

MIDDLE VILLAGE
Community Development District

AUGUST 10, 2026

AGENDA

Middle Village Community Development District

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

August 3, 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, August 10, 2026 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the July 13, 2026 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Acceptance of the Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit
- V. Discussion of the Fiscal Year 2027 Budget
- VI. Consideration of Draft Amenity Policies
- VII. 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

1. Discussion of the Fiscal Year 2027 Goals & Objectives
2. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

D. Operations Manager – Memorandum

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

IX. Next Scheduled Meeting – September 14, 2026 @ 6:00 p.m. at the Plantation Oaks Amenity Center

X. Adjournment

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

Sincerely,

Marilee Giles

Marilee Giles
District Manager

THIRD ORDER OF BUSINESS

A.

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

The regular meeting of the Board of Supervisors of the Middle Village Community Development District was held Monday, **July 13, 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
Sherrie Mifsud
Eric Marx
Julie Arnau
Kenneth Hardison

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

Marilee Giles
Mike Eckert *by phone*
Carl Allen *by phone*
Jay Soriano
Chalon Suchsland

District Manager, GMS
District Counsel, Kutak Rock
District Engineer, DCCM
GMS
VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles stated item two on the agenda is audience comments. Copies of the agenda are found on the table by the door for those that wish to follow along. At this time, the Board invites any member of the public in attendance to speak on any item listed on the agenda. There's also a place towards the end of the meeting for public comments again for the items not listed on the agenda. At the top of the agenda, are there any public comments? And if so, if you'll state your

name for the record. And as a reminder, this District has a three minute per person public comment rule. Any comments at the top? Yes, ma'am.

Resident (Lindsay Shelton) stated I'm one of the Oakleaf Orcas swim coaches and I would like to ask permission to bring back the winter swim like we did two years ago before the pump went down. My understanding is Ridgeview no longer practices here, so I would like to take their time slot right behind Oakleaf High School. I think Coach Jack said 5:30 p.m. is when he ends and run for about an hour or an hour and a half. And I would just want to run it from August to November and then March to May. When it gets super cold, we're out. That way we don't have to do a lot of heating of the pools, things like that if we don't have to. Just swim as long as we can. When it gets too cold, we stop, and when it starts to warm up, we'll come back again.

Mr. Steiner stated okay. I'm going to ask, if you don't mind, Jay, to give us a little bit more background on this.

Mr. Soriano stated we did try it out for one year. We didn't really have any issues with it. It didn't get as big as they and a lot of parents were really hoping. It is tough. Once we get back to school, things change from big excitement we have at the pools here during the summer to school. The older kids are already swimming high school, so this would be for the younger kids. I wouldn't have concerns because I don't see it being a big program. Even to build it into a big program, you need a few years consistently to be able to get more people on the team. So, I don't really have any concerns with it. I don't think it would affect anything else. I don't see a lot of the residents having too many complaints. I think the only thing is I would work with Lindsay to make sure because Jack is not going to be coaching it this year the way we have before.

Resident (Lindsay Shelton) stated correct, it will just be me and a volunteer coach, who is currently a volunteer now.

Mr. Soriano stated she would just have to work with me on some of our expected rules. The one thing I would probably push a little more, we really didn't pay attention the first year that we did this, but it should be resident only. This should not be a program for outside people. If we were doing competition, it would be different, sort of like summer swim. We do have a handful of non-resident people here, but it is a resident-owned program. The majority is residents that's benefiting the neighborhood and it's for our residents. When we have a small program, I don't even think we top 20.

Resident (Lindsay Shelton) stated I have about 10 who want to come that are currently on our team, but I can't guarantee they're all residents. They're my little orcas that swim year-round and they swam year-round with me last year at Cecil.

Mr. Soriano stated that would be one of the big points. Everything is supposed to be like that; it's got to be majority residents. If we only had 15 people and 10 were non-residents, I would be like, I'm not sure. And really because you're now running a program, I can't say that it really takes away from people being that small, we're not going to take up all things or anything, but you do get the complainers that don't like the swim teams in there in the first place. They think that's their pool. Not that that's a real valid complaint, but we're going to hear from them, and they have the right to complain. Now if we're doing that for people that don't live here, that creates even more of a problem. You also have to look at liability concerns. This is why we want to make sure that it's resident-centered because the more we do things for people outside, the more we open up ourselves to issues when there's an accident or anything like that. Now, the neighborhood is paying for those people that don't live here to use our facilities and then also create an insurance and liability concern. That's one of the reasons why on almost all of our programs, that's the way it's spelled out in our agreements, it really should be resident centered. A majority would have to be residents. If you got 10 people, hopefully most of them are residents because a big part of our program is. Like I said, there's a handful, but not a lot. We had 106, 105 at the beginning of the season. I think we ended up with like 96 that are actually still there. Mr. Soriano stated as far as I know there was only five, I know that were not residents. That is a good percentage. That's what I would like to see. For off season though, make sure that it's resident driven.

Ms. Mifsud stated are we talking how many days a week?

Resident (Lindsay Shelton) I would like to do Tuesday, Wednesday, Thursday and then on swim meet days I'd pick up the Monday so that they still have their three days a week so that no one's complaining because they've paid X amount of money and they're not getting their three days. Because I know swim team high school maybe has like a week. So, possibly. Jack just threw that in my ear. But I work overnight so I would want Monday and Friday's off because that's my coming home and my going in day.

Ms. Mifsud stated and you said the hours would be what again?

Resident (Lindsay Shelton) stated I'm sorry, 5:30 p.m. Jack ends at 5:30 p.m. So, it'd be 5:30 p.m. to 6:30 p.m. or 5:30 p.m. to 7:00 p.m. depending on the age of the swimmers. If they're all younger, then they only need to go an hour. If they're like 9 and older, they usually swim an hour and a half.

Ms. Mifsud stated so you're talking going back to back with another program. What time does that program begin its practices? I'm just trying to get a feel for how long because I'm assuming this is the adult only pool area where some parents like to go and have a reprieve from smaller children. So, if we are going back to back those three days, after work hours, how many hours are we looking at there being children in that area?

Resident (Lindsay Shelton) stated I can't speak for Jack. I think he said he starts around 3:30 p.m. Goes from 3:30 p.m. to 5:30 p.m. I'm not 100%, but I'm pretty sure that's what he told me.

Mr. Soriano stated it's not right after school. But most of the time by about 3:00 p.m. they're back there. And then yeah, it's until about 5:30 p.m. That's where before Ridgeview would come in right after that. So, on pretty much Monday through Friday the high schools, it would be right after school until it was getting dark. There were teams here, not the older kids, but there were swim teams here. At three days a week, this would help out. It would cut back on the complaints a little more because then it's not every day. And we don't have Ridgeview. Ridgeview did not ask to come back. Last year when the pool was down, we pretty much got it up for just the high school season. Didn't have it up and running. But, Ridgeview had made plans to go to the Y. They ended up spending a bit of money, which is another reason I tell District's they really shouldn't be charging the swim teams. They can't pay something to use the facility. They just ended up saying look, we know it's more expensive to go to the Y than it would be for any CDD, but at least they get guaranteed their time where here they would have to plan with Jack for getting prime practice time. They always got booted to the end. And then also meets. They had to work with Jack on meet scheduling because Oakleaf always comes first. So that was the one thing they decided, spending more money for the ability to have a little more control on their scheduling. So, they're not going to be here. It would just be Oakleaf high school swimmers and then our off season team.

Mr. Steiner stated Jay when we went through this a while back, I believe we had gone ahead and basically it was not taking up all the lanes. There were several lanes that were left

available for the adults to go ahead. In fact, the majority of lanes were available for them, believe.

Mr. Soriano stated correct. And that would be one more rule. Those are the other little rules I usually work with the coaches for. Even for high school, they got to keep a couple lanes open. We have an eight-lane pool, which is nice. As soon as the high school leaves being a smaller program, Lindsay would have to shrink down even more. I know it's always tough. We want to spread out. I try to get the coaches to understand that the residents, when they come in, are not going to come and talk to the coach and say, "*Hey, can I get a lane?*" You know, it always seems like the lanes are empty, no residents are here, swim laps, so we just spread out. They walk up, they see everybody swimming in a lane, and then they turn around, and all they do is complain to the desk downstairs or send me an email. So even then, we try to stick to those rules and get them to squeeze into the lanes. That's something that swimmers are used to. Younger ones are learning it, but they have to get used to it, too. You get into high school and college, you can be swimming 10, 15 with more than one in a lane. That's just normal practice.

Mr. Steiner stated Jay, do we need a motion or just a directive?

Mr. Soriano stated I think we did just directional on the one before because we didn't set it up as a big program. So, they did pay. A portion of that goes back to the District, a small portion for registrations. We handled all the payment. And then also that's what helped pay for Jack and Lindsay's time before. That's the same way I would do it now. But this was not a program like the summer program, where we have everything spelled out and we need agreements and coaches have a set salary and there's expenses, things like that. This program wasn't like that. Really, it's just Lindsey's time and then a small portion of that goes back to the District for them using it.

Mr. Steiner stated okay. I'm going to propose to the Board that we go ahead and proceed as we did last year, as long as you can work with Jay to resolve the issues. And we did all right last year with that. So, from that standpoint, I would recommend that we go ahead and proceed in that manner with the Board's approval. Does anybody have any objection?

Ms. Giles asked Jay, do we need an agreement so we can have waivers signed or anything?

Mr. Soriano stated no. There will still be waivers, even though we don't have an agreement.

Ms. Giles stated okay.

Mr. Soriano stated it's basically our program. We're going to pay Lindsay. She's already on our payroll as assistant coach anyway, so it wouldn't be any different than swim lessons and things like that. They're not doing competitions. I have talked with coaches before about doing, what we call, ping pong matches. Usually, winter teams would do. It's more fun, it's not serious competition, and you'll have local YMCAs that do that stuff. If this program is successful, and it's what I said a few years ago, then we can get into those things. I don't see that this year. I think we need a couple years of it really going in a row before we get to that.

Mr. Steiner stated okay. Well, the main thing is if we hit any rough spots, we may have to alter the things as we go along, but I believe we can go ahead and support it.

Resident (Lindsay Shelton) stated sure. Thank you.

Ms. Giles stated thanks. Any other public comments at the top? Hearing no comments, we will move on to the next order of business.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointing a New Supervisor to Fill the Vacancy

Ms. Giles stated item three on the agenda is organizational matters. On page seven, you'll see a resume from Mr. Kenneth Hardison. He's interested in serving on the Board. This is open for Board discussion at this time.

Ms. Arnau stated Kenneth is a neighbor of mine and we've known each other for several years. If you've read his resume, he's qualified. There's no doubt about that. What I'd like to say about Ken is he's a really good person. He's very levelheaded. When he has questions, he'll ask them, but he'll listen to anybody's other views and makes his decisions. I think he's got a good heart, good head, and I like him.

On MOTION by Ms. Arnau seconded by Mr. Steiner with all in favor, Appointing Kenneth Hardison as a Supervisor to Fill the Vacancy, was approved.
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Ms. Giles stated Mr. Hardison, if you will join us at the table. Congratulations. We'll have you sit right over here.

B. Oath of Office for Newly Appointed Supervisor

Ms. Giles stated if you will stand, I am going to administer this oath to you. If you'll raise your right hand. And you can say, "*I do, I swear or I affirm*", whichever one you're comfortable with. That's all you're going to have to say. I'll read the rest. I, state your name.

Mr. Hardison stated Kenneth Hardison.

Ms. Giles stated a citizen of the State of Florida and of the United States of America, and being employed by or an officer of Middle Village Community Development District and a recipient of public funds as such employee or officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida.

Mr. Hardison stated I do.

Ms. Giles stated congratulations.

Mr. Hardison stated thank you.

Ms. Giles stated I am going to go over all this paperwork with you at the end and we'll sign this over. Mr. Hardison, congratulations. You're now a government official in the State of Florida. And like any other government official, and in this capacity, you are subject to comply by the Sunshine law. If any business is to be discussed about Middle Village CDD, you can talk to anyone, but you may only speak to other Supervisors at a publicly noticed meeting such as this. You can talk to the other Supervisors about sports, grandkids, vacations, whatever. But if it's a matter that could come before the Board, you can only discuss those matters in this meeting. So, I say that because social media can get a little tricky. So just be careful of social media. If you respond and then Julie responds and then Mike responds, then that could be considered a violation. You're also subject to Florida's public records law, meaning any document you may acquire or generate pertaining to the District is subject to public records requests. My office stores all and archives all District records in the event that there is a request. Typically, I can handle that for you. If you do get a public records request that I'm not on the email, if you'll just forward that to me, and most likely I'll take care of that for you, unless it's requesting your emails, but either way, just reach out to me and I'll help you with that. Our District Counsel is Mike Eckert. You heard him during roll call. And there's a packet for new Supervisors, again, after the meeting. I'll go over that with you. Mike, is there anything you want to add to this?

Mr. Eckert stated to let Supervisor Hardison know that we'll be sending a Supervisor notebook that has a lot related to the District and the CDDs in general. And after we send that, probably a week later, after he's had a chance to review that, we'll probably try to set a brief conference call and just go over the District and the legal issues that we're working on in the District that may not be discussed at a Board meeting. That's about it. Welcome to the Board.

C. Consideration of Resolution 2026-03, Designating Officers

Ms. Giles stated item C on the agenda is on page 10. This is Resolution 2026-03, Designating Officers. This resolution is to add Mr. Hardison as an officer of the District. Right now, the designation of officers is as follows with Mike Steiner as the Chairman, Sherrie Mifsud as Vice Chairman, and Eric, Julie, and Kenneth all as Assistant Secretaries. Then, from GMS, I'm your Secretary and Treasurer. Also, from my office to fill in my absence is Daniel Laughlin, Jim Oliver, Matt Biagetti, and Darrin Mossing as Assistant Secretary and Assistant Treasurers. Unless there's any change to that designation of officers as it is, I just look for a motion to adopt Resolution 2026-03.

On MOTION by Ms. Mifsud seconded by Mr. Marx with all in favor, Resolution 2026-03, Designating Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the June 8, 2026 Meeting

Ms. Giles stated item four on the agenda is approval of consent agenda items. On page 13 are the minutes of the June 8, 2026 meeting. I did receive two changes from Sherrie. I have those on page two and three. I've got Sherrie and Julie's names backwards on those minutes, so I'll take care of that before we send that to the chair for signature. And unless there's any other corrections or changes to the minutes, I just look for a motion to approve them.

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor, the Minutes of the June 8, 2026 Meeting, were approved as amended.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated on page 34 is your financial statements as of May 31, 2025. It's followed by your assessment receipt schedule on page 46 showing we are 98.9% collected. And then your check register is on page 48. It's for the month of June in the amount of \$177,394.43. I see no unusual variances with the check register. Unless there's any comments or questions, I just look for a motion to approve it.

Ms. Arnau stated I'll make a motion to approve it.

Mr. Marx stated second.

Ms. Giles asked any discussion? Sherrie was there something?

Ms. Mifsud stated no.

Ms. Giles stated okay. Any discussion?

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

FIFTH ORDER OF BUSINESS**Discussion of the Fiscal Year 2027 Budget**

Ms. Giles stated on page 178 is your Fiscal Year 2027 budget. This budget does have a 3% to 5% increase. We can see that on the chart on PDF, page 191, broken out by product type. The only thing that's changed on this budget since you saw it last is the actuals. The actuals now run through May 31, 2026. This agenda item is here for the Board to have any discussion about the FY 2027 budget before we move into our public hearing in September. Any comments on the budget?

Mr. Steiner asked that'll be a nighttime meeting, right?

Ms. Giles stated yes, sir.

SIXTH ORDER OF BUSINESS**Consideration of Draft Amenity Policies**

Ms. Giles stated item six on the agenda is on page 195. At the last meeting we talked about the amenity policies. There's red line changes on this. On the first page it is just the date change, I believe. I sent this to the Supervisors ahead of the meeting. We had discussion at the last meeting about just strengthening the language in here about rentals and usage of the facility. It should be red on there, Jay, when we get to it. There it is. What PDF page is that? 204. So,

Mike Steiner, Mr. Chairman, sir, I'll pass this to you. I know we had emailed a couple changes. Anything that the Board wants to see changed on this?

Mr. Steiner stated the one thing I was trying to get at is the fact that the policy covers multiple venues and things like we were trying to get in there about staff has the right to shut things down for safety or health reasons or whatever. Rather than put that red statement in every venue, I was looking for something. Now, we've got it put into the general policy. But if you put it in, that's the last thing you read going down the list. And I would assume maybe I'm wrong. But if I can envision somebody going in to a playground venue, set of policies there, and there's nothing in there about staff or the fact that people using that area for income, financial. The intent was to move that to the very top of the policies, so that you read that and then that's the first hurdle you have to get over. You don't even go into any of the areas below. But then I went ahead and decided that probably I was being a little nitpicky, so I backed off of it. I think what Marilee has done with putting this in here, if Jay feels it covers everything he needs to have, then fine. But it seems like if somebody goes into this and it's not specified in there about what we were trying to get across, but shows up in the additional policies only, is that going to give us a problem if it's the very last thing you read? I don't know if that confuses everybody.

Ms. Giles stated no, because right now what you're saying is they see it on page 15 under additional District policies, and they see something similar under each of the different sections, except swim, which we don't see it there under pool and water park. But there is the strong language under the fitness center, under the tennis court and under the basketball.

Mr. Steiner stated that is how it is now.

Ms. Giles stated yeah.

Mr. Steiner stated you put that language, and it goes ahead and applies to no matter what venue.

Ms. Giles stated yeah.

Mr. Steiner stated so, if that's the first thing you read in the policies, you don't have to have it and everything following it.

Ms. Giles stated Jay, you deal with the residents more than I. What are your thoughts on moving this to the front versus what the Chair's talking about?

Mr. Soriano stated whether it's up front or at the end, I do like the strong wording that we added in here. I would say because of the way we hear from the residents, even if it's at the very

front, when you break down each facility, it should be mentioned again, somehow. I prefer it to be vague. So, I don't know that we need, if you notice the one, say, fitness programming for the one for the fitness center, and it may be focused on aquatic stuff out here in the pool because we do have, say, our own swim lesson instructors show up and they want to teach. Actually, I just had an argument this last month, somebody we had to kick out of another District, because they argued that, well, it doesn't say I can't do my own swim lessons. It doesn't word it that way. It's any programming, and that's what that is. So, I'd rather it be vague rather than actually point out the actual activity they're doing because it could be changed slightly and it's got a different name. They want to argue, oh, it doesn't say I can't do this, so I do like the vagueness. Whether we put it at the top or the bottom, I do like the idea of being at the top. It is one of the first things they see. That is one of the bigger problems we have with people coming in and using your grounds to run their businesses, whether it's boot camps or they're actually doing specific training, somebody teaching people how to play better basketball and they're on our basketball courts and they're charging the family. Swimming, anything like that. Tennis. I have a lot of people that do tennis out here that we got to get on, and I like having a bigger tennis program because they can help keep an eye on the grounds. But we have our photographers and things like that. So, I'd rather keep it vague rather than just naming each one. But still, having that statement at every facility and playground is cool just so I can almost point it out to them, look, not only is it at the front, but it says right here, you can't run these programs, or I have the ability to stop any program, no matter what it is, and they wouldn't be able to run it here. So, I do think it needs to be in there multiple times. Typically, I want to shorten our policies, but because of the way I've heard it over the years as one, I think being a little longer is not a problem.

Ms. Giles stated Jay, is your recommendation to take that section that says additional District policies and move it towards the front?

Mr. Soriano stated yeah, now that part, yeah, I think we could do. I know the additional District policies that covers everything that got left out in the beginning. But I do like Mike's idea there to point out that if it's at the top, hopefully it's one of the first things they read. So, if we could find a spot that it makes sense up there in the beginning.

Ms. Giles stated I think right before it gets into the pool and water park section, right there on page four.

Mr. Soriano stated most of the stuff on there at the beginning, really has to do with getting your cards and getting set up as a resident user.

Ms. Giles stated yeah. So, right after that.

Mr. Soriano stated yeah.

Ms. Giles stated all right. Okay. So, we'll make those changes and bring that back to the next meeting. Any other changes to the amenity facility policy?

Mr. Steiner stated I have none.

Ms. Giles stated Eric, you good?

Mr. Marx stated I have none.

Ms. Giles stated okay. All right, so we'll bring that back.

SEVENTH ORDER OF BUSINESS

Ratification of Addendum to Landscape and Irrigation Maintenance Agreement with VerdeGo

Ms. Giles stated then on page 217 is the next agenda item. It's ratification of addendum to landscape and irrigation maintenance agreement with VerdeGo. Just as a reminder, this was approved at your last meeting. So, any agreements that we sign in between the meetings, we just bring them back for ratification so that you can see those. This is in line with your budget. Anything to add, Jay?

Mr. Soriano stated no.

Ms. Giles stated if no comments or questions, I just look for a motion to ratify the addendum with VerdeGo.

Mr. Steiner stated I make motion to ratify the VerdeGo agreement.

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor, the Addendum to Landscape and Irrigation Maintenance Agreement with VerdeGo, was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated for the record, I just wanted to let the Board know we did provide a little bit of research for Jay on some drainage and maintenance obligations and provided that to him in between your last meeting and this meeting. We also prepared and mailed a letter to

Coastal Elevator disputing the invoices for services and basically telling them we're not going to be paying anything, and they don't need to be on our property doing any services unless they can produce an agreement that entitles them to do so. The third thing I wanted to mention to the Board is the governor did have an opportunity to review the three bills that I've been reviewing with you. And interestingly enough, he signed the one for the electronic payment requirement and then also the one for recalling CDD supervisors, but he vetoed the sovereign community bill. So, anticipate we'll see that that next time. But that was a little bit of a surprise, at least to me. And so that just means that your insurance rate shouldn't be affected by an increase in the sovereign community limit this year. So, with that said, I'll be quiet and answer any questions anybody has.

Ms. Giles stated thanks, Mike.

B. District Engineer – Acceptance of the 2025 Annual Engineer's Report

Ms. Giles stated the next item is item B. District Engineer. Carl, did you have any updates or anything about the annual engineer's report?

Mr. Allen stated yes, I do have an update. We will have that in to you no later than August 7 for that annual engineering report. Mike was on vacation. He'll be the one that will be handling that. So as soon as he gets back from vacation, we'll have that. Hoping we'll have it wrapped up sooner than that, but we'll definitely be no later than that.

Ms. Giles stated thanks, Carl. Jay, anything on that? No schedule. Okay.

C. District Manager

Ms. Giles stated I don't have any further for the Board.

D. Operations Manager – Memorandum

1. Memorandum

Ms. Giles stated Jay's report starts on page 221.

