Card No.: xxxxxxxxxx3033
Trans Time: 04/29/2026 05:20 PM
Trans Token: 1600000067322286
Transaction Type: Sale
Card Type: American Express
Entry Method: INSERT
Trans Type: Purchase
Sequence No: 7336
Auth Code: 828718
Auth: E800
CVV: Ha CVV
TYP: 0000000000



ComPac Filtration
 2020 W Beaver St,
 Jacksonville, FL 32209
 mail@com-pac.net
 Phone: 904-356-4003

Invoice

Date	Invoice Number
05/01/2026	INV/2026/00359

Bill To
Double Branch CDD 370 Oakleaf Village Parkway Orange Park FL 32065 jsoriano@gmsnf.com 9045620249

Ship To
Double Branch CDD 370 Oakleaf Village Parkway Orange Park FL 32065 jsoriano@gmsnf.com 9045620249

SO Number
841487

Terms	PO Number	Project Name	Due Date	Ship Via	Ship Date
		Double Branch (Oakleaf)	05/01/2026		05/01/2026
Qty	Item	Description	Rate	Amount	
2	CV44	[6' all thread rod] CV44 3/8"x6' ss all thread rod	88.40000	176.80	
2	CV42	[VALVE GUIDE] CV42 replacement for crank valve threaded guide 3/8"	80.85000	161.70	
1		Credit Card Fee	6.83000	6.83	

Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full.
 Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.
 Please Note: 30 Days On Returns
 No Returns On Custom Made Items

Subtotal	\$ 177.77
Sales Tax ()	\$ 0.00
Additional Payments/Credits	177.77
Balance Due	\$ 0.00

Stonemore #3
 9700 Phillips Highway
 Jacksonville FL 32256
 (904)448-1208
 info@stn.com

Stonemore
 April 30, 2028 at 3:08 PM

Purchase

Sale # 1320090353376957
 Item Count
 Trans # 44X AS20 MAX 8749
 Terminal ID Point of Sale
 Register
 Source 79.90

Plants	10 x 7.99	79.90
You Saved	19.98	233.74
Plants	26 x 8.59	223.34
You Saved	46.75	143.82
Plants	18 x 7.99	143.82
You Saved	28.76	107.84
Plants	36 x 2.99	107.84
You Saved	21.53	519.96
Plants	4 x 129.99	519.96
You Saved	103.99	

Item Subtotal
 1,085.06

Discount Summary
 20% off .01 (20%) (217.01)

Tax & Fee Summary
 Duval County (7.5%) 0.00
 1,085.06
 (217.01)
 0.00

Subtotal
 Discount
 Taxes & Fees
Total
AMEX
 868.05
 868.05

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
3389	04/21/2026	\$875.00	05/01/2026	Due on receipt	

SALES REP
 Ryan

DESCRIPTION	QTY	RATE	AMOUNT
Labor Labor, parts to rebuild grids, filters large pool sump	1	875.00	875.00

BALANCE DUE

\$875.00

Ways to pay



[View and pay](#)



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

Two Logan Square, 100 N 18th St. · Suite 400
 Philadelphia, PA 19103 · USA
 Jay Soriano
 370 Oakleaf Village Pkwy
 Orange Park, FL 32065-4259
 UNITED STATES

Invoice: 202061967250
Invoice Date: 05/07/2026
Customer ID: 270980442
Contract ID: 85644648

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

Your IONOS Personal Consultant:
 Milette C
 ☎ +1 913 258 7841

Invoice

Billing period starting: 05/06/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 85644648 - IONOS MyWebsite Creator+					
1	Basic Fee 05/06/2026-06/05/2026	\$30.00 a month	1 mo.	\$0.00	\$30.00
2	Special Offer Discount for line-Item 1	Special Offer		\$0.00	-\$6.00
Net Total					\$24.00
Net (non-taxable portion)					\$24.00
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$24.00
Please DO NOT send cash, check or money order					

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

Do you have questions regarding this Invoice?
 Please refer to your Help Center or log in to my.ionos.com for further information.



**PITTSBURGH
PAINTS CO.**



CUSTOMER 321001760300
 DOUBLE BRANCH COMMUNITY
 DEVELOPMENT DISTRICT
 475 W TOWN PL
 ST AUGUSTINE, FL 32092
 904-632-6249

SHIP INFO

STORE #0190
 445 PARK STREET,
 JACKSONVILLE, FL 32204
EMAIL PAF8180@pittsburghpaints.com
PHONE 904-353-4446
HOURS Sun: Closed
 Mon-Fri: 7:00 AM - 5:00 PM
 Sat: 8:00 AM - 12:00 PM

INVOICE # 818020010332
DATE 01 May 2026
TIME 2:42 PM
STORE REP Andrea B.
SALES REP CPA-SALES JACKSONVILLE
 (8100)
METHOD ROW

Item # / SAP #	Description	Qty	Unit Price	Amount
95-3314/1U	DURETHANE DTM BLACK KIT	3	\$127.01	\$381.03 *
	3 95-3314/01 - DURETHANE DTM BLACK - A			
	3 95-339/04 - DURETHANE DTM COMP B			

TERMS:

Items marked with an asterisk (*) are exempt from sales tax. Freight will be charged on orders, bills, and wall covering books. Special merchandise in good condition is eligible for 25% refund on original invoice within 90 days. Tinted merchandise cannot be returned. Non-tinted merchandise in good condition may be returned to original invoice with 90 days. Qualifying returns will be made in the same form of payment as original purchase. PPC reserves the right to make large case returns by check within 90 business days. A service fee will be charged on returned checks. PPC understands, and Buyer represents that the products sold will be used for commercial or home painting, and will not be used for Military, Chemical or Biological weapons facilities or activities including painting any systems or facilities. Buyer agrees to notify PPC immediately if Buyer becomes aware of any change in the end use of the products.

Item Subtotal	\$381.03
Discount/Fee Subtotal	\$381.03
Sales Tax	\$0.00
Total	\$381.03
Credit Card	\$381.03
Total Tendered	\$381.03
Pending Amount	\$0.00

BCard *****053 AMEX AUTHA 858795 Tap Tran Amt. \$381.03

Publix

Oakleaf Plantation Center
9518 Argyle Forest Blvd
Jacksonville, FL 32222-2800
(904) 317-5755
Store Manager: Brian Todd

16 Lb. Ice	FT	
\$5.99 x 5		29.95
Subtotal		29.95
Sales Tax 7.5% - T		2.25
Total		32.20
Credit		32.20
Change		0.00

American Express: #3053	\$32.20
Credit Card	Purchase
Auth/Trace: 822586/057443	Ctl's
Reference: 005299943956	
4000000025010801	
AMERICAN EXPRESS	

05/08/2026 05:21PM
Thank you for shopping at store 0128
Your cashier today was Jo.
3918, 0106, 238

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

Publix Super Markets, Inc.



0128 58R 053 918

Receipt

Invoice number YSOPUWFB-0043
Receipt number 2177-1335
Date paid May 3, 2026

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

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

\$9.99 paid on May 3, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly May 3-May 10, 2026	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	May 3, 2026	\$9.99	2177-1335

Receipt

Invoice number YSOPUWFB-0044
Receipt number 2333-0898
Date paid May 10, 2026

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

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

\$9.99 paid on May 10, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly May 10–May 17, 2026	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	May 10, 2026	\$9.99	2333-0898

Receipt

Invoice number YSOPUWFB-0045
Receipt number 2633-5681
Date paid May 17, 2026

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

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

\$9.99 paid on May 17, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly May 17–May 24, 2026	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	May 17, 2026	\$9.99	2633-5681

Receipt

Invoice number YSOPUWFB-0046
Receipt number 2637-4673
Date paid May 24, 2026

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

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

\$9.99 paid on May 24, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly May 24-May 31, 2026	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	May 24, 2026	\$9.99	2637-4673

Receipt

Invoice number YSOPUWFB-0042
Receipt number 2738-6002
Date paid April 26, 2026

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

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

\$9.99 paid on April 26, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Apr 26-May 3, 2026	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	April 26, 2026	\$9.99	2738-6002



Thank you for choosing RingCentral.

Invoice

Document # 20155947002

Account Information		Bill To	Pay To
Account Number:	(904) 770-4650	Jay Soriano	RingCentral,
Subscription Name:	RingEX Standard™	Oakleaf	Inc. 20 Davis
Statement Date:	05/02/2026	Plantation	Dr, Belmont,
Paid By: 8052	475 west town	CA 94002, USA
		place ste 114	
		St Augustine,	
		FL 32092, USA	

Statement Summary

Subscription			Subtotal:	\$176.04
Charges	Billing frequency	Price per Item	QtyDiscounts and prorates	Amount
RingEX Standard™ - Subscription Fee	Monthly	\$0.00	1 -	\$0.00
DigitalLine Unlimited	Monthly	\$34.99	5 (\$40.05)	\$134.90
Taxes, fees and surcharges				
Federal taxes				\$5.43
State taxes				\$8.76
Local taxes				\$1.95
Compliance and Administrative Cost Recovery Fee				\$20.00
e911 Service Fee				\$5.00

Total charges after discounts and prorates: \$134.90
 Total Taxes and Fees: \$41.14

Amount charged to credit card: \$176.04

Statement Details

Charges and applied credits summary Charges after discounts and prorates: **\$134.90**

Period	Description	Unit Price	Quantity	Amount
05/02/2026-06/01/2026	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
05/02/2026-06/01/2026	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
05/02/2026-06/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
05/02/2026-06/01/2026	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
05/02/2026-06/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
05/02/2026-06/01/2026	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
05/02/2026-06/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
05/02/2026-06/01/2026	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
05/02/2026-06/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
05/02/2026-06/01/2026	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
05/02/2026-06/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)

Copyright 2026 RingCentral, Inc. All rights reserved. RingCentral and the RingCentral logo are trademarks of RingCentral, Inc., RingCentral, Inc. 20 Davis Dr, Belmont, CA 94002, USA



Thanks for your order

Order #39876

Ship to

475 west town place, St. Augustine, Florida, 32092, US

**Kantech P325KPXSf ioProx Single
Gang w/ Keypad, XSF Format, Black**

026501

Qty: 2

\$659.90

Brand: Kantech

\$329.95

Subtotal: **\$659.90**

Shipping: **\$23.73**

Tax: **\$44.43**

Grand total: **\$728.06**

Payment method: **Credit / Debit Card**

Shipping method: **UPS (UPS 2nd Day Air®) for \$23.73**

Billing Address

Jay Soriano

GMS LLC

370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FLORIDA 32065

9043421441

Skycraft Surplus, LLC

skycraftsurplus.com

ORIGINAL INVOICE

S
 H Jay Soriano
 I Operations Manager
 P Double Branch CDD
 370 Oakleaf Vlg Pkwy
 T Orange Park, FL 32065
 O United States



10795 WATSON ROAD
 ST. LOUIS, MISSOURI 63127-1012

INVOICE NO.	INVOICE DATE	CUSTOMER NUMBER
DB 4344116	05/20/26	0515261500
CUSTOMER P.O. NO.		SHIPPING METHOD
Autocharge		
SHIP DATE	CODE	STATE
05/20/26	PARK	FL

**INVOICE
 IS DUE UPON
 RECEIPT**

BILLING INQUIRIES (800) 876-5445
 SALES INQUIRIES (800) 876-5577
 OR FAX (314) 966-3472

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

FEDERAL TAX I.D. 43-1382284

ORDER NO.	FILM NO.	FILM TITLE	PRICE
2788775-0001	0085688	WS DVD THE SPONGEBOB MOVIE SEARCH FOR SQUAREPANTS Planned Usage From: 05/22/26 to 05/22/26	335.00

In accepting the listed motion pictures for exhibition, the customer hereby agrees not to, or permit others to, (1) reproduce any motion picture or any part thereof over radio, cable, television or internet; (2) sell, lease or rent any motion picture to others; (3) cut or edit the motion picture in any way; (4) copy or duplicate all or any part of the motion picture; (5) delete or permit deletion of the copyright in any motion picture; or (6) otherwise use the motion picture in any manner or for any purpose not expressly licensed.

When admission is charged, the customer hereby agrees to report gross admission receipts to Swank Motion Pictures, Inc. within 24 hours of the last play date.

OFFICE COL	SALESPERSON Kathryn Godina		
		SHIPPING AND HANDLING	.00
		PAY THIS TOTAL	.00

ALL MOTION PICTURE AND DIGITAL DEVICES MUST BE RETURNED ON THE DATE SHOWN ON YOUR PACKING SLIP

WE ACCEPT ALL MAJOR CREDIT CARDS: VISA, MASTERCARD, AMERICAN EXPRESS AND DISCOVER

**PLEASE RETURN
 THIS PORTION**

PLEASE MAIL YOUR REMITTANCE AND MAKE CHECKS PAYABLE TO

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

CUSTOMER COMMENTS

Paid By Credit Card on 05-20-2026
 Thank You AC845E072674 335.00
 xxxxxxxxxxxx3053

INVOICE DATE: 05/20/26
 CUSTOMER NO: 0515261500
 INVOICE NO: 4344116
 TOTAL DUE: .00



Give us feedback @ survey.walmart.com
 Thank you! ID #174RUKR1N17PV



Walmart Supercenter
 904-934-6902 Mar. BRIAN
 10000 OHNI DR
 JACKSONVILLE FL 32222
 ST# 04621 DPN 003583 TE# 14 TR# 03245

Give us feedback @ survey.walmart.com
 Thank you! ID #17URUC71N18RY



Walmart Supercenter
 904-934-6902 Mar. BRIAN
 10000 OHNI DR
 JACKSONVILLE FL 32222
 ST# 04621 DPN 003012 TE# 12 TR# 04371

11 ITEMS SOLD 2

TC# 7238 8848 8T67 7028 3447 0



CLN 100QT	076501171830	97.00	N
LRG ICE	000000010970	F	
5 AT 1 FOR	4.97	24.85	N

11 ITEMS SOLD 12
 TC# 6708 8818 8747 7018 6845 0



SUBTOTAL 121.85
 TOTAL 121.85

AMEX TEND 121.85
 CHANGE DUE 0.00

CLN 100QT	076501171830	97.00	N
ZH 16.9-35PK	073430004840	F	7.34 N
ZH 16.9-35PK	073430004840	F	7.34 N
ZH 16.9-35PK	073430004840	F	7.34 N
COORS LIGHT	071990316000	25.12	T
COORS LIGHT	071990316000	25.12	T
BJD LIGHT	018200531430	25.46	T
BJD LIGHT	018200531430	25.46	T
MICHELON ULT	018200967150	24.87	Q
MICHELON ULT	018200967150	24.87	Q
YUENGLING	089924880070	24.12	T
YUENGLING	089924880070	24.12	T

AMERICAN EXPRESS- 3053 1 0 APPR#824209
 121.85 TOTAL PURCHASE
 REF # 612847018560
 TRANS ID - 017165220218079
 ATD ADD0000025010801
 TERMINAL # 56366248
 No Signature Required
 05/08/26 14:45:40

SUBTOTAL 319.86
 TAXI 7.5000 % 11.21
 TOTAL 329.37

AMEX TEND 329.37
 CHANGE DUE 0.00

Give us feedback @ survey.walmart.com
Thank you! ID #: 7WRV2L1M18DS

Walmart *

*DB/MV
Spec. Event*

WM SUPERCENTER
904-934-6902 Mgr: BRIAN
10000 DMH DR
JACKSONVILLE FL 32222

ST# 04621 OP# 001406 TER. 66 TR# 03925
ITEMS SOLD 2
TC# 8575 5570 3963 6550 6776



GOATDVD	004339664625	19.96 0
SITE MERCH	084350163808	24.96 0
	SUBTOTAL	44.92
	TOTAL	44.92
	AMEX TEND	44.92

AMERICAN EXPRESS *** **** ***3 053 1 0
APPROVAL # B11389
REF # 614294001281
TRANS ID - 015630841088328
AID A000000025010801
AAC 0A674E0E4DCAA3AF
TERMINAL # 51066748
*NO SIGNATURE REQUIRED

05/22/26 10:19:33
CHANGE DUE 0.00
CUSTOMER COPY



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Scan for 30-day free trial.

