

MIDDLE VILLAGE
Community Development District

SEPTEMBER 14, 2026

AGENDA

Middle Village Community Development District

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

September 7, 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, September 14, 2026 at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Minutes of the August 10, 2026 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Public Hearings for the Purpose of Adopting the Budget and Imposing Special Assessments for Fiscal Year 2027
 - A. Consideration of Resolution 2026-05, Relating to Annual Appropriations and Adopting the Budget
 - B. Consideration of Resolution 2026-06, Imposing Special Assessments and Certifying an Assessment Roll
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer – Acceptance of the 2026 Annual Engineer’s Report
 - C. District Manager

D. Operations Manager – Memorandum

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

VII. Next Scheduled Meeting – October 12, 2026 @ 2:00 p.m. at the Plantation Oaks
Amenity Center

VIII. Adjournment

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

Sincerely,

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

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager, GMS
Mike Eckert	District Counsel, Kutak Rock
Carl Allen <i>by phone</i>	District Engineer, DCCM
Jay Soriano	GMS
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles stated item two on the agenda is audience comments. A copy of the agenda is on the table 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. If you provide comments, please state your name for the record.

THIRD ORDER OF BUSINESS**Approval of Consent Agenda****A. Approval of the Minutes of the July 13, 2026 Meeting**

Ms. Giles stated item three on the agenda is approval of consent agenda items. On page seven are the minutes of the July 13th, 2026 meeting. Unless there's any comments or corrections, I just look for a motion to approve.

On MOTION by Ms. Mifsud seconded by Mr. Marx with all in favor, the Minutes of the July 13, 2026 Meeting, were approved as amended.

B. Financial Statements**C. Assessment Receipts Schedule****D. Check Register**

Ms. Giles stated the financial statement is on page 26. It's as of June 30th, 2026. It's followed by your assessment receipt schedule on page 38, showing the district's 100% collected. And then on page 40 is your check register for the month of July in the amount of \$195,430.49. I saw no unusual variances with anything on the check register.

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

FOURTH ORDER OF BUSINESS**Acceptance of the Engagement Letter with
Grau & Associates for the Fiscal Year
2026 Audit**

Ms. Giles stated on page 173 is acceptance of the engagement letter with Grau & Associates for the Fiscal Year 2026 audit report. The engagement letter documents and confirms the auditor's objective and scope to audit the financial statements for the District for the year ending September 2026.

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor, the Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit, was approved.

Mr. Chairman, this will be included in the minutes when you sign it for DocuSign.

FIFTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Ms. Giles stated on page 179 is item five discussion of Fiscal Year 2027 budget. Again, this is on the agenda just to give the Board the opportunity to talk about the FY27 budget. We'll have our public hearing at our next meeting. The only thing that changed on this budget since last month is the actuals column. Jay, is there anything that you want to point out on the budget?

Mr. Soriano stated I think we've gone over it enough.

Ms. Giles stated Jay, if you could go to page 194 on the monitors. This is just the side-by-side comparison of the product types for the increase. There's a 3% to 5% range of increase depending on the product type. Any Board discussion?

Ms. Mifsud stated I have a question. I'm just curious about, the trustee fee, does it normally go up that much annually?

Ms. Giles asked what page is that on?

Ms. Mifsud stated it's on page 181. It went from \$15,000 to \$20,250.

Ms. Giles stated let me check the notes here and see if that's related to the bonds.

Mr. Soriano stated that comes from bond payments to the bank.

Mr. Eckert stated it is the U. S. Bank's fee for handling money. But I don't know. Do we have Hancock?

Ms. Giles stated we have Hancock here and it's based on the 2018 and 2022 bonds. I know your accountant monitors these fees, and it looks like she's anticipating an increase from the bank and that's what made her increase that line. Because right now through June 30, you'll see we're sitting at the \$15,000 that we anticipated. So that's what made her increase that.

Ms. Mifsud asked what causes an increase like that?

Ms. Giles stated let me research that.

Mr. Eckert stated no, it's there. It's their fee for handling the money back and forth. That has nothing to do with the interest rate on the bonds or anything like that. And it may be that this is an accounting adjustment but not necessarily based on the fee that they're actually going to charge us for the next year. It's just based on look at the spend rate. I think that's something that you can take a look at. If the board will have time between now and next month when you actually finally adopt the budget, we can get that question answered for you by then. I would say that is a significant increase to go up 25%. I don't usually see that from the banks. Now, if this is Hancock Bank, if they are trustee on that, then that would be something to talk to them about.

Ms. Giles stated let me find out if it's accounting or the bank, and I'll send that answer out in between the meetings as soon as I get it.

Ms. Mifsud stated thank you.

Ms. Giles asked any other comments? I don't need a motion on that. This is just Board discussion opportunity.

SIXTH ORDER OF BUSINESS

Consideration of Draft Amenity Policies

Ms. Giles stated item six on the agenda is on page 196. And I think we've got the amenity policy how the Board wants it. We move the general provisions from the back of the policy to the front of the policy. The first change you see is on page one, and that's just the date to match today's date. Then, as you scroll down, you'll see that we inserted general policies there on page four. It's in the front. They read that first. Unless there's any other corrections or comments about the amenity facility policy. Just looking for a motion to approve the amenity policy with today's date.

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor, the Draft Amenity Policies, were approved.

Ms. Giles stated we'll make sure we update this on the CDD's website, but then also on the Oakleaf resident page so that they can see it in both places.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Giles stated item seven on the agenda is District staff reports. We'll start with District Counsel.

Mr. Eckert stated I was trying to look at the minutes really quick. Did I tell you all that the governor vetoed the sovereign immunity bill? Did I tell you that the last meeting?

Ms. Mifsud stated yes.

Mr. Eckert stated then I have no report.

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

Ms. Giles stated item B is District Engineer. Carl, are you still with us? We heard some beeping on the line.

Mr. Allen state yes, I'm here.

Ms. Giles stated before I pass this to Carl. DCCM did send us the annual engineers report late last week. We have that. Jay is going to go through that and work with DCCM on a couple items. Carl, anything you want to address on that before Jay does?

Mr. Allen stated no, not really. The one thing that we did notice, that I don't think was on that particular report, you may want to really keep in mind about the pavers on the back portion of the outside. Those pavers, you may need to really look at those in the future because those things were they're pretty questionable whether they're going to be a trip hazard or not. Some of those are in pretty rough shape.

Ms. Giles stated thanks, Carl. We didn't email this to the board yet. Jay was going to go over some of the items on here. I think you'll find Jay's comments are pretty normal. When we get the engineer's report, every once in a while, some of the items are outside the District boundary. Jay was going to go over it first and then we're going to be able to send this out.

Mr. Soriano stated I'll work with DCCM because there are a couple items again on here out in the neighborhood that actually are not ours. I was trying to find them really quick. There are a couple of sidewalks and a couple roads. I think they're all in Whitfield that they were noted those were all county-owned. It's really just the sidewalks and the asphalt that we have here in the amenity centers that are on there. Now, we do have some items that we have to watch. We always watch pavers. But that area back there is definitely a huge area, which the bigger it is, the more chances you're going to have concerns. We have trees planted along there. Kids would like to pull things up. So that one's problematic. If I could figure something else out, I would. I don't know that doing something like making a giant sidewalk is much better. Sidewalks are easier to deal with than pavers on a yearly basis, but then you'll notice in here, every year, we have areas where I have to go through and either grind down sidewalks or fix a crack. This is where the ground is settled below. This isn't a huge area, but it could still be something that could be a trip and fall concern. We have to go through and either patch this or lift this side up. We can do what's called mudjacking. You'll see in commercials where they drill a hole, put foam underneath to help level it out. We can do that on some areas. The sidewalks even, we constantly have repairs. These reports are good. They help point out things that I might not have caught yet or things that are getting bigger. And then we have a year to year track record of this, too. Last year we had many more of these on here. If you saw that we went through the year, kind of check them off the list, got those