Mr. Soriano stated we have been extremely busy with the heat. The pools have been busy every day. Everything starts to slow down pretty much from this point out though. So, after fourth of July, I think I've mentioned it before, we go downhill from here. Everybody's going to get their last minute vacations in things like that before we start school again. And school starts up pretty quick, I think the 10th or 11th, something like that, is the first day of school. We only

have a few more weeks and we'll be back in our normal school season where everything changes for our scheduling around the facilities. We start to cut back hours to match the usage. If you come out here, even that last week, of course it's really quiet compared to the way we start off. It usually starts off with a big bang just from all of the activities throughout summer and heat, people really slow down so we won't see as much. Although I do still have a lot of activities planned. We still have two more movies at the pools and then we also have two more of the adult oriented live music events at the pool. And then we get into our off season. Most of our off-season events other than our holiday event is usually at your sister District. We do most of our movies, things like that there and then even some of the events that I've tried to do in the off-season we have done before where I'll do one at that pool like the Pumpkin Plunge and then one here. We just don't get the same turnout. Summertime, it's great out here. This place is packed this time. It's usually busier, but we'll do those events, it tends to be bigger on the other side. So, off-season, that is where most of your events will be until we get to those the Christmas events here in this building. I did want to mention on the maintenance side, our elevator repairs are complete. We still have a sign up here saying it's out of water but we're taking it off downstairs. We are trying to get everybody to understand that we really only use that elevator for people that have an issue walking. We have these meetings or there's an event going on up here, we have those people, if they're in a wheelchair or walker or anything like that, they can't go up the stairs. They stop at front desk, and the front desk can actually help them with going up and down the elevator, which to me is a little safer anyway. We use it for ADA. If something happens, the staff is here keeping an eye on using the elevator and the people that are using it. But it is back in action now and everything worked out well in the repair. We didn't see anything hidden that I had any concerns with. And then I think outside of that, that's really it for me unless you guys have any questions. I did want to mention it's not on this report because it's something that's going to happen this next month, but we are shutting down the fitness center next week to do a full painting and cleaning in there. Years ago, we used to have, whether it was days or times they would shut down in the middle of the day for an hour or so, cleaning it. I helped with more deep cleaning. We don't do that. We open up in the morning; we close at night. We're open seven days a week, so it also means when we want to do the bigger jobs like painting or deep shampooing of our rubber carpet tiles that are in there, it takes a lot longer to wean your people out of the way for a couple days. So, we'll shut down Monday afternoon. We'll let our morning

crew do the work. That way my maintenance guys can come in and get prepped and going. But then once we shut down and start repainting it, we closed pretty much that whole week. That way everything can be dry when we open back up on the weekend and everything should be good together for our residents. So that will start next Monday. Like I said, unless there's any questions for me, that was it for my report.

Ms. Giles asked anything for Jay?

NINTH ORDER OF BUSINESS

Audience Comments (limited to three minutes) / Supervisor Requests

Ms. Giles stated item nine on the agenda is audience comments and supervisors request.

Mr. Chairman, who would you like to go first?

Mr. Steiner stated the audience.

Ms. Giles asked any public comments at the bottom of the agenda? Hearing none, Supervisor's request.

Mr. Steiner stated Jay, I was thinking we had put in about having some trees taken down. Did we get to those? There was some, I believe, along the parkway here, one up the way here.

Mr. Soriano stated we have had a lot of trees taken here. I don't think there was anything specific we talked about here, but we've done a lot of tree work the last couple months. And then also I've had the county doing a lot. So, the parkway, most of those, except for what was off the very right and left of pretty much borders those white fences that are out there. Everything else in there is the county. And then if you recall when we did that agreement for the landscaping, I made sure the trees were spelled out. So, Mike's group wrote in there for me a certain size and pretty much anything above about a foot is covered by the county. Now we don't mind trimming branches, but when it comes to some of these large trees that need to be removed and they're dying, the District shouldn't have to pay for that on the county roads. They did come out, he saw there was a lot of work in the median and stuff. I think there was probably six, seven, eight trees that were removed. And then that storm we had just after our last meeting actually took down one of the live trees. It was a palm tree, and it was surrounded by some of those larger dead trees. The stumps are there now. So, they had good timing coming in and getting it out. But it was one of the live palm trees that came down. Luckily, it stayed in the museum. And then just to let you know about trees, you do have a tree that got taken out at the very end. So, if you've driven out of the neighborhood lately, those myrtle trees that are in the middle, past our columns. We've

talked about these trees before because they do get big and people have said they block sight line for the lights as your coming up to it. So, the last two in line, we had cut down and they're more like myrtle bushes now. They're getting that big and we have to trim them back, but those are more like myrtle bushes. It was, I think the third tree in that fell. It got taken out completely. The tree, root, ball and everything came out of the ground. It's just lying there now. So, we will cut that out and I'll have to work with Chalon to try to figure out how we can trim the rest. So, it looks good now that we don't have a tree. But was there anything specific you were looking for?

Mr. Steiner stated well, I had mentioned that there was some stuff back in along the nature walk. We had gone and redid that walkway back there. There were some trees that looked potentially like a problem of coming down on our asset and I knew that it was preserved area. So, it was just a matter of anything that was back there that needed a little help getting to the ground.

Mr. Soriano stated we have done a lot of trimming work. I don't think we've taken out any trees back there by the boardwalk, but we have done a lot of trimming work. Big branches and vine work. Vines grow over top of everything between the trees. So, we have cleared out a lot. I'll take a look to see if there's any big trees.

Mr. Steiner stated my only concern in that area I hesitate in saying it's a people hazard because you shouldn't be back up in there in these heavy storms anyway. The main thing was the cost of the asset, if you're doing that work. If we can avoid having one come down and take out large sections was my only concern. I knew we had to leave the tree fall where it falls, so it wouldn't be so much being a removal as being something like that.

Mr. Soriano stated yeah. We do have a couple back there that are like that as you walk down, really close to them, we have some larger ones that have fallen, and those are the ones we're worried about. They were hung up in vines, and I'm worried about them moving or anything. That's where we've cut, but everything sits right there. So, there are some big trees that are down. It looks ugly. But it's a nature preserve. It's supposed to stay like that. So, they're down on ground or even leaning the other way. It's stuck in trees, but they're not coming towards. We'll take a look out there and make sure we've gotten everything so that we don't have any concerns. We are starting to build up at the end of summer here, some more severe storms. But we have done a lot of work out there.

Mr. Steiner asked are we still managing the food trucks and etc. that pop up down here?

Mr. Soriano stated not that. We don't do anything with the clock tower area. That's all in and out. So, the girl that did all the coordinating for us, she still does that, but she's moved it to the church side. So, when you notice those guys on the other side, none of them are approved. The biggest problem was that. Two years ago, maybe three years ago down was one of the trucks did push it with the police officers and let them know that I don't have the authority to trespass them because we don't own that asphalt. Between the county and the developer that owns those plots of grass is the only true ownership. Ours doesn't start until farther back as you go towards the promenade. We own a big circle in the middle, but the rest is just right of way. We cut the grass. When it came to me kicking people out, once the first person pushed it and told the cops, look, they don't have true authority, they're not the actual owners. I can't trespass them. So that food truck spread it along to a bunch of the other food trucks. And the ones that really don't like dealing with Tiffany, who is our coordinator, they just show up and do their own thing. They're also the ones that are never invited to any of our programs. So, you won't see those food trucks out here. You won't see them at Double Branch. We'd let them know if you're not following our rules, even though that's not our area, you're not going to be invited back to our stuff. But they still would rather do their own thing. We have contacted the county about it because it does create a problem. We're always the ones out there picking up extra trash. And if you notice there were signs left out there from last Friday throughout the weekend and I saw this morning. My guys are out there constantly picking that up because that is one thing we do with helping with the right of way. We just don't have true ownership.

Mr. Steiner stated we don't have any liability then.

Mr. Soriano stated correct. That is the nice part, that asphalt isn't. If it's not ours, I don't have to worry about that. That was one thing. If you recall, we dealt with the church on the other side. It was the same thing. They argued where their asphalt stopped and the other asphalt begins. Oh, yeah, that's county right of way. It's not ours. I'm not fixing your pothole. It's really on your side. You can either deal with it or get the county to deal with it. I believe that was all county that ended up coming out and doing the work. That was if you noticed them a couple months ago, they were on the right hand side right before you get to the fire company, the fire building there. They were digging up that asphalt area there. It's the same thing. We do a lot of work to keep it clean and clear over there, but we're limited on that responsibility since it's not ours. Same way, we're limited on authority, too.

Mr. Steiner stated I just wanted to check. That's all I have. Anyone else?

Ms. Mifsud stated I don't have anything.

Mr. Marx stated no.

Ms. Giles asked Julie, Kenneth?

Ms. Arnau stated no.

Mr. Hardison stated no.

TENTH ORDER OF BUSINESS

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

Ms. Giles stated item ten on the agenda is our next meeting is scheduled for August 10, 2026 at 2:00 p.m. here at the same location.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Middle Village
Community Development District

Unaudited Financial Reporting
June 30, 2026



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

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 82,868	\$ 302,018	\$ -	\$ 42,478	\$ 427,364
Due from General Fund	-	1,175,084	29,485	-	1,204,568
Investments:					
State Board of Administration (SBA)	5,479	\$ 471,815	-	918,510	1,395,804
Custody Account - Hancock Whitney	8,074	-	-	-	8,074
Custody Account - US Bank	1,412,828	-	-	-	1,412,828
Series 2022					
Revenue	-	-	226,107	-	226,107
Reserve	-	-	164,882	-	164,882
Principal	-	-	107	-	107
Interest	-	-	82	-	82
Prepayment	-	-	428	-	428
Series 2018-2					
Reserve	-	-	127,720	-	127,720
Prepayment	-	-	3,417	-	3,417
Sinking	-	-	14	-	14
Interest	-	-	4	-	4
Deposits	-	13,383	-	-	13,383
Total Assets	\$ 1,509,250	\$ 1,962,300	\$ 552,246	\$ 960,988	\$ 4,984,784
Liabilities:					
Accounts Payable	\$ 2,346	\$ 9,992	\$ -	\$ 3,044	\$ 15,381
Due to Debt Service	29,485	-	-	-	29,485
Due to Recreation Fund	1,175,084	-	-	-	1,175,084
Accrued Expenditures	-	6,187	-	-	6,187
Total Liabilities	\$ 1,206,914	\$ 16,179	\$ -	\$ 3,044	\$ 1,226,136
Fund Balance:					
Nonspendable:					
Deposits	\$ -	\$ 13,383	\$ -	\$ -	\$ 13,383
Restricted for:					
Debt Service - Series	-	-	552,246	-	552,246
Assigned for:					
Capital Reserve Fund	-	-	-	957,945	957,945
Unassigned	302,336	1,932,738	-	-	2,235,074
Total Fund Balances	\$ 302,336	\$ 1,946,121	\$ 552,246	\$ 957,945	\$ 3,758,647
Total Liabilities & Fund Balance	\$ 1,509,250	\$ 1,962,300	\$ 552,246	\$ 960,988	\$ 4,984,784

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 200,594	\$ 200,594	\$ 201,229	\$ 635
Interest Income	1,000	1,000	33,893	32,893
Total Revenues	\$ 201,594	\$ 201,594	\$ 235,122	\$ 33,528
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 9,000	\$ 8,400	\$ 600
FICA Expense	918	689	643	46
Travel per Diem	200	150	-	150
Engineering	8,000	8,000	8,166	(166)
Trustee Fee	15,000	15,000	15,000	-
Dissemination Agent	4,129	3,097	3,447	(350)
Assessment Roll Administration	8,907	8,907	8,907	-
Attorney	40,000	30,000	11,964	18,036
Arbitrage Rebate	700	-	-	-
Annual Audit	6,800	6,800	6,900	(100)
Management Fees	76,509	57,382	57,382	-
Information Technology	3,008	2,256	2,256	-
Telephone	300	225	204	21
Postage	1,500	1,125	908	217
Printing	2,500	1,875	535	1,340
Insurance General Liability	15,443	14,547	14,547	-
Legal Advertising	2,500	1,875	752	1,124
Other Current Charges	150	113	21	91
Office Supplies	200	150	7	143
Website Maintenance	2,655	1,991	1,991	-
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative Expenditures	\$ 201,594	\$ 163,356	\$ 142,204	\$ 21,152
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 38,238	\$ 92,918	\$ 12,376
Net Change in Fund Balance	\$ -	\$ 38,238	\$ 92,918	\$ 12,376
Fund Balance - Beginning	\$ -		\$ 209,418	
Fund Balance - Ending	\$ -		\$ 302,336	

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	\$ 2,804	\$ -	\$ -	\$ -	\$ 201,229
Interest Income	46	45	43	7,475	6,498	4,896	5,413	4,665	4,812	-	-	-	33,893
Total Revenues	\$ 46	\$ 28,350	\$ 160,644	\$ 9,498	\$ 8,980	\$ 6,770	\$ 7,960	\$ 5,258	\$ 7,616	\$ -	\$ -	\$ -	\$ 235,122
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ 8,400
FICA Expense	77	77	77	77	77	61	77	61	61	-	-	-	643
Travel per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	896	585	713	2,881	786	436	636	1,233	-	-	-	-	8,166
Trustee Fee	-	-	-	-	-	15,000	-	-	-	-	-	-	15,000
Dissemination Agent	594	344	344	344	344	344	344	444	344	-	-	-	3,447
Assessment Roll Administration	8,907	-	-	-	-	-	-	-	-	-	-	-	8,907
Attorney	1,239	466	2,484	1,640	1,316	963	2,370	1,488	-	-	-	-	11,964
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	6,376	-	-	-	57,382
Information Technology	251	251	251	251	251	251	251	251	251	-	-	-	2,256
Telephone	18	31	16	25	17	37	21	16	23	-	-	-	204
Postage	162	63	46	62	104	43	139	57	232	-	-	-	908
Printing	68	50	66	62	57	44	40	79	69	-	-	-	535
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	1	-	-	-	7
Website Maintenance	221	221	221	221	221	221	221	221	221	-	-	-	1,991
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative Expenditures	\$ 34,684	\$ 9,540	\$ 11,615	\$ 13,090	\$ 10,625	\$ 24,576	\$ 18,527	\$ 11,168	\$ 8,378	\$ -	\$ -	\$ -	\$ 142,204
Excess (Deficiency) of Revenues over Expenditures	\$ (34,639)	\$ 18,810	\$ 149,029	\$ (3,592)	\$ (1,645)	\$ (17,806)	\$ (10,567)	\$ (5,909)	\$ (763)	\$ -	\$ -	\$ -	\$ 92,918
Net Change in Fund Balance	\$ (34,639)	\$ 18,810	\$ 149,029	\$ (3,592)	\$ (1,645)	\$ (17,806)	\$ (10,567)	\$ (5,909)	\$ (763)	\$ -	\$ -	\$ -	\$ 92,918

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,256,317	\$ 2,256,317	\$ 2,263,463	\$ 7,145
Interest Income	5,000	5,000	14,764	9,764
Miscellaneous Revenue	1,000	750	-	(750)
Amenities Revenue	100,000	75,000	89,136	14,136
Total Revenues	\$ 2,362,317	\$ 2,337,067	\$ 2,367,363	\$ 30,295
Expenditures:				
Administrative:				
Management Fees - On Site Staff	\$ 374,481	\$ 280,861	\$ 280,861	\$ -
Insurance	97,141	90,011	90,011	-
Other Current Charges	6,000	4,500	5,240	(740)
Permit Fees	1,650	1,238	1,626	(389)
Subtotal Administrative	\$ 479,272	\$ 376,610	\$ 377,738	\$ (1,129)
Maintenance:				
Security	\$ 136,335	\$ 102,251	\$ 81,362	\$ 20,889
Security Clay County	47,304	35,478	18,990	16,488
Electric	18,000	13,500	15,744	(2,244)
Streetlighting	32,400	24,300	23,565	735
Irrigation Maintenance	5,000	3,750	1,660	2,090
Landscape Maintenance	557,230	417,922	417,922	-
Common Area Maintenance	84,000	63,000	54,564	8,436
Lake Maintenance	25,000	18,750	16,546	2,204
Subtotal Maintenance	\$ 905,269	\$ 678,952	\$ 630,354	\$ 48,598

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<i>Recreation Facility:</i>				
Amenity Staff	\$ 190,000	\$ 142,500	\$ 131,123	\$ 11,377
Janitorial	62,475	46,856	49,412	(2,555)
Telephone	18,000	13,500	3,651	9,849
Electric	69,600	52,200	40,429	11,771
Water / Sewer	54,200	54,200	55,355	(1,155)
Gas/Heat (Pool)	20,000	20,000	23,824	(3,824)
Refuse Service	42,000	42,000	54,565	(12,565)
Pool Maintenance & Chemicals	43,000	32,250	39,221	(6,971)
Cable	8,000	6,000	6,230	(230)
Special Events	10,000	7,500	6,291	1,209
Office Supplies and Equipment	1,500	1,125	430	695
Facility Maintenance - General	68,250	51,188	45,281	5,906
Facility Maintenance - Preventive Contracts	15,950	11,963	2,855	9,107
Facility Maintenance - Contingency	7,875	5,906	4,635	1,272
Elevator Maintenance	10,000	7,500	1,035	6,465
Recreation Passes	4,000	3,000	3,032	(32)
Lighting Repairs	12,000	9,000	6,723	2,277
Tennis Court Maintenance	69,011	51,758	54,280	(2,521)
Capital Reserve	271,914	-	-	-
Subtotal Recreation Facility	\$ 977,776	\$ 558,446	\$ 528,371	\$ 30,075
Total Expenditures	\$ 2,362,317	\$ 1,614,008	\$ 1,536,463	\$ 77,544
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 723,060	\$ 830,900	\$ (47,249)
Net Change in Fund Balance	\$ -	\$ 723,060	\$ 830,900	\$ (47,249)
Fund Balance - Beginning	\$ -		\$ 1,115,221	
Fund Balance - Ending	\$ -		\$ 1,946,121	

Middle Village
Community Development District
Recreation Fund
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 318,379	\$ 1,806,466	\$ 22,756	\$ 27,918	\$ 21,083	\$ 28,646	\$ 6,674	\$ 31,541	\$ -	\$ -	\$ -	\$ 2,263,463
Interest Income	2,393	1,930	1,562	1,527	1,367	1,514	1,474	1,517	1,481	-	-	-	14,764
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Amenities Revenue	6,665	1,297	5,043	7,108	13,915	16,954	18,069	16,889	3,198	-	-	-	89,136
Total Revenues	\$ 9,058	\$ 321,605	\$ 1,813,071	\$ 31,390	\$ 43,199	\$ 39,550	\$ 48,189	\$ 25,080	\$ 36,220	\$ -	\$ -	\$ -	\$ 2,367,363
<u>Expenditures:</u>													
<u>Administrative:</u>													
Management Fees - On Site Staff	\$ 31,207	\$ 31,207	\$ 31,207	\$ 31,207	\$ 31,207	\$ 31,207	\$ 31,207	\$ 31,207	\$ 31,207	\$ -	\$ -	\$ -	\$ 280,861
Insurance	90,011	-	-	-	-	-	-	-	-	-	-	-	90,011
Other Current Charges	340	378	254	483	493	684	673	949	986	-	-	-	5,240
Permit Fees	-	226	-	455	-	74	-	-	871	-	-	-	1,626
Subtotal Administrative	\$ 121,557	\$ 31,812	\$ 31,460	\$ 32,145	\$ 31,700	\$ 31,965	\$ 31,880	\$ 32,156	\$ 33,064	\$ -	\$ -	\$ -	\$ 377,738
<u>Maintenance:</u>													
Security	\$ 9,223	\$ 9,053	\$ 9,223	\$ 9,279	\$ 8,374	\$ 9,279	\$ 8,940	\$ 9,053	\$ 8,940	\$ -	\$ -	\$ -	\$ 81,362
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	2,175	-	-	-	15,744
Streetlighting	2,601	2,601	2,601	2,601	2,621	2,621	2,621	2,621	2,673	-	-	-	23,565
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	46,436	-	-	-	417,922
Common Area Maintenance	7,000	6,651	6,900	7,000	6,862	7,000	7,000	-	6,151	-	-	-	54,564
Lake Maintenance	1,594	1,594	1,594	3,794	1,594	1,594	1,594	1,594	1,594	-	-	-	16,546
Subtotal Maintenance	\$ 74,453	\$ 72,440	\$ 72,380	\$ 74,722	\$ 67,106	\$ 71,063	\$ 68,144	\$ 62,077	\$ 67,969	\$ -	\$ -	\$ -	\$ 630,354

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	\$ 36,626	\$ -	\$ -	\$ -	\$ 131,123
Janitorial	5,206	7,713	5,206	5,206	5,206	5,206	5,255	5,206	5,206	-	-	-	49,412
Telephone	1,424	1,510	88	176	-	88	189	88	88	-	-	-	3,651
Electric	5,589	4,960	4,353	3,842	4,226	3,680	4,061	4,355	5,364	-	-	-	40,429
Water / Sewer	6,833	6,566	6,154	5,594	5,083	6,479	6,937	5,521	6,187	-	-	-	55,355
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	6,805	-	-	-	54,565
Pool Maintenance & Chemicals	4,236	4,236	4,236	4,401	4,401	4,401	4,401	4,401	4,508	-	-	-	39,221
Cable	662	662	689	703	703	703	703	703	701	-	-	-	6,230
Special Events	1,096	464	987	455	-	345	190	1,020	1,734	-	-	-	6,291
Office Supplies and Equipment	65	58	56	29	56	87	61	15	3	-	-	-	430
Facility Maintenance - General	5,688	5,339	5,660	5,670	5,550	5,688	5,688	-	6,000	-	-	-	45,281
Facility Maintenance - Preventive Contracts	1,215	260	175	175	-	260	510	260	-	-	-	-	2,855
Facility Maintenance - Contingency	656	600	600	650	513	656	656	-	303	-	-	-	4,635
Elevator Maintenance	-	1,035	-	-	-	-	-	-	-	-	-	-	1,035
Recreation Passes	-	1,473	-	174	-	-	-	-	1,385	-	-	-	3,032
Lighting Repairs	1,000	700	910	1,000	663	900	1,000	-	550	-	-	-	6,723
Tennis Court Maintenance	5,751	6,905	6,342	6,791	7,235	6,889	7,087	-	7,280	-	-	-	54,280
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Recreation Facility	\$ 64,841	\$ 58,379	\$ 58,714	\$ 51,255	\$ 45,991	\$ 50,880	\$ 68,180	\$ 47,389	\$ 82,741	\$ -	\$ -	\$ -	\$ 528,371
Total Expenditures	\$ 260,851	\$ 162,630	\$ 162,554	\$ 158,122	\$ 144,797	\$ 153,908	\$ 168,204	\$ 141,623	\$ 183,774	\$ -	\$ -	\$ -	\$ 1,536,463
Excess (Deficiency) of Revenues over Expenditures	\$ (251,793)	\$ 158,975	\$ 1,650,517	\$ (126,732)	\$ (101,598)	\$ (114,358)	\$ (120,015)	\$ (116,542)	\$ (147,554)	\$ -	\$ -	\$ -	\$ 830,900
Net Change in Fund Balance	\$ (251,793)	\$ 158,975	\$ 1,650,517	\$ (126,732)	\$ (101,598)	\$ (114,358)	\$ (120,015)	\$ (116,542)	\$ (147,554)	\$ -	\$ -	\$ -	\$ 830,900

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 June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,772,172	\$ 1,772,172	\$ 1,746,346	\$ (25,826)
Interest Income	10,000	10,000	24,660	14,660
Total Revenues	\$ 1,782,172	\$ 1,782,172	\$ 1,771,006	\$ (11,166)
Expenditures:				
<u>Series 2022</u>				
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	-
<u>Series 2018-2</u>				
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	\$ (23,101)	\$ (44,357)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 21,257	\$ 21,257	\$ (23,101)	\$ (44,357)
Fund Balance - Beginning	\$ 286,980		\$ 575,346	
Fund Balance - Ending	\$ 308,237		\$ 552,246	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues				
Transfer In from Recreation Fund	\$ 271,914	\$ -	\$ -	\$ -
Interest	15,000	15,000	29,887	14,887
Total Revenues	\$ 286,914	\$ 15,000	\$ 29,887	\$ 14,887
Expenditures:				
Repairs & Replacements	\$ 250,000	\$ 187,500	\$ 186,164	\$ 1,336
Total Expenditures	\$ 250,000	\$ 187,500	\$ 186,164	\$ 1,336
Excess (Deficiency) of Revenues over Expenditures	\$ 36,914		\$ (156,277)	
Net Change in Fund Balance	\$ 36,914		\$ (156,277)	
Fund Balance - Beginning	\$ 1,157,673		\$ 1,114,222	
Fund Balance - Ending	\$ 1,194,587		\$ 957,945	

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	\$ 164,882
Reserve Fund Balance	164,882

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	\$ 127,720
Reserve Fund Balance	127,720

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
----------------------------------	---------------------

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	11/06/25	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	11/24/25	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	01/14/26	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
11	06/09/26	8,740.39	1,007.14	11,328.54	21,076.08
TAX CERTIFICATES	06/16/26	15,594.78	1,796.97	20,212.60	37,604.35
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		1,746,346.32	201,229.25	2,263,462.52	4,211,038.13

TAX ROLL DUE / RECEIVED - (DISCOUNTS NOT TAKEN)	\$(5,563.53)	\$(641.07)	\$(7,210.99)	\$(13,415.63)
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PERCENT COLLECTED	DEBT	O&M	O&M	TOTAL
TOTAL PERCENT COLLECTED	100.32%	100.32%	100.32%	100.32%

D.