Low Prices You Can Trust. Every Day.
05/22/26 10:19:41

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

Invoice

Invoice #: 2608
Invoice Date: 6/1/26
Due Date: 6/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Management - Oakleaf Plantation - June 2026		31,206.75	31,206.75

RECEIVED
JUN 09 2026
BY: _____

Alison Moring
6-9-26

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 2613

Invoice Date: 6/5/26

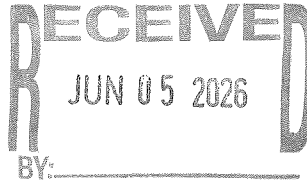
Due Date: 6/5/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Tennis Revenue- Funds Deposited 6/5/26		1,732.50	1,732.50
Total			\$1,732.50
Payments/Credits			\$0.00
Balance Due			\$1,732.50

Wells Fargo Bank
Transaction Receipt

Branch #0066070 05 Deposit

Account Number XXXXXXXXXX4262
CHK 00182

Number of Checks 13
Check Listing

\$40.00
\$80.00
\$150.00
\$100.00
\$400.00
\$150.00
\$150.00
\$225.00
\$150.00
\$180.00
\$150.00
\$110.00
\$40.00

Total Checks Amount \$1,925.00
Total Deposit \$1,925.00

Transaction #045 2049
04:02PM 06/04/26
Deposit Credit Date: 06/04/26

Thank you, JASMINE

Middle Village CDD

Breakdown of Revenues

6.5.26

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
01/00/00	\$ 1,925.00	\$ 1,732.50	\$ 192.50
Subtotal	\$ 1,925.00	\$ 1,732.50	\$ 192.50

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

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

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

Total Revenues	\$ 1,925.00	\$ 1,732.50	\$ 192.50
-----------------------	-------------	-------------	-----------

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
711194	6/1/2026	\$1,594.00

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

0000000027159001000000037743500000015940090

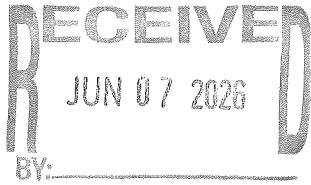
Please return this invoice with your payment and notify us of any changes to your contact information.

MIDDLE VILLAGE CDD	PLANTATION OAKS BLVD, ORANGE PARK, FL	ORANGE PARK, FL 3206
Invoice Due Date 6/11/2026	Invoice 377435B	PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/1/2026	Water Management - Monthly		\$1594.00	\$0.00	\$1594.00

Code to:
2-320-572-4680

Please remit payment for this month's invoice.



BY: _____

Middle Village Lake Maintenance

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.	Credits	\$0.00
	Adjustment	\$0.00
	AMOUNT DUE	

Total Account Balance including this invoice:	\$1594.00	This Invoice Total:	\$1594.00
--	-----------	----------------------------	-----------

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

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

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

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

Invoice

Invoice #: 382
Invoice Date: 6/1/2026
Due Date: 6/1/2026
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 - June 2026		5,206.25	5,206.25

RECEIVED
JUN 09 2026
BY: _____

Alison Mossing
6-9-26

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



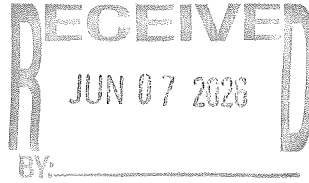
Invoice

Invoice #: 28975

Date: 06/01/26

Customer PO:

DUE DATE: 07/01/2026



BILL TO

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

FROM

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

DESCRIPTION	AMOUNT
#25148 - Standard Maintenance Contract 2026 June 2026	\$46,435.83
Work order #1846 Zach	

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE **\$46,435.83**

Please See Our
Updated Remittance
Information

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

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

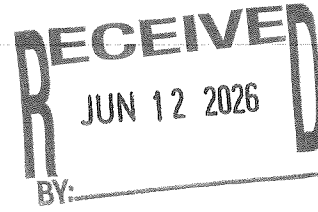
Credit card convenience fee of 3% will be applied to all transactions

Code to:

2-320-572-462

Middle Village Landscape Maintenance

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - BRIDGET SHEPARD
Date: June 12, 2026 at 2:51 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) 10:00 A.M. to 2:00 P.M. (ET 10:30am-1:30pm)
 - DATE OF VENUE – JUNE 6, 2026
 - RESIDENT – **BRIDGET SHEPARD**
 - ADDRESS – 3076 LITCHFIELD DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via MC (1219):
 - DATED: 4/8/26
 - APPROVAL CODE: 90290Z
 - 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.



Serving Security Professionals since 2011.

Limited Lifetime Warranty*
Typical Turnaround 24hrs!
Next Day Delivery Available.
How can we help you today?

1-208-591-4430



Order Details

Order ID: 22164
Date Added: 06/06/2026
Payment Method: Purchase Order (#JSO06062026)
Shipping Method: USPS Priority

Email: manager@oakleafresidents.com
Telephone: 9045620249
IP Address: 108.207.52.37

Instructions

PO Number: JSO06062026

Payment Address

Jay Soriano
Jay Soriano
475 W Town Pl
St Augustine, Florida 32092
United States

Shipping Address

Jay Soriano
GMS LLC
370 Oakleaf Village Pkwy
orange park, Florida 32065
United States

Product	Model	Quantity	Price	Total
Printable Proximity Card - Kantech® ioProx® XSF/26bit P20DYE Compatible - Slot Punch: None	PrtPrx-Kan26	1400	\$1.79	\$2,506.00
Clamshell Proximity Card - Kantech® ioProx® XSF/26bit P10SHL Compatible	CshPrx-Kan26	100	\$2.24	\$224.00

Sub-Total: \$2,730.00
USPS Priority: \$40.99

Total: ~~\$2,770.99~~

Code to: 50/50 split

2-330-572-49300

\$1,385.49

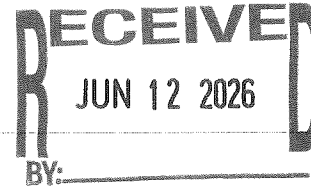
Middle Village Rec Passes

TP 06/22/26

~~2-330-572-6200~~

~~Double Branch Rec. Passes~~

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - DON LOVETT
Date: June 12, 2026 at 3:02 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) 3:00 P.M. to 7:00 P.M. (ET 3:30-6:30pm)
 - DATE OF VENUE – JUNE 7, 2026
 - RESIDENT – **DON LOVETT**
 - ADDRESS – 687 WAKEVIEW DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (8021):
 - DATED: 5/20/26
 - APPROVAL CODE: 279780
 - 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

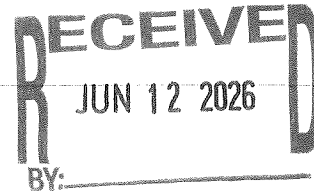
www.oakleafresidents.com

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.

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - DUENA CLARKE
Date: June 12, 2026 at 2:55 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) 2:30 P.M. to 6:30 P.M. (ET 3:00-6:00pm)
 - DATE OF VENUE – JUNE 6, 2026
 - RESIDENT – **DUENA CLARKE**
 - ADDRESS – 472 RUNNING WOOD STREET, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (2041):
 - DATED: 5/11/26
 - APPROVAL CODE: 01531D
 - 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.

INVOICE

Florida Pop-Up LLC
4109 Heatherbrook Pl
Middleburg, FL 32068-4168

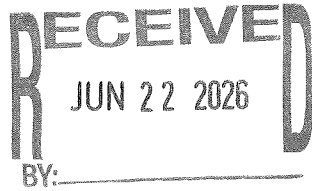
Oakleafpopup@gmail.com
+1 (904) 563-1694
https://OakleafPopUp.com

Bill to

Lisa Carter
Middle Village CDD
845 Oakleaf Plantation Pkwy
Orange Park, FL 32065

Invoice details

Invoice no.: 1006
Terms: Due on receipt
Invoice date: 08/09/2026
Due date: 08/09/2026



#	Product or service	Description	Qty	Rate	Amount
1.	DJ With Games		1	\$475.00	\$475.00
				Total	\$475.00

Ways to pay

BANK

Poolside Event DJ

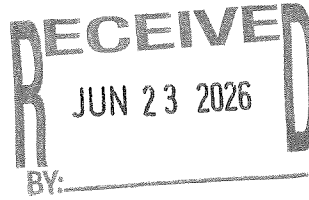
[View and pay](#)

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

Invoice

Invoice #: 2616
 Invoice Date: 6/17/26
 Due Date: 6/17/26
 Case:
 P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2026	458.55	40.00	18,342.00
Facility Maintenance Mileage May 1 - May 31, 2026	487	0.445	216.72
Code to:			
Middle Village Facility Maintenance			
2.320.572.466 - (\$6,000.00)			
Middle Village Facility Maint. Contingency			
2.330.572.622 - (\$303.00)			
Middle Village Common Area Maint			
2.320.572.46500 - (\$6,150.72)			
Middle Village Lighting repairs			
2.320.572.46630- (\$550.00)			
Middle Village Tennis Court Maint.			
2.330.572.344 - (\$5,255.00)			
Middle Village Special Events			
2.330.572, - (\$300.00)			
Total			\$18,558.72
Payments/Credits			\$0.00
Balance Due			\$18,558.72

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/26	7.82	A.M.	Removed debris from all common areas
5/1/26	3.08	J.S.	Additional court maintenance
5/2/26	2	J.M.	Additional court maintenance
5/4/26	2	T.C.	Put in jump blocks at lap pool, put up signs at pool gate with dates and times
5/4/26	1.5	J.K.	Put in diving boards at lap pool, disposed of concrete and old trash receptacles
5/4/26	7.82	A.M.	Removed debris from all common areas
5/4/26	3	J.S.	Additional court maintenance
5/4/26	2.48	J.M.	Additional court maintenance
5/5/26	4	T.C.	Replaced fabric on lounge chairs, troubleshooting ice machine at tennis courts, picked up supplies
5/5/26	5.15	J.S.	Additional court maintenance
5/6/26	2	T.C.	Replace fabric on lounge chairs
5/6/26	3.97	C.W.	Fixing pool chairs, watered plants
5/6/26	7.85	A.M.	Removed debris from all common areas
5/6/26	3.02	J.S.	Additional court maintenance
5/7/26	8.1	T.C.	Worked on pavers on promenade, releveling, changed lights in restroom on adult pool deck, adjusted water pressure in toilets on pool deck, picked up supplies
5/7/26	7.95	J.K.	Worked on pavers on promenade and cut roots, light inspection and changed two lights, cleaned up tools and debris
5/7/26	8	C.W.	Fixed chair bottoms, pavers on promenade, changed lights
5/7/26	2	J.M.	Additional court maintenance
5/8/26	7.88	J.K.	Pool maintenance and chlorine, worked on pavers and cutting roots on promenade, worked on concrete trench, cleaned up tools and debris
5/8/26	7.98	C.W.	Worked on repair of promenade pavers
5/8/26	7.83	A.M.	Removed debris from all common areas
5/9/26	2.55	J.M.	Additional court maintenance
5/11/26	3.71	T.C.	Worked on pavers on promenade
5/11/26	8.05	J.K.	Set up meeting, worked on promenade pavers and root cutting, pulled bricks from lake and handicap toilet chair, cleaned up tools and debris
5/11/26	7.98	C.W.	Paver on promenade, removed debris from pond, checked outfalls
5/11/26	7.77	A.M.	Removed debris from all common areas
5/12/26	3.94	T.C.	Busted up concrete sidewalk that was cracked up from roots underneath, removed busted up concrete and took to scrap pile, picked up supplies
5/12/26	7.98	J.K.	Busted up slab from sidewalk, moved debris to the back, started cutting up roots, take up filters from tank splash pools, cleaned up around shop and organized tools
5/12/26	3	C.W.	Sidewalk repairs, moved debris to back
5/12/26	7.82	A.M.	Removed debris from all common areas
5/12/26	5.3	J.S.	Additional court maintenance
5/13/26	4	T.C.	Cut up tree roots underneath sidewalk, replace pool filters, picked up supplies
5/13/26	7.8	J.K.	Worked on cutting roots and cleaning out and under with water, put filters back into tank
5/13/26	7.85	A.M.	Removed debris from all common areas
5/13/26	3	J.S.	Additional court maintenance
5/14/26	3.94	T.C.	Digging and cutting out roots from sidewalks, set up CDD meeting, planted plants in hanging pots on pool deck, picked up supplies
5/14/26	7.87	J.K.	Set up meeting, cut roots back and dug and washed out dirt around, moved debris to the back, cleaned up tools, filled dirt back in
5/14/26	4	C.W.	Replanted plants, chopped roots in sidewalk, pool stock check
5/14/26	5.03	J.S.	Additional court maintenance
5/14/26	2.52	J.M.	Additional court maintenance
5/15/26	5.08	T.C.	Poured concrete sidewalk at amenity center, cleaned out closets at amenity center, trimmed up trees at amenity center, removed tree limbs that was cut, picked up supplies
5/15/26	7.92	J.K.	Cut roots and tree limbs, make form fill in hole so not deep, mix and poured concrete, cleaned up debris, blew leaves and debris out of shop driveway, cleaned out downstairs closet
5/15/26	6.93	C.W.	Finished sidewalk, chipped root by sidewalk, pool stock check
5/15/26	3.43	J.S.	Additional court maintenance
5/16/26	2.78	J.M.	Additional court maintenance
5/17/26	3.05	J.M.	Additional court maintenance
5/18/26	8	T.C.	Planted plants in decorative containers for the pool deck, put mulch out on the pool deck, started installing drinking fountain, picked up supplies
5/18/26	8.08	J.K.	Opened sidewalk back up and make sure cleaned up, dug trench out at field house, run pipe under sidewalk, dug out drain, cleaned up tools and cautioned off
5/18/26	8	C.W.	Mulch on pool deck, planting trees in pots, finished barrows
5/18/26	7.85	A.M.	Removed debris from all common areas