cleared while we did all the rest of our work. And then as soon as we finished up, we meet with them again to do another walk through and find more problems. It would be good for you to look through. If you have any questions on anything you see in there. Some of that are the typical problems that we have to deal with every day. Let me get back into the report and see if I can find it really quick. There was actually one or two at both Districts, and it was actually a slope concern. This is different. We haven't really had this yet. This one here is one I have to actually work with Mike on. Carl, if you want to be on the emails, I can include you. But this is actually from last year. They took pictures, but the statement says the handicapped swings are missing their belts. They were missing their belts when we did the report last year. You clearly see the belts. They're new. These are only about eight months old after we got the reports. I think they just need to correct this kind of stuff, and they'll take off the pointers about the idea. That'll be the one that you accept as our first one for the year. Then, I'll do what I did last year, we'll break up 10 or 20 spots, try to fix those. Get Carl's guys. He'll come through with me and check them off. They'll take pictures and update the report on the website so you can see where it's at. But the one I have concern with, I'll try to describe it really quick while I'm looking for it, it's more of an issue of slope. The reason this is concerning is ADA issues. With the slope concerns, your sidewalk, we don't want too big of a slope downward to one side or the other. That's actually something, when they do construction, that should be checked off by your permit process. No slope can be greater than 2%. This one that was pointed out in the report is actually the sidewalk out front, and that concerns me because that's where everybody gets dropped off at. It's at 4%, so way beyond with what's allowed. My concern with that is it's not from anything like a tree. Our other cracks are sidewalks. Many of us have seen the issues with trees or ground settling. This I just don't think was the best construction. If I were to mudjack or even, crack up the sidewalk and level it back out to the correct 2% or less, your curve sits at the front, the curbs going to be higher. So, now you have a trip hazard or a concern there. This sidewalk, when you go out, you'll see it's nice, flat, no cracks or anything. It's the slope that's a concern. And that may be breaking the whole thing up and rebuilding it. There's not really an easy way to fix that type of concern. I think it might be this one here. Yep. You see where they laid it. This is a nice, flat sidewalk. It's basically a level on the yardstick so they can cover the whole sidewalk. That percentage reading right there is at 4%. We can't even be on two. So, I do have to look at ways to fix that. But like I said, there's not an easy way where with patches, cracks, that's easy. I can fill a patch. I can re-concrete. If I have one that's too bad because of a tree root or

something, we actually break up the slab and repour. It takes us a day. It's a lot of heavy labor, but it takes us a day. This, rebuilding that whole sidewalk from the curb, would be a lot of work. I got to figure out something we can do for these. But when it comes to ADA violations, that's kind of a bigger thing. We have to get things corrected. In the report, there's going to be lots of little things, lots of cracks here and there. Those are all the things that I have to work on throughout the year, constantly. It's these things that I look for. Anything to me that's structural or we didn't see or could be a bigger repair. That's where these reports come in handy but then points out something we're going to have to do that I didn't expect.

Ms. Mifsud stated the pavers would be an issue as well, wouldn't they?

Mr. Soriano stated yes. We get our Egis inspections too, which is done through our insurance broker. Pavers are a little less of a concern when it comes to the insurance side because there's not the same expectation of being perfectly flat, but there is with sidewalks. And then you get a step farther, you have asphalt walkways and have cracks in it. They don't like cracks in a direction that we allow bikes to get through. There's different expectations. The pavers though, we still have that pipe. If I have a paver that's sticking up way too high, I don't want that trip and fall. But you'll see some in here that the pavers are connected. They're just almost like a cobblestone, or cobblestone walkway. You see it out on this one out front. The pavers are nice and tight and flat. It's where the ground is actually on level underneath of it. So, not a concern for trip and fall the same way, but it's still there. We try to fix those. In areas like this, with this big circle around, that probably wouldn't be as much of a concern. I could come up with a way for us to do a sidewalk there. I think it was supposed to be more decorative. They didn't really want a sidewalk in the middle. People would walk out in front of the road when they're walking on the sidewalk. But people do use that area. I think it was just supposed to be decorative. That out there is a big walkway, and everybody uses it. That is 20 times the size of that right there, so that's a bigger problem. But I'll go through these. Like I said, I'll work with them to make any corrections and things that shouldn't be on the report. We'll send this out to you so that you can have a look at accepting it at the next meeting. Then, I start working on making the repairs.

Ms. Giles stated thanks, Jay. Carl, I'm not sure if you could hear that or not. We're going to table it for now. Jay will reach out to you, and then we'll bring it back in the next agenda.

Mr. Allen stated no that sounds good. Just keep me on any correspondence that you're speaking with Michael. I want to make sure I'm the point of contact moving forward just because

we're trying to keep a little more consistency, so we have one person that can deal with these issues.

Ms. Giles stated okay, thanks, Carl.

C. District Manager

1. Discussion of the Fiscal Year 2027 Goals & Objectives

Ms. Giles stated the next item on the agenda is District Manager. On page 220 is Fiscal Year 2027 goals and objectives. Just as a reminder, this was a new requirement that was enacted in 2024. Florida statute requires that we set performance measures and standards and have a way to score them. Florida statute do not provide any guidance other than the District establish them. This is staff's recommendations to keep it simple with these goals and objectives in these performance measures. The District certainly can change these. This is what staff recommends. Mike, anything to add to that?

Mr. Eckert stated no, that's good summary.

Ms. Giles stated unless there's any changes, comments, questions, these that are on here are very simple. The District is already meeting these with 100% achieved. So, we kept them the same. Unless there's any comments or changes, I just look for a motion to approve the FY27 goals and objectives.

On MOTION by Ms. Mifsud seconded by Ms. Arnau with all in favor, the Fiscal Year 2027 Goals & Objectives, were approved.

2. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

Ms. Giles stated then on PDF Page 223 is your FY27 meeting schedule. It shows the second Monday of each month there unless otherwise noted. And the two noted the one in March is your spring night meeting that this Board has asked to have. Usually that's where we have any changes to the amenity facility policy. Anything that the District wants to change on the rates, we set that aside for the spring time. And then that September 13 would be your budget adoption at 6:00 p.m.

Ms. Mifsud asked is that August 9 date correct?

Ms. Giles asked why do you think that's off?

Ms. Mifsud because it says 2026.

Ms. Giles stated oh, correct. That should be 2027.

Mr. Eckert stated also on that one is that one that we can move to 4:00 p.m.?

Ms. Giles stated we can. So, what Mike is mentioning is just like today, your meeting is at 2:00 p.m. and Double Branches at 6:00 p.m. So, for consideration would be if Middle Village would be willing to have their meeting at 4:00 p.m. on the night that Double Branch has theirs at 6:00 p.m., which is that August 9, 2027. Is that something the Board would be willing to consider is to have that one at 4:00 p.m.? Any issues with changing that one to 4:00 p.m.? October 12 is Columbus Day. I do try to look at the holidays in there. Typically, this Board doesn't have an issue with that holiday. Flag Day is June 14. Unless there's any concerns with either of those holidays, just looking for a motion to approve the FY27 meeting schedule with corrections made on the record.

On MOTION by Ms. Steiner seconded by Mr. Marx with all in favor, Designating a Regular Meeting Schedule for Fiscal Year 2027, were approved as amended.

D. Operations Manager – Memorandum

Ms. Giles stated Jay's report starts on page 225.

Mr. Soriano stated we have had quite a bit of summertime events in the last week or so. We have our last dive in and that's going to be on this side. This next month we will have one more dive in for the summer series at your sister District. So, Double Branch will have the last one. We did also have our back to school parties this weekend and your pool was packed. The other one was busy, but nowhere like this one. Good weather yesterday. It's a late afternoon, but it was extremely hot. They were out here having lots of fun with the DJ and getting free pizza and snow cones. That worked out pretty well. We gave away our school supplies and prizes. Everybody had lots of fun. We do have one more big event out here, it is our full band. We have a live music out here on the pool deck. This one coming up this Friday is actually at Double Branch. But then we have one more here. I believe it's September. So, the pools are pretty much slowing down for the kids. That'll be nice because that's one that we really like to be more adult oriented. We don't tell the families they can't come, but we really discourage it. The pools are still open until the second weekend, I think, of October, we have available. They'll still be open to the family, but we usually try to get them, and the other pool open that night. It's normally Friday, Saturday, Sunday. We'll get them to go to the pools over at your sister District so the adults can enjoy themselves here. That