Middle Village

Community Development District

Check Run Summary

July 31, 2026

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	7/6/26	1880	\$ 1,488.00
	7/14/26	1881-1884	9,081.35
	7/31/26	1885-1887	37,501.29
Sub-Total			\$ 48,070.64
Recreation Fund			
Accounts Payable - HW	7/6/26	1341-1351	\$ 11,693.79
	7/14/26	1352-1354	39,319.27
	7/31/26	1355-1374	73,494.09
Sub-Total			\$ 124,507.15
Capital Reserve Fund			
Accounts Payable	7/14/26	965	\$ 3,043.52
	7/31/26	966-971	19,809.18
Sub-Total			\$ 22,852.70
Total			\$ 195,430.49

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
7/06/26	00119	6/29/26	3763915 MAY GENERAL SERVICES	2026	05	310-51300-31500			KUTAK ROCK LLP	*	1,488.00	1,488.00	001880
7/14/26	00026	7/01/26	2620 JUL MANAGEMENT FEES	2026	07	310-51300-34000				*	6,375.75		
		7/01/26	2620 JUL WEBSITE ADMIN	2026	07	310-51300-52000				*	221.25		
		7/01/26	2620 JUL INFO TECH	2026	07	310-51300-35100				*	250.67		
		7/01/26	2620 JUL DISSEM AGENT SRVCS	2026	07	310-51300-31300				*	344.08		
		7/01/26	2620 OFFICE SUPPLIES	2026	07	310-51300-51000				*	1.05		
		7/01/26	2620 POSTAGE	2026	07	310-51300-42000				*	108.75		
		7/01/26	2620 COPIES	2026	07	310-51300-42500				*	212.40		
		7/01/26	2620 TELEPHONE	2026	07	310-51300-41000				*	33.65		
									GOVERNMENTAL MANAGEMENT SERVICES			7,547.60	001881
7/14/26	00024	7/01/26	29955 ARBIT-SE2018 FYE 03/31/26	2026	07	310-51300-31600			GRAU AND ASSOCIATES	*	600.00	600.00	001882
7/14/26	00117	7/02/26	26-00245 NTC OF BOS MTG	2026	07	310-51300-48000			JACKSONVILLE DAILY RECORD	*	76.25	76.25	001883
7/14/26	00125	7/07/26	195394 JUN ENGINEERING SERVICES	2026	06	310-51300-31100			MATTHEWS DESIGN GROUP LLC	*	857.50	857.50	001884
7/31/26	00124	7/24/26	07242026 FY26 DEBT SRVC ASSESSMENT	2026	07	300-20700-10300			HANCOCK WHITNEY BANK	*	29,484.59	29,484.59	001885
7/31/26	00119	7/21/26	3777994 JUN GENERAL SERVICES	2026	06	310-51300-31500			KUTAK ROCK LLP	*	2,913.54	2,913.54	001886
7/31/26	00128	7/28/26	68500 FY27 ASMNT MAILED NOTICES	2026	07	310-51300-42500				*	2,719.48		
		7/28/26	68500 FY27 ASMNT MAILED NOTICES	2026	07	310-51300-42000			CHEROKEE PRINTING INC	*	2,383.68	5,103.16	001887
TOTAL FOR BANK A											48,070.64		
MVIL MIDDLE VILLAGE TLEE													

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
TOTAL FOR REGISTER						48,070.64	

MVIL MIDDLE VILLAGE TLEE

KUTAK ROCK LLP

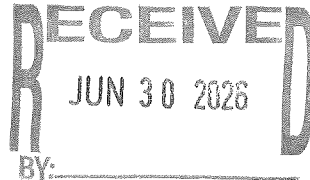
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 29, 2026



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3763915

Client Matter No. 14323-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3763915
14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

05/03/26	M. Eckert	0.70	283.50	Review draft minutes and provide comments
05/08/26	K. Haber	0.40	114.00	Prepare May meeting agenda memorandum
05/10/26	M. Eckert	0.20	81.00	Prepare for board meeting
05/11/26	M. Eckert	1.50	607.50	Prepare for and attend board meeting; review elevator repair proposal
05/12/26	K. Haber	0.70	199.50	Prepare agreement for elevator services; correspond with Giles and Soriano regarding same
05/14/26	M. Eckert	0.20	81.00	Research termination of elevator contract; follow up from board meeting
05/19/26	M. Eckert	0.30	121.50	Prepare for and attend agenda call
TOTAL HOURS		4.00		

KUTAK ROCK LLP

Middle Village CDD

June 29, 2026

Client Matter No. 14323-1

Invoice No. 3763915

Page 2

TOTAL FOR SERVICES RENDERED	\$1,488.00
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TOTAL CURRENT AMOUNT DUE	<u>\$1,488.00</u>
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Governmental Management Services, LLC

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

Invoice

Invoice #: 2620

Invoice Date: 7/1/26

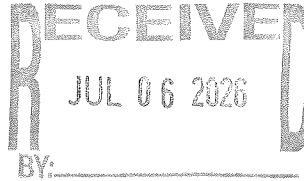
Due Date: 7/1/26

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 - July 2026		6,375.75	6,375.75
Website Administration - July 2026		221.25	221.25
Information Technology - July 2026		250.67	250.67
Dissemination Agent Services - July 2026		344.08	344.08
Office Supplies		1.05	1.05
Postage		108.75	108.75
Copies		212.40	212.40
Telephone		33.65	33.65
Total			\$7,547.60
Payments/Credits			\$0.00
Balance Due			\$7,547.60

Grau and Associates

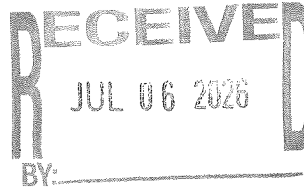
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Middle Village Community Development District
1001 Bradford Way
Kingston, TN 37763

Invoice No. 29955
Date 07/01/2026



SERVICE	AMOUNT
Project: Arbitrage - Series 2018 FYE 3/31/26 Arbitrage Services	
Arbitrage	\$ 600.00
Subtotal:	600.00
Total	600.00
Current Amount Due	\$ 600.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

July 2, 2026

Date

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

Serial #	26-00245C	PO/File #		\$76.25
				Payment Due
Notice of Meeting of the Board of Supervisors				
				\$76.25
Middle Village Community Development District				Publication Fee
Case Number				Amount Paid
Publication Dates	7/2			
County	Clay			

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

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

If your payment is being
mailed, please reference
Serial # 26-00245C 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, July 13, 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) 940-5860) 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
Jul. 2 00 (26-00245C)

Project Manager Michael Williams

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

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

July 07, 2026

Invoice # 195394

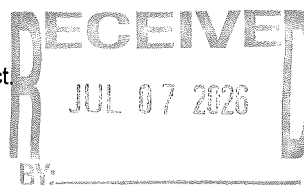
Project 0000021874.0000 24016.00 - Middle Village CDD

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

- Coordination
- Follow up and walk through of previous annual report

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 June 30, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Inspector 2	4.00	180.00	720.00	
CAD Designer III	.75	150.00	112.50	
Project Coordinator 2	.25	100.00	25.00	
Total Labor				857.50
			Total Due:	857.50

Billed to Date

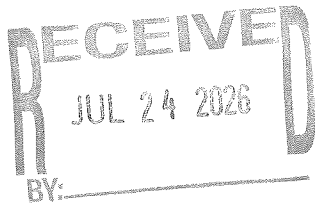
	Current Due	Prior Billed	Billed to Date
Labor	857.50	31,110.00	31,967.50
Expense	0.00	223.18	223.18
Unit	0.00	43.78	43.78
Interest	0.00	23.93	23.93
Totals	857.50	31,400.89	32,258.39

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

LICENSE #26535, LB8590, LA8666877

Invoices are due upon receipt.

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



**Middle Village
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
July 24, 2026	\$29,484.59	Oksana Kuzmuk

Payable to:

Hancock Whitney Bank #124

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

FY26 Debt Service Assessment
(Attach supporting documentation for request)

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

KUTAK ROCK LLP

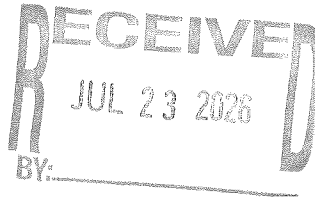
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 21, 2026



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3777994

Client Matter No. 14323-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3777994
14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

06/01/26	M. Eckert	1.40	567.00	Review draft minutes and provide comments; follow up from board meeting; review amenity policies
06/05/26	M. Eckert	0.10	40.50	Confer with Soriano; prepare for board meeting
06/05/26	K. Haber	1.30	370.50	Prepare budget documents; correspond with Giles and Hogge regarding same; prepare board meeting agenda memorandum
06/07/26	K. John	0.10	30.50	Research matters pertaining to statutory requirements for public notices resulting from legislative changes
06/08/26	M. Eckert	1.60	648.00	Confer with Giles; review budget; prepare for and attend board meeting
06/09/26	K. Haber	0.60	171.00	Prepare extension of landscape services agreement; correspond with Soriano and Giles regarding same
06/22/26	M. Eckert	0.10	40.50	Prepare for election; review supervisor of elections website

KUTAK ROCK LLP

Middle Village CDD

July 21, 2026

Client Matter No. 14323-1

Invoice No. 3777994

Page 2

06/24/26	M. Eckert	1.60	648.00	Prepare for and attend agenda call; research and draft letter to elevator company; review budget process schedule and status
06/30/26	K. Metin	1.30	364.00	Prepare notice of rulemaking and notice of rule development; prepare resolution setting hearing for the revised rules of procedure; prepare resolution adopting the rules of procedure; prepare revised rules of procedure

TOTAL HOURS	8.10
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TOTAL FOR SERVICES RENDERED	\$2,880.00
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DISBURSEMENTS

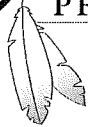
Freight and Postage	33.54
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TOTAL DISBURSEMENTS	<u>33.54</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$2,913.54</u>
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CHEROKEE

PRINTING, INC.

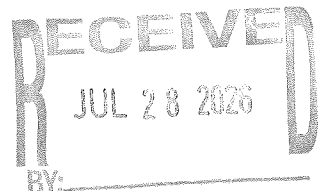


3733 Adirolf Rd
Jacksonville, FL 32207
(904)398-2852

Invoice

Date	Invoice #
7/28/2026	68500

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

Ship To


Job No	P.O. Number	Terms	Ship	Via
		Due on receipt	7/28/2026	

Quantity	Item Code	Description	Amount
3,056	CASS Certify	Middle Village CDD Load, read, convert files, CASS Certify addresses to enable automation based postage rates: Create automation based sack/tray tags & postal documents: format for inkjet addressing	348.87
1	Form Layout	Form layout & preparation	37.50
3,056	Printing	Laser 1 sheet front & back	1,069.60
3,056	Fold	Fold Materials	196.90
3,056	Insert	Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	275.68
3,076	Printing	#10 Window envelope printed one color black ink	790.93
3,056	Postage	Postage	2,383.68
Total			\$5,103.16

AP300R
*** CHECK NOS. 001341-001374

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
MIDDLE VILLAGE - REC FUND
BANK E HANCOCK WHITNEY

RUN 7/31/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/06/26	01276	6/24/26 06242026 DEPOSIT	202606 300-36900-10300	AMANDA FOSKEY	*	100.00	100.00 001341
7/06/26	01277	6/30/26 06302026 DEPOSIT	202606 300-36900-10300	DASHAUN CLARK	*	100.00	100.00 001342
7/06/26	01278	6/30/26 06302026 DEPOSIT	202606 300-36900-10300	DIA TUNSIL	*	500.00	500.00 001343
7/06/26	01279	6/30/26 06302026 DEPOSIT	202606 300-36900-10300	ELIAS CHAMMA	*	100.00	100.00 001344
7/06/26	00026	6/17/26 2618 MAY FACILITY MAINTENANCE	202605 330-57200-34400	GOVERNMENTAL MANAGEMENT SERVICES	*	1,040.00	1,040.00 001345
7/06/26	00026	6/25/26 2621 6/22 TENNIS REVENUE	202606 300-36900-10200	GOVERNMENTAL MANAGEMENT SERVICES	*	2,646.00	2,646.00 001346
7/06/26	00026	6/30/26 2624 6/27 FACILITY EVENT STAFF	202606 300-36900-10300	GOVERNMENTAL MANAGEMENT SERVICES	*	812.50	812.50 001347
7/06/26	00026	6/30/26 2625 6/30 TENNIS REVENUE	202606 300-36900-10200	GOVERNMENTAL MANAGEMENT SERVICES	*	1,287.00	1,287.00 001348
7/06/26	01281	7/01/26 07012026 DEPOSIT	202607 300-36900-10300	JOSEPH CACCAM	*	100.00	100.00 001349
7/06/26	00139	7/01/26 13129563 JUL POOL CHEMICALS	202607 330-57200-46400	POOLSURE	*	4,508.29	4,508.29 001350
7/06/26	01280	6/24/26 06242026 DEPOSIT	202606 300-36900-10300	TRACIE ROBINSON	*	500.00	500.00 001351
7/14/26	00026	6/30/26 2626 JUN PHONES	202606 330-57200-41000		*	88.02	

MVIL MIDDLE VILLAGE TLEE

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*** CHECK NOS. 001341-001374

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
MIDDLE VILLAGE - REC FUND
BANK E HANCOCK WHITNEY

RUN 7/31/26

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		6/30/26 2626	202606 330-57200-51000		*	3.00	
		JUN OFFICE SUPPLIES					
		6/30/26 2626	202606 330-57200-49400		*	959.24	
		JUN SPECIAL EVENTS					
		6/30/26 2626	202606 330-57200-34400		*	985.35	
		JUN TENNIS MAINTENANCE					
		6/30/26 2626	202606 310-51300-49300		*	870.66	
		JUN PERMITS/LICENSES					
				GOVERNMENTAL MANAGEMENT SERVICES			2,906.27 001352
7/14/26	00026	7/01/26 2622	202607 310-51300-34000		*	31,206.75	
		JUL FACILITY MANAGEMENT					
				GOVERNMENTAL MANAGEMENT SERVICES			31,206.75 001353
7/14/26	00261	7/01/26 384	202607 330-57200-34200		*	5,206.25	
		JUL JANITORIAL SERVICES					
				RIVERSIDE MANAGEMENT SERVICES INC			5,206.25 001354
7/31/26	01282	7/20/26 07202026	202607 300-36900-10300		*	100.00	
		DEPOSIT REFUND					
				AMY WELZ			100.00 001355
7/31/26	00256	4/29/25 847	202510 320-57200-34510		*	420.00	
		MAY ADMIN FEES					
		4/29/25 847	202510 320-57200-34510		*	192.50	
		MAY ADMIN SCHED					
				CLAY COUNTY SHERIFF'S OFFICE			612.50 001356
7/31/26	01283	7/17/26 07172026	202607 300-36900-10300		*	100.00	
		DEPOSIT REFUND					
				DANIEL COIMBRA			100.00 001357
7/31/26	01165	7/17/26 278589	202607 330-57200-62100		*	260.00	
		JUL PREVENTATIVE MAINT					
				ALLWAYS IMPROVING LLC			260.00 001358
7/31/26	00026	7/17/26 2629	202606 330-57200-62000		*	5,739.00	
		JUN FACILITY MAINTENANCE					
		7/17/26 2629	202606 320-57200-46500		*	5,889.56	
		JUN COMMON AREA MAINT					
		7/17/26 2629	202606 330-57200-46630		*	50.00	
		JUN LIGHTING REPAIRS					
		7/17/26 2629	202606 330-57200-34400		*	4,994.00	
		JUN TENNIS COURT MAINT					
		7/17/26 2629	202606 330-57200-49400		*	300.00	
		JUN SPECIAL EVENTS					
				GOVERNMENTAL MANAGEMENT SERVICES			16,972.56 001359
				MVIL MIDDLE VILLAGE TLEE			

AP300R
*** CHECK NOS. 001341-001374

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
MIDDLE VILLAGE - REC FUND
BANK E HANCOCK WHITNEY

RUN 7/31/26

PAGE 3

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/31/26	00026	7/17/26 2631 JUN FACILITY MAINTENANCE	202606 330-57200-34400	GOVERNMENTAL MANAGEMENT SERVICES	*	1,040.00	1,040.00 001360
7/31/26	00026	7/10/26 2627 7/9 TENNIS REVENUE	202607 300-36900-10200	GOVERNMENTAL MANAGEMENT SERVICES	*	1,089.00	1,089.00 001361
7/31/26	00026	7/13/26 2628 7/11 FACILITY EVENT STAFF	202607 300-36900-10300	GOVERNMENTAL MANAGEMENT SERVICES	*	362.50	362.50 001362
7/31/26	00026	7/17/26 2632 7/16 TENNIS REVENUE	202607 300-36900-10200	GOVERNMENTAL MANAGEMENT SERVICES	*	1,732.50	1,732.50 001363
7/31/26	00026	7/23/26 2634 7/22 TENNIS REVENUE	202607 300-36900-10200	GOVERNMENTAL MANAGEMENT SERVICES	*	1,075.50	1,075.50 001364
7/31/26	01284	7/17/26 07172026 DEPOSIT REFUND	202607 300-36900-10300	KRISTINA HAYES	*	100.00	100.00 001365
7/31/26	00062	7/01/26 386195B JUL LAKE MAINTENANCE	202607 320-57200-46800	THE LAKE DOCTORS	*	1,594.00	1,594.00 001366
7/31/26	01285	7/20/26 07202026 DEPOSIT REFUND	202607 300-36900-10300	LATISHA JONES UCHE	*	100.00	100.00 001367
7/31/26	01138	7/20/26 07202026 DEPOSIT REFUND	202607 300-36900-10300	MARGARITA SILVA EVANGELISTA	*	100.00	100.00 001368
7/31/26	00308	7/08/26 50003 JUL PEST CONTROL	202607 330-57200-62100	PAULA'S PEST CONTROL INC	*	175.00	175.00 001369
7/31/26	01286	7/20/26 07202026 DEPOSIT REFUND	202607 300-36900-10300	RAYMOND COLON	*	700.00	700.00 001370
7/31/26	01268	6/02/26 06022026 DEPOSIT REFUND	202606 300-36900-10300	ROSE TILUS	*	500.00	500.00 001371

MVIL MIDDLE VILLAGE TLEE

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*** CHECK NOS. 001341-001374

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
MIDDLE VILLAGE - REC FUND
BANK E HANCOCK WHITNEY

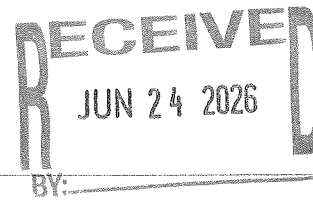
RUN 7/31/26

PAGE 4

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/31/26	01287	7/17/26 07172026	202607 300-36900-10300	DEPOSIT REFUND	*	100.00	
				SAKINAH HOYTE			100.00 001372
7/31/26	00704	7/01/26 29712	202607 320-57200-46200	JUL LANDSCAPE MAINTENANCE	*	46,435.83	
				VERDEGO LLC			46,435.83 001373
7/31/26	00786	6/23/26 48511	202606 330-57200-34400	SCREEN PRINT FRONT 3COLOR	*	344.70	
				WINNING CONCEPTS USA INC			344.70 001374
TOTAL FOR BANK E						124,507.15	
TOTAL FOR REGISTER						124,507.15	

MVIL MIDDLE VILLAGE TLEE

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - AMANDA FOSKEY
Date: June 24, 2026 at 3:22 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) 11:00 A.M. to 3:00 P.M. (ET 11:30am-2:30pm)
 - DATE OF VENUE – JUNE 20, 2026
 - RESIDENT – **AMANDA FOSKEY**
 - ADDRESS – 3498 WORTHINGTON OAKS DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via APPLE PAY (3469):
 - DATED: 4/29/26
 - APPROVAL CODE: 04448Z
 - 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.

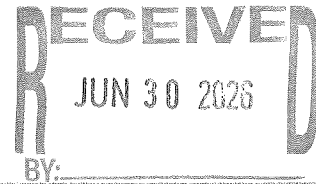
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - DASHAUN CLARK
Date: June 30, 2026 at 4:09 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) 11:00 A.M. to 3:00 P.M. (ET 11:30am-2:30pm)
 - DATE OF VENUE – JUNE 27, 2026
 - RESIDENT – **DASHAUN CLARK**
 - ADDRESS – 9156 RED BIRD LANE, **JACKSONVILLE, FL 32220**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (1608):
 - DATED: 6/9/26
 - APPROVAL CODE: 754942
 - 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**

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Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation

venuerentals@oakleafresidents.com

(904) 770-4661 voice email

(904) 375-9285 ext. 3

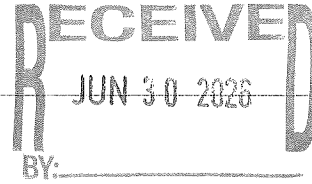
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - DIA TUNSIL
Date: June 30, 2026 at 4:00 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 12:00 P.M. to 8:00 P.M. (ET 2:00pm-6:00pm)
 - DATE OF VENUE – JUNE 27, 2026
 - NON-RESIDENT – **DIA TUNSIL**
 - ADDRESS – 652 CRYSTAL WAY, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - **\$500.00**
 - BOOKING FEE/DEPOSIT was via VISA (1481):
 - DATED: 4/9/25
 - APPROVAL CODE: 027328
 - 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 **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.

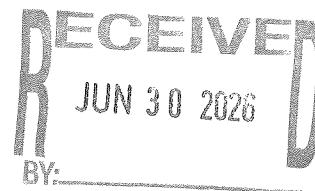
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - ELIAS CHAMMA
Date: June 30, 2026 at 4:03 PM
To: Todd Polvere tpolvere@gmsnf.com, 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) 3:00 P.M. to 7:00 P.M. (ET 3:30-6:30pm)
 - DATE OF VENUE – JUNE 28, 2026
 - RESIDENT – **ELIAS CHAMMA**
 - ADDRESS – 575 OAKLEAF PLANTATION PARKWAY #1606, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via MC (3219):
 - DATED: 5/29/26
 - APPROVAL CODE: 09456P
 - 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**

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

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Invoice

Invoice #: 2618
Invoice Date: 6/17/26
Due Date: 6/17/26
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2026 (Tennis)	26	40.00	1,040.00
Tennis Ct Maint. 2,330.572.3440			
RECEIVED JUN 24 2026 BY: _____ Alison Moring 6-24-26			
Total			\$1,040.00
Payments/Credits			\$0.00
Balance Due			\$1,040.00

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/26	2	J.S.	Clean and sweep tennis courts.
5/4/26	2	J.S.	Clean and sweep tennis courts.
5/6/26	2	J.S.	Clean and sweep tennis courts.
5/8/26	2	J.M.	Clean and sweep tennis courts.
5/11/26	2	J.M.	Clean and sweep tennis courts.
5/13/26	2	J.S.	Clean and sweep tennis courts.
5/15/26	2	J.S.	Clean and sweep tennis courts.
5/18/26	2	J.S.	Clean and sweep tennis courts.
5/20/26	2	J.S.	Clean and sweep tennis courts.
5/22/26	2	J.S.	Clean and sweep tennis courts.
5/25/26	2	J.S.	Clean and sweep tennis courts.
5/27/26	2	J.S.	Clean and sweep tennis courts.
5/29/26	2	J.S.	Clean and sweep tennis courts.