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/18/26	3.03	J.S.	Additional court maintenance
5/18/26	2.38	J.M.	Additional court maintenance
5/19/26	6.2	T.C.	Worked on setting up drinking water fountain, dug ditches for drink, picked up supplies
5/19/26	7.82	J.K.	Picked up few bad areas of trash, dug out trench at field house for drain, ran drain pipe under sidewalk, cleaned up tools and debris
5/19/26	5	J.S.	Additional court maintenance
5/19/26	2.35	J.M.	Additional court maintenance
5/20/26	3.78	T.C.	Worked on leveling pavers on promenade
5/20/26	5.48	J.K.	Set up meeting, unlock pool deck bathrooms and back gate for trailer and cart for tree guys, paver work on promenade and cut roots
5/20/26	7.82	A.M.	Removed debris from all common areas
5/20/26	3.12	J.S.	Additional court maintenance
5/21/26	3.92	T.C.	Cleaned up around pool area, worked on storm drain extension, picked up supplies
5/21/26	7.92	J.K.	Pool maintenance and chlorine, pull weeds and trash from pool pack, worked on drain by field house
5/21/26	5	J.S.	Additional court maintenance
5/21/26	3	J.M.	Additional court maintenance
5/22/26	4.14	T.C.	Put out mulch in flower beds on pool deck, sprayed mulch beds with glue, took down CDD meeting, changed several lights on the grand banquet room, changed lights in the restroom at amenity center, picked up supplies
5/22/26	2.33	J.K.	Pulled weeds in pool pack, set up for movie on pool deck
5/22/26	8.4	C.W.	Added mulch on pool deck, moved tables and chairs to right spots, swept sand away from splash pool, removed debris from shop driveway, unloaded tables from truck, assisted with set up for movie on pool deck, removed debris from plants, filled chlorine jugs
5/22/26	7.83	A.M.	Removed debris from all common areas
5/22/26	3.55	J.S.	Additional court maintenance
5/23/26	4.08	J.S.	Additional court maintenance
5/23/26	2.18	J.M.	Additional court maintenance
5/25/26	3	J.S.	Additional court maintenance
5/25/26	2.57	J.M.	Additional court maintenance
5/26/26	3.66	T.C.	Pulled ripped lounge chairs from pool deck, worked on plants for pool deck
5/26/26	6.97	C.W.	Hung plants on pool deck, removed all plant debris from shop driveway
5/26/26	5	J.S.	Additional court maintenance
5/27/26	4.52	C.W.	Cleaned up plant debris from shop driveway, removed debris from shop, disposed of dead plants
5/27/26	7.83	A.M.	Removed debris from all common areas
5/27/26	3.17	J.S.	Additional court maintenance
5/28/26	2	J.K.	Cleaned out shop, load movie equipment
5/28/26	3	C.W.	Moved movie equipment, cleaned shop
5/28/26	5	J.S.	Additional court maintenance
5/28/26	2.87	J.M.	Additional court maintenance
5/29/26	7.83	T.C.	Lake inspection cleaned in falls and outfalls, changed lights in men's bathroom, replace gate lock on pool gate, pool maintenance, repair air conditioner thermostat in tennis office, picked up supplies
5/29/26	8	J.K.	Checked and cleaned outfalls, light inspection in bathrooms, cleaned tools and debris
5/29/26	7.95	C.W.	Cleaned outfalls, removed outfall debris at Deerview, gate repair in summer kitchen
5/29/26	7.85	A.M.	Removed debris from all common areas
5/29/26	3.27	J.S.	Additional court maintenance
5/29/26	2	J.M.	Additional court maintenance
5/30/26	2.07	J.M.	Additional court maintenance

TOTAL 458.55

MILES 487

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

Governmental Management Services, LLC

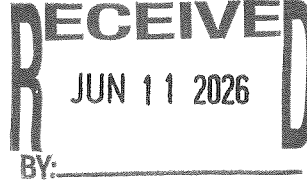
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 2614
Invoice Date: 6/11/26
Due Date: 6/11/26
Case:
P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Tennis Revenue- Funds Deposited 6/9/26		2,142.00	2,142.00
Total			\$2,142.00
Payments/Credits			\$0.00
Balance Due			\$2,142.00

Wells Fargo Bank
Transaction Receipt

Branch #0066070 01 Deposit

Account Number XXXXXXXXXXXX4262
CHK 00182

Number of Checks 19
Check Listing

\$50.00
\$180.00
\$30.00
\$150.00
\$150.00
\$150.00
\$150.00
\$150.00
\$40.00
\$150.00
\$40.00
\$150.00
\$50.00
\$150.00
\$175.00
\$225.00
\$200.00
\$40.00
\$150.00

Total Checks Amount \$2,360.00
Total Deposit \$2,380.00

Transaction #043 2054
04:25PM 06/09/26
Deposit Credit Date: 06/09/26

Thank you, SARA

Middle Village CDD

Breakdown of Revenues

6.9.26

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
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01/00/00	\$ 2,380.00	\$ 2,142.00	\$ 238.00
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Subtotal	\$ 2,380.00	\$ 2,142.00	\$ 238.00
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Date	League Fees	GMS 20%	Middle Village CDD 80%
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	\$ -	\$ -	\$ -
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Subtotal	\$ -	\$ -	\$ -
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Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
------	---------------	------------	---------------------------

January 0, 1900	\$ -	\$ -	\$ -
-----------------	------	------	------

Subtotal	\$ -	\$ -	\$ -
-----------------	------	------	------

Date	League Fees	GMS 0%	Middle Village CDD 100%
	Pro Shop		

1/0/1900		\$	-
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Subtotal	\$0	\$0	\$ -
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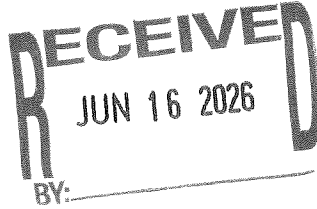
Total Revenues	\$ 2,380.00	\$ 2,142.00	\$ 238.00
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Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 2615
Invoice Date: 6/15/26
Due Date: 6/15/26
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 June 13, 2026 2.300.369.103	33.5	25.00	837.50

Total	\$837.50
Payments/Credits	\$0.00
Balance Due	\$837.50

6/16/26
[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>
33.5	Facility Event Staff	\$ 25.00	\$ 837.50

Covers Period End: June 13, 2026

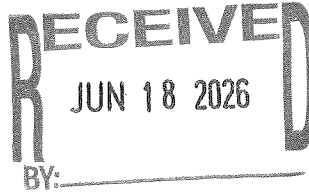
Amenities Revenue # 2.300.369.103

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

Invoice

Invoice #: 2619
Invoice Date: 6/18/26
Due Date: 6/18/26
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Tennis Revenue- Funds Deposited 6/15/26		2,152.80	2,152.80
		Total	\$2,152.80
		Payments/Credits	\$0.00
		Balance Due	\$2,152.80

Wells Fargo Bank
Transaction Receipt

Branch #0066070 08 Deposit

Account Number XXXXXXXXX4262
CHK 00182

Number of Checks 14
Check Listing

\$40.00
\$150.00
\$40.00
\$40.00
\$120.00
\$40.00
\$1,167.00
\$50.00
\$180.00
\$40.00
\$150.00
\$150.00
\$150.00
\$75.00

Total Checks Amount \$2,392.00
Total Deposit \$2,392.00

Transaction #040 2052
12:20PM 06/15/26
Deposit Credit Date: 06/15/26

Thank you, KATHERINE

Middle Village CDD

Breakdown of Revenues

6.15.26

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
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01/00/00	\$ 2,392.00	\$ 2,152.80	\$ 239.20
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Subtotal	\$ 2,392.00	\$ 2,152.80	\$ 239.20
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Date	League Fees	GMS 20%	Middle Village CDD 80%
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	\$ -	\$ -	\$ -
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Subtotal	\$ -	\$ -	\$ -
----------	------	------	------

Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
------	---------------	---------	------------------------

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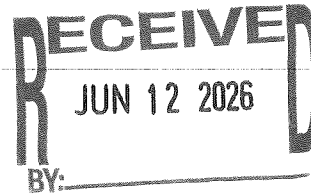
Date	League Fees	GMS 0%	Middle Village CDD 100%
	Pro Shop		

1/0/1900		\$ -	\$ -
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Subtotal	\$0	\$0	\$ -
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Total Revenues	\$ 2,392.00	\$ 2,152.80	\$ 239.20
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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - MARY BRYANT
Date: June 12, 2026 at 2:59 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 (SUNDAY) 10:30 A.M. to 2:30 P.M. (ET 11:00am-2:00pm)
 - DATE OF VENUE – JUNE 7, 2026
 - RESIDENT – **MARY BRYANT**
 - ADDRESS – 3193 LITCHFIELD DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (5206):
 - DATED: 3/12/26
 - APPROVAL CODE: 012149
 - 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.

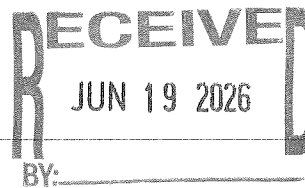
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

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.

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - NEKAYBAW HILL
Date: June 19, 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 (SATURDAY) 10:30 A.M. to 2:30 P.M. (ET 11:00am-2:00pm)
 - DATE OF VENUE – JUNE 13, 2026
 - RESIDENT – **NAKAYBAW HILL**
 - ADDRESS – 575 OAKLEAF PLANTATION PARKWAY, UNIT# 711, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (7535):
 - DATED: 5/20/26
 - APPROVAL CODE: 743167
 - AMOUNT: \$100.00

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

Thank you.

I will be out of the office **August 19-21, 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.

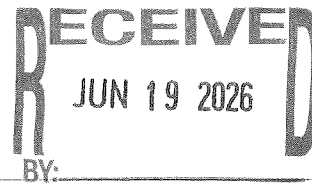
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - PATRICIA LATTA
Date: June 19, 2026 at 5:30 PM
To: Todd Polvere tpolvere@gmsnf.com, 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) 3:00 P.M. to 7:00 P.M. (ET 3:30-6:30pm)
 - DATE OF VENUE – JUNE 13, 2026
 - RESIDENT – **PATRICIA LATTA**
 - ADDRESS – 1345 AKRON OAKS DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (6675):
 - DATED: 5/29/26
 - APPROVAL CODE: 505885
 - AMOUNT: \$100.00

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

Thank you.

I will be out of the office **August 19-21, 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

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/05/26	00038	5/08/26	095_2320	202605	600	53800	64000		110 SILICONE SWIM CAPS BAKER'S SPORTING GOOD	*	1,620.00	1,620.00	000950
6/05/26	00121	5/26/26	7165	202605	600	53800	64000		RMV DEAD PINE TREES BIG BRANCH TREE SERVICE INC	*	1,200.00	1,200.00	000951
6/05/26	00105	5/22/26	278161	202605	600	53800	64000		RPR-JUL PREVENT MAINT ALLWAYS IMPROVING LLC	*	226.66	226.66	000952
6/05/26	00084	5/21/26	CS229012	202605	600	53800	64000		POOL SUPPLIES SCP DISTRIBUTORS LLC	*	290.00	290.00	000953
6/16/26	00074	3/11/26	23134171	202603	600	53800	64000		LIFEGUARDING AMERICAN RED CROSS TRAINING SERVICE	*	672.00	672.00	000954
6/16/26	00104	4/21/26	3386	202604	600	53800	64000		POOL LIGHT BLUE SOLUTIONS INC	*	15,780.00	15,780.00	000955
6/16/26	00009	5/31/26	2612	202605	600	53800	64000		MAY REPAIR & REPLACEMENTS GOVERNMENTAL MANAGEMENT SERVICES	*	3,763.06	3,763.06	000956
6/16/26	00120	4/21/26	92483120	202605	600	53800	64000		JANITORIAL INV#9248312087	*	.05		
		4/21/26	92483120	202605	600	53800	64000		JANITORIAL INV#9249298434	*	18.50		
		4/21/26	92483120	202605	600	53800	64000		JANITORIAL INV#9249407629	*	73.95		
		4/21/26	92483120	202605	600	53800	64000		JANITORIAL INV#9249606241	*	355.74		
		4/21/26	92483120	202605	600	53800	64000		JANITORIAL INV#9249726501	*	.02		
		4/21/26	92483120	202605	600	53800	64000		JANITORIAL INV#9250054938	*	.19		
									HD SUPPLY INC			448.45	000957
6/26/26	00074	5/13/26	23231657	202605	600	53800	64000		LIFEGUARDING	*	240.00		
		5/20/26	23252808	202605	600	53800	64000		LIFEGUARDING AMERICAN RED CROSS TRAINING SERVICE	*	288.00	528.00	000958

MVIL MIDDLE VILLAGE TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/26/26	00069	6/19/26	06192026	202606	600-53800-64000				SWIM LEAGUE FEES FIRST COAST SUMMER SWIM LEAGUE	*	180.00	180.00	000959
6/26/26	00009	6/17/26	2617	202606	600-53800-64000				MAINTENANCE SUPPLIES GOVERNMENTAL MANAGEMENT SERVICES	*	3,186.84	3,186.84	000960
6/26/26	00125	6/10/26	000448	202606	600-53800-64000				AED EQUIPMENT HEART AND WATER RESCUE LLC	*	1,613.34	1,613.34	000961
6/26/26	00006	6/18/26	383	202606	600-53800-64000				JUN PRESSURE WASH SRVCS RIVERSIDE MANAGEMENT SERVICES INC	*	3,078.00	3,078.00	000962
6/26/26	00036	6/16/26	8828	202606	600-53800-64000				AIR HANDLER BLOWER SECT TOOLE TECHNOLOGIES	*	5,000.00	5,000.00	000963
6/26/26	00026	6/10/26	176241	202606	600-53800-64000				2 50LB BAGS & PRO NET 10-S TENNIS SUPPLY	*	2,065.00	2,065.00	000964
TOTAL FOR BANK C											39,651.35		
TOTAL FOR REGISTER											39,651.35		

MVIL MIDDLE VILLAGE TLEE

Estimate



5245 Commonwealth Ave
 Jacksonville, FL 32254
 Phone: (904) 388-8126
 Fax: (904) 388-8127
 www.bakerssport.com

Order #: 095_232068
 Date: 5/8/2026
 Requested Date: 5/27/2025
 Sales Rep: Marcus Miller
 Customer: Oakleaf Orcas- Swim Caps
 Coach: Powers-Young
 Sport: Swimming

Customer Info

Bill To :	Ship To :
Customer Name : Oakleaf Orcas	Customer Name : Oakleaf Orcas
Address :	Address :
City :	City :
State :	State :
Zip :	Zip :
Telephone :	Telephone :

Shipping Info

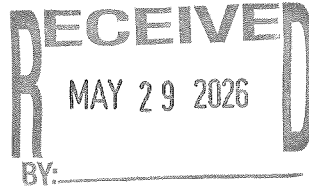
Ship Via : UPS Ground
 Tracking # :

Billing Info

Invoice #:
 Customer PO:

ITEMS						
QTY	COLOR	STYLE #	VENDOR	DESCRIPTION	UNIT \$	AMT.
110			Bettertimes	Silicone Swim CAp (DNO) , 110 -	14.50	1595.00

Additional Info



Subtotal : \$1595.00
 Tax # : \$119.63
 Shipping : \$25.00
 Total : \$1,739.63

Baker's Sports 5245 Commonwealth Avenue, Suite 100, Jacksonville, FL 32254 (904) 388-8126 www.bakerssport.com

Code to:

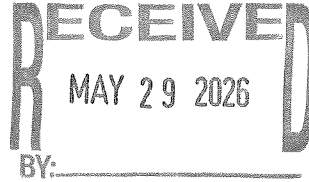
Middle Village Repair and Replacements

34-600-538-64000

Big Branch Tree Service Inc.

5184 Carter Spencer Road
Middleburg, FL 32068
(904)291-8733
BigBranch09@gmail.com

Invoice



Bill To:
Governmental Management Systems Middle Village CDD 1001 Bradford Way Kingston, TN 37763

Rep
DP

Invoice #:	7165
Invoice Date:	5/26/26
Due Date:	5/26/26

Description	Amount
Middle Village CDD 3140 Tower Oaks Dr Orange Park, FL 32065	
Cut and remove dead pine tree behind 3140 on Woodland. Cut stump low. Cut and remove pine tree with top broke out of it on back right corner of 3140 on First row of Pine trees closest to home. Cut stump low haul off tree debris. Cut and drop dead pine tree behind 3136. Leave tree debris and preserve.	1,200.00
Code to: Middle Village Repair and Replacements 34-600-538-64000 Thank you for your business!	