is the full band. That is also the same way this week over at your sister District, they have the full band. I like that because they have more spread of music. It's a little tough to get a lot of different types of music in that. But hopefully everybody will enjoy. Then, we get into our holiday. After we get rid of our summertime things, a lot of music, the last dive in, everything will go back to Double Branch where we get movies out on the green every month until we get back to summertime next year with spring break, which is usually our first movies at the pool. Then, just to mention that with this slow down now that they're back in school this week, the schedules do change. Today this pool was closed, and I was out here working during the day. I had one family that came out and didn't realize we were starting this week. They didn't realize it was back to school this week. They just didn't realize we were starting that drop down schedule. But she was fine. Kids went over to the other side, and the other side is open today. Tomorrow this side will be open and that side will close down, and we alternate week-to-week. Then, Friday, Saturday, Sunday, like I said, both facilities are actually open. This is the account for usage. This is the highest we've been since we really started using the computers. This place does get really, really busy, especially when it's this hot. So 300 different people here on average throughout the day. But that's everywhere. It's not just the pools. I say that and people say that's a lot of people. 300, if you've been out here when it's really busy, having a couple of people in that pool is not that hard. When we have a swim meet, we can actually get between 500 and 700 people out there and it does get packed and we're still able to handle it, but it's the normal usage. This is our basketball courts, our tennis courts, people just going to the gym. This is the busiest we've been since I've been able to track it since we've been using the check-in stations everywhere. I would say that years ago we were really busy before 2020. That kind of changed things. They've come back but still have changed. People don't like to be in packed areas. But, even tracking it, I don't know that we've ever been that busy. Double Branch was close, but not that close. So, this right here does help me to make sure when I'm talking to residents, there is a reason we have all of our rules on how many guests we can bring or how we get them to go about making sure they're proving residency. I did actually have one this last week that called me every day. She really wanted the exception for his wife. The problem was she doesn't have any identification whatsoever. She's not here legally. I talked to him about that. That's the problem. She's not legal. I'm not giving you anything extra to help along. If you can do me a favor and give me some of these other things. I did have an immigration lawyer write me a letter, but the immigration lawyer said that she does not reside in

the United States, which creates a problem for our residents. You can be checked in as a guest. She's never really going to be here on her own. And if she lives in another country and just visits, she's your wife, if she just visits, you can get her a guest pass. He understood that. So that falls into the rules, and that's what I do with them. I have them call me. I can't really bend the rules, but what I can do is get them to fall into the rules we have so that when our people are really using the pools, it's for our residents. But that will drop down drastically as you've seen today. If you're at either facility, once those kids go back to school, it's really slow. This is the end of the year, so the excitement's not as much either. We hit 3:00 p.m., it's not like they're rushing out to get into the pool. They're usually doing something else. Soccer, basketball, baseball, things like that. Our rentals are staying pretty high. I did want to let you know we received the playgrounds. Not this Friday, but Friday before, they were dropped off. We are starting over there first, just because that's where I had them dropped off. They started breaking down the one playground at Double Branch, and we'll build that one. Hopefully we'll be done the end of this week, if not beginning next week, and then we'll move over here. The playground you purchased, we'll be repairing and replacing the Whitfield playground. We'll start that one next after we're done. Unless there's any questions on some of the other repair items, that was really it for me. It will be nice now that the kids are out of the way, we can get some of the other projects that we just can't do, or we get pulled away because we need to fix something for the pool to be open that day or at the center just because it's busy during the summer. This allows us to get back to some of those other projects that we may have put on hold before the start of summer. Unless there's any other questions, that was really it for me.

Mr. Marx asked do we have communications yet for the Christmas Parade?

Mr. Soriano stated no, they haven't reached out to me. I think they kind of understood it after last year that we really didn't want to do it. We'll see, in the next month or so, if they reach out and I'll let you know. If you notice our food truck camp has gotten bigger on the weekends, out at the roundabout. I try to remind people that we don't actually have ownership there, so I can't do anything. Some people like it, some people don't. The ones that don't will call us and ask us to kick them out. I can't do anything. They are on the county's property basically. When I talked to the county, the county said you can fill out a complaint with code enforcement. It doesn't really get far. Then, when you fill out the complaint with code enforcement, it's still not a complaint against the owner. The county's the owner. They really need to do something.

Mr. Steiner stated Jay, have you had any more dialogue on where we were approached about nine resident passes?

Mr. Soriano stated yes. She hasn't paid us, but the marketing representative from Pulte did reach out. She was the one that was talking to us when I mentioned it to you last. They did ask to start off with purchasing two households for two years. So, \$8,800. Pretty good. That all goes into O&M. Does that add a little bit to our usage? Yeah, it does. But I don't know that those people would use it every day. But, they haven't responded with they are ready to buy them.

Mr. Steiner stated and the understanding of the fact is they buy it how it is January 1?

Mr. Soriano stated yeah. They did ask what would happen if we bought it now, but we don't sell the house. So, the next, in November or December, I'm fine with letting them start January 1 I'm starting the very first day, but that still means if that house moves in December 1, they can still use it until January 1, but then that purchase price is for a full calendar year. So, I told them I can't do anything if let's say you sell a house in February, I'm not going to give you all the way to the end of the year wait and start over again in January, for one year. You're going to have to start then. Just like anybody else, that would come up, they come to us, it's for the calendar year January 1. They were understanding of everything and the rules that we gave them. I just don't know, I think it was an incentive to try to sell some of the last bit of houses. But if you've seen over there, they're developing quick. I think they're selling pretty quick too.

Mr. Steiner stated yeah I was just curious is anything new because we had ads published, we've got that new shopping center and all coming in.

Mr. Soriano stated that would be the biggest chunk.

Ms. Giles stated thanks, Jay.

EIGHTH ORDER OF BUSINESS

Audience Comments (limited to three minutes) / Supervisor Requests

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

Mr. Steiner stated audience.

Ms. Giles stated public comments.

Resident Lorita Smoak stated I just wanted to express my gratitude for whoever helped me in my petitions for Clay County Commissioner District Two. I am now qualified and my election happens November 3. I just wanted to express my gratitude for your help.

Ms. Giles stated can you state your name for the record.

Resident Lorita Smoak stated Lorita Smoak, candidate for Clay County Commissioner District Two.

Ms. Giles stated thank you. Supervisors? Anything?

Ms. Mifsud stated I don't have anything.

Ms. Giles stated Julie? Ken? Eric?

Ms. Arnau stated no.

Mr. Steiner stated I'm going back up. Did we need to go ahead and put it under the issue with the MRUs and the new stuff coming from the county?

Mr. Soriano stated it was just a question. So many of you received a letter from the county this last week. I received them for my homes too. But I had a question. If you're familiar, Mike, or if we can get any information that we'll be able to send out to residents or if they come in. Because here you are going to be increasing. We might get one or two people. It's not a huge increase. So, I hope we won't have a lot of people. But whenever there's anything, somebody may show up at next month's meeting. But then they are also going to ask you questions, even though you don't have anything to do with it, about the county increase. And that's for the stormwater system. They're asking for an increase to our county taxes to cover stormwater maintenance. My question was, because I do have homes in different areas here, so they were exactly the same, whether I was in the CDD or not. So my concern was if we know anything about how they came up with their methodology for that, when the CDD already covers, it's cost for stormwater. And we don't do the maintenance on the roads, but we are expecting to handle everything else. But when I looked at the methodology, they would have seen whether it was at the house in the CDD or the house that wasn't in the CDD. So, I didn't quite understand how they were doing that. You know, just in case we get that question.

Mr. Eckert stated yeah. So, there's an existing stormwater fee that they levy already and they're increasing it? They're not imposing it for the first time?

Mr. Steiner stated according to the letter, it is an increase. So, I'm going to assume that yes, there is.

Mr. Eckert stated when Polk County was looking at this, I think we were able to, and they ended up not pulling the trigger on this, but we were able to advocate for a reduction for residents where you're taking care of all the stormwater within your own community. It still doesn't mean

like an exemption because you're still driving on county roads outside that have stormwater issues and things like that. But I can look at that, and I can give the county attorney a call.

Mr. Soriano stated that's actually what I was looking for is that there was something that made sense that we should be paying less since we already paid to the CDD. And that's a big part of what CDD does, the stormwater infrastructure. But when I was looking at the letters, I couldn't see it, but I don't know if that was mentioned in the county meetings. I didn't attend those county meetings where they made that decision. So I just didn't know if you had any information, but yeah, that would be great.

Mr. Eckert stated no, I didn't get the letter, but I think Marilee just sent it to me, so I'll take a look at it. It's not an uncommon issue that we deal with.

Mr. Steiner stated this was just a background issue that I wasn't aware of the disparity between the two areas. I was only remarking about the fact that we made effort to keep our increase very low. But now the county beat us sort of putting it out there, and theirs is not going to be quite as low as what we did.