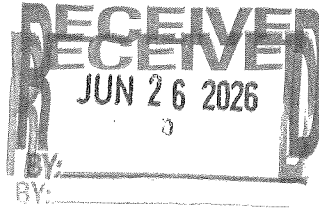
TOTAL	<u>26</u>
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Governmental Management Services, LLC

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

Invoice**Bill To:**

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



Invoice #: 2621

Invoice Date: 6/25/26

Due Date: 6/25/26

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Tennis Revenue- Funds Deposited 6/22/26		2,646.00	2,646.00
		Total	\$2,646.00
		Payments/Credits	\$0.00
		Balance Due	\$2,646.00

Middle Village CDD

Breakdown of Revenues

6.22.26

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

01/00/00 \$ 2,940.00 \$ 2,646.00 \$ 294.00

Subtotal \$ 2,940.00 \$ 2,646.00 \$ 294.00

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 \$ 2,940.00 \$ 2,646.00 \$ 294.00

Wells Fargo Bank
Transaction Receipt

Branch #0066070 01 Deposit

Account Number XXXXXXXXX4262
CHK 00102

Number of Checks 24
Check Listing

\$60.00
\$40.00
\$225.00
\$40.00
\$40.00
\$120.00
\$120.00
\$40.00
\$60.00
\$120.00
\$225.00
\$150.00
\$40.00
\$150.00
\$225.00
\$150.00
\$150.00
\$120.00
\$180.00
\$150.00
\$40.00
\$195.00
\$150.00
\$150.00

Total Checks Amount \$2,940.00
Total Deposit \$2,940.00

Transaction #007 2122
03:03PM 06/22/26
Deposit Credit Date: 06/22/26

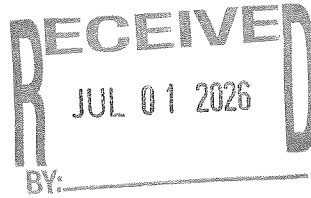
Thank you, SARA

Governmental Management Services, LLC

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

Invoice**Invoice #:** 2624**Invoice Date:** 6/30/26**Due Date:** 6/30/26**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 27, 2026	32.5	25.00	812.50
Total			\$812.50
Payments/Credits			\$0.00
Balance Due			\$812.50

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>
32.5	Facility Event Staff	\$ 25.00	\$ 812.50

Covers Period End: June 27, 2026

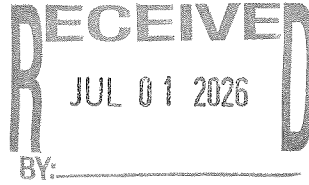
Amenities Revenue # 2.300.369.103

Governmental Management Services, LLC

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

Invoice**Invoice #:** 2625**Invoice Date:** 6/30/26**Due Date:** 6/30/26**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 6/30/26		1,287.00	1,287.00
		Total	\$1,287.00
		Payments/Credits	\$0.00
		Balance Due	\$1,287.00

Wells Fargo Bank
Transaction Receipt

Branch #0066070 08 Deposit

Account Number XXXXXXXXX4262
CHK 00182

Number of Checks 11
Check Listing

\$150.00
\$150.00
\$150.00
\$150.00
\$180.00
\$50.00
\$220.00
\$50.00
\$120.00
\$120.00
\$80.00

Total Checks Amount \$1,430.00
Total Deposit \$1,430.00

Transaction #020 2024
01:11PM 06/30/26
Deposit Credit Date: 06/30/26

Thank you, KATHERINE

Middle Village CDD

Breakdown of Revenues

6,30.26

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

01/00/00 \$ 1,430.00 \$ 1,287.00 \$ 143.00

Subtotal \$ 1,430.00 \$ 1,287.00 \$ 143.00

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

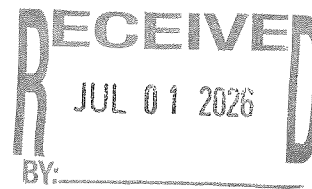
Total Revenues \$ 1,430.00 \$ 1,287.00 \$ 143.00

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - JOSEPH CACCAM

Date: July 1, 2026 at 12:54 PM

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

Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com, Oakleaf Venues venuerentals@oakleafresidents.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 3:30 P.M. to 7:30 P.M. (ET 4:00-7:00pm)
 - DATE OF VENUE – JUNE 27, 2026
 - RESIDENT – **JOSEPH CACCAM**
 - ADDRESS – 402 HEARTHSIDE COURT, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (5667):
 - DATED: 6/12/26
 - APPROVAL CODE: 092662
 - 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

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.



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

Invoice

Date
Invoice#

7/1/2026
131295635994

Terms	Net 20
Due Date	7/21/2026
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

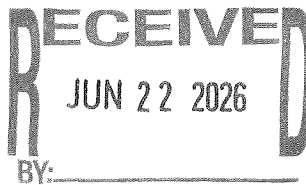
Subtotal \$4,508.29

Tax \$0.00

Total \$4,508.29

Amount Paid/Credit Applied \$0.00

Balance Due \$4,508.29

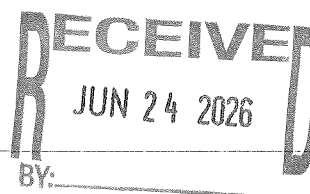


[Click Here to Pay Now](#)



131295635994

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - TRACIE ROBINSON
Date: June 24, 2026 at 5:05 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 12:00 P.M. to 12:00 A.M. (ET 4:00pm-8:00pm)
 - DATE OF VENUE – JUNE 20, 2026
 - NON-RESIDENT – **TRACIE ROBINSON**
 - ADDRESS – 3520 LAUREL MILL DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$500.00**
 - BOOKING FEE/DEPOSIT was via VISA (5645):
 - DATED: 9/12/25
 - APPROVAL CODE: 043370
 - 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 **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
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

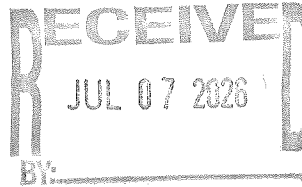
www.OakLeafResidents.com

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.

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

Invoice #: 2626
Invoice Date: 6/30/26
Due Date: 6/30/26
Case:
P.O. Number:

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



Total	\$5,949.79
Payments/Credits	\$0.00
Balance Due	\$5,949.79

\$2,906.27

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

Purchase Date	Vendor	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
5/27/2026	At Home Store	322.48	Repair and Replacement	34.600.538.64000	322.48	034.600.538.621		322.48
5/27/2026	1and1ionos	6.00	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	6
5/28/2026	Clay County	870.66	Permits/Licenses	2.310.513.49300	870.66			870.66
5/28/2026	Clay County	870.66	Permits/Licenses			2.320.572.49300	870.66	870.66
5/29/2026	Walmart	122.12	Special Event	2.330.572.49400	61.06	2.320.572.49400	61.06	122.12
5/29/2026	Pizza Hut	132.99	Special Event	2.330.572.49400	66.5	2.320.572.49400	66.49	132.99
5/29/2026	Pizza Hut	125.49	Special Event	2.330.572.49400	62.74	2.320.572.49400	62.75	125.49
5/29/2026	Pizza Hut	101.01	Special Event	2.330.572.49400	50.5	2.320.572.49400	50.51	101.01
5/29/2026	Pizza Hut	127.99	Special Event	2.330.572.49400	63.99	2.320.572.49400	64	127.99
5/29/2026	Pizza Hut	84.99	Special Event	2.330.572.49400	42.49	2.320.572.49400	42.5	84.99
5/29/2026	Publix	19.32	Special Event	2.330.572.49400	9.66	2.320.572.49400	9.66	19.32
5/29/2026	Publix	135.60	Special Event	2.330.572.49400	67.8	2.320.572.49400	67.8	135.6
5/29/2026	Publix	119.01	Special Event	2.330.572.49400	59.5	2.320.572.49400	59.51	119.01
5/30/2026	Florida Pop Up	475.00	Special Event	2.330.572.49400	475			475
5/30/2026	Amazon	171.96	Repair and Replacement	34.600.538.64000	85.98	034.600.538.621	85.98	171.96
5/31/2026	Colorado Time Systems	175.00	Repair and Replacement	34.600.538.64000	175			175
5/31/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
5/31/2026	Amazon	531.15	Repair and Replacement	34.600.538.64000		034.600.538.621	531.15	531.15
5/31/2026	Amazon	181.97	Repair and Replacement	34.600.538.64000	90.98	034.600.538.621	90.99	181.97

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

6/1/2026	Freshwater systems	496.10	Repair and Replacement	34.600.538.64000	248.05	034.600.538.621	248.05	496.1
6/1/2026	FullCircle Padding	117.74	Repair and Replacement	34.600.538.64000		034.600.538.621	117.74	117.74
6/1/2026	AED Superstore	822.23	Repair and Replacement	34.600.538.64000	411.11	034.600.538.621	411.12	822.23
6/2/2026	RingCentral	176.04	Phones	2.330.572.4100	88.02	2.320.572.4100	88.02	176.04
6/4/2026	UPS Store	118.92	Repair and Replacement	34.600.538.64000	59.46	034.600.538.621	59.46	118.92
6/6/2026	Amazon	226.26	Repair and Replacement	34.600.538.64000	113.13	034.600.538.621	113.13	226.26
6/6/2026	Amazon	497.40	Repair and Replacement	34.600.538.64000	248.7	034.600.538.621	248.7	497.4
6/7/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
6/8/2026	landlionos	24.00	Repair and Replacement	34.600.538.64000	12	034.600.538.621	12	24
6/14/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
6/16/2026	HeadPenn	985.35	Tennis Maintenance	2.330.572.34400	985.35			985.35
6/18/2026	Walmart	148.64	Repair and Replacement	34.600.538.64000	74.32	034.600.538.621	74.32	148.64
6/21/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
6/23/2026	arkansas flag	185.63	Repair and Replacement	34.600.538.64000	185.63	034.600.538.621		185.63
6/24/2026	Batteries Plus	55.90	Repair and Replacement	34.600.538.64000	27.95	034.600.538.621	27.95	55.9
6/24/2026	advanced auto	224.13	Repair and Replacement	34.600.538.64000	224.13	034.600.538.621		224.13
6/25/2026	Pats nursery	650.55	Repair and Replacement	34.600.538.64000		034.600.538.621	650.55	650.55
6/25/2026	Pats nursery	744.60	Repair and Replacement	34.600.538.64000	744.6	034.600.538.621		744.6

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

Totals by GL

Double Branch: \$4,137.06

2.320.572.4100 (DB Phones) – \$88.02
2.320.572.5100 (DB Office Supplies) – \$3.00
34.600.538.6200 (DB Repair and Replacements) - \$2,691.10
2.320.572.49300 (DB Permits/Licenses) – \$870.66
2.320.572.49400 (DB Special Events) – \$484.28

Middle Village: \$5,949.79

2.330.572.4100 (MV Phones) – \$88.02
2.310.513.49300 (MV Office Supplies) – \$3.00
34.600.538.64000 (MV repair & replacements) – \$3,043.52
2.330.572. 49400 (MV Special Events) - \$959.24
2.330.572.34400 (MV Tennis Maintenance) - \$985.35
2.310.513.49300 (MV Permits/Licenses) - \$870.66

Advance Auto Parts

Service is our best part.

Store # 06971

6251 Highway 100, Ste. 100 E
Jacksonville FL 32244 (904) 778-2723
06/24/26 11:55 REG 04 TRN# 3117 Zaylee B.

ITEM	QTY	PRICE	TOTAL
BATTERY-SILVER 1 EA DHS 2040409			
34784	1	\$184.99	\$184.99
24 MO.FREE REPL 0 MO.PRORATED			
BATTERY FEE			
	1	\$1.50	\$1.50
CORE - BATTERY-SILVER 1 92040409			
34784		\$22.00	\$22.00
2 YR FREE REPLACEMENT			
Sub Total			\$208.49
T1 Tax @	7.6000%		\$15.64
Total			\$224.13

\$224.13 PURCHASE @ 11:55 AM
AmEx *****3053 CHIP REA
AUTH 006376 APPROVED REF 087104311702
ENV CARD 1 MERCH 315489 1 TERM 4
Issuer ARQC AE38D61B0C046D06
_PID A000000025010801

Order 850953

AED Superstore
1800 US Hwy 51 N
Woodruff, WI 54568

Date Ordered:
5/30/2026
Order Number:
850953

Billing Address

Jay Soriano
GMS LLC
475 W Town Pl
Suite 114
St Augustine, FL 32092-3649 - US
(904)342-1441
jsoriano@gmsnf.com

SHIPPING ADDRESS

Jay Soriano
GMS LLC
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065-4259 - US

Shipping Method:
FEDEX - Ground - 1-5 business days (2.40lbs.)
Payment Type:
Online Credit Card

Item ID	ITEMS	PRICE	QTY	TOTAL
8900-0800-01	ZOLL Replacement CPR-D-Padz	\$237.00	2	\$474.00
8900-0810-01	ZOLL pedi-padz II	\$131.00	2	\$262.00

× Hi. Need any help?

Discount(s): \$0.00

Taxes: \$57.36

Shipping: \$28.87

TOTAL: \$822.23

BatteriesPlus+

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

Receipt

Customer: Middle Village Community
Customer #: 8182
Original Order: P92767826
PO#: JS 06/24/26

Sale Items

6LA12-8F2 2 @ 55.90
27.95
12V BAH LEAD
DURA12-8F2
Full Warranty Until 6/24/2027

Item Subtotal 55.90
Tax 0.00
Tax Exempt # 85-80120600290-
0
Tax Over/Under Tax Exempt - Other
Tax Exempt Expire 12/31/2023
Date
Total 55.90

AMEX XXXXXXXXXXXXX3053 55.90

Contactless
M/Chip or
Visa Smart
Card
894676

Sale Amount Received 55.90

Invoice

Colorado Time Systems
1551 East 11th Street
Loveland, CO 80537

Invoice Number: 2025267-IN
Invoice Date: 6/1/2026

Order Number: 2097662
Order Date: 6/1/2026
Salesperson: PW2
Customer Number: 0020643

Sold To:

OAKLEAF RESIDENTS ASSOCIATION
ATTN: JAY SORIANO
370 OAKLEAF VILLAGE PARKWAY
ORANGE PARK, FL 32065

Confirm To:

JAY SORIANO

Ship To:

MIDDLE VILLAGE CCD
ATTN: JAY SORIANO
370 OAKLEAF VILLAGE PARKWAY
ORANGE PARK, FL 32065

Customer P.O.			Ship VIA		F.O.B.	Terms
ONLINE 8933			BESTWAY		ORIGIN	NET 30 DAYS
Ordered	Quantity Shipped	Back Ordered	Unit	Item Number	Description	
1.0000	1.0000	0.0000	EA	M2-25	MICROPHONE- START- PHONE PLUG-	

Unbilled Amount on Back Order

0.00

Subtotal	160.00
Less Discount:	0.00
Freight:	15.00
Sales Tax:	0.00
Total Invoice	175.00

PAT'S NURSERY, INC.
 7060 HIGHWAY 17
 FLEMING ISLAND, FLORIDA 32033
 (904) 284-2011

PAT'S NURSERY, INC.
 7060 HWY 17
 FLEMING ISLAND, FL 32033-1117
 (904) 284-2011

Order

144927 Double Branch Nursery
 Development District

Cashier: Susan B
 25-Jun-2026 1:33 PM

Transaction 68/075

2 Plant	\$249.00
1 ea ea \$124.50/ea	
2 Plant	\$198.00
1 ea ea \$99.00/ea	
1 Plant	\$69.05
1 ea ea \$69.05/ea	
3 Annual Tree	\$47.85
1 ea ea \$15.95/ea	
1 Bone Meal (8 bag)	\$24.95
1 bag ea \$24.95/bag	
2 Palm Fertilizer 20"	\$59.00
1 bag ea \$29.50/bag	

Total \$650.55

CREDIT CARD SALE \$650.55

AMEX 3063

Retain this copy for statement validation

25-Jun-2026 1:34 PM
 \$650.55 | Method: CONTACTLESS
 AMEX 00001 00001 XXXXX XXXX XXXX 10001
 VALIDITY: 01/01/2025 - 12/31/2026
 Reference ID: 01/01/2025 15425
 Auth ID: 022721
 MID: 00000000000000000000000000000000
 AID: A0000000024010001
 Authentication: AMEX
 SUCCESS

Any claims of quality problems must be reported within 24 hours of purchase. Not responsible for damage while loading vehicle



WTR021091416

Order ID: XZHP2644AA

Payment: WGBR35185F7H

Close Privacy Policy
<https://www.patnursery.com/privacy>

CUSTOMER INFORMATION		PHONE		DATE	
NAME		904-562-6249		6-24-26	
ADDRESS		Double Branch / Jay Soriano			
QTY	DESCRIPTION	PRICE	AMOUNT		
2	15' Single Pygmy Palm	124.50	249.00		
2	15' Hibiscus Tree	99.00	198.00		
1	7' White Bird Paradise	69.05	69.05		
3	Thorp Red Cedar	15.95	47.85		
1	15' Bone Meal	24.95	24.95		
2	15' Palm Fertilizer	29.50	59.00		
* pulled Palm 6'					
Taxes: 8/0					
ANY CLAIMS OF QUALITY PROBLEMS MUST BE REPORTED WITHIN 24 HOURS OF PURCHASE.		TAX	47.85		
RECEIVED BY		TOTAL	1600.55		

All claims and returned goods MUST be accompanied by this bill.

144927

Thank You

PIZZA HUT DELIVERY

** FUTURE DATE **
** DUE: 05/29/2026 at 12:45 PM **

Ticket #00000

Item Count: 10

ENTERED BY
SHANNON
038661 05/27/2026 11:07 AM

JAY
370 OAKLEAF VILLAGE PKWY
JACKSONVILLE FL 32065

904-562-0249
Other

xy: A-0

04	1	1aRge3topp Large Hand toss Cheese Pepperoni	10.00
05	1	1aRge3topp Large Hand toss Cheese Pepperoni	10.00
06	1	1aRge3topp Large Hand toss Cheese	10.00
07	1	1aRge3topp Large Hand toss Cheese	10.00
08	1	1aRge3topp Large Hand toss Cheese	10.00
09	1	1aRge3topp Large Hand toss Cheese	10.00
10	1	1aRge3topp Large Hand toss Cheese	10.00
Subtotal			100.00
Delivery Charge			5.49
SALES TAX			7.50
Balance Due			112.99

Driver gratuity
not included

ICONIC CHECK
YOUR ORDER WAS CHECKED BY:

01	1	1aRge3topp Large Hand toss Cheese Pepperoni	10.00
02	1	1aRge3topp Large Hand toss Cheese Pepperoni	10.00
03	1	1aRge3topp Large Hand toss Cheese Pepperoni	10.00

PIZZA HUT
DELIVERY

** DUE NOW **
** DUE: 05/29/26 at 02:45PM **

Ticket # 0028
Item Count: 6

ENTERED BY
SHANNON
038661

05/29/26

02:10PM

JAY
370 OAKLEAF VILLAGE PKWY
JACKSONVILLE FL 32065

(904)562-0249

xy: A-09

03 1 laRge3topp 10.00
Large
Hand toss
Cheese

Flip over for more

04 1 laRge3topp 10.00
Large
Hand toss
Cheese
Pepperoni

Flip over for more

05 1 laRge3topp 10.00
Large
Hand toss
Cheese
Pepperoni

Flip over for more

06 1 laRge3topp 10.00
Large
Hand toss
Cheese
Pepperoni

Flip over for more

Subtotal 60.00
Delivery Charge 5.49
SALES TAX 4.50
Balance Due 69.99

Amt Tendered
Credit Card

69.99 Flip over for more

Driver gratuity
not included

ICONIC CHECK
YOUR ORDER WAS CHECKED BY:

FI

Flip over for more

Flip over for more

Flip over for more

Flip over for more

Flip over for more

Flip over for more



Final Details for Order #113-8043542-7058619

Order Placed: May 31, 2026
Amazon.com order number: 113-8043542-7058619
Order Total: \$531.15

Business order information
GMS Customer Name: Jay Soriano GMS Work Order Number: JSO053126 GMS Description: MV and DB special events GMS Billable (N/F/O): O (Billable through Office)

Shipped on June 1, 2026	
Items Ordered	Price
2 of: PURPLE LEAF 9' X 11.5' Patio Umbrella Outdoor Cantilever Rectangle Umbrella Aluminum Offset Umbrella with 360-degree Rotation for Garden Deck Pool Patio, Navy Blue	\$240.48
Sold by and Invoiced on behalf of: PURPLELEAFSHOP (seller profile)	
Condition: New	
Shipping Address: Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Item(s) Subtotal: \$480.96 Shipping & Handling: \$39.98 Promotion applied: -\$24.05 ----- Total before tax: \$496.89 Sales Tax: \$34.26 ----- Total for This Shipment: \$531.15 -----
Shipping Speed: Standard Shipping	

Payment Information	
Payment Method: American Express Last digits: 3053	Item(s) Subtotal: \$480.96
Billing address Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Shipping & Handling: \$39.98 Promotion applied: -\$24.05 ----- Total before tax: \$496.89 Estimated Tax: \$34.26 ----- Grand Total: \$531.15
Credit Card transactions	American Express ending in 3053: June 1, 2026: \$531.15

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



Final Details for Order #113-0838599-2181835

Order Placed: June 6, 2026
Amazon.com order number: 113-0838599-2181835
Order Total: \$497.40

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

Shipped on June 8, 2026	
Items Ordered	Price
3 of: Fargo HDP5600 YMCKK Color Ribbon - 84512	\$154.23
Sold by and Invoiced on behalf of: AnythingID (seller profile)	
Seller Credentials: 889 Certification, Registered Small Business	
Business Price	
Condition: New	
Shipping Address: Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Item(s) Subtotal: \$462.69 Shipping & Handling: \$0.00 ----- Total before tax: \$462.69 Sales Tax: \$34.71 -----
Shipping Speed: Economy Shipping	Total for This Shipment: \$497.40 -----

Payment information	
Payment Method: American Express Last digits: 3053	Item(s) Subtotal: \$462.69 Shipping & Handling: \$0.00 -----
Billing address Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Total before tax: \$462.69 Estimated Tax: \$34.71 ----- Grand Total: \$497.40
Credit Card transactions	American Express ending in 3053: June 8, 2026: \$497.40

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



Final Details for Order #113-9084444-0393037

Order Placed: May 31, 2026

Amazon.com order number: 113-9084444-0393037

Order Total: \$181.97

Business order information
GMS Customer Name: Jay Soriano
GMS Work Order Number: JSO053126
GMS Description: MV and DB special events
GMS Billable (N/F/O): O (Billable through Office)

Shipped on May 31, 2026		
Items Ordered		Price
1 of: <i>The Last Airbender</i> , Noah Ringer		\$6.69
Sold by and Invoiced on behalf of: Colbert Infinity (seller profile)		
Condition: New		
Shipping Address:		
Jay Soriano	Item(s) Subtotal:	\$6.69
370 OAKLEAF VILLAGE PKWY	Shipping & Handling:	\$0.00
ORANGE PARK, FL 32065-4259		----
United States	Total before tax:	\$6.69
	Sales Tax:	\$0.50

Shipping Speed:		
FREE Prime Delivery	Total for This Shipment:	\$7.19

Shipped on June 1, 2026		
Items Ordered		Price
1 of: <i>Lemony Snicket's A Series of Unfortunate Events</i> , Billy Connolly		\$7.87
Sold by and Invoiced on behalf of: QUICK CLIX (seller profile)		
Seller Credentials: 889 Certification		
Condition: New		
Shipping Address:		
Jay Soriano	Item(s) Subtotal:	\$7.87
370 OAKLEAF VILLAGE PKWY	Shipping & Handling:	\$0.00
ORANGE PARK, FL 32065-4259		----
United States	Total before tax:	\$7.87
	Sales Tax:	\$0.59