Total \$1,200.00

Payments/Credits \$0.00

Balance Due \$1,200.00

INVOICE

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

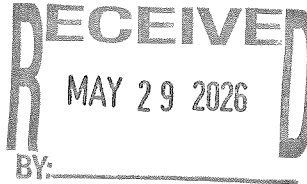
tracy@wearefitnesspro.com
+1 (850) 523-8882
www.wearefitnesspro.com



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:

Invoice details

Invoice no.: 278161
Terms: Net 15
Invoice date: 05/22/2026
Due date: 06/06/2026

Middle Village Repair and Replacements

34-600-538-64000

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 44235 - REPAIRS IDENTIFIED DURING JULY PREVENTATIVE MAINTENANCE			
2.	1. CS Return Labor with Contract/Purchase		Estimated Labor - Tech replaced pad for seated row during March PM Awaiting parts for Cybex arc trainer	1	\$95.00	\$95.00
3.	2b. Shipping/ Handling		Shipping and Handling Estimate: Pad Oversized/Heavy, Multiple Boxes	1	\$19.52	\$19.52
4.	2a. Parts		Parts for Repair: ASSEMBLY: LOWER CONTROL BOARD, AC ARC ***PART IS NO LONGER AVAILABLE*** (Item 3)	1	\$0.00	\$0.00
5.	2a. Parts		Parts for Repair: Chest Pad - Triangle Shaped Vinyl Color: Black (517420) (Item 1)	1	\$112.14	\$112.14
6.			Service Request Details/Notes: 1. Cybex Row 20030 sn: M092120030635N chest pad seam tearing. Should replace chest pad SEE PHOTOS 2. True Treadmill TCS650A sn: 15-TCS650138C error SC07 Speed Sensor. Tech cleaned sensor and cycled power. Tech could not get issue to return. If problem persists, replace speed sensor and LCB. 3. Cybex Arc Trainers 525AT SNs: N0111525AT957N & M0302525AT746N			

cycling incline level when not in use.
Possible incline position potentiometer
issue. Should replace 2x incline
position potentiometer/sensor and
incline control board and recheck.

Total

\$226.66



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

INVOICE

EMERGENCY RESPONSE #
1-800-424-9300



INVOICE #	CS229012
ORDER #	CS239648
DATE	05/21/26
PAGE	1 of 1

BILL TO

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

SHIP TO

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

CUSTOMER P/O NUMBER	SHIP VIA PRIORITY PICK	WRITTEN BY LARRY HORNE(194)	ORDER DATE 05/21/26
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS NET 30 DAYS	DUE DATE 06/20/26
JOB / SHIP-TO NAME MIDDLE VILLAGE CDD	PURCHASING AGENT	CONTACT JAY SORIANO	PHONE 904-342-1441

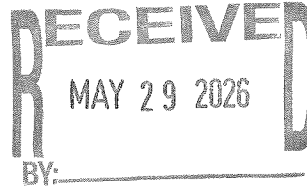
LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHQ-QTY	B/O	PRICE	EXTENSION
1	RGL-50-1350	X	47246940 24/PLT REGAL 50# 3" CHLORINATED TABS (UW)	PL	2	2	2	0	145.00	290.00
** Weight: 108.00 lbs. **										

QTY	U/M	HM	UN ID#	PROPER SHIPPING NAME	HAZ CLASS	PACKING GROUP	LBS	ERG
2	PL	X	UN2468	Trichloroisocyanuric acid, dry	5.1	II	108.00	140

Code to:

Middle Village Repair and Replacements

34-600-538-64000



___ PLACARDS SUPPLIED-YES ___ NO ___ REFUSED ___

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
290.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	290.00

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

SIGNATURE: LARRY HORNE(194)

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

SIGNATURE: _____

RECEIVED BY: _____

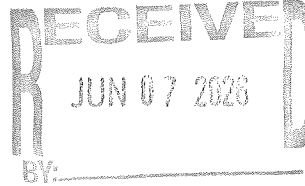
Cust#: 277685 Cust Name: MIDDLE VILLAGE CDD
 Inv#: CS229012 Invoice Date: 05/21/26 Invoice Amount: \$290.00

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

Blue Solutions Inc
2343 Conciliation Ln
Green Cove Springs, FL
32043-9472 USA
+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
3386	04/21/2026	\$15,780.00	05/01/2026	Due on receipt	

SALES REP
Ryan

DESCRIPTION	QTY	RATE	AMOUNT
pool light Pentair Intellibrite ARC LED light 100'	12	1,315.00	15,780.00

BALANCE DUE **\$15,780.00**

Ways to pay



[View and pay](#)

Code to:

Middle Village Repair and Replacements

34-600-538-64000

Governmental Management Services, LLC

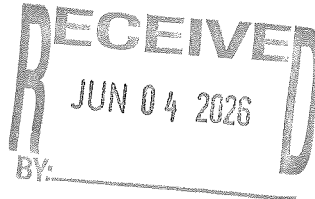
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 2612
Invoice Date: 5/31/26
Due Date: 5/31/26
Case:
P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) -Statement Closing Date 5/25/26		88.02	88.02
2.310.513.49300 (MV Office Supplies) - Statement Closing Date 5/25/26		15.00	15.00
34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 5/25/26		3,763.06	3,763.06
2.330.572.49400 (MV Special Events) - Statement Closing Date 5/25/26		393.12	393.12

Total	\$4,259.20
Payments/Credits	\$0.00
Balance Due	\$4,259.20
	\$3,763.06

Double Branch / Middle Village American Express Charges
GMS Statement Closing Date – May 25, 2026

Totals by GL

Double Branch: \$1,865.92

2.320.572.4100 (DB Phones) – \$88.02

2.320.572.5100 (DB Office Supplies) – \$15.00

34.600.538.6200 (DB Repair and Replacements) - \$1,369.80

2.320.572.49400 (DB Special Events) – \$393.10

Middle Village: \$4,259.20

2.330.572.4100 (MV Phones) – \$88.02

2.310.513.49300 (MV Office Supplies) – \$15.00

34.600.538.64000 (MV repair & replacements) – \$3,763.06

2.330.572. 49400 (MV Special Events) - \$393.12

Double Branch / Middle Village American Express Charges
GMS Statement Closing Date – May 25, 2026

Purchase Date	Vendor	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
4/26/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
4/27/2026	1and1ionos	6.00	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	6
4/29/2026	At Home Store	311.73	Repair and Replacement	34.600.538.64000	155.87	034.600.538.621	155.86	311.73
4/30/2026	Holidays	868.05	Repair and Replacement	34.600.538.64000	651.03	034.600.538.621	217.02	868.05
5/1/2026	PPG PAINTS	381.03	Repair and Replacement	34.600.538.64000	190.52	034.600.538.621	190.51	381.03
5/1/2026	Compac	177.77	Repair and Replacement	34.600.538.64000		034.600.538.621	177.77	177.77
5/2/2026	RingCentral	176.04	Phones	2.330.572.4100	88.02	2.320.572.4100	88.02	176.04
5/3/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
5/6/2026	Walmart	329.37	Special Event	2.330.572.49400	164.69	2.320.572.49400	164.68	329.37
5/6/2026	Blue Solutions	875.00	Repair and Replacement	34.600.538.64000	875	034.600.538.621		875
5/6/2026	Amazon	1261.95	Repair and Replacement	34.600.538.64000	1261.95	034.600.538.621		1261.95
5/6/2026	Amazon	118.24	Repair and Replacement	34.600.538.64000	59.12	034.600.538.621	59.12	118.24
5/8/2026	Walmart	121.85	Special Event	2.330.572.49400	60.93	2.320.572.49400	60.92	121.85
5/8/2026	Publix	32.20	Repair and Replacement	34.600.538.64000	16.1	034.600.538.621	16.1	32.2
5/8/2026	1and1ionos	24.00	Office Supplies	2.330.572.51000	12	2.320.572.5100	12	24
5/10/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
5/15/2026	skycraft	728.06	Repair and Replacement	34.600.538.64000	364.03	034.600.538.621	364.03	728.06
5/17/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
5/17/2026	Amazon	283.96	Repair and Replacement	34.600.538.64000	141.98	034.600.538.621	141.98	283.96
5/20/2026	Swank	335.00	Special Event	2.330.572.49400	167.5	2.320.572.49400	167.5	335
5/22/2026	Walmart	44.92	Repair and Replacement	34.600.538.64000	22.46	034.600.538.621	22.46	44.92
5/24/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
Totals		\$6,125.12			\$4,259.20		\$1,865.92	\$6,125.12




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

Two Logan Square, 100 N 18th St. · Suite 400
Philadelphia, PA 19103 · USA
Jay Soriano
370 Oakleaf Village Pkwy
Orange Park, FL 32065-4259
UNITED STATES

Invoice: 202061731230
Invoice Date: 04/26/2026
Customer ID: 270980442
Contract ID: 48060001

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

Your IONOS Personal Consultant:

Milette C
 +1 913 258 7841

Invoice

Billing period starting: 04/25/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Bullder 04/25/2026-05/24/2026	\$6.00 a month	1 mo.	\$0.00	\$6.00
Net Total					\$6.00
Net (non-taxable portion)					\$6.00
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$6.00

Please **DO NOT** send cash, check or money order

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

Do you have questions regarding this invoice?
Please refer to your Help Center or log in to my.ionos.com for further information.



Final Details for Order #113-7505294-9679400

Order Placed: May 6, 2026
Amazon.com order number: 113-7505294-9679400
Order Total: \$118.24

Business order information
GMS Customer Name: Jay Soriano
GMS Work Order Number: JSO050626
GMS Description: Oakleaf
GMS Billable (N/F/O): O (Billable through Office)

Shipped on May 8, 2026	
Items Ordered	Price
1 of: Kensaker Drafting Chair Tall Office Chair, Ergonomic Standing Desk Chair with Adjustable Foot Ring and Flip-up Armrests, Mesh Computer Chair for Art Studio, 300 LBS, Black Sold by and Invoiced on behalf of: Kensaker (seller profile) Condition: New	\$109.99
Shipping Address: Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Item(s) Subtotal: \$109.99 Shipping & Handling: \$0.00 ----- Total before tax: \$109.99 Sales Tax: \$8.25 -----
Shipping Speed: Scheduled Consolidated Delivery	Total for This Shipment: \$118.24 -----

Payment Information	
Payment Method: American Express Last digits: 3053	Item(s) Subtotal: \$109.99 Shipping & Handling: \$0.00 -----
Billing address Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Total before tax: \$109.99 Estimated Tax: \$8.25 ----- Grand Total: \$118.24
Credit Card transactions	American Express ending in 3053; May 8, 2026: \$118.24

To view the status of your order, return to [Order Summary](#).



Final Details for Order #113-0225889-1986665

Order Placed: May 6, 2026
Amazon.com order number: 113-0225889-1986665
Order Total: \$1,261.95

Business order information
GMS Customer Name: Jay Soriano
GMS Work Order Number: JSO050626
GMS Description: Oakleaf
GMS Billable (N/F/O): <input type="radio"/> (Billable through Office)

Shipped on May 8, 2026	
Items Ordered	Price
5 of: PURPLE LEAF 9 Feet Patio Umbrella Outdoor Cantilever Square Umbrella Aluminum Offset Umbrella with 360-degree Rotation for Garden Deck Pool Patio, Beige	\$258.00
Sold by and Invoiced on behalf of: PURPLELEAFSHOP (seller profile)	
Business Price	
Condition: New	
Shipping Address: Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Item(s) Subtotal: \$1,290.00 Shipping & Handling: \$0.00 Promotion Applied: -\$116.10 ----- Total before tax: \$1,173.90 Sales Tax: \$88.05 ----- Total for This Shipment: \$1,261.95 -----
Shipping Speed: Standard Shipping	

Payment information	
Payment Method: American Express Last digits: 3053	Item(s) Subtotal: \$1,290.00 Shipping & Handling: \$0.00 Promotion applied: -\$116.10 ----- Total before tax: \$1,173.90 Estimated Tax: \$88.05 ----- Grand Total: \$1,261.95
Billing address Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	
Credit Card transactions	American Express ending in 3053: May 9, 2026: \$1,261.95

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #113-6893691-3308237

Order Placed: May 15, 2026
Amazon.com order number: 113-6893691-3308237
Order Total: \$283.96

Business order information
GMS Customer Name: Jay Soriano
GMS Work Order Number: JSO051526
GMS Description: MVDB
GMS Billable (N/F/O): O (Billable through Office)

Shipped on May 18, 2026	
Items Ordered	Price
1 of: <i>Jack's Magic Power Blue Water Line and Tile Cleaner Size: 1 Gallon</i>	\$39.89
Sold by and invoiced on behalf of: BEYOND YOUR HOME (seller profile)	
Seller Credentials: 889 Certification	
Business Price	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$39.89
Jay Soriano	Shipping & Handling: \$0.00
370 OAKLEAF VILLAGE PKWY	-----
ORANGE PARK, FL 32065-4259	Total before tax: \$39.89
United States	Sales Tax: \$2.99
Shipping Speed:	-----
Consolidated Shipping in fewest deliveries	Total for This Shipment: \$42.88

Shipped on May 18, 2026	
Items Ordered	Price
3 of: <i>Jack's Magic Power Blue Water Line and Tile Cleaner Size: 1 Gallon</i>	\$39.89
Sold by and invoiced on behalf of: BEYOND YOUR HOME (seller profile)	
Seller Credentials: 889 Certification	
Business Price	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$119.67
Jay Soriano	Shipping & Handling: \$0.00
370 OAKLEAF VILLAGE PKWY	-----
ORANGE PARK, FL 32065-4259	Total before tax: \$119.67
United States	Sales Tax: \$8.97
Shipping Speed:	-----
Consolidated Shipping in fewest deliveries	Total for This Shipment: \$128.64

Shipped on May 18, 2026

Items Ordered

Price

4 of: Taylor Replacement Reagent Refill Kits, Prevent Corrosion - Basic Refill Kit - 2 oz.

\$26.15

Sold by and invoiced on behalf of: National Hardware Supply (seller profile)

Business Price

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$104.60

Shipping & Handling: \$0.00

Total before tax: \$104.60

Sales Tax: \$7.84

Shipping Speed:

Consolidated Shipping in fewest deliveries

Total for This Shipment: \$112.44

Payment information

Payment Method:

American Express | Last digits: 3053

Item(s) Subtotal: \$264.16

Shipping & Handling: \$0.00

Total before tax: \$264.16

Estimated Tax: \$19.80

Billing address

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

Grand Total: \$283.96

Credit Card transactions

American Express ending in 3053: May 18, 2026: \$283.96

To view the status of your order, return to [Order Summary](#) .