Mr. Eckert stated yeah that there's, and I'm not talking about Clay County, but other counties throughout the state right now, there's a lot of strange stuff going on based on perceptions of fears based on the November election in terms of the property tax issue. So, we're seeing counties where we build a six-lane road on county property and the county has said, yeah, we're not going to accept your maintenance bond until 2027 because we don't think we're going to have money to maintain it four years from now. It's like we have an agreement. We've built the road. We're ready to give it to you. And they've said, yeah, we're going to wait for a while, which means we maintain it. And then we buy the maintenance bond and we maintain it during the period of the maintenance bond, and then maybe they'll take it at that point. But again, not Clay County, it's a different county, but we're seeing that throughout the state. There's some just kind of, there's a lot of ideas being floated around right now on how to replace revenue, not cut revenue.

Ms. Giles stated thanks, Mike. Mr. Chairman, anything else?

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – September 14,
2026 @ 2:00 p.m. at the Plantation Oaks
Amenity Center**

Ms. Giles stated item nine on the agenda is our next meeting is scheduled for September 14, 2026 at 2:00 p.m. here at the same location.

TENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Middle Village
Community Development District

Unaudited Financial Reporting
July 31, 2026



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

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 261,997	\$ 120,802	\$ -	\$ 291,539	\$ 674,339
Due from General Fund	-	903,170	-	-	903,170
Due from Debt Service	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	5,497	\$ 473,353	-	921,504	1,400,354
Custody Account - Hancock Whitney	8,098	-	-	-	8,098
Custody Account - US Bank	916,814	-	-	-	916,814
Series 2022					
Revenue	-	-	256,187	-	256,187
Reserve	-	-	165,326	-	165,326
Principal	-	-	107	-	107
Interest	-	-	83	-	83
Prepayment	-	-	429	-	429
Series 2018-2					
Reserve	-	-	128,090	-	128,090
Prepayment	-	-	3,427	-	3,427
Sinking	-	-	14	-	14
Prepaid Expenses	605	-	-	-	605
Deposits	-	13,383	-	-	13,383
Total Assets	\$ 1,193,011	\$ 1,510,708	\$ 553,667	\$ 1,213,043	\$ 4,470,429
Liabilities:					
Accounts Payable	\$ 5,158	\$ 3,740	\$ -	\$ 1,185	\$ 10,082
Due to Recreation Fund	903,170	-	-	-	903,170
Accrued Expenditures	-	6,006	-	-	6,006
Total Liabilities	\$ 908,327	\$ 9,745	\$ -	\$ 1,185	\$ 919,258
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 605	\$ -	\$ -	\$ -	\$ 605
Deposits	-	13,383	-	-	13,383
Restricted for:					
Debt Service - Series	-	-	553,667	-	553,667
Assigned for:					
Capital Reserve Fund	-	-	-	1,211,858	1,211,858
Unassigned	284,079	1,487,579	-	-	1,771,658
Total Fund Balances	\$ 284,683	\$ 1,500,963	\$ 553,667	\$ 1,211,858	\$ 3,551,171
Total Liabilities & Fund Balance	\$ 1,193,011	\$ 1,510,708	\$ 553,667	\$ 1,213,043	\$ 4,470,429

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

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 200,594	\$ 200,594	\$ 201,229	\$ 635
Interest Income	1,000	1,000	37,920	36,920
Total Revenues	\$ 201,594	\$ 201,594	\$ 239,150	\$ 37,555
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 10,000	\$ 9,200	\$ 800
FICA Expense	918	765	704	61
Travel per Diem	200	167	-	167
Engineering	8,000	8,000	8,441	(441)
Trustee Fee	15,000	15,000	19,202	(4,202)
Dissemination Agent	4,129	3,441	3,791	(350)
Assessment Roll Administration	8,907	8,907	8,907	-
Attorney	40,000	33,333	14,878	18,455
Arbitrage Rebate	700	583	600	(17)
Annual Audit	6,800	6,800	6,900	(100)
Management Fees	76,509	63,757	63,758	-
Information Technology	3,008	2,507	2,507	-
Telephone	300	250	238	12
Postage	1,500	1,500	3,400	(1,900)
Printing	2,500	2,500	3,467	(967)
Insurance General Liability	15,443	14,547	14,547	-
Legal Advertising	2,500	2,083	904	1,179
Other Current Charges	150	125	46	79
Office Supplies	200	167	8	159
Website Maintenance	2,655	2,212	2,213	-
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative Expenditures	\$ 201,594	\$ 176,820	\$ 163,884	\$ 12,935
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 24,774	\$ 75,266	\$ 24,620
Net Change in Fund Balance	\$ -	\$ 24,774	\$ 75,266	\$ 24,620
Fund Balance - Beginning	\$ -		\$ 209,418	
Fund Balance - Ending	\$ -		\$ 284,683	

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	4,027	-	-	37,920
Total Revenues	\$ 46	\$ 28,350	\$ 160,644	\$ 9,498	\$ 8,980	\$ 6,770	\$ 7,960	\$ 5,258	\$ 7,616	\$ 4,027	\$ -	\$ -	\$ 239,150
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ 9,200
FICA Expense	77	77	77	77	77	61	77	61	61	61	-	-	704
Travel per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	896	585	713	2,881	786	436	636	1,233	-	275	-	-	8,441
Trustee Fee	-	-	-	-	-	15,000	-	-	-	4,202	-	-	19,202
Dissemination Agent	594	344	344	344	344	344	344	444	344	344	-	-	3,791
Assessment Roll Administration	8,907	-	-	-	-	-	-	-	-	-	-	-	8,907
Attorney	1,239	466	2,484	1,640	1,316	963	2,370	1,488	-	2,914	-	-	14,878
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	600	-	-	600
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	6,376	-	-	63,758
Information Technology	251	251	251	251	251	251	251	251	251	251	-	-	2,507
Telephone	18	31	16	25	17	37	21	16	23	34	-	-	238
Postage	162	63	46	62	104	43	139	57	232	2,492	-	-	3,400
Printing	68	50	66	62	57	44	40	79	69	2,932	-	-	3,467
Insurance General Liability	14,547	-	-	-	-	-	-	-	-	-	-	-	14,547
Legal Advertising	153	76	-	153	76	-	153	142	-	153	-	-	904
Other Current Charges	-	-	21	-	-	-	-	-	-	25	-	-	46
Office Supplies	1	0	1	1	0	0	1	1	1	1	-	-	8
Website Maintenance	221	221	221	221	221	221	221	221	221	221	-	-	2,213
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	\$ 21,680	\$ -	\$ -	\$ 163,884
Excess (Deficiency) of Revenues over Expenditures	\$ (34,639)	\$ 18,810	\$ 149,029	\$ (3,592)	\$ (1,645)	\$ (17,806)	\$ (10,567)	\$ (5,909)	\$ (763)	\$ (17,652)	\$ -	\$ -	\$ 75,266
Net Change in Fund Balance	\$ (34,639)	\$ 18,810	\$ 149,029	\$ (3,592)	\$ (1,645)	\$ (17,806)	\$ (10,567)	\$ (5,909)	\$ (763)	\$ (17,652)	\$ -	\$ -	\$ 75,266

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,256,317	\$ 2,256,317	\$ 2,263,463	\$ 7,145
Interest Income	5,000	5,000	16,302	11,302
Miscellaneous Revenue	1,000	833	-	(833)
Amenities Revenue	100,000	83,333	98,057	14,724
Total Revenues	\$ 2,362,317	\$ 2,345,484	\$ 2,377,821	\$ 32,338
Expenditures:				
Administrative:				
Management Fees - On Site Staff	\$ 374,481	\$ 312,068	\$ 312,068	\$ -
Insurance	97,141	90,011	90,011	-
Other Current Charges	6,000	5,000	5,827	(827)
Permit Fees	1,650	1,650	1,931	(281)
Subtotal Administrative	\$ 479,272	\$ 408,729	\$ 409,836	\$ (1,108)
Maintenance:				
Security	\$ 136,335	\$ 113,613	\$ 81,362	\$ 32,250
Security Clay County	47,304	39,420	18,990	20,430
Electric	18,000	15,000	17,538	(2,537)
Streetlighting	32,400	27,000	26,239	761
Irrigation Maintenance	5,000	4,167	1,660	2,507
Landscape Maintenance	557,230	464,358	464,358	-
Common Area Maintenance	84,000	70,000	60,454	9,546
Lake Maintenance	25,000	20,833	18,140	2,693
Subtotal Maintenance	\$ 905,269	\$ 754,391	\$ 688,741	\$ 65,650