Shipping Speed:		
FREE Prime Delivery	Total for This Shipment:	\$8.46

Shipped on June 1, 2026

Items Ordered		Price
1 of: <i>Concession Express Heavy Duty Printed 6oz Sno Cone Cups-1000 Count</i>		\$59.75
Sold by and invoiced on behalf of: Concession Express (seller profile)		
Seller Credentials: 889 Certification , Classified Small Business - Gartner Standard		
Business Price		
Condition: New		
Shipping Address:		
Jay Soriano		Item(s) Subtotal: \$59.75
370 OAKLEAF VILLAGE PKWY		Shipping & Handling: \$0.00
ORANGE PARK, FL 32065-4259		-----
United States		Total before tax: \$59.75
		Sales Tax: \$4.48

Shipping Speed:		
FREE Prime Delivery		Total for This Shipment: \$64.23

Shipped on June 2, 2026		
Items Ordered		Price
1 of: <i>Kensaker Drafting Chair Tall Office Chair, Ergonomic Standing Desk Chair with Adjustable Foot Ring and Flip-up Armrests,</i>		\$129.98
<i>Mesh Computer Chair for Art Studio, 300 LBS, Black</i>		
Sold by and invoiced on behalf of: Kensaker (seller profile)		
Business Price		
Condition: New		
Shipping Address:		
Jay Soriano		Item(s) Subtotal: \$129.98
370 OAKLEAF VILLAGE PKWY		Shipping & Handling: \$0.00
ORANGE PARK, FL 32065-4259		Your Coupon Savings: -\$40.00
United States		-----
		Total before tax: \$89.98
		Sales Tax: \$6.75

Shipping Speed:		
FREE Prime Delivery		Total for This Shipment: \$96.73

Shipped on June 3, 2026		
Items Ordered		Price
1 of: <i>Nacho Libre , Hector Jimenez</i>		\$4.99
Sold by and invoiced on behalf of: Amazon.com		
Condition: New		
Shipping Address:		
Jay Soriano		Item(s) Subtotal: \$4.99
370 OAKLEAF VILLAGE PKWY		Shipping & Handling: \$0.00
ORANGE PARK, FL 32065-4259		-----
United States		Total before tax: \$4.99
		Sales Tax: \$0.37

Shipping Speed:		
FREE Prime Delivery		Total for This Shipment: \$5.36

Payment Information	
Payment Method: American Express Last digits: 3053	Item(s) Subtotal: \$209.28
Billing address Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Shipping & Handling: \$0.00 Promotion applied: -\$40.00 ----- Total before tax: \$169.28 Estimated Tax: \$12.69 ----- Grand Total: \$181.97
Credit Card transactions	American Express ending in 3053: June 3, 2026: \$181.97

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

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PIZZA HUT
CARRY_OUT

Ticket # 0048

Item Count: 9

ENTERED BY
JEIOVANNA

038661

05/29/26

3:34 PM

JAY

904-562-0249

01 2 Order

BreadStx

13.99

02 1

1aRge3topp

Large

Hand toss

Cheese

10.00

03 1

1aRge3topp

Large

Hand toss

Cheese

10.00

04 1

1aRge3topp

Large

Hand toss

Cheese

10.00

05 1

1aRge3topp

Large

Hand toss

Cheese

Pepperoni

10.00

06 1

1aRge3topp

Large

Hand toss

Cheese

Pepperoni

10.00

07 1

YY YA

Large

Hand toss

Meat Lvr

14.99

08 1

YY YA

Large

Hand toss

Supreme

14.99

Subtotal

93.96

SALES TAX

7.05

Balance Due

101.01

Amount Tendered

Credit Card

101.00

Change

0.00

ICONIC CHECK

WAS CHECKED BY:



Final Details for Order #113-5032677-7913859

Order Placed: May 15, 2026

Amazon.com order number: 113-5032677-7913859

Order Total: \$171.96

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 31, 2026	
Items Ordered	Price
1 of: OLIXIS 9ft Patio Umbrella with Tilt and Crank Button & 8 Sturdy Ribs Waterproof, 9 Feet Patio Table Umbrella Perfect for Poolside, Terrace, Beach and Outdoor Restaurant, Brown	\$39.99
Sold by and Invoiced on behalf of: Amazon (seller profile)	
Business Price	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$39.99
Jay Soriano	Shipping & Handling: \$0.00
370 OAKLEAF VILLAGE PKWY	-----
ORANGE PARK, FL 32065-4259	Total before tax: \$39.99
United States	Sales Tax: \$3.00
Shipping Speed:	-----
Scheduled Consolidated Delivery	Total for This Shipment: \$42.99

Shipped on May 31, 2026	
Items Ordered	Price
1 of: OLIXIS 9ft Patio Umbrella with Tilt and Crank Button & 8 Sturdy Ribs Waterproof, 9 Feet Patio Table Umbrella Perfect for Poolside, Terrace, Beach and Outdoor Restaurant, Brown	\$39.99
Sold by and Invoiced on behalf of: Amazon (seller profile)	
Business Price	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$39.99
Jay Soriano	Shipping & Handling: \$0.00
370 OAKLEAF VILLAGE PKWY	-----
ORANGE PARK, FL 32065-4259	Total before tax: \$39.99
United States	Sales Tax: \$3.00
Shipping Speed:	-----
Scheduled Consolidated Delivery	Total for This Shipment: \$42.99

Shipped on June 1, 2026

Items Ordered	Price
1 of: OLIXIS 9ft Patio Umbrella with Tilt and Crank Button & 8 Sturdy Ribs Waterproof, 9 Feet Patio Table Umbrella Perfect for Poolside, Terrace, Beach and Outdoor Restaurant, Brown	\$39.99
Sold by and Invoiced on behalf of: Amazon (seller profile)	
Business Price	
Condition: New	

Shipping Address: Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Item(s) Subtotal: \$39.99 Shipping & Handling: \$0.00 ----- Total before tax: \$39.99 Sales Tax: \$3.00 -----
Shipping Speed: Scheduled Consolidated Delivery	Total for This Shipment: \$42.99 -----

Shipped on June 1, 2026

Items Ordered	Price
1 of: OLIXIS 9ft Patio Umbrella with Tilt and Crank Button & 8 Sturdy Ribs Waterproof, 9 Feet Patio Table Umbrella Perfect for Poolside, Terrace, Beach and Outdoor Restaurant, Brown	\$39.99
Sold by and Invoiced on behalf of: Amazon (seller profile)	
Business Price	
Condition: New	

Shipping Address: Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Item(s) Subtotal: \$39.99 Shipping & Handling: \$0.00 ----- Total before tax: \$39.99 Sales Tax: \$3.00 -----
Shipping Speed: Scheduled Consolidated Delivery	Total for This Shipment: \$42.99 -----

Payment Information

Payment Method: American Express Last digits: 3053	Item(s) Subtotal: \$159.96 Shipping & Handling: \$0.00 -----
Billing address Jay Soriano 370 OAKLEAF VILLAGE PKWY ORANGE PARK, FL 32065-4259 United States	Total before tax: \$159.96 Estimated Tax: \$12.00 ----- Grand Total: \$171.96
Credit Card transactions	American Express ending in 3053: June 1, 2026: \$171.96

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

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Dear Jay Soriano,

Thank you for using the Online Billing and Permitting System. Your payment is currently being processed. Please note that e-check payments are subject to review and may acquire additional fees if collection activity is required. You may also view your online receipt at: www.MyFloridaEHPermit.com.

Payment Submittal Confirmation: QMB5OFHH

Payment Type: American Express

Payment Date: May 28 2026 5:08PM

Payments:

Permit Number	Facility Name	Payment Amount
10-60-00113	Oakleaf Plantation - Play Pool	325.00
10-60-00114	Oakleaf Plantation - Spray Pool	200.00
10-60-00112	Oakleaf Plantation - Lap Pool	325.00

Convenience Fee: 20.66

Total Paid: 870.66

Payment Receipt Confirmation

Your payment was successfully processed.

Transaction Summary

Description	Amount
	\$870.66
Total Amount Paid	\$870.66

Customer Information

Customer Name Jay Soriano
Local Reference ID 352025425648485
Receipt Date 5/28/2026
Receipt Time 05:07:54 PM EDT

Payment Information

Payment Type Credit Card
Credit Card Type AMEX
Credit Card Number *****3053
Order ID 21939425
Name on Credit Card Jay Soriano

Billing Information

Billing Address 475 W. Town Pl.
Suite 114

Billing City, State St Augustine, FL

Billing Zip/Postal Code 32092

Country US

Phone Number 9043421441

This receipt has been emailed to the address below.

Email Address jsoriano@gmsnf.com

Dear Jay Soriano,

Thank you for using the Online Billing and Permitting System. Your payment is currently being processed. Please note that e-check payments are subject to review and may acquire additional fees if collection activity is required. You may also view your online receipt at: www.MyFloridaEHPermit.com.

Payment Submittal Confirmation: T71BFLBX

Payment Type: American Express

Payment Date: May 28 2026 5:17PM

Payments:

	Permit Number	Facility Name	Payment Amount
10-60-00124	Plantation Oaks - Spray Pool		200.00
10-60-1306225	Plantation Oaks - Competition Pool		325.00
10-60-00123	Plantation Oaks - Pool		325.00

Convenience Fee: 20.66

Total Paid: 870.66

Payment Receipt Confirmation

Your payment was successfully processed.

Transaction Summary

Description	Amount
	\$870.66
Total Amount Paid	\$870.66

Customer Information

Customer Name Jay Soriano
Local Reference ID 365308225648548
Receipt Date 5/28/2026
Receipt Time 05:17:00 PM EDT

Payment Information

Payment Type Credit Card
Credit Card Type AMEX
Credit Card Number *****3053
Order ID 21948677
Name on Credit Card Jay Soriano

Billing Information

Billing Address 475 W. Town Pl.
Suite 114

Billing City, State St Augustine, FL

Billing Zip/Postal Code 32092

Country US

Phone Number 9043421441

This receipt has been emailed to the address below.

Email Address isoriano@gmsnf.com

**Order Information**

Your order number is **W234129**. The order was placed on 6/23/2026

Billing Information

Jay Soriano
475 W Town Pl
Orange Park, FL 32092

Order Summary

Payment Method: Credit Card

Shipping Address

GMS LLC
370 OAKLEAF VILLAGE PKWY
orange park, FL 32065

Shipping Method

Ground

Image	Qty	Description	Unit Price	Price
	2	Sewn Nylon American Flag (5 ft. x 8 ft.) SKU: US58	\$97.87	\$195.74
	2	Yellow/Black Heavy Duty String Pennants SKU: PENNSP899YB	\$44.83	\$89.66
	2	Blue/White String Large Pennants SKU: PENNSP48H	\$34.63	\$69.26

Subtotal \$354.66

Questions about your order? Reply to this email or contact
customer service at 501-375-7633

Shipping \$29.04

Coupon \$70.93

Total \$312.77

FlagandBanner.com 501-375-7633
800 West Ninth Street
Little Rock, Arkansas 72201



ORDER WEBFWS100679605

Thank you for your purchase!

We're getting your order ready to be shipped. We will notify you when it has been sent.

Order summary



**Stenner Pump Cover for Classic Series Adjustable 45
& 85 Pumps × 8**

\$144.00



Stenner Rain Roof for all Classic Pumps × 19

\$317.49

Subtotal	\$461.49
Shipping	\$0.00
Taxes	\$34.61

Total

\$496.10 USD

Customer information

Shipping address

Jay Soriano
GMS llc
370 Oakleaf Village Parkway
Orange Park FL 3206

Billing address

Jay Soriano
475 West Town Place
St. Augustine FL 32092

Payment

Shipping method

SHIPPING - Economy- 7-10 business days in transit

If you have any questions, reply to this email or contact us
at orders@freshwatersystems.com



Invoice #10109020
6/1/2026

Full Circle Padding
P.O. Box 388
253 Mansfield Ave. Unit #3
Norton, MA. 02766

Important Notes about your order:

Thank you for your order from the # 1 manufacturer of replacement padding, cables and parts since 1985... FullCirclePadding.com

Orders containing pads are currently shipping 6 weeks from date of purchase.

ORDER CONFIRMATION

Billing Address		Payment Information	
Bill To:	Jay Soriano GMS llc 475 west town place St. Augustine, FL 32092 United States 904-342-1441	Credit Card	
		Card Type:	American Express
		Cardholder:	Jay Soriano
		Card Number:	(not saved)
Email:	jsoriano@gmsnf.com	Expiration:	(not saved)
		Security Code:	(not saved)
Myself			

Ship To: Jay Soriano
GMS Ilc
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065-4259
United States
904-342-1441
jsoriano@gmsnf.com

Shipping Method:

UPS Ground \$17.02

Item/Description	Qty	Price	Total
Vinyl Color: Matrix Black (FCP-200)	2	\$23.59	\$47.18
Brand: Cybex Series: CLASSIC - Model #'s are 4 digits and start with 4 Model: Leg Extension 4105, 4106, 4107, 4108			
Part #: CY054C <u>Seat Wear Cover</u>			
Vinyl Color: Matrix Black (FCP-200)	2	\$26.77	\$53.54
Brand: Cybex Series: CLASSIC - Model #'s are 4 digits and start with 4 Model: Leg Curl Seated 4132			
Part #: CY050C <u>Seat Wear Cover</u>			

Order Total

Merchandise Subtotal	\$100.72
Shipping & Handling	\$17.02
Tax	\$0.00
Total	\$117.74



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: 202062358092
Invoice Date: 05/26/2026
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: 05/25/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Builder 05/25/2026-06/24/2026	\$6.00 a month	1 mo.	\$0.00	\$6.00
Net Total					\$6.00
Net (non-taxable portion)					\$6.00
Net (taxable portion)					\$0.00
Tax					\$0.00
Total amount due					\$6.00
Please DO NOT send cash, check or money order					

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

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



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

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

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

Invoice: 202062587838
Invoice Date: 06/07/2026
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: 06/06/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 85644648 - IONOS MyWebsite Creator+					
1	Basic Fee 06/06/2026-07/05/2026	\$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.

PAT'S MURPHY, INC.
7050 HIGHWAY 17
FLEMING, FLA 32031
(904) 254-2011

PAT'S NURSERY, INC.
7060 HWY 17
EL PASO, TEXAS 79907
904 384 3011

Order

Edgmont Branch of the Jewish Community
Development and Health Institute Willows

Exhibit - Sheet 18

25. Jan. 2026 7:34 AM

Investment: 607476

3. Plant 05/25/03

Copyright © 2007 by John Wiley & Sons, Inc.

5. Philip 5/24/14

1 ea @ \$14.95/ea

1	Bone Meal (flour)	324.95
---	-------------------	--------

1. 1000 2. 1000 3. 1000 4. 1000 5. 1000

2. Pathway Specification, 1996 357-365

b6
b7C

Total	\$744.60
-------	----------

LIBRARY CAPTION: 8752 GD

Am1 X 3053

For an illustration, copy the above word combination

25 JAN 20 1988

§ 7-611.01 [Adopted by Resolution No. 98-0001]

At the time of the 1990 census, the population of the county was 1,000,000.

DS-44000-4 IFN 61 260215 89 1-12

Autumn 112: R562/90

ML 100-15311

ALL APPLICATIONS

At the time of the study, the following information was available:

2011年12月13日

Any claims of rental problems must be reported within 24 hours of purchase. We're responsible for damage while in our vehicle.



2014年11月15日

CHARGE OF THE GUARDS

by power and influence.

Deputy Privacy Policy

http://www.ams.org/

IDENTIFYING ORDER NO.		PHONE		DATE	
NAME		404-562-1247		6-24-26	
ADDRESS		Middle Village / Guy Savino			
QUANTITY	CASH	COD	CHARGE	CHECK	NOTE
QTY.	DESCRIPTION	PRICE	AMOUNT		
3	30s Fordal Padma (single)	195	585		
1	3s Rod Ti	149	149		
1	1s Bone Med		34		
2	1s. Bp Padma full	29.95	59.90		
4	Padma Rod				
TAX					
5.41					
TOTAL			744.60		
ANY CLAIMS OF SOLENS FROM INJ MUST BE REPORTED WITHIN 24 HOURS OF PURCHASE.					

64926

All claims and returned goods MUST be accompanied by this bill.

Thank You

at home

Orange Park
1919 WELLS RD
ORANGE PARK, FL 32073
United States
904-458-3023

Store: 98
Date: 6/27/26
Ticket: 35
Cashier: 750079
Customer: Nanci Soriano
Register: 22
Time: 3:03 PM

Item	Qty	Price	Amount
Round Modern 34In Planter Off			
197154969182	1	199.99	199.99
Round Modern 34In Planter Off			
197154969182	1	199.99	99.99
8060 POTS & PLANTERS			(100.00)

Subtotal 299.98
Tax 22.60

Total 322.48

American Express

Change

Card No.: XXXXXXXXXXXX3053
Trans Time: 05/27/2026 03:04 PM
Trans Token: 1000000007322256
IAD: 06650103802002
Transaction Type: Sale
Card Type: American Express

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.: 1002
Terms: Due on receipt
Invoice date: 05/28/2026
Due date: 05/29/2026

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

Ways to pay



Poolside Event DJ

Total **\$475.00**

Overdue 05/29/2026



The UPS Store #7662
1075 OAKLEAF PLANTATION PKWY SUITE
ORANGE PARK, FL 32065-3625
904-413-7340

Date: 6/4/2026
Time: 09:09 AM

Terminal: POS76628
Employee: 262916

ITEM NAME

NOA Early AM

QTY	PRICE	TOTAL
1	\$118.92	\$118.92
		\$0.00

Tax

NRP28HNSZEZX

Tracking Number - 1ZAG22931545593304

Subtotal

Shipping/Other Charges

Total Tax

Total

Cards

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

04 1 Large
Hand toss
Cheese

05 1 Large
Hand toss
Cheese

06 1 Large
Hand toss
Cheese
Pepperoni

07 1 Large
Hand toss
Cheese
Pepperoni

08 1 Large
Hand toss
Cheese
Pepperoni

09 1 Large
Hand toss
Cheese
Pepperoni

10 1 Large
Hand toss
Cheese
Pepperoni

Subtotal 100.00
Delivery Charge 5.49
SALES TAX 0.00
Balance Due 105.49

Amt Tendered
Credit Card 105.49

Driver gratuity
not included

ICONIC CHECK
YOUR ORDER WAS CHECKED BY:

PIZZA HUT
DELIVERY

** DUE NOW **
** DUE: 05/29/26 at 12:45PM **

Ticket # 0001

Item Count: 10

ENTERED BY
VICKI
041907

05/29/26

07:46AM

** NEW CUSTOMER **
Please Confirm Customer Information

JAY
845 OAKLEAF PLANTATION PKWY
MIDDLEBURG FL 32065

(904)562-0246
school

XY: A-09

JAY

01 1 QD YA
Large
Hand toss
Cheese

100.00

02 1 Large
Hand toss
Cheese

03 1 Large
Hand toss
Cheese

Flip over for more



Flip over for more



Flip over for more



Flip over for more



Flip over to

06 1 1aRge3topp 10.00
Large
Hand toss
Cheese
Pepperoni

07 1 1aRge3topp 10.00
Large
Hand toss
Cheese
Pepperoni

08 1 1aRge3topp 10.00
Large
Hand toss
Cheese
Pepperoni

09 1 1aRge3topp 10.00
Large
Hand toss
Cheese
Pepperoni

10 1 1aRge3topp 10.00
Large
Hand toss
Cheese
Pepperoni

Subtotal 100.00
Delivery Charge 5.49
SALES TAX 7.50
Balance Due 112.99

Amt Tendered
Credit Card 112.99

Driver gratuity
not included

ICONIC CHECK
YOUR ORDER WAS CHECKED BY:

PIZZA HUT DELIVERY

Ticket # 0032

Item Count: 10

ENTERED BY

HAYLEY

041907

05/29/26

01:40PM

** NEW CUSTOMER **

Please Confirm Customer Information

JAY

845 OAKLEAF PLANTATION PKWY
MIDDLEBURG FL 32065

(904)562-0249
Private home

xy: A-09

01 1 1aRge3topp 10.00
Large
Hand toss
Cheese

02 1 1aRge3topp 10.00
Large
Hand toss
Cheese

03 1 1aRge3topp 10.00
Large
Hand toss
Cheese

04 1 1aRge3topp 10.00
Large
Hand toss
Cheese

05 1 1aRge3topp 10.00
Large
Hand toss
Cheese

Epic Theatres Inc.
8368 Merchants Way
32222 Jacksonville

Print Date:
5/29/2026 11:02 A

Gift Card

Card: EPIC Gift Card
Cinema: Oakleaf
Expiration Date: 7/31/2070
Card Number: 229419892522665

Deposit Cash In For Card
229419892522665

Initial balance: 0.00
Cash In: 25.00
Final balance: 25.00

User: Tiffany smith t Gift Card 5/29/2026
11:02 AM
Positive Cinema 4.6

1/1

Epic Theatres Inc.
8368 Merchants Way
32222 Jacksonville

Print Date:
5/29/2026 11:02 A

Gift Card

Card: EPIC Gift Card
Cinema: Oakleaf
Expiration Date: 7/31/2070
Card Number: 18072300500458

Deposit Cash In For Card
18072300500458

Initial balance: 0.00
Cash In: 25.00
Final balance: 25.00

User: Tiffany smith t Gift Card 5/29/2026
11:02 AM
Positive Cinema 4.5

1/1

Publix

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



0128 SUR 025 055

ICE 16 LB
3 @ 5.99 17.97 T F
Order Total 17.97
Sales Tax 1.35
Grand Total 19.32
Credit Payment 19.32
Change 0.00

Receipt ID: 0128 SUR 025 055

PRESTO!
Trace #: 022349
Reference #: 1056348948
Acct #: XXXXXXXXXXXX3059
Purchase American Express
Amount: \$19.32
Auth #: 836300

CREDIT CARD PURCHASE
A000000025010801 AMERICAN EXPRESS
Entry Method: Contactless
Mode: Issuer

Your cashier was Brian

05/29/2026 14:49 S0128 R102 5055 C0230

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

Publix Super Markets, Inc.

Publix

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

ICE 16 LB
4 @ 5.99 23.96 T F
PUB ED PLATE 10" 6.79 T
PUB ED PLATE 10" 6.79 T
PUB ED PLATE 10" 6.79 T
AMAZON GIFT CARD 30.00
Account #XXXXXXXXXX0859
MASTERCARD VAR GC 50.00
Account #XXXXXXXXXX7804
GIFT CARD SVC FEE 7.95
Order Total 132.28
Sales Tax 9.32
Grand Total 135.60
Credit Payment 135.60
Change 0.00

Receipt ID: 0128 SUR 035 434

PRESTO!
Trace #: 036851
Reference #: 1056316749
Acct #: XXXXXXXXXXXX3053
Purchase American Express
Amount: \$135.60
Auth #: 820648

CREDIT CARD PURCHASE
A000000025010801 AMERICAN EXPRESS
Entry Method: Contactless
Mode: Issuer

Your cashier was Blanca

05/29/2026 11:53 S0128 R103 5434 C0208

Join the Publix family!
Apply today at apply.publix.jobs.
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Publix Super Markets, Inc.

Publix

Commons
Plantation Parkway
K, FL 32065
: Wes Williams
91-5108

23.96 T F
6.79 T
50.00
5.95
30.00
XXXXXXXX8339
XXXXXXXX2590

116.70
2.31
119.01
119.01
ment 0.00

169 SUR 021 437

1360251528
XXXXXXXX3053
can Express

PURCHASE
AMERICAN EXPRESS
Contactless
Issuer

69 R102 1437 C0107

Publix family!
apply.publix.jobs.
ortunity employer.

Markets, Inc.