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at home

8800NSPK
1919 BELLS RD
ORANGE PARK, FL 32073
United States
904-488-3023

Store: 98
Date: 4/29/26
Ticket: Y3
Cashier: 809616

Register: 21
Time: 5:16 PM

Customer: Hansi Soriano

Item	Qty	Price	Amount
Low Line 26In Planter Off Whit	1	199.99	199.99
197154517178			
Antique 21In Tall Planter Blac	1	89.99	89.99
197154137178			
Subtotal			289.98
Tax			21.75
Total			311.73

American Express
Change

Card No: XXXXXX XXXX1083
Trans Time: 04/29/2026 05:20 PM
Trans Id: 08560103882802
Transaction Type: Sale
Card Type: American Express
Entry Method: INSERT
Trans Type: Purchase
Sequence No: 2336
Auth Code: 887718
Auth: E800
CVV: No CVV
TID: 000008000



ComPac Filtration
 2020 W Beaver St,
 Jacksonville, FL 32209
 mail@com-pac.net
 Phone: 904-356-4003

Invoice

Date	Invoice Number
05/01/2026	INV/2026/00359

Bill To
Double Branch CDD 370 Oakleaf Village Parkway Orange Park FL 32065 jsoriano@gmsnf.com 9045620249

Ship To
Double Branch CDD 370 Oakleaf Village Parkway Orange Park FL 32065 jsoriano@gmsnf.com 9045620249

SO Number
541487

Terms	PO Number	Project Name	Due Date	Ship Via	Ship Date
		Double Branch (Oakleaf)	05/01/2026		05/01/2026
Qty	Item	Description	Rate	Amount	
2	CV44	[6' all thread rod] CV44 3/8"x6' ss all thread rod	88.40000	176.80	
2	CV42	[VALVE GUIDE] CV42 replacement for crank valve threaded guide 3/8"	80.85000	161.70	
1		Credit Card Fee	6.83000	6.83	

Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full.
 Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.
 Please Note: 30 Days On Returns
 No Returns On Custom Made Items

Subtotal	\$ 177.77
Sales Tax ()	\$ 0.00
Additional Payments/Credits	177.77
Balance Due	\$ 0.00

Stenecone #3
 9700 Phillips Highway
 Jacksonville FL 32256
 (904)448-1208
 info@st1.com

Stenecone
 April 30, 2026 at 3:08 PM

Purchase

Sale #
 Item Count
 Items #
 Original JO
 Register
 Source

13409425-3376957
 FAX 4520 MAX 6749
 Point of Sale

Plants	10 * 7.49	74.90
You saved	19.98	233.74
Plants	26 * 8.59	223.34
You saved	46.75	143.82
Plants	18 * 7.99	143.82
You saved	28.76	107.84
Plants	36 * 2.99	107.84
You saved	21.53	518.96
Plants	4 * 129.99	518.96
You saved	103.99	

Item Subtotal
 1,085.06

Discount Summary	20% off .01 (20%)	(217.01)
Tax & Fee Summary	Duval County (7.5%)	0.00
Subtotal		1,085.06
Discounts		(217.01)
Taxes & Fees		0.00
Total		868.05
AMEX		868.05

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
3389	04/21/2026	\$875.00	05/01/2026	Due on receipt	

SALES REP
 Ryan

DESCRIPTION	QTY	RATE	AMOUNT
Labor Labor, parts to rebuild grids, filters large pool sump	1	875.00	875.00

BALANCE DUE

\$875.00

Ways to pay



[View and pay](#)



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


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

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

Invoice: 202061967250
Invoice Date: 05/07/2026
Customer ID: 270980442
Contract ID: 85644648

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

Your IONOS Personal Consultant:

Millette C
 +1 913 258 7841

Invoice

Billing period starting: 05/06/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 85644648 - IONOS MyWebsite Creator+					
1	Basic Fee 05/06/2026-06/05/2026	\$30.00 a month	1 mo.	\$0.00	\$30.00
2	Special Offer Discount for line-item 1	Special Offer		\$0.00	-\$6.00
Net Total					\$24.00
Net (non-taxable portion)					\$24.00
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$24.00
Please DO NOT send cash, check or money order					

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

Do you have questions regarding this invoice?
Please refer to your Help Center or log in to my.ionos.com for further information.



**PITTSBURGH
PAINTS CO.**



CUSTOMER 321001760000
DOUBLE BRANCH COMMUNITY
DEVELOPMENT DISTRICT
475 W TOWN PL
ST AUGUSTINE, FL 32092
904-862-8249

STORE #0180
446 PARK STREET,
JACKSONVILLE, FL 32204
EMAIL PAF8100@pittsburghpaints.com
PHONE 904-358-4446
HOURS Sun: Closed
Mon-Fri: 7:00 AM - 5:00 PM
Sat: 8:00 AM - 12:00 PM

INVOICE # 318020010332
DATE 01 May 2026
TIME 2:42 PM
STORE REP Archie B.
SALES REP CPB SALES JACKSONVILLE
(8100)
METHOD Now

SHIP INFO

Item # / SAP #	Description	Qty	Unit Price	Amount
96-3314/1U	DURETHANE DTM BLACK KIT	3	\$127.01	\$381.03 *
	3 95-3314/01 - DURETHANE DTM BLACK - A			
	3 95-339/04 - DURETHANE DTM COMP B			

TERMS:

Items marked with an asterisk (*) are exempt from sales tax. Freight will be charged on orders, binds, and wall covering books. Special merchandise in good condition is eligible for 25% refund by original invoice within 90 days. Dated merchandise cannot be returned. Non-dated merchandise in good condition may be returned to original invoice within 90 days. Qualifying returns will be made in the same form of payment as original purchase. PPG reserves the right to make large case returns by check within 10 business days. A service fee will be charged on returned checks. PPG understands that Buyer represents that the products will not be used for commercial or home painting, and will not be used for Nuclear, Chemical or Biological weapons facilities or facilities including printing any systems or facilities. Buyer agrees to notify PPG immediately if Buyer becomes aware of any change in the end use of the products.

Item Subtotal	\$381.03
Discount/Fee Subtotal	\$381.03
Sales Tax	\$0.00
Total	\$381.03
Credit Card	\$381.03
Total Tendered	\$381.03
Pending Amount	\$0.00

DCard *****SU53

AMEX

AUTHA 258795

Tap

Tran Amt. \$381.03

Publix

Oakleaf Plantation Center
9518 Argyle Forest Blvd
Jacksonville, FL 32222-2800
(904) 317-5755
Store Manager: Brian Todd

16 Lb. Ice	FT	29.95
\$5.99 x 5		
Subtotal		29.95
Sales Tax 7.5% - T		2.25
Total		32.20
Credit		32.20
Change		0.00

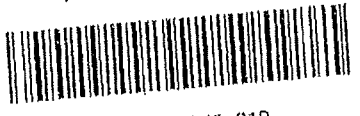
American Express: #3053
Credit Card
Auth/trace: 822586/057443
Reference: 00529943956
A00000025010801
AMERICAN EXPRESS

\$32.20
Purchase
Ctls

05/08/2026 05:21PM
Thank you for shopping at store 0128
Your cashier today was Jo.
3918, 0105, 238

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

Publix Super Markets, Inc.



0128 58R 053 918

Receipt

Invoice number YSOPUWFB-0043
Receipt number 2177-1335
Date paid May 3, 2026

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

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

\$9.99 paid on May 3, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly May 3-May 10, 2026	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	May 3, 2026	\$9.99	2177-1335

Receipt

Invoice number YSOPUWFB-0044
Receipt number 2333-0898
Date paid May 10, 2026

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

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

\$9.99 paid on May 10, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly May 10–May 17, 2026	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	May 10, 2026	\$9.99	2333-0898

Receipt

Invoice number YSOPUWFB-0045
Receipt number 2633-5681
Date paid May 17, 2026

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

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

\$9.99 paid on May 17, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly May 17-May 24, 2026	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	May 17, 2026	\$9.99	2633-5681

Receipt

Invoice number YSOPUWFB-0046
Receipt number 2637-4673
Date paid May 24, 2026

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

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

\$9.99 paid on May 24, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly May 24-May 31, 2026	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	May 24, 2026	\$9.99	2637-4673

Receipt

Invoice number YSOPUWFB-0042
Receipt number 2738-6002
Date paid April 26, 2026

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

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

\$9.99 paid on April 26, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Apr 26-May 3, 2026	1	\$9.99	\$9.99
		Subtotal	\$9.99
		Total	\$9.99
		Amount paid	\$9.99

Payment history

Payment method	Date	Amount paid	Receipt number
American Express - 3053	April 26, 2026	\$9.99	2738-6002



Thank you for choosing RingCentral.

Invoice

Document # 20155947002

Account Information		Bill To	Pay To
Account Number:	(904) 770-4650	Jay Soriano	RingCentral,
Subscription Name:	RingEX Standard™	Oakleaf	Inc. 20 Davis
Statement Date:	05/02/2026	Plantation	Dr, Belmont,
Paid By: 8052	475 west town	CA 94002, USA
		place ste 114	
		St Augustine,	
		FL 32092, USA	

Statement Summary

Subscription				Subtotal:	\$176.04
Charges	Billing frequency	Price per Item	Qty	Discounts and prorates	Amount
RingEX Standard™ - Subscription Fee	Monthly	\$0.00	1	-	\$0.00
DigitalLine Unlimited	Monthly	\$34.99	5	(\$40.05)	\$134.90
Taxes, fees and surcharges					
Federal taxes					\$5.43
State taxes					\$8.76
Local taxes					\$1.95
Compliance and Administrative Cost Recovery Fee					\$20.00
e911 Service Fee					\$5.00

Total charges after discounts and prorates:	\$134.90
Total Taxes and Fees:	\$41.14
Amount charged to credit card:	\$176.04

Statement Details

Charges and applied credits summary

Charges after discounts and prorates: **\$134.90**

Period	Description	Unit Price	Quantity	Amount
05/02/2026-06/01/2026	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
05/02/2026-06/01/2026	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
05/02/2026-06/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
05/02/2026-06/01/2026	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
05/02/2026-06/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
05/02/2026-06/01/2026	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
05/02/2026-06/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
05/02/2026-06/01/2026	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
05/02/2026-06/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
05/02/2026-06/01/2026	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
05/02/2026-06/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)

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www.SkycraftSurplus.com

Thanks for your order

Order #39876

Ship to

475 west town place, St. Augustine, Florida, 32092, US

**Kantech P325KPXSf ioProx Single
Gang w/ Keypad, XSF Format, Black**

026501

Qty: 2

\$659.90

Brand: Kantech

\$329,95

Subtotal: **\$659.90**

Shipping: **\$23.73**

Tax: **\$44.43**

Grand total: **\$728.06**

Payment method: **Credit / Debit Card**

Shipping method: **UPS (UPS 2nd Day Air®) for \$23.73**

Billing Address

Jay Soriano

GMS LLC

370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FLORIDA 32065

9043421441

Skycraft Surplus, LLC

skycraftsurplus.com

ORIGINAL INVOICE

S
 H Jay Soriano
 I Operations Manager
 P Double Branch CDD
 370 Oakleaf Vlg Pkwy
 T Orange Park, FL 32065
 O United States



10795 WATSON ROAD
 ST. LOUIS, MISSOURI 63127-1012

INVOICE NO.	INVOICE DATE	CUSTOMER NUMBER
DB 4344116	05/20/26	0515261500
CUSTOMER P.O. NO.		SHIPPING METHOD
Autocharge		
SHIP DATE	CODE	STATE
05/20/26	PARK	FL

**INVOICE
 IS DUE UPON
 RECEIPT**

BILLING INQUIRIES (800) 876-5445
 SALES INQUIRIES (800) 876-5577
 OR FAX (314) 966-3472

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

FEDERAL TAX I.D. 43-1382264

ORDER NO.	FILM NO.	FILM TITLE	PRICE
2788775-0001	0085688	WS DVD THE SPONGEBOB MOVIE SEARCH FOR SQUAREPANTS Planned Usage From: 05/22/26 to 05/22/26	335.00

In accepting the listed motion pictures for exhibition, the customer hereby agrees not to, or permit others to, (1) broadcast any motion picture or any part thereof over radio, cable, television or internet; (2) sell, lease or rent any motion picture to others; (3) cut or edit the motion picture in any way; (4) copy or duplicate all or any part of the motion picture; (5) delete or permit deletion of the copyright in any motion picture; or (6) otherwise use the motion picture in any manner or for any purpose not expressly licensed.

OFFICE COL	SALESPERSON Kaitlyn Godina		
		SHIPPING AND HANDLING	.00
		PAY THIS TOTAL	.00

When admission is charged, the customer hereby agrees to report gross admission receipts to Swank Motion Pictures, Inc. within 24 hours of the last play date.

ALL MOTION PICTURE AND DIGITAL DEVICES MUST BE RETURNED ON THE DATE SHOWN ON YOUR PACKING SLIP

WE ACCEPT ALL MAJOR CREDIT CARDS: VISA, MASTERCARD, AMERICAN EXPRESS AND DISCOVER

PLEASE RETURN THIS PORTION

PLEASE MAIL YOUR REMITTANCE AND MAKE CHECKS PAYABLE TO

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

CUSTOMER COMMENTS

Paid By Credit Card on 05-20-2026
 Thank You AC845E072674 335.00
 xxxxxxxxxxxx3053

INVOICE DATE: 05/20/26
 CUSTOMER NO: 0515261500
 INVOICE NO: 4344116
 TOTAL DUE: .00



Give us feedback @ survey.walmart.com
 Thank you! ID #:74RUKR1N17PV



Walmart Supercenter
 904-934-6902 Mgr. BRIAN
 10000 OHNI DR
 JACKSONVILLE FL 32222
 ST# 04621 DPH 003B83 TE# 14 TR# 03245

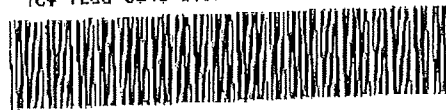
Give us feedback @ survey.walmart.com
 Thank you! ID #:7URUCY1N18RY



Walmart Supercenter
 904-934-6902 Mgr. BRIAN
 10000 OHNI DR
 JACKSONVILLE FL 32222
 ST# 04621 DPH 003D12 TE# 12 TR# 04271

8 ITEMS SOLD 2

TC# 7238 8848 8767 7028 3447 0



11 ITEMS SOLD 12

TC# 6708 8818 8747 7018 6845 0



CLN 100QT	076501171830	97.00 N
LRG ICE	000000010970 F	
B AT 1 FOR	4.97	24.85 N

SUBTOTAL 121.86
 TOTAL 121.86

AMEX TEND 121.86
 CHANGE DUE 0.00

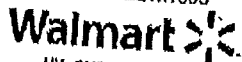
CLN 100QT	076501171830	97.00 N
ZH 16.9-35PK	073430004840 F	7.34 N
ZH 16.9-35PK	073430004840 F	7.34 N
ZH 16.9-35PK	073430004840 F	7.34 N
COORS LIGHT	071990316000	25.12 T
COORS LIGHT	071990316000	25.12 T
BUD LIGHT	018200931430	24.46 T
BUD LIGHT	018200931430	24.46 T
MICHELOB ULT	018200967150	24.87 Q
MICHELOB ULT	018200967150	24.87 Q
YUENGLING	089924880070	24.12 T
YUENGLING	089924880070	24.12 T

AMERICAN EXPRESS- 3063 1 0 APPR#B24209
 121.86 TOTAL PURCHASE
 REF # 612847018560
 TRANS ID - 017165220218078
 ATO A000000028010801
 TERMINAL # 66366248
 No Signature Required
 05/08/25 14:45:40

SUBTOTAL 318.86
 TAXI 7.5000 % 11.21
 TOTAL 329.37

AMEX TEND 329.37
 CHANGE DUE 0.00

Give us feedback @ survey.walmart.com
Thank you! ID #: 7WRV2L1M18DS



*DB/MV
Spec. Event*

WM SUPERCENTER
904-934-6902 Mar: BRIAN
10000 OHMI DR
JACKSONVILLE FL 32222
ST# 04621 DP# 001406 TE# 66 TR# 03925
ITEMS SOLD 2
TC# 8575 5570 3963 6550 6776



GOATDVD	004399664625	19.96 0
SITE MERCH	084350163808	24.96 0
	SUBTOTAL	44.92
	TOTAL	44.92
	AMEX TEND	44.92

AMERICAN EXPRESS *** ** 053 1 0
APPROVAL # 811389
REF # 614294001281
TRANS ID - 015530841088328
AID 8000000025010801
AAC 0A674E0E4DCAA3AF
TERMINAL # 51066740
*NO SIGNATURE REQUIRED
05/22/26 10:19:33
CHANGE DUE 0.00
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INVOICE

SUPPLY

PO Box 509058 • San Diego, CA 92150-9058

Terms: Net 30 Days

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

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

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

HD Supply Facilities Maintenance, Ltd. Federal ID 52 2413052

Invoice Date	Invoice Number
05/18/2026	9249298434

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
14368430	LISA CARTER		W236937037	LNC5122026

Ship To:

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

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

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
246253	Virgin 1/2 Fold Toilet Covers 20/Cs-CN	JANITORIAL	1	1	36.99	CA	36.99
	Country of Origin Code(s)						
	CN - China						

Product Category Summary (Excluding Misc. Charges & Freight)
 Janitor 36.99

Ship Date	Sub Total
05/18/2026	36.99
Qty Count	Sales Tax
1	0.00
Weight	Freight
26.50 LB	0.00

DLVR1	TOTAL
	36.99

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

SUPPLY

Invoice Number: 9249298434
 Amount Due: 36.99
 Date Due: 06/17/2026

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

Amount Paid: _____

Please return this portion with payment.