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<i>Recreation Facility:</i>				
Amenity Staff	\$ 190,000	\$ 158,333	\$ 182,164	\$ (23,831)
Janitorial	62,475	52,063	54,618	(2,555)
Telephone	18,000	15,000	3,739	11,261
Electric	69,600	58,000	45,996	12,004
Water / Sewer	54,200	54,200	61,360	(7,160)
Gas/Heat (Pool)	20,000	20,000	23,824	(3,824)
Refuse Service	42,000	42,000	61,579	(19,579)
Pool Maintenance & Chemicals	43,000	43,000	43,729	(729)
Cable	8,000	6,667	6,923	(256)
Special Events	10,000	8,333	6,768	1,565
Office Supplies and Equipment	1,500	1,250	445	805
Facility Maintenance - General	68,250	56,875	51,020	5,855
Facility Maintenance - Preventive Contracts	15,950	13,292	3,290	10,002
Facility Maintenance - Contingency	7,875	6,563	4,635	1,928
Elevator Maintenance	10,000	8,333	1,035	7,298
Recreation Passes	4,000	3,333	3,032	301
Lighting Repairs	12,000	10,000	6,773	3,227
Tennis Court Maintenance	69,011	57,509	60,658	(3,149)
Capital Reserve	271,914	271,914	271,914	-
Subtotal Recreation Facility	\$ 977,776	\$ 886,665	\$ 893,502	\$ (6,837)
Total Expenditures	\$ 2,362,317	\$ 2,049,785	\$ 1,992,080	\$ 57,705
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 295,699	\$ 385,741	\$ (25,367)
Net Change in Fund Balance	\$ -	\$ 295,699	\$ 385,741	\$ (25,367)
Fund Balance - Beginning	\$ -		\$ 1,115,221	
Fund Balance - Ending	\$ -		\$ 1,500,963	

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	1,538	-	-	16,302
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Amenities Revenue	6,665	1,297	5,043	7,108	13,915	16,954	18,069	16,889	3,198	8,921	-	-	98,057
Total Revenues	\$ 9,058	\$ 321,605	\$ 1,813,071	\$ 31,390	\$ 43,199	\$ 39,550	\$ 48,189	\$ 25,080	\$ 36,220	\$ 10,458	\$ -	\$ -	\$ 2,377,821
<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	\$ 31,207	\$ -	\$ -	\$ 312,068
Insurance	90,011	-	-	-	-	-	-	-	-	-	-	-	90,011
Other Current Charges	340	378	254	483	493	684	673	949	986	587	-	-	5,827
Permit Fees	-	226	-	455	-	74	-	-	871	305	-	-	1,931
Subtotal Administrative	\$ 121,557	\$ 31,812	\$ 31,460	\$ 32,145	\$ 31,700	\$ 31,965	\$ 31,880	\$ 32,156	\$ 33,064	\$ 32,098	\$ -	\$ -	\$ 409,836
<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	1,794	-	-	17,538
Streetlighting	2,601	2,601	2,601	2,601	2,621	2,621	2,621	2,621	2,673	2,674	-	-	26,239
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	46,436	-	-	464,358
Common Area Maintenance	7,000	6,651	6,900	7,000	6,862	7,000	7,000	-	6,151	5,890	-	-	60,454
Lake Maintenance	1,594	1,594	1,594	3,794	1,594	1,594	1,594	1,594	1,594	1,594	-	-	18,140
Subtotal Maintenance	\$ 74,453	\$ 72,440	\$ 72,380	\$ 74,722	\$ 67,106	\$ 71,063	\$ 68,144	\$ 62,077	\$ 67,969	\$ 58,387	\$ -	\$ -	\$ 688,741

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	\$ 51,041	\$ -	\$ -	\$ 182,164
Janitorial	5,206	7,713	5,206	5,206	5,206	5,206	5,255	5,206	5,206	5,206	-	-	54,618
Telephone	1,424	1,510	88	176	-	88	189	88	88	88	-	-	3,739
Electric	5,589	4,960	4,353	3,842	4,226	3,680	4,061	4,355	5,364	5,567	-	-	45,996
Water / Sewer	6,833	6,566	6,154	5,594	5,083	6,479	6,937	5,521	6,187	6,006	-	-	61,360
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	7,014	-	-	61,579
Pool Maintenance & Chemicals	4,236	4,236	4,236	4,401	4,401	4,401	4,401	4,401	4,508	4,508	-	-	43,729
Cable	662	662	689	703	703	703	703	703	701	692	-	-	6,923
Special Events	1,096	464	987	455	-	345	190	1,020	1,734	477	-	-	6,768
Office Supplies and Equipment	65	58	56	29	56	87	61	15	3	15	-	-	445
Facility Maintenance - General	5,688	5,339	5,660	5,670	5,550	5,688	5,688	-	6,000	5,739	-	-	51,020
Facility Maintenance - Preventive Contracts	1,215	260	175	175	-	260	510	260	-	435	-	-	3,290
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	50	-	-	6,773
Tennis Court Maintenance	5,751	6,905	6,342	6,791	7,235	6,889	7,087	-	7,280	6,379	-	-	60,658
Capital Reserve	-	-	-	-	-	-	-	-	-	271,914	-	-	271,914
Subtotal Recreation Facility	\$ 64,841	\$ 58,379	\$ 58,714	\$ 51,255	\$ 45,991	\$ 50,880	\$ 68,180	\$ 47,389	\$ 82,741	\$ 365,131	\$ -	\$ -	\$ 893,502
Total Expenditures	\$ 260,851	\$ 162,630	\$ 162,554	\$ 158,122	\$ 144,797	\$ 153,908	\$ 168,204	\$ 141,623	\$ 183,774	\$ 455,617	\$ -	\$ -	\$ 1,992,080
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)	\$ (445,159)	\$ -	\$ -	\$ 385,741
Net Change in Fund Balance	\$ (251,793)	\$ 158,975	\$ 1,650,517	\$ (126,732)	\$ (101,598)	\$ (114,358)	\$ (120,015)	\$ (116,542)	\$ (147,554)	\$ (445,159)	\$ -	\$ -	\$ 385,741

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 July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,772,172	\$ 1,772,172	\$ 1,746,346	\$ (25,826)
Interest Income	10,000	10,000	26,081	16,081
Total Revenues	\$ 1,782,172	\$ 1,782,172	\$ 1,772,427	\$ (9,745)
Expenditures:				
<i>Series 2022</i>				
Interest 11/1	\$ 177,708	\$ 177,708	\$ 177,708	\$ -
Principal Prepayment 11/1	-	-	4,000	(4,000)
Interest 5/1	177,708	177,708	177,649	58
Principal 5/1	1,178,000	1,178,000	1,178,000	-
<i>Series 2018-2</i>				
Interest 11/1	43,750	43,750	43,750	-
Principal Prepayment 11/1	-	-	30,000	(30,000)
Interest 5/1	43,750	43,750	43,000	750
Principal 5/1	140,000	140,000	140,000	-
Total Expenditures	\$ 1,760,915	\$ 1,760,915	\$ 1,794,107	\$ (33,192)
Excess (Deficiency) of Revenues over Expenditures	\$ 21,257	\$ 21,257	\$ (21,680)	\$ (42,936)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 21,257	\$ 21,257	\$ (21,680)	\$ (42,936)
Fund Balance - Beginning	\$ 286,980		\$ 575,346	
Fund Balance - Ending	\$ 308,237		\$ 553,667	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues				
Transfer In from Recreation Fund	\$ 271,914	\$ 271,914	\$ 271,914	\$ -
Interest	15,000	15,000	32,881	17,881
Total Revenues	\$ 286,914	\$ 286,914	\$ 304,795	\$ 17,881
Expenditures:				
Repairs & Replacements	\$ 250,000	\$ 208,333	\$ 207,158	\$ 1,175
Total Expenditures	\$ 250,000	\$ 208,333	\$ 207,158	\$ 1,175
Excess (Deficiency) of Revenues over Expenditures	\$ 36,914		\$ 97,636	
Net Change in Fund Balance	\$ 36,914		\$ 97,636	
Fund Balance - Beginning	\$ 1,157,673		\$ 1,114,222	
Fund Balance - Ending	\$ 1,194,587		\$ 1,211,858	

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	\$ 165,326
Reserve Fund Balance	165,326

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

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	\$ 128,090
Reserve Fund Balance	128,090