Publix

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

ICE 16 LB		23.96 T F
4 @	5.99	6.79 T
PUB ED PLATE 10"		50.00
VISA \$50 GC		
Account #XXXXXXXXXXXX8339		5.95
GIFT CARD SVC FEE		30.00
AMAZON GIFT CARD		
Account #XXXXXXXXXXXX2590		
Order Total		116.70
Sales Tax		2.31
Grand Total		119.01
Credit	Payment	119.01
		0.00

Change

Receipt ID: 1169 5UR 021 437

PRESTO!

Trace #: 022327

Reference #: 1360251528

Acct #: XXXXXXXXXXXX3053

Purchase American Express

Amount: \$119.01

Auth #: 843809

CREDIT CARD
A000000025010801
Entry Method:
Mode:

PURCHASE
AMERICAN EXPRESS
Contactless
Issuer

Your cashier was Nancy

05/29/2026 12:29 51169 R102 1437 C0107

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

Publix Super Markets, Inc.



Thank you for choosing RingCentral.

Invoice

Account Information	Bill To	Pay To
Account Number: (904) 770-4650	Jay Soriano	RingCentral, Inc. 20 Davis Dr,
Subscription Name: RingEX Standard™	Oakleaf Plantation	Belmont, CA 94002, USA
Statement Date: 06/02/2026	475 west town place ste 114	
Paid By: 8052	St Augustine, FL 32092,	

Statement Summary

Subscription

Charges	Billing frequency	Price per item
RingEX Standard™ - Subscription Fee	Monthly	\$0.00
DigitalLine Unlimited	Monthly	\$34.99
Taxes, fees and surcharges		
Federal taxes		
State taxes		
Local taxes		
Compliance and Administrative Cost Recovery Fee		
e911 Service Fee		

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
06/02/2026-07/01/2026	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
06/02/2026-07/01/2026	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
06/02/2026-07/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
06/02/2026-07/01/2026	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
06/02/2026-07/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
06/02/2026-07/01/2026	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
06/02/2026-07/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
06/02/2026-07/01/2026	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
06/02/2026-07/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
06/02/2026-07/01/2026	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
06/02/2026-07/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)

Receipt

Invoice number YSOPUWFB-0048

Receipt number 2074-4448

Date paid June 7, 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 June 7, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jun 7--Jun 14, 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	June 7, 2026	\$9.99	2074-4448

Receipt

Invoice number YSOPUWFB-0049
Receipt number 2285-7895
Date paid June 14, 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 June 14, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jun 14-Jun 21, 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	June 14, 2026	\$9.99	2285-7895

Receipt

Invoice number YSOPUWFB-0050
Receipt number 2338-1722
Date paid June 21, 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 June 21, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jun 21-Jun 28, 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	June 21, 2026	\$9.99	2338-1722

Receipt

Invoice number YSOPUWFB-0047
Receipt number 2097-7031
Date paid May 31, 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 31, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly May 31-Jun 7, 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 31, 2026	\$9.99	2097-7031



HEAD/Penn Racquet Sports
306 South 45th Avenue
Phoenix, AZ 85043-3913

Sold-to address

Middle Village CDD
DBA Oakleaf Plantation
475 Town Place West Ste 114
SAINT AUGUSTINE FL 32092

Customer No. 715220

Invoice		5193987946	
Billing Date 06/15/2026	Ship Date 06/15/2026	Order Date 06/03/2026	Requested Date 06/03/2026
Terms 5% 30 2% 60 NET 61 days			Due Date
Order No. 5103509159	P.O. Number June Balls		Order Entered By: OMS3_CPIC
Salesrep: Order Placed By: R118			

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

Authorization no.:

137931 26061512217761

Material	Description	Size	Quantity	List Price	Discount %	Unit Price	Extended Price
522102	PRO PENN MARATHON REGULAR-DU Item 10		10 CAS	87.12	0.000	87.12	871.20
	HS Tariff No.: .. Country of Origin: China						
521920	PENN QST 60 - 12B POLYBAG Item 20		1 CAS	81.90	0.000	81.90	81.90
	HS Tariff No.: .. Country of Origin: China						
521930	Penn Control Plus 12B Polyb Item 30		1 CAS	84.12	0.000	84.12	84.12
	HS Tariff No.: .. Country of Origin: China						
Total Number of Units		12					

Shipping Information

Packing Slip, BOL: 5183820251
Shipping Terms: FOB Origin
Shipment Origin: PHOENIX AZ
Shipped Via: FEDEX Ground PPD
Gross Weight: 140.778 LB 63.857 KG

Box Tracking Number

336473671524717

Total Number of Cartons 6

Items total	1,037.22	USD
CC Discount	5.000 %	51.87- USD
Final amount		985.35 USD
Charged to your American Express *****053		985.35 USD
Balance Due		0.00 USD

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

Please include stub with your payment			
REMIT TO Head USA Inc. P.O. Box 5145 Carol Stream, IL 60197-5145	Middle Village CDD	Customer No. 715220 Invoice 5193987946	For payment by EFT or credit card, please contact the office directly. Thank you.
	Amount Enclosed \$		
For questions regarding your order please contact Customer Service (800)289-7366 Option 2			

Walmart*

WM Supercenter
904-934-6902 Mer. BRIAN
10000 OHNI DR
JACKSONVILLE FL 32222

ST# 04621 OP# 007508 TEN 14 TR# 00909

TAX EXEMPT SALE

*

LATCH BOXES 073149922040 10.44 D
3 AT 1 FOR 3.48 97.00 N
CLM 100QT 076501171830 7.34 N
2H 16.9-36PK 073430004840 F 7.34 N
2H 16.9-36PK 073430004840 F
Tax ID: 85-8012511046C-7
GOVERNMENT
GOVERNMENT, LOCAL

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14
Issued Pursuant to Chapter 212,
Florida Statute
Certificate Number: 85-8012511046C-7
Expiration Date:

This Certifies that:
DOUBLE BRANCH COMMUNITY DEVELOPMENT
476 W TOWN PL STE 114
ST AUGUSTINE FL 32092
is exempt from the payment of Florida
sales and use tax on real property
rented, tangible personal property
purchased or rented, or services
purchased.

TAX EXEMPT SALE

*

05/29/26 10:49:43



WM SUPERCENTER
904-934-6902 Mr: BRIAN
10000 OHMI DR

JACKSONVILLE FL 32222
ST# 04621 OP# 005462 IE# 56 TR# 04831

* TAX EXEMPT SALE *

SITE MERCH 019899053702 95.92 X
2.258CPT12P 005403463913 12.16 X
2.258CPT12P 005403463913 12.16 X
BOWLFRSH THN 007092265562
20 AT 1 FOR 1.42 28.40 X
SUBTOTAL 148.64
REASON: GOVERNMENT (5)

Single Purchase Exemption

WISCONSIN SALES AND USE TAX EXEMPTION
CERTIFICATE
S-211

Purchaser's Business Name:
DOUBLE BRANCH COMMUNITY DEVELOPMENT
475 W TOWN PL STE 114
ST AUGUSTINE
FL 32092

The above purchaser, whose signature
appears on the bottom of this form,
claims exemption from Wisconsin state,
county, baseball or football stadium,
and premier resort sales or use tax on
the purchase, lease, or rental of
tangible personal property or taxable
services, as indicated below.

I hereby certify that I am engaged in
the business of selling, leasing, or
renting:

9112/
GOVERNMENT, LOCAL

General description of property or
services purchased (itemize property
purchased if single purchase): see
above

WALMART SUPERCENTER 4621
10000 OHMI DR
JACKSONVILLE
FL 32222

PROPOSED EXEMPT USE

* TAX EXEMPT SALE *

06/10/26 09:45:53

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

Invoice

Invoice #: 2622
Invoice Date: 7/1/26
Due Date: 7/1/26
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 - July 2026		31,206.75	31,206.75
RECEIVED JUL 06 2026 BY: _____ Alison Moring 7-6-26			
Total			\$31,206.75
Payments/Credits			\$0.00
Balance Due			\$31,206.75

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

Invoice

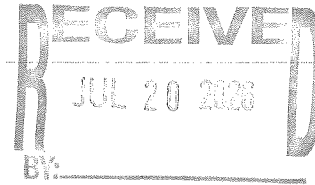
Invoice #: 384
Invoice Date: 7/1/2026
Due Date: 7/1/2026
Case:
P.O. Number:

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 - July 2026		5,206.25	5,206.25
RECEIVED JUL 06 2026 BY: _____ Alison Mossing 7-6-26			

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

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - AMY WELZ
Date: July 20, 2026 at 6:48 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amosing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SUNDAY) 11:00 A.M. to 3:00 P.M. (ET 11:30am-2:30pm)
 - DATE OF VENUE – JULY 19, 2026
 - RESIDENT – **AMY WELZ**
 - ADDRESS – 808 BELLSHIRE DRIVE **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (9242):
 - DATED: 7/7/26
 - APPROVAL CODE: 002624
 - 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
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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Clay County Sheriff's Office
901 N. Orange Ave.
Green Cove Springs, FL, 32043

General Invoice

Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
OAKLEAF PLANTATION CDD	06/25/2025	847	\$612.50	07/10/2025	\$612.50

LAST PAYMENT DATE	LAST PAYMENT AMOUNT	PAST DUE AMOUNT	ACCOUNT BALANCE
04/29/2026	\$87.50	\$612.50	\$612.50

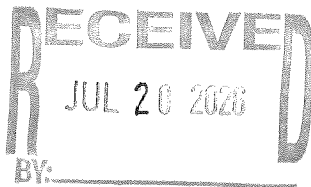
DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
OFF DUTY ADMIN MAY 2025	168.00	\$5.000000	EACH	\$840.00	\$0.00	\$612.50	\$227.50
OFF DUTY SCHEDULING FEE	1.00	\$385.000000	EACH	\$385.00	\$0.00	\$0.00	\$385.00

Invoice Total:	\$612.50
----------------	----------

$\$420.00 + \$192.50 = \$612.50$

This invoice was processed for Double Branch CDD amount on 07/03/25 with check #7778 But, Middle Village amount was missed. I talked to Geri Beasley about this on the phone and by email. Geri mentioned there was the amount of \$612.50 missing for Middle Village CDD.

07/20/26
TP



✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



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

General Invoice

Remit Portion

Invoice Date 06/25/2025
Invoice Number 847
Customer Number 30
Amount Paid

Due Date	07/10/2025
Invoice Total Due	\$612.50

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

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



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

General Invoice

Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
OAKLEAF PLANTATION CDD	06/25/2025	847	\$0.00	07/10/2025	\$1,225.00

LAST PAYMENT DATE	LAST PAYMENT AMOUNT	PAST DUE AMOUNT	ACCOUNT BALANCE
05/28/2025	\$982.50	\$0.00	\$360.00

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
OFF DUTY ADMIN MAY 2025	168.00	\$5.000000	EACH	\$840.00	\$0.00	\$0.00	\$840.00
OFF DUTY SCHEDULING FEE	1.00	\$385.000000	EACH	\$385.00	\$0.00	\$0.00	\$385.00

Invoice Total:

\$1,225.00

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



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

General Invoice

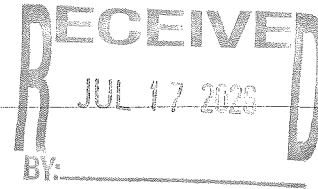
Remit Portion

Invoice Date	06/25/2025
Invoice Number	847
Customer Number	30
Amount Paid	
Due Date	07/10/2025
Invoice Total Due	\$1,225.00

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

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

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - DANIEL COIMBRA
Date: July 17, 2026 at 4:02 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) 11:00 A.M. to 3:00 P.M. (ET 11:30am-2:30pm)
 - DATE OF VENUE – JULY 11, 2026
 - RESIDENT – **DANIEL COIMBRA**
 - ADDRESS – 3980 VILLAGE VIEW LANE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (0908):
 - DATED: 6/3/26
 - APPROVAL CODE: 806256
 - 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

venuerentals@oakleafresidents.com

(904) 770-4661 voice email

(904) 375-9285 ext. 3

www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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

INVOICE

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

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



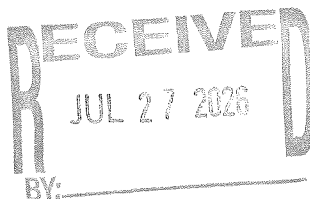
1400 Village Square #3-293
Tallahassee, FL 32312
850-523-8882

Bill to

Middle Village
845 Oakleaf Plantation Parkway
Orange Park, FL 32065

Ship to

Middle Village
845 Oakleaf Plantation Parkway
Orange Park, FL 32065



Code to:

2-330-572-621

Invoice details

Invoice no.: 278589
Terms: Net 15
Invoice date: 07/17/2026
Due date: 08/01/2026

Middle Village Preventative contract

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 47778 - JULY PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Middle Village PM	1	\$260.00	\$260.00
			SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 8x Strength Units and 4x Benches(includes VKR) Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 3x Arc Trainer, 1x Recumbent, 1x Upright, 2x Rowers. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 3x Treadmills Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Vacuumed/Dusted for debris around belt and under hoods around motor and electrical components. SEE BELOW			

ISSUES FOUND

1. 2x Cybex Arc Trainer 525AT SNs:
N011525AT957N & M0302525AT746N
SEE 45466
2. Hoist Adjustable Sit up/Decline
Bench needs back pad. SEE 41757
3. Hoist VKR sn: 15-09-A05-001631
needs back pad SEE 41757
4. Cybex Cyclone Recumbent needs
pedals and straps SEE 41757
5. 2x Cybex Arc Trainer 525AT SNs:
N011525AT957N & M0302525AT746N
joints are heavily rusted. (If parts
unavailable should replace units)
PARTS UNAVAILABLE
6. ALL OTHER UNITS TEST CORRECT

Total

\$260.00

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

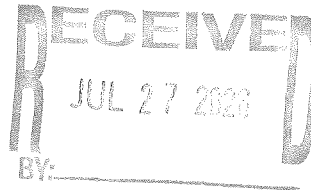
Invoice #: 2629

Invoice Date: 7/17/26

Due Date: 7/17/26

Case:

P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2026	422.99	40.00	16,919.60
Facility Maintenance Mileage June 1 - June 30, 2026	119	0.445	52.96
Code to:			
Middle Village Facility Maintenance			
2.320.572.466 - (\$5,739.00)			
Middle Village Common Area Maint			
2.320.572.46500 - (\$5,889.56)			
Middle Village Lighting repairs			
2.320.572.46630- (\$50.00)			
Middle Village Tennis Court Maint.			
2.330.572.344 - (\$4,994.00)			
Middle Village Special Events			
2.330.572, - (\$300.00)			
Total			\$16,972.56
Payments/Credits			\$0.00
Balance Due			\$16,972.56

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/26	3	J.K.	Cleaned and organized shop to get the chairs, get signs ready, took out trash and cleaned up dumpster area
6/1/26	3.99	C.W.	Worked on signs, finished cleaning shop, moved park equipment to storage in the back
6/1/26	7.83	A.M.	Removed debris from all common areas
6/1/26	3	J.S.	Additional court maintenance
6/1/26	2.42	J.M.	Additional court maintenance
6/2/26	5.9	T.C.	Started installing water fountain at softball field house, removed hardy board from wall to access water supply, found rotten wood and removed it, started cutting concrete sidewalk to run supply line to new drinking water fountain
6/2/26	5.48	J.K.	Worked on taking off siding and rotten boards behind it, used concrete saw and cut trench out to prep for running pipe, cleaned tools and debris, make a cover to cover half where siding was
6/2/26	6	C.W.	Making signs in shop, blew leaves and debris on boardwalk, moved umbrella holders to shop
6/2/26	5.02	J.S.	Additional court maintenance
6/3/26	5.87	T.C.	Finished busting up concrete to run water feed to new drinking water fountain, ran new pipe in ground, poured concrete back in trench, picked up supplies
6/3/26	5	J.K.	Used jackhammer take out trench from yesterday, plumb under sidewalk to building, concrete trench, cleaned debris and tools
6/3/26	4.97	C.W.	Worked on signs, dumped rocks to pile, cutting boards to back plate, looked around shop for signs to put boards on, painted back boards for signs
6/3/26	8.15	A.M.	Removed debris from all common areas
6/3/26	3	J.M.	Additional court maintenance
6/4/26	3.17	T.C.	Worked on drinking water fountain install, repaired toilet in women's restroom by fitness center
6/4/26	3.96	J.K.	Put stakes in ground, caution off where slab and trench is going, started making trenches to center of slab to plumb up, cleaned debris and tools, cleaned up concrete
6/4/26	5.9	C.W.	Worked on signs, rebagged pearly pool equipment, replanted by gym stairs, put plants around planters
6/4/26	5	J.S.	Additional court maintenance
6/4/26	2	J.M.	Additional court maintenance
6/5/26	4.07	T.C.	Finished up running pipe for drinking water fountain and set form boards to pour concrete slab for fountain
6/5/26	5	J.K.	Work on form for water fountain, dug up pipe to run to other side of sidewalk, plumb water feed and drain to center of water fountain will go together, cleaned tools and debris
6/5/26	8.02	C.W.	Blew leaves and debris off boardwalk, set up fridge in guard shack, finished planting, checked chlorine jugs, worked on signs
6/5/26	7.83	A.M.	Removed debris from all common areas
6/5/26	3	J.S.	Additional court maintenance
6/5/26	2	J.M.	Additional court maintenance
6/6/26	2.5	J.M.	Additional court maintenance
6/7/26	2.1	J.M.	Additional court maintenance
6/8/26	8.33	T.C.	Finished up laying pipe and forming up to pour concrete pad for drinking water fountain, repair bathroom sink handles, picked up supplies
6/8/26	8	J.K.	Set up for meeting, re-level form board and level off dirt, pipe to cover plumbing from concrete, pour slab and finish, cleaned off tools, cleaned debris and disposed of
6/8/26	3	C.W.	Worked on water fountain, moved concrete to shop
6/8/26	7.83	A.M.	Removed debris from all common areas
6/8/26	3	J.S.	Additional court maintenance
6/8/26	2.85	J.M.	Additional court maintenance
6/9/26	8.3	T.C.	Took down CDD meeting, worked on installing water fountain, removed form boards, drilled mounting studs in concrete, picked up supplies
6/9/26	7.9	J.K.	Take off form boards and fill dirt around to replace it, put in water fountain, anchor down and hook up the feed, load up all stakes and fence, clean tools and debris, blew off and cleaned around fountain
6/9/26	2	C.W.	Working on signs
6/9/26	5	J.S.	Additional court maintenance
6/10/26	2	T.C.	Finished up installing drinking water fountain by softball field, picked up supplies
6/10/26	7.85	A.M.	Removed debris from all common areas
6/10/26	3.02	J.S.	Additional court maintenance
6/11/26	1	J.K.	Set up for meeting
6/11/26	5	J.S.	Additional court maintenance
6/11/26	2.72	J.M.	Additional court maintenance
6/12/26	4.22	C.W.	Planted plants for pool deck, blew off boardwalk, adjusted water fountain
6/12/26	3.03	J.S.	Additional court maintenance
6/12/26	2.58	J.M.	Additional court maintenance
6/13/26	2.2	J.M.	Additional court maintenance

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/14/26	2	J.M.	Additional court maintenance
6/15/26	2	T.C.	Removed falling pine tree from sidewalk
6/15/26	7.57	L.N.	Removed debris from all common areas
6/15/26	3	J.S.	Additional court maintenance
6/15/26	2.82	J.M.	Additional court maintenance
6/16/26	5.87	T.C.	Set up CDD meeting, lake inspection and removed debris around lakes, cleaned out infalls and outfall, installed new soap dispenser in grand banquet room
6/16/26	7.95	C.W.	Installed new soap dispenser upstairs, removed debris from median, set up for meeting, cleaned shop
6/16/26	5	J.S.	Additional court maintenance
6/17/26	2	T.C.	Set up CDD meeting in grand banquet room
6/17/26	8	A.M.	Removed debris from all common areas
6/17/26	3	J.S.	Additional court maintenance
6/18/26	2	T.C.	Installed new soap dispenser in grand banquet room restrooms
6/18/26	5.14	J.S.	Additional court maintenance
6/18/26	2.5	J.M.	Additional court maintenance
6/19/26	1	J.K.	Cleaned filter for lion fountain and drain fountain down, brushed out and refilled
6/19/26	7.99	A.M.	Removed debris from all common areas
6/19/26	3.02	J.S.	Additional court maintenance
6/19/26	2.42	J.M.	Additional court maintenance
6/20/26	3.27	J.M.	Additional court maintenance
6/22/26	8.04	A.M.	Removed debris from all common areas
6/22/26	3.14	J.S.	Additional court maintenance
6/22/26	2.77	J.M.	Additional court maintenance
6/23/26	1	J.K.	Park inspection
6/23/26	5.1	J.S.	Additional court maintenance
6/24/26	2	T.C.	Replace flag holder for flag at pool entrance
6/24/26	4.04	J.K.	Fixed flag pole holder outside pool gate, pool maintenance, sand down hole on slide, put bondo epoxy on pelican slide, disposed of old material that was dried up
6/24/26	8	B.W.	Worked on projects for mapping
6/24/26	8	A.M.	Removed debris from all common areas
6/24/26	3.02	J.S.	Additional court maintenance
6/25/26	2	T.C.	Sanded down pelican slide to patch repair of chipped spots, picked up supplies
6/25/26	2	J.K.	Wet sanded pelican slide, pulled up pieces that were cracked, sanded and put on bondo
6/25/26	5.04	J.S.	Additional court maintenance
6/25/26	3.29	J.M.	Additional court maintenance
6/26/26	5.39	T.C.	Worked on planting plants on pool deck, set up for music on pool deck event, sanded down slide in kiddie pool repairing cracks and chips in paint, picked up supplies
6/26/26	7.99	J.K.	Worked on pelican slide in splash pool, assisted putting trees in pots on pool deck, set up for event
6/26/26	7.07	C.W.	Dug holes for pots on pool deck, put in rocks, dirt and fertilizer, removed baby raccoon from trash receptacle, unloaded event items, fixed shower chain on pool deck
6/26/26	7.99	A.M.	Removed debris from all common areas
6/26/26	3.07	J.S.	Additional court maintenance
6/26/26	2.55	J.M.	Additional court maintenance
6/27/26	2	J.M.	Additional court maintenance
6/29/26	4	T.C.	Sanded and sealed slide on kid's pool, repair bottle filler on drinking water fountain at tennis
6/29/26	8.04	J.K.	Worked on pelican slide, replace bottle filler on water fountain at tennis, cleaned janitor closet from event, cleaned tools and debris
6/29/26	1	C.W.	Watered plants on pool deck
6/29/26	8	A.M.	Removed debris from all common areas
6/29/26	3.07	J.S.	Additional court maintenance
6/29/26	3.3	J.M.	Additional court maintenance
6/30/26	3.88	T.C.	Worked on slide in kid's pool, sanded down patch job, repair ceiling fan on pool patio loose fan blades
6/30/26	2.5	J.K.	Wet sand pelican slide, removed tape and cones, cleaned tools and debris, pull pavers from pond bank along promenade
6/30/26	5.14	J.S.	Additional court maintenance

TOTAL 422.99

MILES 119

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

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

Invoice #: 2631
Invoice Date: 7/17/26
Due Date: 7/17/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2026 (Tennis)	26	40.00	1,040.00
Tennis Ct. Maint. 2.330.572.3440			
RECEIVED JUL 20 2026 BY: _____ Alison Mossing 7-20-26			
Total			\$1,040.00
Payments/Credits			\$0.00
Balance Due			\$1,040.00

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/26	2	J.S.	Clean and sweep tennis courts.
6/3/26	2	J.S.	Clean and sweep tennis courts.
6/5/26	2	J.S.	Clean and sweep tennis courts.
6/8/26	2	J.S.	Clean and sweep tennis courts.
6/10/26	2	J.S.	Clean and sweep tennis courts.
6/12/26	2	J.S.	Clean and sweep tennis courts.
6/15/26	2	J.S.	Clean and sweep tennis courts.
6/17/26	2	J.S.	Clean and sweep tennis courts.
6/19/26	2	J.S.	Clean and sweep tennis courts.
6/22/26	2	J.S.	Clean and sweep tennis courts.
6/24/26	2	J.S.	Clean and sweep tennis courts.
6/26/26	2	J.S.	Clean and sweep tennis courts.
6/29/26	2	J.S.	Clean and sweep tennis courts.