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

Thank you for your order.

Mail To:

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

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

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Page 1 of 1

Credit/Account Information
 800/795-8888, FAX 800/930-4930
 Orders/Product Information
 800/431-3000, FAX 800/859-8859

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

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2418652

Invoice Date	Invoice Number
05/20/2026	9249407629

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
14368430	LISA CARTER		W235937937	LNC6122026

Ship To:

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

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

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
355675	Renown Eco Ntrl MIMJ Tvl 250 1B/Cs-US	JANITORIAL	5	5	29.58	CA	147.90
	Country of Origin Code(s)						
	US USA						

Product Category Summary (Excluding Misc. Charges & Freight)
 amount 147.90

Ship Date	Sub Total
05/20/2026	147.90
Pkg Count	Sales Tax
5	0.00
Weight	Freight
50.50 LB	0.00
DLVR1	TOTAL
	147.90

Question? Call Abby Langley at 800-795-0888 or email: Abby.Langley@hdsupply.com

• SUPPLY

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

Please return this portion with payment.

Thank you for your order.

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

Invoice Number: 9249407629
 Amount Due: 147.90
 Date Due: 06/19/2026

Amount Paid: _____

Amount paid differs from amount due, please check and explain on back.

Mail To:

HD Supply Facilities Maintenance, Ltd.
 P.O. Box 609058
 San Diego, CA 92150-9058

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Page 1 of 1

Credit/Account Information
 600/798-8888, FAX 600/930-4930
 Orders/Product Information
 600/431-3000, FAX 600/859-8889

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

HD Supply Facilities Maintenance, Ltd. Federal ID 67-2418867

Invoice Date	Invoice Number
05/27/2026	9249606241

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
14368430	LISA CARTER		W236037937	LNC5122026

Ship To:

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

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

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
405891	Hand Sanitizer Foam Refill 1200 ML 2/0s-US	JANITORIAL	2	2	97.88	CA	195.76
342519	Stet Refill 1200 mL Antibac Film 1/nd Sp 2/0s-US	JANITORIAL	13	13	39.57	CA	514.41
Country of Origin Code(s)							
(US - USA)							

Product Category Summary (Excluding Misc. Charges & Freight):
 JANITR 711.47

Ship Date	Ship Total
06/26/2026	711.47
Pkg Count	Sales Tax
15	0.00
Weight	Freight
69.65 LB	0.00
DLVR1	TOTAL
DLVR2	711.47

Question? Call Abby Langley at 600-798-8888 or email Abby.Langley@hdsupply.com

SUPPLY

Invoice Number: 9249606241
 Amount Due: 711.47
 Date Due: 06/26/2026

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

Please return this portion with payment.

Thank you for your order.

Amount Paid: _____

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

Mail To:

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

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

1 0 0014368430 9249606241 00000000071147 9

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Page 1 of 1

Credit/Account Information
 800/798-8588, FAX 800/330-4330
 Orders/Product Information
 800/431-3000, FAX 800/659-3509

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

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2418852

Invoice Date	Invoice Number
05/29/2026	9249726501

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
14358430	LISA CARTER		W236937937	LNC5122026

Ship To:

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

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

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
305588	Cs8 Graphite 1200ml Touch-Free Dispenser-UB	JANITORIAL	30	2	0.02	EA	0.03
	Country of Origin Code(s)						
	US - USA						

Product Category Summary (Excluding Misc. Charges & Freight):
 Product 0.03

Ship Date	Sub Total
05/29/2026	0.03
Pkg Count	Sales Tax
2	0.00
Weight	Freight
4.04 LB	0.00
DLVR1	TOTAL
	0.03

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

SUPPLY

Invoice Number: 9249726501
 Amount Due: 0.03
 Date Due: 05/28/2026

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

Please return this portion with payment.

Thank you for your order.

Amount Paid _____

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

Mail To:

14358430
 DOUBLE BRANCH COMM DEV DIST
 370 OAKLEAF VILLAGE PKWY
 ORANGE PARK FL 32065-4259

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

1 0 0014368430 9249726501 000000000000003 0

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Page 1 of 1

Credit/Account Information
 800/798-8888, FAX 800/930-4930
 Orders/Product Information
 800/431-3000, FAX 800/659-8889

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

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2418857

Invoice Date	Invoice Number
06/08/2026	9250054938

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
14366430	LISA CARTER		W236937937	LNC5122026

Ship To:

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

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

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
305588	Ce8 Graphix 1200ml Touch-Free Dispenser-US	JANITORIAL	30	12	0.02	EA	0.19
305588	Ce8 Graphix 1200ml Touch-Free Dispenser-US	JANITORIAL	30	11	0.02	EA	0.18
Country of Origin Code(s)							
US - USA							

Product Category Summary (Excluding Misc. Charges & Freight)
 Janitorial 0.37

Ship Date	Sub Total
06/08/2026	0.37
Pkg Count	Sales Tax
23	0.00
Weight	Freight
46.46 LB	0.00
DLVR1	TOTAL
DLVR2	0.37

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

• SUPPLY

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

Please return this portion with payment.

Thank you for your order.

14366430
 DOUBLE BRANCH COMM DEV DIST
 370 OAKLEAF VILLAGE PKWY
 ORANGE PARK FL 32065-4259

Invoice Number: 9250054938
 Amount Due: 0.37
 Date Due: 07/08/2026

Amount Paid: _____

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

Mail To:

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

First Coast Summer Swim League - Invoice - Oakleaf 2026-03

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

Code to:

Middle Village Repair and Replacements

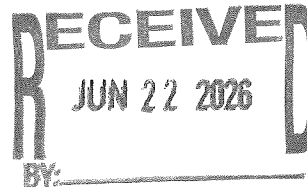
Club/Team: Oakleaf

34-600-538-64000

Number of Participating Athletes: 6

Dues \$30/athlete: \$ 180.00

Date of Invoice: 06-19-2026

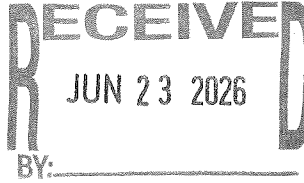


Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 2617
Invoice Date: 6/17/26
Due Date: 6/17/26
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		3,186.84	3,186.84

Code to:

Middle Village Repair and Replacements

34-600-538-64000

Total	\$3,186.84
Payments/Credits	\$0.00
Balance Due	\$3,186.84

MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MV				
MIDDLE VILLAGE				
OAKLEAF	5/5/26	Husky Water Hose Nozzle	12.63	J.S.
	5/5/26	Metal Hose Adapter	4.68	J.S.
	5/5/26	Stanley Scraper	4.01	T.C.
	5/5/26	Sponge 180 Grit 1pk	3.44	T.C.
	5/5/26	Bleach	7.45	T.C.
	5/5/26	12 IN Safety Cones (4)	66.11	T.C.
	5/7/26	Sakrete Paver Base Step 1 (4)	57.60	T.C.
	5/7/26	13/18/28W Universal LED	19.53	T.C.
	5/10/26	71" Round Tables	360.59	J.S.
	5/10/26	71" Round Tables	360.59	J.S.
	5/10/26	71" Round Tables	360.59	J.S.
	5/10/26	71" Round Tables	360.59	J.S.
	5/10/26	Coco Liners (10)	103.16	J.S.
	5/12/26	12IN 3TPI AX Carbide Pruning 1pk	16.07	T.C.
	5/12/26	9IN 3TPI AX Carbide Pruning 3pk	29.29	T.C.
	5/13/26	Utility Gloves	8.60	T.C.
	5/13/26	Cowhide Leather Gloves XL	7.46	T.C.
	5/13/26	12IN 3TPI AX Carbide Pruning Pack 1pk	16.07	T.C.
	5/13/26	Pinesol	25.84	T.C.
	5/13/26	Bleach	6.88	T.C.
	5/13/26	12INx12IN Microfiber Roll	5.74	T.C.
	5/14/26	1/2" Tubing	14.47	J.S.
	5/14/26	3/8" Tubing	11.48	J.S.
	5/14/26	1/4" Barb	13.02	J.S.
	5/14/26	3/8" Adapter	9.41	J.S.
	5/14/26	8-1/2 Crescent Shears	5.16	T.C.
	5/14/26	BLK Cow Manure (3)	22.32	T.C.
	5/14/26	Chainsaw Chain for 20IN Bar	14.36	T.C.
	5/14/26	1x4x8 Fuming Strip Lumber (2)	7.68	T.C.
	5/15/26	60lb Sakrete Concrete Mix (25)	150.65	T.C.
	5/18/26	1x3/4 PVC Reducer	3.35	T.C.
	5/18/26	1" PVC Cap	1.35	T.C.
	5/18/26	1x10 Pipe	11.29	T.C.
	5/18/26	Red Mulch (10)	28.75	T.C.
	5/18/26	1 Gal Sprayer	7.18	T.C.
	5/18/26	1" PVC Coupling (2)	2.09	T.C.
	5/18/26	1x10 Pipe	11.29	T.C.
	5/18/26	1x10 Pipe (2)	22.59	T.C.
	5/18/26	1" PVC Coupling (2)	2.09	T.C.
	5/18/26	1" PVC Cap	1.35	T.C.
	5/18/26	2x2 PVC Pipe	9.61	T.C.
	5/18/26	1" PVC EL 90 (2)	3.40	T.C.
	5/18/26	1" PVC EL 45 (2)	4.05	T.C.
	5/18/26	Pinesol	8.61	T.C.
	5/18/26	Bleach	3.73	T.C.
	5/18/26	Marble Chips (5)	55.17	T.C.
	5/21/26	JB Weld	8.60	T.C.
	5/21/26	6x2 Riser Pipe	11.48	T.C.
	5/21/26	Red Mulch (5)	17.25	T.C.
	5/22/26	Red Mulch (6)	17.25	T.C.
	5/23/26	2.42 L Alternanthera Plants (10)	91.77	J.S.
	5/23/26	2qt Curcuman Plants (6)	89.56	J.S.
	5/23/26	Tropical Abocosta (2)	68.95	J.S.
	5/23/26	White Bird	17.24	J.S.
	5/25/26	1/4" Stainless Clamp	2.18	J.S.
	5/25/26	PVC Glue	7.44	J.S.
	5/27/26	1-Hole Strap 3/4" PK20	4.91	T.C.
	5/29/26	Hanging Basket Planters (3)	51.65	J.S.
	5/29/26	Mulch Glue (3)	172.40	J.S.
	5/29/26	1/4x1/4 Plug Brass	1.89	T.C.
	5/29/26	BLK Nitrile Gloves 20pk	7.46	T.C.
	5/29/26	Pistol Grip Blow Gun	5.45	T.C.
	5/29/26	Fifty Nabby	22.97	T.C.
	5/29/26	7" Diamond Blade	10.90	T.C.
	5/29/26	Pinesol	26.84	T.C.
	5/29/26	Bleach	7.45	T.C.
	5/29/26	Tru-Fuel 50.1	13.79	T.C.
	5/29/26	Gas for Equipment	76.00	T.C.
	6/3/26	PVC Sheet	67.49	T.C.
	6/3/26	1/2x10FT PVC Flowguard Gold (5)	61.29	T.C.
	6/3/26	1x10 PVC 40 (2)	24.88	T.C.
	6/3/26	Bucket	2.29	T.C.
	6/3/26	1" PVC Elbow 90D (4)	7.60	T.C.
	6/3/26	1" PVC Coupling (5)	5.23	T.C.
	6/3/26	1" PVC ELB 90D	5.24	T.C.
	6/3/26	1/2" Coupling (5)	2.93	T.C.
	6/3/26	1/2" ELB 90 (6)	3.91	T.C.
	6/3/26	3/8" Staples	2.85	T.C.
	6/3/26	Titanium Drill Bit Set	8.61	T.C.
	6/3/26	1/2"x1/2" Brass Adapter	8.04	J.S.
	6/3/26	1/4" MIP 1/4" FIP Brass Couplings	18.02	J.S.

TOTAL \$3,186.64



AED Equipment

Customer

Jay Soriano
Double Branch CDD
manager@oakleafresidents.com
(904) 562-0249
370 Oakleaf Village Parkway
Orange Park, FL 32065

Invoice Details

PDF created June 16, 2026
\$3,226.68

Payment

Due July 10, 2026
\$3,226.68

Items	Quantity	Price	Amount
ZOLL AED PLUS WITH PRESCRIPTION, CPR D PADZ, 10 CR123A BATTERIES, AND CARRY CASE <i>Includes one (1) ZOLL AED Plus Automated External Defibrillator (AED) with physician prescription, one (1) set of CPR-D-padz® adult electrode pads, ten (10) CR123A lithium batteries, and one (1) durable carrying case. The AED features Real CPR Help® technology, providing real-time feedback on compression rate and depth to assist rescuers during cardiac emergencies. Package is ready for deployment and designed for use in schools, aquatic facilities, workplaces, community organizations, and emergency response programs.</i>	2	\$1,500.00	\$3,000.00
PEDI-PADZ II ELECTRODES - ONE PAIR <i>The ZOLL AED Plus and ZOLL AED Pro both recognize when the ZOLL Pedi-Padz II is attached to the AED, automatically switching from adult to pediatric ECG analysis and adjusting the energy to pediatric levels. Pedi-Padz II should be used for children under the age of 8 years and weighing less than 55 lbs.</i> <i>ZOLL Pedi-Padz II provides a visual guide to help the rescuer place the pediatric pads correctly. The Pedi-Padz II has an expiration date that your AED Management Program should track. This date is displayed on the pad package. From the date of manufacture, there is an 18-month expiration date.</i> <i>The ZOLL Pedi-Padz II is compatible with ZOLL® AED Plus and AED Pro as well as with the ZOLL ALS defibrillators: E Series, M Series, R Series, and X Series, and allow for ease in the continuity of care.</i>	2	\$113.34	\$226.68



Pay online

To pay your invoice go to <https://squareup.com/u/IRws1bYj>

Or open the camera on your mobile device and place the QR code in the camera's view.



Heart and Water Rescue, LLC
support@heartandwaterrescue.com | (833) 917-7672

Invoice #000448

Issue date
Jun 10, 2026

Subtotal \$3,226.68

Total Due ~~\$3,226.68~~

\$1,613.34

TP 06/22/26

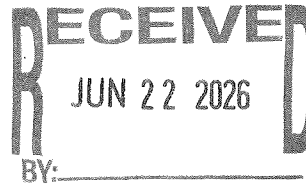
Code to: Split

~~**Double Branch Repair and Replacements**~~

~~**2.320.57200.63100**~~

Middle Village Repair and Replacements

34-600-538-64000



Pay online

To pay your invoice go to <https://squareup.com/u/IRws1bYj>

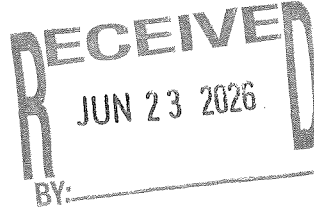
Or open the camera on your mobile device and place the QR code in the camera's view.