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)
--	---------------------	-------------------	---------------------	----------------------

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

August 31, 2026

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	8/11/26	1888-1890	\$ 8,195.67
	8/17/26	1891-1893	4,780.25
	8/28/26	1894-1895	1,535.00
	Sub-Total		\$ 14,510.92
Recreation Fund			
Accounts Payable - HW	8/11/26	1375-1384	\$ 54,096.68
	8/17/26	1385-1389	2,337.50
	8/20/26	1390-1392	1,523.00
	8/25/26	1172 (V)	(260.00)
	8/28/26	1393-1406	80,362.66
Sub-Total		\$ 138,059.84	
Capital Reserve Fund			
Accounts Payable	8/11/26	972	\$ 327.43
	8/17/26	973-975	857.80
	8/28/26	976-982	6,736.14
Sub-Total		\$ 7,921.37	
Total			\$ 160,492.13

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/11/26	00026	8/01/26	2633	202608 310-51300-34000		*	6,375.75		
			AUG MANAGEMENT FEES						
		8/01/26	2633	202608 310-51300-52000		*	221.25		
			AUG WEBSITE ADMIN						
		8/01/26	2633	202608 310-51300-35100		*	250.67		
			AUG INFO TECH						
		8/01/26	2633	202608 310-51300-31300		*	344.08		
			AUG DISSEM AGENT SRVCS						
		8/01/26	2633	202608 310-51300-51000		*	1.02		
			OFFICE SUPPLIES						
		8/01/26	2633	202608 310-51300-42000		*	32.48		
			POSTAGE						
		8/01/26	2633	202608 310-51300-42500		*	65.40		
			COPIES						
		8/01/26	2633	202608 310-51300-41000		*	22.52		
			TELEPHONE						
				GOVERNMENTAL MANAGEMENT SERVICES				7,313.17	001888
8/11/26	00117	7/30/26	26-00286	202607 310-51300-48000		*	76.25		
			08/10 NTC OF BOS MTG						
				JACKSONVILLE DAILY RECORD				76.25	001889
8/11/26	00039	7/24/26	8274244	202607 310-51300-31200		*	201.56		
			CUSTODY-ACCEPTANCE FEE						
		7/24/26	8274244	202607 300-15500-10000		*	604.69		
			CUSTODY-ADMIN FEE ADVANCE						
				U.S. BANK				806.25	001890
8/17/26	00116	4/08/26	44795	202604 310-51300-31200		*	4,000.00		
			TRUSTEE FEE SE2022						
				HANCOCK WHITNEY BANK				4,000.00	001891
8/17/26	00117	8/13/26	26-00311	202608 310-51300-48000		*	505.25		
			9/14 NTC OF BOS MTG						
				JACKSONVILLE DAILY RECORD				505.25	001892
8/17/26	00125	8/10/26	195547	202607 310-51300-31100		*	275.00		
			JUL ENGINEERING SERVICES						
				MATTHEWS DESIGN GROUP LLC				275.00	001893
8/28/26	00117	8/20/26	26-00320	202608 310-51300-48000		*	106.50		
			NTC PH FY27 BUD/BOS MTGS						
				JACKSONVILLE DAILY RECORD				106.50	001894
8/28/26	00119	8/25/26	3794017	202607 310-51300-31500		*	1,428.50		
			JUL GENERAL SERVICES						
				KUTAK ROCK LLP				1,428.50	001895
				TOTAL FOR BANK A			14,510.92		
				MVIL MIDDLE VILLAGE OKUZMUK					

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
TOTAL FOR REGISTER						14,510.92	

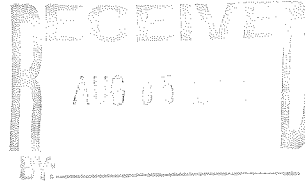
MVIL MIDDLE VILLAGE OKUZMUK

Governmental Management Services, LLC

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

Invoice**Invoice #:** 2633**Invoice Date:** 8/1/26**Due Date:** 8/1/26**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 - August 2026		6,375.75	6,375.75
Website Administration - August 2026		221.25	221.25
Information Technology - August 2026		250.67	250.67
Dissemination Agent Services - August 2026		344.08	344.08
Office Supplies		1.02	1.02
Postage		32.48	32.48
Copies		65.40	65.40
Telephone		22.52	22.52
		Total	\$7,313.17
		Payments/Credits	\$0.00
		Balance Due	\$7,313.17

Jacksonville Daily Record

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DAILY RECORD & OBSERVER, LLC

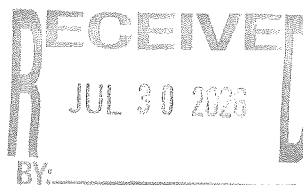
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

July 30, 2026

Date

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



Serial # 26-00286C	PO/File #	\$76.25
Notice of Meeting of the Board of Supervisors		Payment Due
		\$76.25
Middle Village Community Development District		Publication Fee
Case Number		Amount Paid
Publication Dates 7/30	Payment Due Upon Receipt	
County Clay	For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment .	

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

If your payment is being mailed, please reference Serial # 26-00286C 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, August 10, 2026**, at **2:00 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

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

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

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

Marilee Giles
District Manager
Jul. 30 00 (26-00286C)



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St Paul, MN 55107

2/3

Invoice Number:

8274244

Invoice Date:

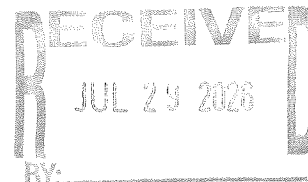
07/24/2026

Direct Inquiries To:

Schuhle, Scott A
(954)-938-2476

Phone:

Middle Village Community Development District c/o
Attn Jim Oliver
475 West Town Place
Suite 114
St. Augustine, FL 32092
United States
Middle Village Community Development District Custody Account



The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$806.25

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Middle Village Community Development District
Custody Account

Invoice Number:	8274244
Current Due:	\$806.25
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-VN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:

8274244

Invoice Date:

07/24/2026

Direct Inquiries To:

Schuhle, Scott A

Phone:

(954)-938-2476

Middle Village Community Development District
Custody Account

In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

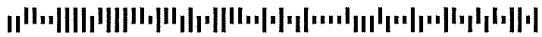
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	750.00	100.00%	\$750.00
Subtotal Administration Fees - In Advance 07/01/2026 - 06/30/2027				\$750.00
Incidental Expenses 07/01/2026 to 06/30/2027	750.00	0.075		\$56.25
Subtotal Incidental Expenses				\$56.25
TOTAL AMOUNT DUE				\$806.25





MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8274244



000002803 02 SP 106481973482039 P

Middle Village Community Development Dis
Attn Jim Oliver
475 West Town Place
Suite 114
St. Augustine, FL 32092

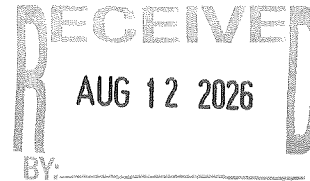




HANCOCK
WHITNEY

MIDDLE VILLAGE CDD
C/O GOVERNMENT MGMT SVCS, LLC
475 WEST TOWN PLACE, SUITE 114
WORLD GOLF VILLAGE
ST. AUGUSTINE FL 32092

Invoice: 44795
04/08/2026



Fee Invoice

Issuer: MIDDLE VILLAGE CDD SENIOR SERIES 2022

Ref: MIDVILCDD22

Billing Period: 05/01/2025 - 05/01/2026

ANNUAL TRUSTEE \$4,000.00

=====

TOTAL DUE: \$4,000.00

Please remit payment to:
Hancock Whitney Bank
Corporate Trust Division
2510 14th Street, Suite #220
Gulfport, MS 39501

Please remit payment by wire or ACH to:
Hancock Whitney Bank
Attn: Corporate Trust Services
ABA# 065400153 ACCT# 16504248

Jacksonville Daily Record

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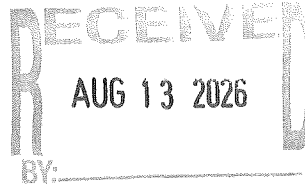
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

August 13, 2026

Date

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



Serial #	26-00311C	PO/File #		\$505.25
				Payment Due
Notice of Meeting of the Board of Supervisors				
				\$505.25
Middle Village Community Development District				Publication Fee
Case Number				Amount Paid
Publication Dates	8/13			
County	Clay			