TOTAL

26

Governmental Management Services, LLC

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

Invoice

Invoice #: 2627

Invoice Date: 7/10/26

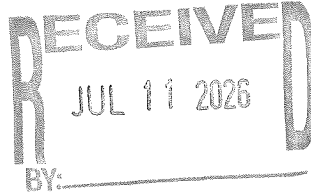
Due Date: 7/10/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Tennis Revenue- Funds Deposited 7/9/26		1,089.00	1,089.00
Total			\$1,089.00
Payments/Credits			\$0.00
Balance Due			\$1,089.00

Wells Fargo Bank
Transaction Receipt

Branch #0065070 06 Deposit

Account Number XXXXXXXXX4262
CHK 00182

Number of Checks 10
Check Listing

\$40.00
\$150.00
\$125.00
\$75.00
\$150.00
\$40.00
\$150.00
\$150.00
\$180.00
\$150.00

Total Checks Amount \$1,210.00
Total Deposit \$1,210.00

Transaction #027 2038
04:52PM 07/09/26
Deposit Credit Date: 07/09/26

Thank you, ALLISON

Middle Village CDD

Breakdown of Revenues

7.9.26

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

01/00/00	\$ 1,210.00	\$ 1,089.00	\$ 121.00
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Subtotal	\$ 1,210.00	\$ 1,089.00	\$ 121.00
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Date	League Fees	GMS 20%	Middle Village CDD 80%
------	-------------	---------	------------------------

	\$ -	\$ -	
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Subtotal	\$ -	\$ -	
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Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
------	---------------	---------	------------------------

January 0, 1900		\$ -	\$ -
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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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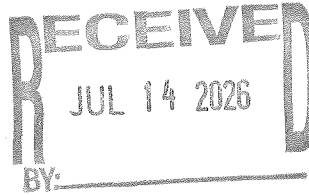
Total Revenues	\$ 1,210.00	\$ 1,089.00	\$ 121.00
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Governmental Management Services, LLC

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

Invoice**Invoice #:** 2628**Invoice Date:** 7/13/26**Due Date:** 7/13/26**Case:****P.O. Number:****Bill To:**

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



Description	Hours/Qty	Rate	Amount
Facility Event Staff through July 11th, 2026 2.300.369.103	14.5	25.00	362.50
Total			\$362.50
Payments/Credits			\$0.00
Balance Due			\$362.50

7/14/26
QA

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>
14.5	Facility Event Staff	\$ 25.00	\$ 362.50

Covers Period End: July 11, 2026

Amenities Revenue # 2.300.369.103

Governmental Management Services, LLC

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

Invoice

Invoice #: 2632

Invoice Date: 7/17/26

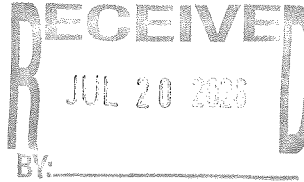
Due Date: 7/17/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Tennis Revenue- Funds Deposited 7/16/26		1,732.50	1,732.50
Total			\$1,732.50
Payments/Credits			\$0.00
Balance Due			\$1,732.50

Middle Village CDD

Breakdown of Revenues

7.16.26

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 \$ -

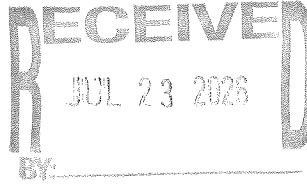
Total Revenues \$ 1,925.00 \$ 1,732.50 \$ 192.50

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

Invoice

Invoice #: 2634
Invoice Date: 7/23/26
Due Date: 7/23/26
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 7/22/26		1,075.50	1,075.50
Total			\$1,075.50
Payments/Credits			\$0.00
Balance Due			\$1,075.50

Middle Village CDD

Breakdown of Revenues

7.22.26

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

01/00/00 \$ 1,195.00 \$ 1,075.50 \$ 119.50

Subtotal \$ 1,195.00 \$ 1,075.50 \$ 119.50

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

\$ - \$ -

Subtotal \$ - \$ - \$ -

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

January 0, 1900 \$ - \$ -

Subtotal \$ - \$ - \$ -

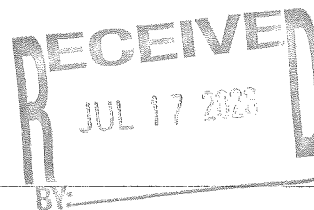
Date	League Fees	GMS 0%	Middle Village CDD 100%
	Pro Shop		

1/0/1900 \$ -

Subtotal \$0 \$0 \$ -

Total Revenues \$ 1,195.00 \$ 1,075.50 \$ 119.50

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - KRISTINA HAYES
Date: July 17, 2026 at 4:25 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) 3:30 P.M. to 7:30 P.M. (ET 4:00-7:00pm)
 - DATE OF VENUE – JULY 11, 2026
 - RESIDENT – **KRISTINA HAYES**
 - ADDRESS – 1404 BITTERBERRY DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (5900):
 - DATED: 4/29/26
 - APPROVAL CODE: 026872
 - 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
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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MAKE CHECK PAYABLE TO:

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

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

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

ACCOUNT NUMBER	DATE	BALANCE
711194	7/1/2026	\$1,594.00

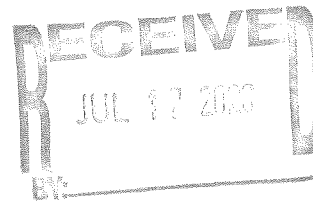
The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

00000000027159001000000038619500000015940090

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 7/11/2026****Invoice 386195B****PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2026	Water Management - Monthly		\$1594.00	\$0.00	\$1594.00

Code to:Please remit payment for this month's invoice. **2-320-572-4680****Middle Village Lake Maintenance**

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

Credits \$0.00**Adjustment** \$0.00**AMOUNT DUE****Total Account Balance including this invoice:**

\$1594.00

This Invoice Total:

\$1594.00

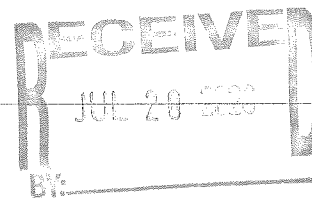
Click the "Pay Now" link to submit payment by ACH

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

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

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

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - LATISHA JONES UCHE
Date: July 20, 2026 at 6:51 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 11:00 A.M. to 3:00 P.M. (ET 11:30am-2:30pm)
 - DATE OF VENUE – JULY 18, 2026
 - RESIDENT – **LATISHA JONES UCHE**
 - ADDRESS – 3750 SILVER BLUFF BLVD #1805, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (1783):
 - DATED: 6/26/26
 - APPROVAL CODE: 035117
 - 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.

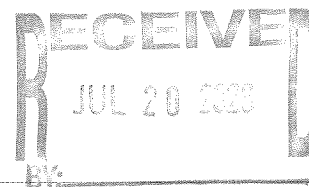
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - MARGARITA EVANGELISTA
Date: July 20, 2026 at 6:55 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 4:00 P.M. to 8:00 P.M. (ET 4:30am-7:30pm)
 - DATE OF VENUE – JULY 18, 2026
 - RESIDENT – **MARGARITA EVANGELISTA**
 - ADDRESS – 450 MAHONEY LOOP, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via AMEX(4094):
 - DATED: 6/22/26
 - APPROVAL CODE: 805830
 - 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.

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

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INVOICE

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

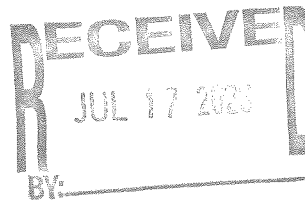
INVOICE: 50003 QT
DATE: 07/08/26 10:30a
ACCOUNT: 1032 Oakleaf
ROUTE: 0
LAST: 4/8/26 Paula
Paula Douglas

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

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

904-375-9625 Lisa 904-708-1134

DESCRIPTION	QTY	PRICE	AMOUNT
General Pest Control PEST		175.00	175.00
Code to:		SUBTOTAL	175.00
2-330-572-621		PREVIOUS BALANCE	0.00
		TOTAL DUE	175.00



**Middle Village Preventative
contract**

PLEASE KEEP FULL INVOICE FOR YOUR RECORDS

EFFECTIVE NOVEMBER 1,2011
Make Checks payable to:

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

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

THANK YOU FOR YOUR BUSINESS!
HAVE A WONDERFUL DAY!

Serviced By:

PAULA DOUGLAS
Ph# 904-476-3866

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - RAYMOND COLON
Date: July 20, 2026 at 6:44 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (SATURDAY) 12:00 P.M. to 12:00 A.M. (ET 4:00pm-10:00pm)
 - DATE OF VENUE – JULY 18, 2026
 - NON-RESIDENT – **RAYMOND COLON**
 - ADDRESS – 2874 PEBBLEWOOD LANE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - **\$700.00 = \$500.00 for GB and \$200.00 for GL**
 - BOOKING FEE/DEPOSIT was via VISA (6992):
 - **GRAND BANQUET:**
 - DATED: 5/5/26
 - APPROVAL CODE: 063530
 - AMOUNT: \$500.00
 - **GRAND LAWN:**
 - DATED: 5/5/26
 - APPROVAL CODE: 063608
 - AMOUNT: \$200.00

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
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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Was processed and mailed out on 06/05/26 with check #1318. But was never received by Rose Tilus.

07/20/26

TP

On Tue, Jun 2, 2026 at 3:46 PM Oakleaf Venues <venuerentals@oakleafresidents.com> wrote:
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: 2/10/26
 - 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

venuerentals@oakleafresidents.com

(904) 770-4661 voice email

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www.oakleafresidents.com

Governmental Management Services

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Thank You

Thank you,

Todd R. Polvere
Governmental Management Services
475 W Town PL,
St. Augustine, Florida 32092
O: (904) 940-5850
E: Tpolvere@gmsnf.com

<C2BB91C0-D055-4DFF-B590-C9299E1AFD6D.gif>

From: Oksana Kuzmuk okuzmuk@gmsnf.com
Subject: Re: MVCDD refund of deposit request - ROSE TILUS
Date: July 20, 2026 at 11:29 AM
To: Oakleaf Venues venuerentals@oakleafresidents.com
Cc: Todd Polvere tpolvere@gmsnf.com, Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Hi Wanda,

Check #1318 is showing as outstanding.

Thank you,

Oksana Kuzmuk
District Accountant
Governmental Management Services, LLC
393 Palm Coast Pkwy SW Unit 4
Palm Coast, Florida 32137-4774
Phone: (904) 544-6011

On Jul 15, 2026, at 11:07 AM, Oakleaf Venues <venuerentals@oakleafresidents.com> wrote:

Thanks for the update Todd!

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.

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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.

On Wed, Jul 15, 2026 at 10:05 AM Todd Polvere <tpolvere@gmsnf.com> wrote:

Hi Wanda,

It was processed and mailed out on 06/05/26 with check #1318.

Just a FYI, I will be out of the office between 07/16/26 and 07/21/26 and Oksana is out today until this Friday.

On Jul 14, 2026, at 3:16 PM, Oakleaf Venues <venuerentals@oakleafresidents.com> wrote:

Good afternoon,

I received a call from this customer, informing me that her deposit refund has yet to be received. Can you check on the status of that refund? Has the check been returned or cashed? When was it processed and mailed out? If we are unable to determine its status, may another refund be requested? The address is correct on the original request.

Thank you for your assistance regarding this matter.

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

venuerentals@oakleafresidents.com

(904) 770-4661 voice email

(904) 375-9285 ext. 3

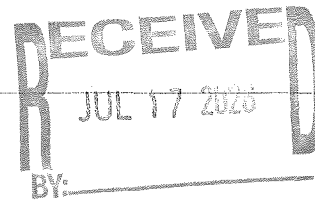
www.oakleafresidents.com

Governmental Management Services

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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - SAKINAH HOYTE
Date: July 17, 2026 at 3:55 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 (SUNDAY) 3:30 P.M. to 7:30 P.M. (ET 4:00-7:00pm)
 - DATE OF VENUE – JULY 12, 2026
 - RESIDENT – **SAKINAH HOYTE**
 - ADDRESS – 4220 PLANTATION OAKS BLVD #1516, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (9065):
 - DATED: 6/19/26
 - APPROVAL CODE: 508141
 - 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.

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Invoice

Invoice #: 29712

Date: 07/01/26

Customer PO:

DUE DATE: 07/31/2026

BILL TO

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

FROM

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

DESCRIPTION

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

AMOUNT

\$46,435.83

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$46,435.83

Please See Our
Updated Remittance
Information

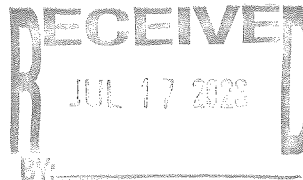
Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

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

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

Code to:

2-320-572-462

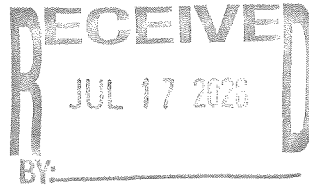


Middle Village Landscape Maintenance



INVOICE

Oakleaf Tennis



Invoice Date
Jun 23, 2026

Invoice Number
48511

Reference
Summer Camp 2026

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 3 color imprint brown, flo yellow, and dark green	30.00	9.99	7.5%	299.70
On PC380 Port & Co™ Performance Tee White-10 sm				
On PC380Y Port & Co™ Youth Performance Tee White-10 med, 10 Lg				
Screen Charge reorder	3.00	15.00	7.5%	45.00
Code to:				
			Subtotal	344.70
Middle Village Tennis Pro			TOTAL TAX	0.00
2.330.572.34300			TOTAL USD	344.70

Due Date: Jun 23, 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](#)

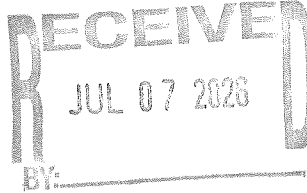
CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/14/26	00009	6/30/26 2626	202606 600-53800-64000 JUN REPAIR & REPLACEMENTS	GOVERNMENTAL MANAGEMENT SERVICES	*	3,043.52	3,043.52 000965
7/31/26	00034	6/24/26 36635	202606 600-53800-64000 BACKFLOW TEST/CERTIFIED		*	7,708.50	
		6/30/26 36866	202606 600-53800-64000 BACKFLOW TEST/CERTIFIED	P3 SERVICES OF FL LLC	*	2,388.78	10,097.28 000966
7/31/26	01180	6/23/26 3939	202606 600-53800-64000 NEW VALVE - FINAL PAYMENT	ELETECH ELEVATOR COMPANY LLC	*	5,007.50	5,007.50 000967
7/31/26	00009	7/17/26 2630	202607 600-53800-64000 MAINTENANCE SUPPLIES	GOVERNMENTAL MANAGEMENT SERVICES	*	2,097.08	2,097.08 000968
7/31/26	00120	6/11/26 92502412	202606 600-53800-64000 JANITORIAL SUPPLIES	HD SUPPLY INC	*	233.71	233.71 000969
7/31/26	00120	6/25/26 92507660	202606 600-53800-64000 JANITORIAL SUPPLIES	HD SUPPLY INC	*	971.61	971.61 000970
7/31/26	00006	7/16/26 385	202607 600-53800-64000 JULY PRESSURE WASH SRVCS	RIVERSIDE MANAGEMENT SERVICES INC	*	1,402.00	1,402.00 000971
TOTAL FOR BANK C						22,852.70	
TOTAL FOR REGISTER						22,852.70	

MVIL MIDDLE VILLAGE TLEE

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

Invoice #: 2626
Invoice Date: 6/30/26
Due Date: 6/30/26
Case:
P.O. Number:

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



Total	\$5,949.79
Payments/Credits	\$0.00
Balance Due	\$5,949.79

\$3,043.52

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

36635

Invoice Date

6/24/2026

Bill To

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

Job Location

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



P.O. Number

Terms

Due Date

Net 30

7/24/2026

Serviced	Description	Quantity	Price Each	Amount
6/23/2026	4" Ames 5000SS S#:1024310204 - Potable & 3/4" Watts 009M3 S#:A54641 - Potable Labor 3 Men to replace the existing backflow preventer, clean, flush, test, and certify 4' Wilkins 375A w/ OS&Y Serial # X66429 4" x 1 1/2" Spacer 4' Gasket/Flange Kit with Zinc Bolts and Nuts Equipment charge Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED Device Subtotal	3.75 1 1 3 1 1	 250.00 5,375.00 550.00 32.00 750.00 0.00	 937.50 5,375.00 550.00 96.00 750.00 0.00 7,708.50

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

RECEIVED
JUL 17 2026
BY: _____

Total \$7,708.50

Payments/Credits \$0.00

Balance Due \$7,708.50

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

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

36866

Invoice Date

6/30/2026

Bill To

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

Job Location

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



P.O. Number

Terms

Due Date

Net 30

7/30/2026

Serviced	Description	Quantity	Price Each	Amount
6/30/2026	6" Ames 5000SS S#: 1025270304 - Fire Labor 2 Men to replace #1 check assembly and rebuild the relief valve, clean, flush, test, and certify Ames 7010108 #1 CK 4000SS/5000SS Repair Kit 6' Cam Check Assembly Ames 7010113 Relief Valve Rubber Repair Parts Kit 4000SS/5000SS 2.5-10' (Rebuilt Exchange) Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED Device Subtotal	4 1 1 1	200.00 906.59 682.19 0.00	800.00 906.59 682.19 0.00 2,388.78

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

RECEIVED
JUL 17 2026
BY: _____

Total \$2,388.78

Payments/Credits \$0.00

Balance Due \$2,388.78

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

Eletech Elevator Company

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

**INVOICE**

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

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

INVOICE 3939
DATE 06/23/2026
TERMS Net 30
DUE DATE 07/23/2026

ELEVATOR NUMBER
86778

DATE		DESCRIPTION	QTY	RATE	AMOUNT
05/14/2026	50% Due	PAYMENT TERMS	0.50	10,015.00	5,007.50
		New Valve			
		Job Completed - Final Invoice Due Inv# 3939			

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

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

Code to:



Middle Village Capital

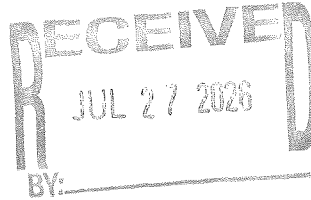
34-600-538-64000

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

Invoice

Invoice #: 2630
Invoice Date: 7/17/26
Due Date: 7/17/26
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		2,097.08	2,097.08
Code to: Middle Village Repair and Replacements 34-600-538-64000			
Total			\$2,097.08
Payments/Credits			\$0.00
Balance Due			\$2,097.08

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
MV				
MIDDLE VILLAGE				
OAKLEAF	6/5/26	Begonia 9pk	14.36	J.S.
	6/5/26	Sweet Potato Plants	25.17	J.S.
	6/5/26	1g Diplodonta (2)	29.85	J.S.
	6/5/26	Freezer/Refrigerator	516.35	J.S.
	6/5/26	Fine PT BLK Marker 2pk	2.48	T.C.
	6/5/26	Utility Knife	4.01	T.C.
	6/5/26	Hex Bolt Galv 5/16x8 15pc	27.60	T.C.
	6/5/26	Flat Washer Galv 5/16 50pc	15.94	T.C.
	6/5/26	Hex Nut Galv 5/16 50pc	13.86	T.C.
	6/5/26	BLK Nitrile Gloves 20pk	7.46	T.C.
	6/5/26	1" PVC ELB 45D (2)	4.46	T.C.
	6/5/26	1/2 Coupling 45D (2)	1.86	T.C.
	6/8/26	80# Sakrete Concrete Mix (25)	200.68	T.C.
	6/9/26	Microfiber Duster	13.78	T.C.
	6/9/26	1/2" Sharkbite Demount Clip	2.82	T.C.
	6/9/26	1/2" Sharkbite Poly Elbow	14.87	T.C.
	6/9/26	1/2" PVC Elbow 90 Deg	0.78	T.C.
	6/9/26	1/2" PVC Adapter	8.33	T.C.
	6/9/26	Hex Bolts 5/16x6	13.80	T.C.
	6/9/26	Hex Bolts 5/16x4	10.34	T.C.
	6/9/26	Flat Washer 5/16 50pc	15.94	T.C.
	6/9/26	Hex Nut 5/16 50pc	13.86	T.C.
	6/9/26	1-1/4x1 PVC Male Adapter	5.59	T.C.
	6/9/26	1-1/4x2 PVC Pipe	7.80	T.C.
	6/9/26	Wasp/Hornet Spray 2pk (2)	18.33	T.C.
	6/10/26	Ecolab Spray Bottle (2)	13.75	J.S.
	6/10/26	Box Tape	6.89	J.S.
	6/10/26	Avail Mud Pan 6"	3.16	T.C.
	6/10/26	Husky J Knife 6"	7.75	T.C.
	6/10/26	1-1/4x1 PVC Bushing	3.40	T.C.
	6/10/26	1" PVC Cap Slip	1.48	T.C.
	6/10/26	1x2 PVC Pipe	4.90	T.C.
	6/10/26	1" PVC Male Adapter	1.47	T.C.
	6/11/26	4'x100' Orange Safety Fence (3)	134.45	T.C.
	6/11/26	Duopower Anchor	13.02	T.C.
	6/11/26	Shockwave Carbide Drill Pack	16.79	T.C.
	6/11/26	Pine Sol	25.84	T.C.
	6/11/26	Bleach	11.18	T.C.
	6/11/26	BLK Kow Manure	7.44	T.C.
	6/11/26	Waterfiter Plus Anchors/Screws 4pk	9.18	T.C.
	6/11/26	1/4x4 Toggle Bolt 2pc	4.27	T.C.
	6/11/26	Drydex Wall Repair Kit	16.08	T.C.
	6/11/26	120G Sanding Block	6.88	T.C.
	6/12/26	Caution Tape	17.81	T.C.
	6/12/26	BLK Kow Manure (2)	14.88	T.C.
	6/14/26	Ryobi Pool Vacuum (Tool Only)	91.43	J.S.
	6/14/26	Ryobi Scrubber (Tool Only)	56.93	J.S.
	6/14/26	Ryobi Battery Pack	57.50	J.S.
	6/18/26	Peftan Liners	2.75	T.C.
	6/18/26	Maxblue Chlorine Tabs	114.98	T.C.
	6/18/26	12"x12" Microfiber Roll	11.48	T.C.
	6/18/26	9x3/8" Shedless Knife	6.31	T.C.
	6/18/26	2" Utility Flat Brush (2)	9.15	T.C.
	6/18/26	9" Pel Liner Tray 6pk	4.00	T.C.
	6/24/26	Bondo Fiberglass Resin 1QT	34.48	T.C.
	6/24/26	Diablo 5" Disc 80G 50pk	22.97	T.C.
	6/25/26	Tow Smart Receiver Adapter	28.74	J.S.
	6/25/26	1/4" Hitch Lock Pin	2.74	J.S.
	6/25/26	1/4" PVC Coupling	9.78	J.S.
	6/25/26	Outdoor Plug In Timer	22.98	J.S.
	6/25/26	Heavy Duty Light Timers	36.78	J.S.
	6/25/26	Behr Int Paint	22.99	T.C.
	6/25/26	12x12 White Plastic Wall Louvers (5)	53.76	T.C.
	6/25/26	Painters Touch Satin Moss Green	6.88	T.C.
	6/26/26	Composted Manure 40lb	4.61	T.C.
	6/26/26	25Qt Potting Mix (2)	18.40	T.C.
	6/26/26	Bleach	7.45	T.C.
	6/26/26	Pine Sol	25.84	T.C.
	6/26/26	12FT 16/3 Green Trip Tap	14.81	T.C.
	6/26/26	Bondo Liquid Hardener	9.18	T.C.
	6/29/26	25Qt Potting Mix (3)	27.60	T.C.
	6/29/26	40lb Composted Manure	7.58	T.C.
	6/30/26	Gas for Equipment	75.00	T.C.