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

Invoice

Invoice #: 383
Invoice Date: 6/18/2026
Due Date: 6/18/2026
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Pressure Washing Services - June 2026 Pressure washed fenceline along Oakleaf Parkway		3,078.00	3,078.00
Code to: Middle Village Repair and Replacements 34-600-538-64000			
Total			\$3,078.00
Payments/Credits			\$0.00
Balance Due			\$3,078.00

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

Service Detail

Bill To: Middle Village CDD

Invoice Date: 6/1/26

Due Date: Upon Receipt

Amount Due: \$ 3,078.00

<u>Description</u>	<u>Amount</u>
Pressure washed fence line along Oakleaf Parkway	\$3,078.00

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: \$3,078.00

Should you have any questions, please contact Rich Gray @ (904) 759-8890
or rgray@msnf.com

Remit Payment



INVOICE	#8828
SERVICE DATE	Jun 16, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Jun 16, 2026
AMOUNT DUE	\$5,000.00

Oakleaf Phase 2 Fitness
 845 Oakleaf Plantation Pkwy
 Orange Park, FL, 32065-3531

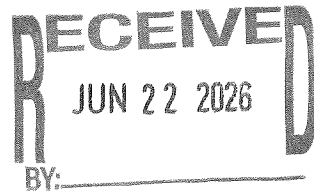
(904) 562-0249
 manager@oakleafresidents.com

CONTACT US
 4134 Carriage Crossing Ln
 Orange Park, FL 32065

(904) 278-5938
 keithtoole@tooletech.com

INVOICE

Service	Qty	Amount
Air Handler Blower Section Installation	1.0	\$5,000.00
Installed an air handler blower section I to the existing duct work to increase the air flow to the space. Hung the blower section. Installed the cabinet into the existing ductwork and sealed the unit. Wired the high and low voltage to the existing circuit. Started up and checked the system operation.		



Subtotal	\$5,000.00
Job Total	\$5,000.00
Amount Due	\$5,000.00

Thank you for your Business!
 Keith Toole

Code to:
Middle Village Repair and Replacements

See our Terms & Conditions **34-600-538-64000**



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

Invoice

#176241

Date: 6/10/2026

Bill To

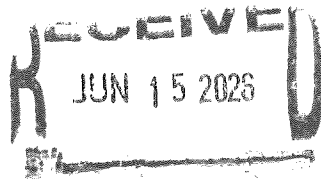
Middle Village Community Development Distr
 475 W Town Pl Ste 114
 Saint Augustine FL 32092
 United States

Ship To

Oakleaf Plantation
 853 Oakleaf Plantation Pkwy
 Orange Park FL 32065
 United States

Terms	Due Date	PO #	Sales Rep	Ship Via
	6/10/2026	Andy	Shannon Wilder	Ruskin Truck

Quantity	Item	Options	Customer Description	Rate	Amount
2	OHT5014-RS RS - Har-Tru 50# Bags - (1.4 Ton Skid / 56 Bags) - SM		6:30 am John 904-505-9276	\$728.00	\$1,456.00
1	AL1015-W WTC 3.0 DTS Professional Net			\$219.00	\$219.00



Subtotal	\$1,675.00
Shipping Costs (Ruskin Truck)	\$390.00
Tax (0%)	\$0.00
Total	\$2,065.00
Amount Paid	\$0.00
Amount Due	\$2,065.00



176241

FIFTH ORDER OF BUSINESS

Middle Village

Community Development District

Approved Budget
FY 2027

Presented by:



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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
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 200,594	\$ 198,425	\$ 2,163	\$ 200,588	\$ 208,519
Interest income	1,000	29,082	3,000	32,082	10,000
TOTAL REVENUES	\$ 201,594	\$ 227,507	\$ 5,163	\$ 232,670	\$ 218,519
EXPENDITURES:					
Administrative					
Supervisors Fees	\$ 12,000	\$ 7,600	\$ 4,000	\$ 11,600	\$ 12,000
FICA Expense	918	581	306	887	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	3,103	1,376	4,479	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	51,006	25,503	76,509	81,099
Information Technology	3,008	2,005	1,003	3,008	3,189
Telephone	300	181	119	300	300
Postage	1,500	675	825	1,500	1,500
Printing	2,500	466	2,034	2,500	2,500
Insurance General Liability	15,443	14,547	-	14,547	16,002
Legal Advertising	2,500	752	1,749	2,500	2,500
Other Current Charges	150	21	129	150	150
Office Supplies	200	5	195	200	200
Website Maintenance	2,655	1,770	885	2,655	2,814
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 201,594	\$ 131,105	\$ 79,695	\$ 210,800	\$ 218,519
TOTAL EXPENDITURES	\$ 201,594	\$ 131,105	\$ 79,695	\$ 210,800	\$ 218,519
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 96,401	\$ (74,532)	\$ 21,869	\$ -

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
Approved Budget
Recreation Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 2,256,317	\$ 2,231,921	\$ 24,330	\$ 2,256,252	\$ 2,369,895
Interest Income	5,000	13,283	3,000	16,283	5,000
Miscellaneous Revenue	1,000	-	500	500	1,000
Amenities Revenue	100,000	85,939	24,061	110,000	100,000
TOTAL REVENUES	\$ 2,362,317	\$ 2,331,143	\$ 51,891	\$ 2,383,035	\$ 2,475,895
EXPENDITURES:					
Administrative					
Management Fees - On Site Staff	\$ 374,481	\$ 249,654	\$ 124,827	\$ 374,481	\$ 393,206
Insurance	97,141	90,011	-	90,011	90,011
Other Current Charges	6,000	4,254	1,746	6,000	6,000
Permit Fees	1,650	756	894	1,650	1,650
TOTAL ADMINISTRATIVE	\$ 479,272	\$ 344,675	\$ 127,468	\$ 472,142	\$ 490,867
Operations & Maintenance					
Common Area Maintenance					
Security	\$ 136,335	\$ 72,422	\$ 63,913	\$ 136,335	\$ 115,731
Security Clay County	47,304	18,990	28,314	47,304	50,615
Electric	18,000	13,569	13,000	26,569	23,400
Streetlighting	32,400	20,891	11,509	32,400	32,400
Irrigation Maintenance	5,000	1,660	2,500	4,160	15,000
Landscape Maintenance	557,230	371,487	185,744	557,231	573,947
Common Area Maintenance	84,000	48,414	35,586	84,000	89,040
Lake Maintenance	25,000	14,952	10,048	25,000	25,000
TOTAL COMMON AREA MAINTENANCE	\$ 905,269	\$ 562,385	\$ 350,613	\$ 912,998	\$ 925,133
Recreation Facility					
Amenity Staff	\$ 190,000	\$ 94,497	\$ 95,503	\$ 190,000	\$ 214,996
Janitorial	62,475	44,205	18,270	62,475	66,224
Telephone	18,000	3,563	5,500	9,063	10,000
Electric	69,600	35,065	25,935	61,000	61,200
Water / Sewer	54,200	49,167	20,000	69,167	71,100
Gas/Heat (Pool)	20,000	23,824	-	23,824	24,000
Refuse Service	42,000	47,760	22,000	69,760	76,800
Pool Maintenance & Chemicals	43,000	34,712	8,288	43,000	54,000
Cable	8,000	5,530	2,471	8,000	8,576
Special Events	10,000	4,557	5,443	10,000	12,000
Office Supplies and Equipment	1,500	427	500	927	1,000
Facility Maintenance - General	68,250	39,281	27,969	67,250	71,663
Facility Maintenance - Preventive Contracts	15,950	2,855	5,000	7,855	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	21,012	68,011	72,462
Capital Reserve	271,914	-	271,914	271,914	272,000
TOTAL RECREATION FACILITY	\$ 977,776	\$ 445,629	\$ 550,493	\$ 996,122	\$ 1,059,896
TOTAL EXPENDITURES	\$ 2,362,317	\$ 1,352,689	\$ 1,028,574	\$ 2,381,263	\$ 2,475,895
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 978,454	\$ (976,682)	\$ 1,772	\$ -

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

Approved Budget

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

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 1,772,172	\$ 1,722,011	\$ 18,772	\$ 1,740,783	\$ 1,740,780
Interest Earnings	10,000	23,296	3,000	26,296	10,000
Carry Forward Surplus ⁽¹⁾	286,980	411,823	-	411,823	384,795
TOTAL REVENUES	\$ 2,069,152	\$ 2,157,130	\$ 21,772	\$ 2,178,902	\$ 2,135,576
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	177,649	-	177,649	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	\$ 1,794,107	\$ -	\$ 1,794,107	\$ 1,759,773
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,760,915	\$ 1,794,107	\$ -	\$ 1,794,107	\$ 1,759,773
EXCESS REVENUES (EXPENDITURES)	\$ 308,237	\$ 363,023	\$ 21,772	\$ 384,795	\$ 375,802
⁽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
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Transfer In from Recreation Fund	\$ 271,914	\$ -	\$ 271,914	\$ 271,914	\$ 272,000
Interest	15,000	27,004	5,000	32,004	20,000
Carry Forward Balance	1,157,673	1,138,355	-	1,138,355	1,224,804
TOTAL REVENUES	\$ 1,444,587	\$ 1,165,359	\$ 276,914	\$ 1,442,273	\$ 1,516,804
EXPENDITURES:					
Capital Outlay					
Repairs & Replacements	\$ 250,000	\$ 167,469	\$ 50,000	\$ 217,469	\$ 250,000
TOTAL EXPENDITURES	\$ 250,000	\$ 167,469	\$ 50,000	\$ 217,469	\$ 250,000
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 250,000	\$ 167,469	\$ 50,000	\$ 217,469	\$ 250,000
EXCESS REVENUES (EXPENDITURES)	\$ 1,194,587	\$ 997,890	\$ 226,914	\$ 1,224,804	\$ 1,266,804

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	21,869
Estimated Recreation Excess Revenues- Fiscal Year 2026	1,772
Total Estimated Operating Funds Available - 9/30/2026	<u>\$ 1,348,280</u>

Allocation of Funds Available	
General Fund Operating Reserve - First Quarter Operating Capital	\$ 54,630
Recreation Fund Operating Reserve - First Quarter Operating Capital	<u>550,974</u>
Total Reserve	<u>\$ 605,603</u>
 Total Working Capital Surplus	 <u>\$ 742,677</u>
 Capital Reserve- Beginning Fund Balance - 10/1/25	 \$ 1,138,355
Projected Capital Excess Revenues - Fiscal Year 2026	<u>86,449</u>
Total Estimated Reserve Funds Available - 9/30/26	<u>\$ 1,224,804</u>
 Interest Earned	 \$ 20,000
Capital Projects Reserve	<u>272,000</u>
Total Funding FY 2027	<u>\$ 292,000</u>
 Capital Reserve Estimated Expenditure - 9/30/27	 \$ (250,000)
Total Estimate Reserve Fund Balances - 9/30/27	<u>\$ 1,266,804</u>

SIXTH ORDER OF BUSINESS

Middle Village Community Development District



Policies Regarding District Amenity Facilities

Revised July 13, 2026

Deleted: ne 8

District Access Cards

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

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

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

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

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

Pool and Water Park

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

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

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

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

Weather Policy

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

Fitness Center Policies

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

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

Tennis Courts

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

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

Basketball Courts and Athletic Fields

1. The basketball courts are open from 7am to 9pm.
2. District card holders are limited a maximum of 5 guests per day, and 12 guests per week. Guests, other than house guests, must be accompanied by a District card holder.
3. District card holders must have an access card with them for identification while on the courts or activity fields.
4. Children 12 and younger shall be directly supervised by a District card holder at least 16 years of age or older.
5. The number of players permitted on the basketball courts at any one time is limited to 30.
6. Limit play to 1 hour when other players are waiting. Time limits will be enforced by staff and security.
7. Proper athletic closed toed shoes and attire are required. Shirts must remain on at all times.

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

Playgrounds/Parks

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

Facility Rentals

1. All events must be booked at least two weeks prior to the event date. Non District card holders may not reserve a rental space more than 30 days prior to their desired date.
2. At the time the reservation is made, separate payments must be made via check, money order or credit card, for the deposit, the room rental, and for the party attendant. All payments are to be made to Middle Village Community Development District and must be delivered to the Rental Coordinator along with completed paperwork.
3. The rental rates and deposits for use of the Grand Banquet Room by District Card Holder are:

\$250 for 4 hours (Mon-Thurs)	\$500 Booking fee /Deposit
\$75 each addtl. hour (Mon-Thurs)	
\$800 for 6 hours (Fri-Sun)	\$500 Booking fee /Deposit
\$150 each addtl. hour (Fri-Sun)	
\$1000 for 8 hours (Fri-Sun)	\$500 Booking fee /Deposit
\$150 each addtl. hour (Fri-Sun)	
\$1500 for 12 hours (Fri-Sun)	\$500 Booking fee /Deposit
4. Non District card holder rental rates and deposits for the Grand Banquet Room are:

\$450 for 4 hours (Mon-Thurs)	\$500 Booking fee /Deposit
\$125 each addtl. hour	
\$1500 for 6 hours (Fri-Sun)	\$500 Booking fee /Deposit
\$250 for each addtl. Hour	
\$1800 for 8 hours (Fri-Sun)	\$500 Booking fee /Deposit
\$250 each addtl. hour (Fri-Sun)	
\$2400 for 12 hours (Fri-Sun)	\$500 Booking fee /Deposit
5. The rental rates and deposits for use of the Grand Lawn by a District card holder are:

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

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

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

\$300 for 4 hours

\$200 Booking fee /Deposit

9. The rental rates and deposits for use of the Pool Patio by a District card holder are:
\$100 for 4 hours (Mon-Thurs) \$100 Booking fee /Deposit
\$150 for 4 hours (Fri-Sun) \$100 Booking fee /Deposit
10. The rental rates and deposits for use of the Bridal Room by a District card holder are:
\$100 for duration of wedding Only available with Wedding
11. The rental rates and deposits for use of the Bridal Room by a Non District card holder are:
\$100 for duration of wedding Only available with Wedding
12. There will be a \$200.00 flat fee charged for rentals of the Grand Banquet Room on scheduled staff holidays. This fee applies to any rental on an enumerated holiday as set forth on the District's holiday schedule, a copy of which is available upon request from staff. This fee is in addition to the rental fee and is used to provide for on-call staff.
13. Reoccurring Rentals – each company/person can rent the Grand Banquet Room for one quarter of the year at a time. There is no commitment to renew for another quarter. 30 days prior to the expiration of the rental, renter may request renewal, and must provide the District with attendance at each session during the prior 60 days.
14. The Grand Banquet Room and Grand Lawn shall close at midnight. All parties and events, including clean-up, must conclude by midnight.
15. The rental time period is inclusive of set up and clean-up time.
16. To receive the full refund of the deposit within 10 days after the party, the following must be done immediately upon conclusion of the event:
 - Remove all garbage, place in dumpster and replace garbage liners
 - Take down all party displays
 - Sweep the floor, wipe down counters and clean out the refrigerator
 - All other items as indicated on the check-out list
17. For the Grand Ballroom and Grand Lawn: the deposit is fully refundable if the party is canceled by the district management staff due to dangerous inclement weather (hurricanes, tornado warnings /watches, etc..). If the renter wishes to cancel their event, the cancellation must be communicated to the Rental Coordinator no later than 61 days prior to the scheduled event to receive 50% of the Booking fee / Deposit and 100% of the rental. If the event is cancelled within 30-60 days of the event, 50% of the Booking fee / Deposit and 50% of the rental fee will be returned. If cancelled less than 30 days prior to the event 50% of the Booking fee / Deposit and 0% of the rental fee will be returned.