*Payment is due before
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Serial # 26-00311C 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 PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET;
NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors ("Board") for the Middle Village Community Development District ("District") will hold the following public hearings and regular meeting:
DATE: September 14, 2026
TIME: 6:00 PM
LOCATION: Plantation Oaks Amenity Center
816 Oakleaf Plantation Parkway
Orange Park, FL 32065

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments
The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Single Family (SF)	1,059	1.00	\$998.62
Multi-Family (MF)	1,056	.773	\$771.78
High Density MF (HDMF)	228	.701	\$703.11
High Density MF w/ Aquatics (HDMFA)	701	.701	\$703.11
Retail / Commercial (Per Sq Foot)	330,000	.001	\$692

***Includes collection costs and early payment discounts**
NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

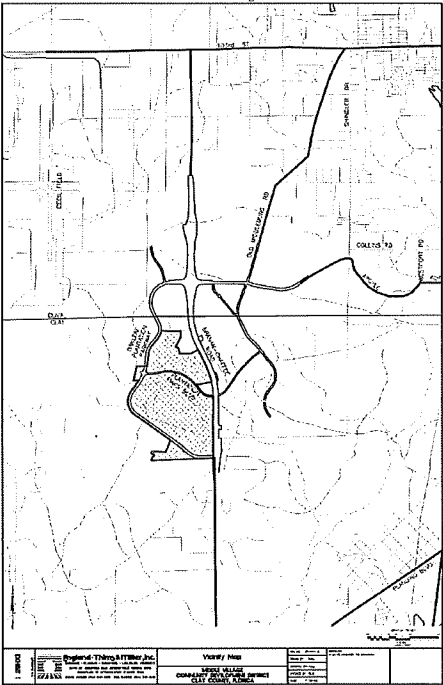
The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Clay County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefited property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Marilee Giles, c/o Governmental Management Services, 475 West Town Place, Suite 111, St. Augustine, FL 32092, (904) 910-5650 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://middlevillagecd.com/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and 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. Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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.

District Manager



Project Manager Carl Allen

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

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

August 10, 2026
Invoice # 195547

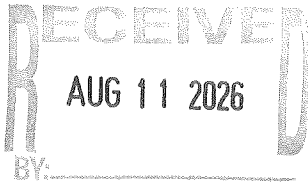
Project 0000021874.0000 24016.00 - Middle Village CDD

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

- Coordination

Please call Carl Allen if you have any questions or concerns regarding your project.

For billing inquiries, please contact our Accounting Department.



Professional Services through July 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount
Division Lead	1.00	275.00	275.00
Total Labor			275.00
Total Due:			275.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	275.00	31,967.50	32,242.50
Expense	0.00	223.18	223.18
Unit	0.00	43.78	43.78
Interest	0.00	23.93	23.93
Totals	275.00	32,258.39	32,533.39

Jacksonville Daily Record

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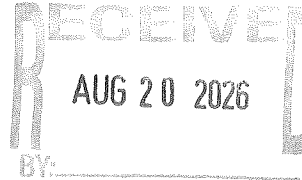
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

August 20, 2026

Date

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



Serial #	26-00320C	PO/File #		\$106.50
				Payment Due

Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2027
Proposed Budget(s); and Notice of Regular Board of Supervisors' Meeting

\$106.50

Middle Village Community Development District

Publication Fee

Case Number		Amount Paid
-------------	--	--------------------

Publication Dates 8/20

Payment Due Upon Receipt

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

County Clay

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Serial # 26-00320C 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 PUBLIC
HEARING TO CONSIDER
THE ADOPTION OF THE
FISCAL YEAR 2027 PRO-
POSED BUDGET(S); AND
NOTICE OF REGULAR
BOARD OF SUPERVI-
SORS' MEETING.**

The Board of Supervisors ("Board") of the Middle Village Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: September 14, 2026

TIME: 6:00 PM

LOCATION: Plantation Oaks
Amenity Center

845 Oakleaf Plantation Parkway
Orange Park, Florida 32065

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Marilee Giles, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://middlevillagecdd.com/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

District Manager
Aug. 20 00 (26-00320C)

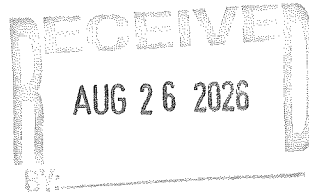
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

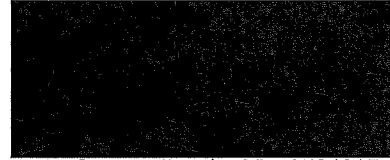
August 25, 2026

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3794017

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. 3794017

14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

07/01/26	K. Metin	0.20	56.00	Review rules of procedure documents
07/10/26	K. Haber	0.60	171.00	Prepare July board meeting agenda memorandum
07/13/26	M. Eckert	1.50	607.50	Prepare for and attend board meeting; follow-up
07/13/26	K. Haber	0.90	256.50	Prepare supervisor notebook for Hardison; correspond with Hogge regarding same; correspond with Soriano regarding off season swim agreement
07/16/26	K. Haber	0.90	256.50	Correspond with Soriano and Giles regarding summer swim team use of amenity facilities; prepare draft agreement for use of facilities; correspond with Shelton regarding same
07/29/26	M. Eckert	0.20	81.00	Prepare for and attend agenda call
TOTAL HOURS		4.30		

KUTAK ROCK LLP

Middle Village CDD

August 25, 2026

Client Matter No. 14323-1

Invoice No. 3794017

Page 2

TOTAL FOR SERVICES RENDERED	\$1,428.50
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TOTAL CURRENT AMOUNT DUE	<u>\$1,428.50</u>
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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/25/26	01165	11/19/25 36560	202608 330-57200-62100	NOV PREVETATIVE MAINT	V	260.00-	
				ALLWAYS IMPROVING LLC			260.00-001172
8/11/26	00026	7/29/26 2635	202607 300-36900-10300	JUL FACILITY EVENT STAFF	*	1,087.50	
				GOVERNMENTAL MANAGEMENT SERVICES			1,087.50 001375
8/11/26	00026	7/31/26 2637	202607 300-36900-10200	07/29 TENNIS REVENUE	*	1,867.50	
				GOVERNMENTAL MANAGEMENT SERVICES			1,867.50 001376
8/11/26	00026	7/31/26 2638	202607 330-57200-41000	JUL PHONES	*	88.20	
		7/31/26 2638	202607 330-57200-51000	JUL OFFICE SUPPLIES	*	15.00	
		7/31/26 2638	202607 330-57200-49400	JUL SPECIAL EVENTS	*	176.99	
		7/31/26 2638	202607 310-51300-49300	JUL PERMITS/LICENSES	*	304.50	
				GOVERNMENTAL MANAGEMENT SERVICES			584.69 001377
8/11/26	00026	8/01/26 2636	202608 310-51300-34000	AUG FACILITY MANAGEMENT	*	31,206.75	
				GOVERNMENTAL MANAGEMENT SERVICES			31,206.75 001378
8/11/26	00930	7/28/26 07282026	202607 300-36900-10300	DEPOSIT REFUND	*	100.00	
				MICHAEL SULLIVAN			100.00 001379
8/11/26	00139	8/01/26 13129563	202608 330-57200-46400	AUG POOL CHEMICALS	*	4,508.29	
				POOLSURE			4,508.29 001380
8/11/26	00261	8/01/26 386	202608 330-57200-34200	AUG JANITORIAL SERVICES	*	5,206.25	
				RIVERSIDE MANAGEMENT SERVICES INC			5,206.25 001381
8/11/26	01288	8/03/26 08032026	202608 300-36900-10300	DEPOSIT REFUND	*	100.00	
				ROBERT SKINNER			100.00 001382
8/11/26	00823	8/01/26 12107	202608 320-57200-34500	AUG SECURITY SERVICES	*	9,335.70	
				SECURITY DEVELOPMENT GROUP LLC			9,335.70 001383