TOTAL \$2,097.08

HD SUPPLY

INVOICE

PO Box 509058 • San Diego, CA 92150-9058

Terms: Net 30 Days

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

Page 1 of 1

Credit/Account Information
800/795-8855, 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: 52-2416852

Invoice Date	Invoice Number
06/11/2026	9250241241

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
14368430	LISA CARTER		W235837937	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	Cub Graphics 1200ml Touch-Free Dispenser-US	JANITORIAL	30	5	0.02	EA	0.08
275226	24 Oz. Citrus Blend Wet Mop Hd-US	JANITORIAL	6	5	11.11	EA	66.66
275740	Wave 3d Mango Unscented Soap 10/Pkg-US	JANITORIAL	5	5	24.60	PK	123.00
342570	Sicel RB6 1200 mL Antibacterial Pm Hnd Sp 2/Cs-US	JANITORIAL	7	7	30.07	CA	210.49
Country of Origin Code(s)							
US - USA							
RECEIVED							
JUL 10 2026							
BY:							
Repair & Replacement							

Product Category Summary (Excluding Misc. Charges & Freight)
Janitorial 467.43

Ship Date	Sub Total
06/11/2026	467.43
Pkg Count	Excess Tax
1	0.00
Weight	Freight
65.81 LB	0.00
DLVR1	TOTAL
	467.43

Please split between both districts 50/50

TP
Split Amount:
\$233.71

Question? Call Abby Langley at 800/795-8855 or email Abby.Langley@hdsupply.com

HD SUPPLY

Invoice Number: 9250241241

Amount Due: 467.43

Date Due: 07/11/2026

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

Amount Paid: _____

Please return this portion with payment.

Thank you for your order.

☐ 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

HD SUPPLY

INVOICE

PO Box 509058 • San Diego, CA 92150-9058

Terms: Net 30 Days

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

Page 1 of 1

Credit/Account Information
800/758-8885, 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 52-2416652

Invoice Date	Invoice Number
06/25/2026	9250766054

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
18789511	LISA CARTER		W237695981	LNC6232026

Ship To:

MIDDLE VILLAGE CDD
370 OAKLEAF PLANTATION PKWY
ORANGE PARK FL 32065

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

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
243169	Remown C-pull Wipes 8x10 2/Cs	JANITORIAL	8	8	38.32	CA	306.56
184301	OptCre 2Fly Ttl Ppr Wte 065 Sheets 36/Cs	JANITORIAL	7	7	68.10	CA	483.70
275742	Wave 3d Mango Unnatl Scrn Man 10/Pkg	JANITORIAL	5	5	24.88	PK	123.40
263046	7.5" Clric Hrd P'r Tl Ntl Wle 800 Fl 6/Cs	JANITORIAL	5	5	64.71	CA	323.55
217545	Cr Lnr 40 45Gal 12Mic Ntrl 40x48" 250/Cs	JANITORIAL	0	0	42.01	CA	210.05
211446	For Lnr 60g. 1.5 Mi Lw Bk 33x58 100/Cs	JANITORIAL	8	8	55.04	CA	440.32
289979	7.5" Mechanical Paper Towl Dispenser Bk	JANITORIAL	3	3	18.55	EA	55.65

RECEIVED
JUL 10 2026

106 2,320.572, 63100
34,600.538, 64000

Repair & Replacement

Product Category Summary (Excluding Misc. Charges & Freight)
Janitorial 1543.23

Ship Date	Sub Total
06/25/2026	1,843.23
Pkg Count	Sales Tax
41	0.00
Weight	Freight
23,781 LB	0.00
DLVR1	TOTAL
	1,843.23

Please split between both districts 50/50

TP
Split Amount:
\$971.61

Question? Call Theresa Miller at 800-758-8888 ext.68044 or email Theresa.Miller@hdsupply.com

HD SUPPLY

Invoice Number: 9250766054

Amount Due: 1,843.23

Date Due: 07/25/2026

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

Amount Paid: _____

Please return this portion with payment.

Thank you for your order.

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

Mail To:

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

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

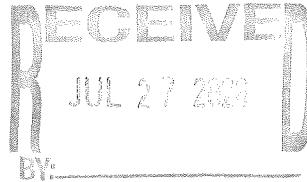
1 0 0018789511 9250766054 000000000174323 9

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

Invoice

Invoice #: 385
Invoice Date: 7/16/2026
Due Date: 7/16/2026
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 - July 2026 Pressure washed fence line on Deer View Lane		1,402.00	1,402.00
Code to: Middle Village Repair and Replacements 34-600-538-64000			
Total			\$1,402.00
Payments/Credits			\$0.00
Balance Due			\$1,402.00

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

Service Detail

Bill To: Middle Village CDD

Invoice Date: 7/1/26

Due Date: Upon Receipt

Amount Due: \$ 1,402.00

<u>Description</u>	<u>Amount</u>
Pressure washed fenceline on Deer View Lane	\$1,402.00

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

TOTAL AMOUNT DUE: \$1,402.00

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

Remit Payment

FOURTH ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 30, 2026

Board of Supervisors
Middle Village Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Middle Village Community Development District, Clay County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Middle Village Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 - TELEPHONE: 904-940-5850.

Our fee for these services will not exceed \$7,100 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Middle Village Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Middle Village Community Development District.

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

FIFTH ORDER OF BUSINESS

Middle Village

Community Development District

Approved Budget
FY 2027

Presented by:



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Middle Village
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments - On Roll	\$ 200,594	\$ 201,229	\$ -	\$ 201,229	\$ 208,519
Interest income	1,000	33,893	2,000	35,893	10,000
TOTAL REVENUES	\$ 201,594	\$ 235,122	\$ 2,000	\$ 237,122	\$ 218,519

EXPENDITURES:

Administrative

Supervisors Fees	\$ 12,000	\$ 8,400	\$ 3,000	\$ 11,400	\$ 12,000
FICA Expense	918	643	230	872	918
Travel per Diem	200	-	100	100	-
Engineering	8,000	8,166	6,000	14,166	16,000
Trustee Fee	15,000	15,000	5,250	20,250	20,250
Dissemination Agent	4,129	3,447	1,032	4,479	4,780
Assessment Roll Administration	8,907	8,907	-	8,907	9,442
Attorney	40,000	11,964	8,000	19,964	37,000
Arbitrage Rebate	700	-	700	700	700
Annual Audit	6,800	6,900	-	6,900	7,000
Management Fees	76,509	57,382	19,127	76,509	81,099
Information Technology	3,008	2,256	752	3,008	3,189
Telephone	300	204	96	300	300
Postage	1,500	908	592	1,500	1,500
Printing	2,500	535	1,965	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	7	193	200	200
Website Maintenance	2,655	1,991	663	2,655	2,814
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 201,594	\$ 142,204	\$ 49,578	\$ 191,782	\$ 218,519
TOTAL EXPENDITURES	\$ 201,594	\$ 142,204	\$ 49,578	\$ 191,782	\$ 218,519
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 92,918	\$ (47,578)	\$ 45,341	\$ -

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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 2,256,317	\$ 2,263,463	\$ -	\$ 2,263,463	\$ 2,369,895
Interest Income	5,000	14,764	1,000	15,764	5,000
Miscellaneous Revenue	1,000	-	500	500	1,000
Amenities Revenue	100,000	89,136	20,864	110,000	100,000
TOTAL REVENUES	\$ 2,362,317	\$ 2,367,363	\$ 22,364	\$ 2,389,726	\$ 2,475,895
EXPENDITURES:					
Administrative					
Management Fees - On Site Staff	\$ 374,481	\$ 280,861	\$ 93,621	\$ 374,481	\$ 393,206
Insurance	97,141	90,011	-	90,011	90,011
Other Current Charges	6,000	5,240	760	6,000	6,000
Permit Fees	1,650	1,626	24	1,650	1,650
TOTAL ADMINISTRATIVE	\$ 479,272	\$ 377,738	\$ 94,404	\$ 472,142	\$ 490,867
Operations & Maintenance					
Common Area Maintenance					
Security	\$ 136,335	\$ 81,362	\$ 54,973	\$ 136,335	\$ 115,731
Security Clay County	47,304	18,990	28,314	47,304	50,615
Electric	18,000	15,744	13,000	28,744	23,400
Streetlighting	32,400	23,565	8,835	32,400	32,400
Irrigation Maintenance	5,000	1,660	2,500	4,160	15,000
Landscape Maintenance	557,230	417,922	139,308	557,230	573,947
Common Area Maintenance	84,000	54,564	29,436	84,000	89,040
Lake Maintenance	25,000	16,546	8,454	25,000	25,000
TOTAL COMMON AREA MAINTENANCE	\$ 905,269	\$ 630,354	\$ 284,820	\$ 915,173	\$ 925,133
Recreation Facility					
Amenity Staff	\$ 190,000	\$ 131,123	\$ 58,877	\$ 190,000	\$ 214,996
Janitorial	62,475	49,412	13,063	62,475	66,224
Telephone	18,000	3,651	5,500	9,151	10,000
Electric	69,600	40,429	20,571	61,000	61,200
Water / Sewer	54,200	55,355	15,000	70,355	71,100
Gas/Heat (Pool)	20,000	23,824	-	23,824	24,000
Refuse Service	42,000	54,565	16,500	71,065	76,800
Pool Maintenance & Chemicals	43,000	39,221	3,779	43,000	54,000
Cable	8,000	6,230	1,770	8,000	8,576
Special Events	10,000	6,291	3,709	10,000	12,000
Office Supplies and Equipment	1,500	430	500	930	1,000
Facility Maintenance - General	68,250	45,281	21,969	67,250	71,663
Facility Maintenance - Preventive Contracts	15,950	2,855	5,000	7,855	10,000
Facility Maintenance - Contingency	7,875	4,635	3,240	7,875	7,875
Elevator Maintenance	10,000	1,035	8,965	10,000	10,000
Recreation Passes	4,000	3,032	968	4,000	4,000
Lighting Repairs	12,000	6,723	5,277	12,000	12,000
Tennis Court Maintenance	69,011	54,280	13,732	68,011	72,462
Capital Reserve	271,914	-	271,914	271,914	272,000
TOTAL RECREATION FACILITY	\$ 977,776	\$ 528,371	\$ 470,334	\$ 998,705	\$ 1,059,896
TOTAL EXPENDITURES	\$ 2,362,317	\$ 1,536,463	\$ 849,558	\$ 2,386,021	\$ 2,475,895
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 830,900	\$ (827,194)	\$ 3,705	\$ -

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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments-On Roll	\$ 1,772,172	\$ 1,746,346	\$ -	\$ 1,746,346	\$ 1,740,780
Interest Earnings	10,000	24,660	2,000	26,660	10,000
Carry Forward Surplus ⁽¹⁾	286,980	411,823	-	411,823	390,722

TOTAL REVENUES	\$ 2,069,152	\$ 2,182,829	\$ 2,000	\$ 2,184,829	\$ 2,141,503
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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
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Other Sources/(Uses)

Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL EXPENDITURES	\$ 1,760,915	\$ 1,794,107	\$ -	\$ 1,794,107	\$ 1,759,773
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EXCESS REVENUES (EXPENDITURES)	\$ 308,237	\$ 388,722	\$ 2,000	\$ 390,722	\$ 381,729
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	<u>\$ 186,422</u>
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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%	150,000	36,000	
11/01/28	1,285,000	5.000%		32,250	218,250
05/01/29	1,285,000	5.000%	160,000	32,250	
11/01/29	1,125,000	5.000%		28,250	220,500
05/01/30	1,125,000	5.000%	165,000	28,250	
11/01/30	960,000	5.000%		24,125	217,375
05/01/31	960,000	5.000%	175,000	24,125	
11/01/31	785,000	5.000%		19,750	218,875
05/01/32	785,000	5.000%	185,000	19,750	
11/01/32	600,000	5.000%		15,125	219,875
05/01/33	600,000	5.000%	190,000	15,125	
11/01/33	410,000	5.000%		10,375	215,500
05/01/34	410,000	5.000%	200,000	10,375	
11/01/34	210,000	5.000%		5,375	215,750
05/01/35	210,000	5.000%	210,000	5,375	
11/01/35	-	5.000%		-	215,375
Total			\$ 1,580,000	\$ 421,750	\$ 2,001,750

Middle Village
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Transfer In from Recreation Fund	\$ 271,914	\$ -	\$ 271,914	\$ 271,914	\$ 272,000
Interest	15,000	29,887	2,000	31,887	20,000
Carry Forward Balance	1,157,673	1,114,222	-	1,114,222	1,181,859

TOTAL REVENUES	\$ 1,444,587	\$ 1,144,109	\$ 273,914	\$ 1,418,023	\$ 1,473,859
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EXPENDITURES:

Capital Outlay

Repairs & Replacements	\$ 250,000	\$ 186,164	\$ 50,000	\$ 236,164	\$ 250,000
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TOTAL EXPENDITURES	\$ 250,000	\$ 186,164	\$ 50,000	\$ 236,164	\$ 250,000
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Other Sources/(Uses)

Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL EXPENDITURES	\$ 250,000	\$ 186,164	\$ 50,000	\$ 236,164	\$ 250,000
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EXCESS REVENUES (EXPENDITURES)	\$ 1,194,587	\$ 957,945	\$ 223,914	\$ 1,181,859	\$ 1,223,859
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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	45,341
Estimated Recreation Excess Revenues- Fiscal Year 2026	3,705
Total Estimated Operating Funds Available - 9/30/2026	<u>\$ 1,373,685</u>

Allocation of Funds Available

General Fund Operating Reserve - First Quarter Operating Capital	\$ 54,630
Recreation Fund Operating Reserve - First Quarter Operating Capital	550,974
Total Reserve	<u>\$ 605,603</u>
 Total Working Capital Surplus	 <u><u>\$ 768,082</u></u>
 Capital Reserve- Beginning Fund Balance - 10/1/25	 \$ 1,114,222
Projected Capital Excess Revenues - Fiscal Year 2026	67,637
Total Estimated Reserve Funds Available - 9/30/26	<u>\$ 1,181,859</u>
 Interest Earned	 \$ 20,000
Capital Projects Reserve	272,000
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><u>\$ 1,223,859</u></u>

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							

SIXTH ORDER OF BUSINESS

Middle Village Community Development District



Policies Regarding District Amenity Facilities

Revised August 10, 2026

Deleted: July 13

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.

General Policies

1. Smoking and tobacco products are not permitted anywhere on/within the recreational facilities, parks or playgrounds or building breezeways.
2. Drones may not be flown on district property without first obtaining written permission from on-site management.
3. No Soliciting on District property.
4. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, or in any manner which obstructs the normal flow of traffic. There is to be no

overnight parking on any district property. Violators will be towed at the owner's expense.

5. Only grills provided by the district or district approved vendors are permitted outdoors and at the discretion of, and in areas designated by, the Community Manager.
6. **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.)

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

6. Non District card holder rental rates and deposits for the Grand Lawn are:

\$200 for 4 hours (Only available with Wedding) \$200 Booking fee /Deposit

7. The rental rates and deposits for use of the Back Lawn by a District card holder are:

\$200 for 4 hours \$200 Booking fee /Deposit

8. Non District card holder rental rates and deposits for the Back Lawn are:

\$300 for 4 hours \$200 Booking fee /Deposit

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

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

10. The rental rates and deposits for use of the Bridal Room by a District card holder are:

\$100 for duration of wedding	Only available with Wedding
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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.

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

C.

1.

**Middle Village Community Development District
Performance Measures/Standards &
Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least six regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual Audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent Annual Audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board accepted and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
Print Name: _____
Middle Village Community Development District

Date: _____

District Manager: _____
Print Name: _____
Middle Village Community Development District

Date: _____

2.

**NOTICE OF MEETINGS
MIDDLE VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Middle Village Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2027** at **2:00 p.m.** at the **Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065** on the second Monday of each month as follows or otherwise noted:

October 12, 2026
November 9, 2026
December 14, 2026
January 11, 2027
February 8, 2027
March 8, 2027 @ 6:00 p.m.
April 12, 2027
May 10, 2027
June 14, 2027
July 12, 2027
August 9, 2026
September 13, 2027 @ 6:00 p.m.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 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 Office.

Each person who decides to appeal any action taken at the meetings is advised that 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 such appeal is to be based.

Marilee Giles
District Manager

D.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

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

Community:

Special Events

- Report – Summer Dive In series , Back to school parties
- Upcoming – Live music poolside, Dive in (DB), Labor day at pools

Aquatics

- summer schedule – adjustments to school schedules
- High school Swim Team has begun, meet schedules posted online and will be emailed
- Year-round swimming
- Aqua Aerobics at DB ending in August

Amenity Usage

- *Total Facilities Usage – 9301*
- *Average daily usage – 300*

Card counts:

MV Owners	107
MV Renters	86
MV Replacements	40
MV Updated	24

Total cards printed: 508 (both districts)

Rentals

- 16 of 31 days rented in July , 2 of 4 weekends rented
- 22 Grand Ballroom rentals, 1 Grand Lawn rental , 1 Bridal Suite rentals, 14 patio rentals
- 24 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

Operations: Open Items

- Next playground replacement – proposals and timeline discussions

MAINTENANCE

- Complete wall and trim painting at Fitness Center
- Shampoo and treat tiles at Fitness Center
- Rust treatments and touch up painting of equipment at FC
- Install window film at Fitness Center
- Take delivery of multiple playground units
- Repair windscreen and tarps at pool equipment areas
- Repair trim and touch up painting at Fitness Center office
- Adjust water flow on new water fountain at field house
- Install of replacement water filters at “bottle filler” fountains
- Preventative maintenance- golf carts
- Preventative maintenance performed at Fitness Center
- Complete fan replacement at Grand Banquet veranda
- Take delivery of large order of replacement chairs at Grand Banquet room
- Build new chair racks for chairs at Grand banquet room
- Repairs/ renovations coordinated for storage closet (tables and chairs)
- Repair handles on plungers at Slide pool
- Inspect and coordinate swap out of filter grids for slide pool
- Touch up painting on decorative street poles in neighborhood (ongoing)
- Dispose of multiple large electronics equipment (hazardous waste refuse)
- Multiple drop off trips for refuse removal (rosemary hill)
- Cut backing for new and replacement signs – ongoing
- Audit of access cards – ongoing (to include audit of adult family members in household)
- Data collection for Florida Department of Labor
- Continual Lake Inspections – all lakes inspected monthly – reports kept on file in Ops. Manager office.
- Continual Park inspections and cleaning – reports kept on file.
- Light Inspections completed – Whitfield, Boulevard, Parkway, and Hamilton Glenn completed 7/05 Forest Brook, Creekview, Oakpoint, and Timberlake completed 7/26

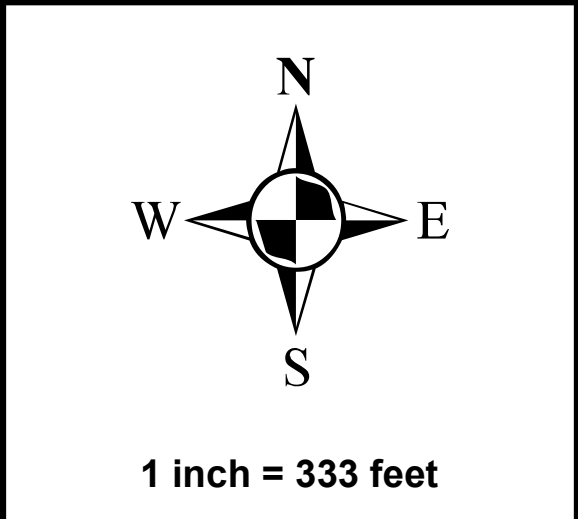
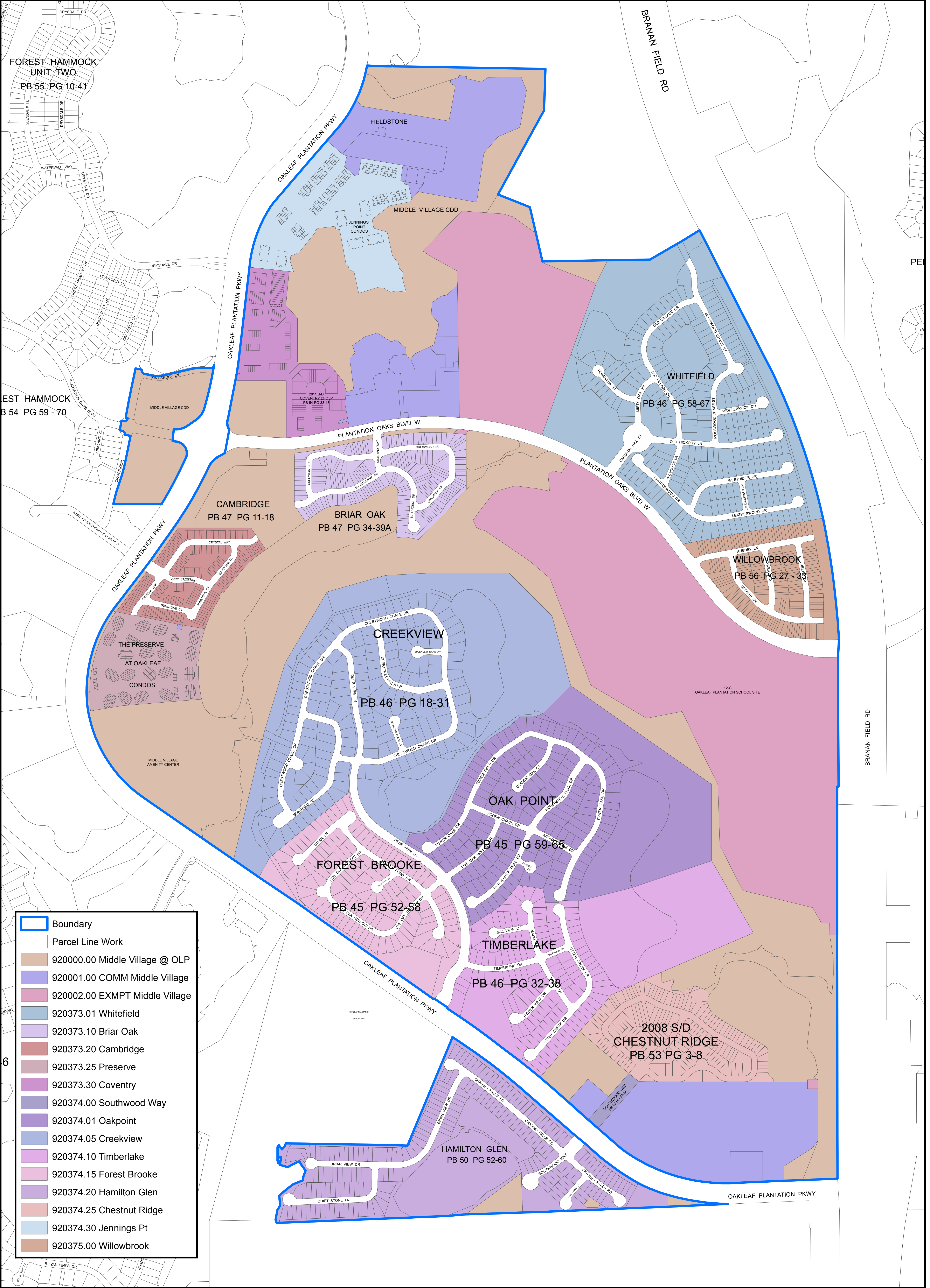
Landscaping

- Monthly report for July submitted and filed at Operations office

For questions, comments, or clarification, please contact:

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

jsoriano@gmsnf.com



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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