18. The deposit and rental fee for the pool patio is fully refundable if the party is canceled by the district management staff due to dangerous inclement weather (hurricanes, tornado warnings /watches, etc...). Parties and rentals are not "inclusive" of the usage of the pool. If the pool is closed due to weather this shall not affect the party/rental unless considered "dangerous" by staff. If the renter wishes to cancel their event, the cancellation must be communicated to the Rental Coordinator no later than 31 days prior to the scheduled event to receive 100% of the rental and 50% deposit. If the event is canceled with 30 days or less prior to the event 50% of the deposit and 0% of the rental will be returned.
19. Management reserves the right to adjust pricing and procedures for reservation / rental to allow for usage of rooms during off-peak times.
20. The volume of live or recorded music must not violate applicable Clay County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
21. Alcohol is not permitted on District property without proper Liquor Liability Coverage for no less \$1,000,000.

Pets on District Property

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

Personal Mobility Devices

1. For the purposes of this policy, "Personal Mobility Device" (PMD) include but is not limited to skateboards, roller blades/skates, bicycles, scooters, golf carts, electric bicycles (e-bikes), electric scooters, one-wheels, hoverboards, electric skateboards, micromobility vehicles, and any similar battery-powered or motor-assisted device. This

section shall not apply to persons with mobility disabilities using traditional wheelchairs or other PMDs, in all areas where members of the public are allowed to go, unless there are legitimate safety concerns about the usage of a particular PMD.

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

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

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

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

Additional District Policies

1. Smoking and tobacco products are not permitted anywhere on/within the recreational facilities, parks or playgrounds or building breezeways.
2. Drones may not be flown on district property without first obtaining written permission from on-site management.
3. No Soliciting on District property.
4. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, or in any manner which obstructs the normal flow of traffic. There is to be no overnight parking on any district property. Violators will be towed at the owner's expense.
5. Only grills provided by the district or district approved vendors are permitted outdoors and at the discretion of, and in areas designated by, the Community Manager.

Deleted: <#>Fitness and sports programming to include classes, personal training, coaching, etc.. may only be provided by district / board approved personnel. The District staff reserves the right to discontinue any programs or activities due to safety concerns and other conflicts with the operation of the facility.

6. No person or company shall conduct for profit operations on District property unless it is conducted pursuant to a written agreement with the District, containing appropriate indemnification and insurance requirements. The District staff reserves the right to discontinue any programs or activities due to safety concerns and other conflicts with the operation of the facility.

- 7. Fishing is permitted, on a catch and release basis, within the District at public areas other than the prohibited areas set forth below. Fishing from private property, including behind homes, as well as the area between private property and the lake edge, is prohibited unless permission is granted by the landowner. The District reserves the right to designate areas as "no fishing" where it deems it to be in the best interests of the District.
- 8. Dumping of any material into the district ponds or onto any district property is strictly prohibited. Violators may be held responsible for all costs associated with the clean-up of such dumping.
- 9. The use of all bicycles, personal mobility devices, and/or any other wheeled transportation or recreational devices on district property must follow all district policies, as well as any County and State statutes concerning operation, safety, lighting, etc (§316.2065 F.S.)

District Rates (not specifically address in previous facility policies)

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

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

1. No person shall remove from the room in which it is placed or from the Amenity Center's premises any property or furniture belonging to the District or its contractors without proper authorization.
2. Each District Card Holder shall be liable for any property damage at the Amenity Center, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by him or her, his or her guests or family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.
3. Each District Card Holder and each guest as a condition of invitation to the premises of the Amenity Center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenity Center, whether in lockers or elsewhere.
4. Each District Card Holder, by virtue of his or her use of the District's facilities, agrees to defend, indemnify and hold harmless the Double Branch and Middle Village Community Development Districts and its respective officers, agents, and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for any injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the use of the facility by such person, his or her children and his or her guests. Should any person bound by these District Policies bring suit against the District or its affiliates, Amenity Center operator, officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any facility owned, or event operated, organized, arranged or sponsored, by the District, and fail to obtain judgment therein against the District or its Amenity Center operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).
5. Nothing contained in these policies shall constitute or be construed as a waiver of the Double Branch and Middle Village Community Development Districts' limitations on liability contained in Section 768.28, F.S., or other statutes.

Suspension and Termination of Privileges

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Center and other properties owned and managed by the District ("Amenity facilities" or "Amenity").
2. General Rule. All persons using the Amenity facilities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the District's Amenities.
3. Access Cards. Access cards are the property of the District. The District may request surrender of, or may deactivate, a person's access card for violation of the

District's rules and policies established for the safe operations of the District's Amenity facilities.

4. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate the Amenity access of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, "Violation"):
 - a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
 - b. Failing to abide by the terms of rental applications;
 - c. Permitting the unauthorized use of an access card or otherwise facilitates or allows unauthorized use of the Amenity facilities;
 - d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
 - e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
 - f. Failing to abide by any District rules or policies (e.g., Middle Village CDD Policies);
 - g. Treating the District's staff, contractors, representatives, residents, landowners, Patrons, or guests, in a harassing or abusive manner;
 - h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
 - i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
 - j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests;
 - k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests is likely endangered;
 - l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
 - m. Such person's guest or a member of their household commits any of the above Violations.

- n. If a resident or guest is suspended from the amenities, the Board of Supervisors for the District in which the resident lives shall conduct the suspension review and subsequent proceedings.

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

- 5. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).
- 6. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.
- 7. Removal from Amenity Facilities. The District Manager, General Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenity facilities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.
- 8. Initial Suspension from Amenity Facilities. The District Manager, General Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenity facilities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.
- 9. Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.
 - b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
 - c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
 - d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
 - e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.
10. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.
 11. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards associated with an address within the District until such time as the outstanding amounts are paid.
 12. Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed

within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

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

Amendment of Policies

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

SEVENTH ORDER OF BUSINESS

**AMENDMENT TO THE LANDSCAPE AND IRRIGATION MAINTENANCE
AGREEMENT BY AND BETWEEN THE MIDDLE VILLAGE COMMUNITY
DEVELOPMENT DISTRICT AND VERDEGO, LLC**

This First Amendment (“Amendment”) is made and entered into this 12th day of June, 2026, by and between:

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida, and whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”), and

VERDEGO, LLC, a Florida limited liability company, whose address is 3335 N. State Street, Bunnell, Florida 32110 (“Contractor” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District and the Contractor previously entered into a Landscape and Irrigation Maintenance Agreement, dated June 23, 2023, (“Agreement”) and is incorporated herein by reference; and

WHEREAS, pursuant to Section 21 of the Agreement, the Parties desire to amend the Agreement as set forth in more detail in Section 2 below; and

WHEREAS, each of the Parties hereto has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Agreement is hereby affirmed and the Parties hereto agree that it continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions remain in full effect and fully enforceable.

SECTION 2. The Agreement is hereby amended as follows:

- A.** The Parties hereby renew the Agreement beginning October 1, 2026, and ending September 30, 2027.
- B.** Beginning October 1, 2026, as compensation for services described in the Agreement, the District agrees to pay the Contractor twelve (12) monthly payments of Forty-seven thousand eight hundred twenty-eight dollars

(\$47,828), for a not-to-exceed annual total of Five hundred seventy-three thousand nine hundred forty-seven dollars (\$573,947). Such payment shall be due and payable in accordance with the terms of the Agreement.

SECTION 3. All other terms of the Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the parties hereto have signed this Amendment to the Agreement on the day and year first written above.

ATTEST:

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Marilee Giles
A38999D0EDC14F4...
Secretary/Assistant Secretary

Signed by:
Michael Steiner
DCEE675503EA49D...
Chairperson, Board of Supervisors

VERDEGO, LLC

Cheyl Hornstein
By: Cheyl Hornstein

By: [Signature]
Its: Vice President
Alan Hall / 6/12/26

EIGHTH ORDER OF BUSINESS

D.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

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

Community:

Special Events

- Report – Live music poolside, 4th of July at pools
- Upcoming – Live music poolside, Dive in (MV), back to school parties

Aquatics

- summer schedule will adjust down in August
- Swim Team will end in late July
- High School swim team (Oakleaf Only) will begin in August
- Aqua Aerobics to end in late August

Amenity Usage

- *Total Facilities Usage – 9122*
- *Average daily usage – 304*

Card counts:

MV Owners	109
MV Renters	147
MV Replacements	34
MV Updated	25

Total cards printed: 632 (both districts)

Rentals

- 16 of 30 days rented in June , 4 of 4 weekends rented
- 34 Grand Ballroom rentals, 1 Grand Lawn rental , 0 Bridal Suite rentals, 11 patio rentals
- 21 tours (approx. 60 hours)/81 hours used for scheduling, administrative, etc.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

MAINTENANCE

- Preventative Maintenance performed on machines in Fitness Center
- Coordinate full painting and cleaning of fitness center
- Removal of multiple lounge chair with damaged bottom slings
- Inspect exhaust fans at concession side bathrooms
- Coordinate switch over of “back-up” filter grids at pools
- Extra “clean up” and large debris removal at pool decks due to summer storms
- Prep and create forms for water-fountain pad install at fieldhouse
- Install of new water fountain
- Prep wall for trim and hardie board replacement at Fieldhouse
- Inspect batteries for golf carts - Replace DB security golf cart battery
- Pressure washing completed at Oakleaf Plantation pkwy
- Set up and prep for special events – Music by the pool
- Complete install of new palm trees and plant at pots and baskets at Pool Decks
- Coordinate switch over of “back-up” filter grids at pools
- Coordinate fan repairs at Grand Banquet HVAC system
- Install of new fan/air handler unit at Grand Banquet room
- Adjust thermostats and cooling schedules to handle new equipment
- Inspect and plan for “leaking” due to HVAC equipment over condensation
- Inspect and Diagnose flow concerns at lap pool – repair flow gauge
- Finalize elevator door repairs
- Removal and install of padding at Sprayground pool – slide landing
- Clean shed /storage areas
- Preventative maintenance- golf carts
- Replacement of multiple tables at Grand Banquet Room
- Install of multiple new hand soap and hand sanitizer fixtures at buildings
- Replace multiple stenner tubes for chemical injectors at pools
- Coordinate large order of replacement chairs at Grand Banquet room
- Repairs and inspection of large backflow devices at Amenity Center (JEA compliance)
- Touch up painting on decorative street poles in neighborhood (ongoing)
- Dispose of multiple large electronics equipment (hazardous waste refuse)
- Multiple drop off trips for refuse removal (rosemary hill)
- Cut backing for new and replacement signs – ongoing
- Audit of access cards – ongoing (to include audit of adult family members in household)
- Data collection for Florida Department of Labor
- Continual Lake Inspections – all lakes inspected monthly – reports kept on file in Ops. Manager office.
- Continual Park inspections and cleaning – reports kept on file.
- Light Inspections completed – Whitfield, Boulevard, Parkway, and Hamilton Glenn completed 6/07 Forest Brook, Creekview, Oakpoint, and Timberlake completed 6/24

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

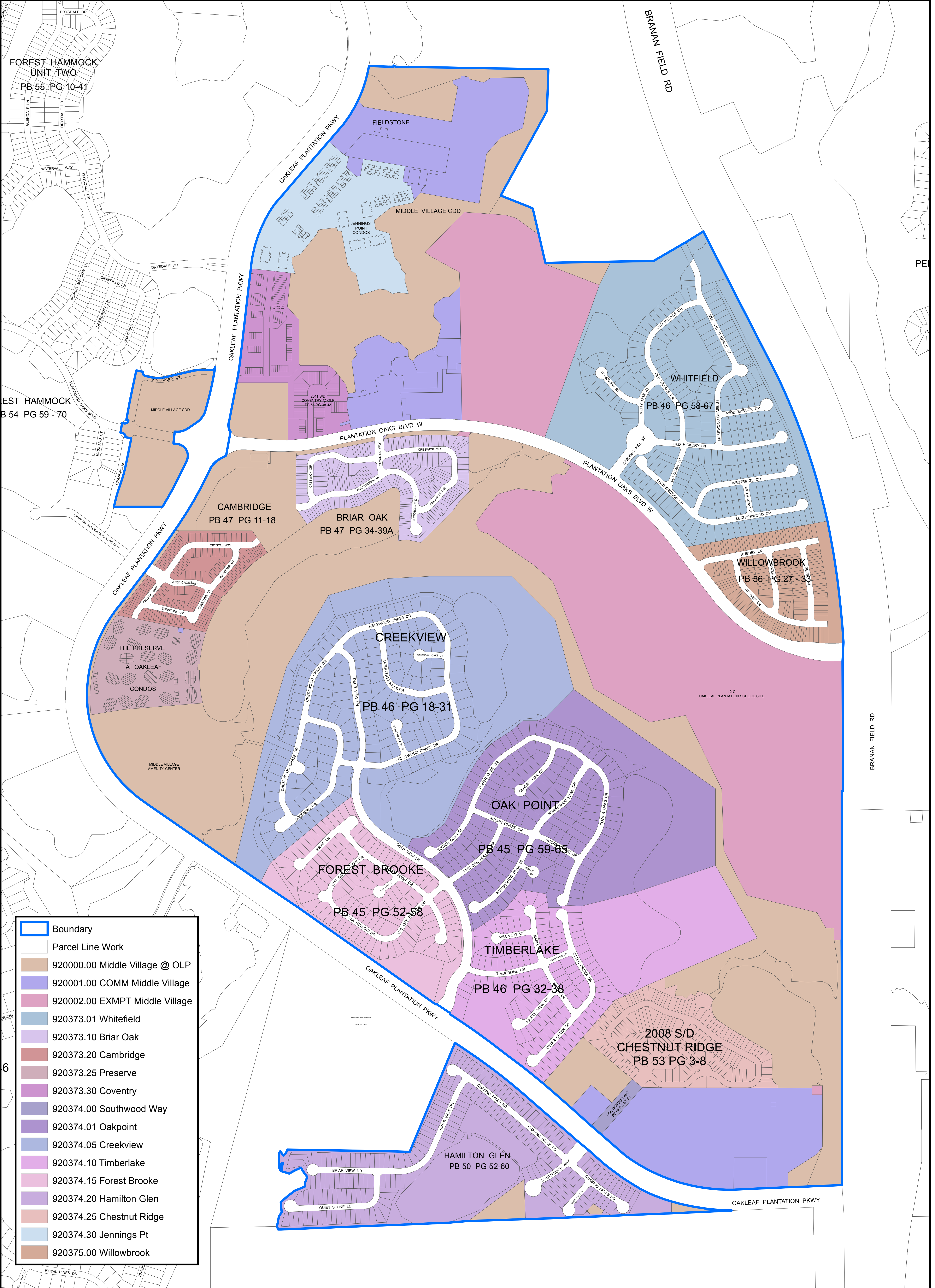
Landscaping

- Annual Rotations completed
- Tree debris and canopy work completed
- Monthly report for June submitted and filed at Operations office

For questions, comments, or clarification, please contact:

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

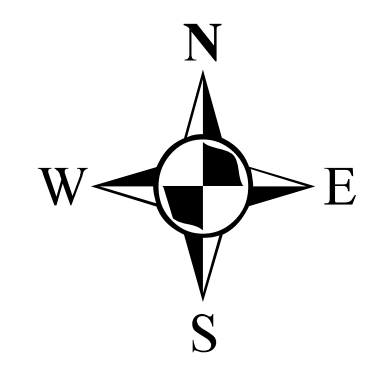
jsoriano@gmsnf.com



FOREST HAMMOCK
UNIT TWO
PB 55 PG 10-41

EST HAMMOCK
B 54 PG 59 - 70

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



1 inch = 333 feet

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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