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/11/26	01289	7/28/26	07282026 DEPOSIT	202607 300-36900-10300			WILLIAM ECHEVARRIA	*	100.00	100.00	001384
8/17/26	00026	8/12/26	2639 AUG FACILITY	202608 300-36900-10300			GOVERNMENTAL MANAGEMENT SERVICES	*	937.50	937.50	001385
8/17/26	00886	8/11/26	08112026 DEPOSIT	202608 300-36900-10300			IRENE MAYES	*	100.00	100.00	001386
8/17/26	01291	8/11/26	08112026 DEPOSIT	202608 300-36900-10300			SANDRA CODY	*	500.00	500.00	001387
8/17/26	01290	8/03/26	08032026 DEPOSIT	202608 300-36900-10300			SHADEAR BILLUPS (CHAMBERS)	*	100.00	100.00	001388
8/17/26	01292	8/11/26	08112026 DEPOSIT	202608 300-36900-10300			TRISHIA LONG	*	700.00	700.00	001389
8/20/26	01293	8/18/26	08182026 DEPOSIT	202608 300-36900-10300			DEBRA HUISINGA	*	100.00	100.00	001390
8/20/26	00026	8/14/26	2640 08/10 TENNIS	202608 300-36900-10200			GOVERNMENTAL MANAGEMENT SERVICES	*	1,323.00	1,323.00	001391
8/20/26	01294	8/18/26	08182026 DEPOSIT	202608 300-36900-10300			KIMBERLY GRUBBS	*	100.00	100.00	001392
8/28/26	00031	8/17/26	461139 AUG SECURITY	202608 330-57200-62100			ATLANTIC SECURITY	*	1,040.04	1,040.04	001393
8/28/26	01297	8/25/26	08252026 DEPOSIT	202608 300-36900-10300			BARBARA FRANCO DE ARAUJO	*	100.00	100.00	001394
8/28/26	01298	8/25/26	08252026 DEPOSIT	202608 300-36900-10300			CHRIS SMITH	*	500.00	500.00	001395

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
8/28/26	01180	5/29/26	3831 PRESSURE SWITCH FAULT	202605	330	57200	49500		ELETECH ELEVATOR COMPANY LLC	*	687.50	687.50	001396
8/28/26	01165	11/19/25	36560A NOV PREVETATIVE MAINT	202511	330	57200	62100		ALLWAYS IMPROVING LLC	*	260.00	260.00	001397
8/28/26	00026	8/14/26	2641 JUL FACILITY MAINTENANCE	202607	330	57200	62000			*	6,000.00		
		8/14/26	2641 JUL FAC MAINT CONTINGENCY	202607	330	57200	62200			*	323.00		
		8/14/26	2641 JUL COMMON AREA MAINT	202607	320	57200	46500			*	6,150.43		
		8/14/26	2641 JUL LIGHTING REPAIRS	202607	330	57200	46630			*	335.30		
		8/14/26	2641 JUL TENNIS COURT MAINT	202607	330	57200	34400			*	5,255.00		
									GOVERNMENTAL MANAGEMENT SERVICES			18,063.73	001398
8/28/26	00026	8/14/26	2643 JUL FACILITY MAINT-TENNIS	202607	330	57200	34400			*	1,120.00		
									GOVERNMENTAL MANAGEMENT SERVICES			1,120.00	001399
8/28/26	00026	8/25/26	2644 AUG FACILITY EVENT STAFF	202608	300	36900	10300			*	612.50		
									GOVERNMENTAL MANAGEMENT SERVICES			612.50	001400
8/28/26	01296	8/25/26	08252026 DEPOSIT REFUND	202608	300	36900	10300			*	100.00		
									KAYLA CRUZ			100.00	001401
8/28/26	00062	8/01/26	395077B AUG LAKE MAINTENANCE	202608	320	57200	46800			*	1,594.00		
									THE LAKE DOCTORS			1,594.00	001402
8/28/26	00823	7/01/26	12029 JUL SECURITY SERVICES	202607	320	57200	34500			*	9,222.54		
									SECURITY DEVELOPMENT GROUP LLC			9,222.54	001403
8/28/26	01295	8/25/26	08252026 DEPOSIT REFUND	202608	300	36900	10300			*	100.00		
									THELMA RIGBY			100.00	001404
8/28/26	00704	8/01/26	30198 AUG LANDSCAPE MAINTENANCE	202608	320	57200	46200			*	46,435.83		
									VERDEGO LLC			46,435.83	001405
									MVIL MIDDLE VILLAGE OKUZMUK				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/28/26	00786	6/11/26 48443	202606 330-57200-34400	WINNING CONCEPTS USA INC	*	526.52	
		SCREEN PRINT FRONT 3COLOR					526.52 001406

TOTAL FOR BANK E						138,059.84	
TOTAL FOR REGISTER						138,059.84	

MVIL MIDDLE VILLAGE OKUZMUK

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

Invoice

Invoice #: 2635
Invoice Date: 7/29/26
Due Date: 7/29/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Event Staff through July 25, 2026 2,300.369.103	43.5	25.00	1,087.50
RECEIVED JUL 30 2026 BY: _____			

Total \$1,087.50

Payments/Credits \$0.00

Balance Due \$1,087.50

7/29/26
CDD

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>
43.5	Facility Event Staff	\$ 25.00	\$ 1,087.50

Covers Period End: July 25, 2026

Amenities Revenue # 2,300.369.103

Governmental Management Services, LLC

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

Invoice

Invoice #: 2637

Invoice Date: 7/31/26

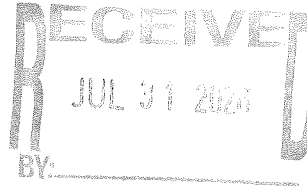
Due Date: 7/31/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Tennis Revenue- Funds Deposited 7/29/26		1,867.50	1,867.50
Total			\$1,867.50
Payments/Credits			\$0.00
Balance Due			\$1,867.50

Wells Fargo Bank
Transaction Receipt

Branch #0066070 01 Deposit

Account Number XXXXXXXXX4262
CHK 00182

Number of Checks 21
Check Listing

\$150.00
\$80.00
\$150.00
\$150.00
\$75.00
\$40.00
\$300.00
\$120.00
\$50.00
\$50.00
\$30.00
\$120.00
\$60.00
\$150.00
\$40.00
\$75.00
\$40.00
\$60.00
\$60.00
\$50.00
\$225.00

Total Checks Amount \$2,075.00
Total Deposit \$2,075.00

Transaction #03B 2051
03:21PM 07/29/26
Deposit Credit Date: 07/29/26

Thank you, SARA

Middle Village CDD

Breakdown of Revenues

7.31.26

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

01/00/00 \$ 2,075.00 \$ 1,867.50 \$ 207.50

Subtotal \$ 2,075.00 \$ 1,867.50 \$ 207.50

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 \$ 2,075.00 \$ 1,867.50 \$ 207.50

Governmental Management Services, LLC

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

Invoice

Invoice #: 2638

Invoice Date: 7/31/26

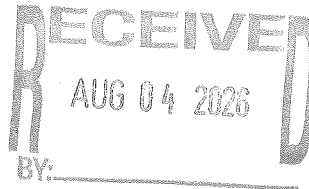
Due Date: 7/31/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
✓ 2.330.572.4100 (MV Phones) -Statement Closing Date 7/25/26		88.20	88.20
✓ 2.310.513.49300 (MV Office Supplies) - Statement Closing Date 7/25/26		15.00	15.00
✗ 34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 7/25/26		327.43	327.43
✓ 2.330.572.49400 (MV Special Events) - Statement Closing Date 7/25/26		176.99	176.99
✓ 2.310.513.49300 (MV Permits/Licenses) - Statement Closing Date 7/25/26		304.50	304.50
Total			\$912.12
Payments/Credits			\$0.00
Balance Due			\$912.12

\$584.69

American Express Charges
GMS Statement Closing Date – July 25, 2026

Purchase Date	Vendor	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
6/26/2026	publix	238.32	Special Event	2.330.572.49400	119.16	2.320.572.49400	119.16	238.32
6/26/2026	publix	47.62	Special Event	2.330.572.49400	23.81	2.320.572.49400	23.81	47.62
6/27/2026	1and1ionos	6.00	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	6
6/28/2026	simplyscapes	9.99	Special Event	2.330.572.49400	5	2.320.572.49400	4.99	9.99
6/29/2026	vistaprint	58.03	Special Event	2.330.572.49400	29.02	2.320.572.49400	29.01	58.03
6/30/2026	pinch a penny	333.98	Repair and Replacement	34.600.538.64000	114.49	034.600.538.621	114.49	333.98
7/2/2026	RingCentral	176.39	Phones	2.330.572.4100	88.2	2.320.572.4100	88.19	176.39
7/5/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
7/7/2026	DBPR	75.00	Permits/Licenses	2.310.513.49300	75	2.320.572.49300		75
7/7/2026	BMI	459.00	Permits/Licenses	2.310.513.49300	229.5	2.320.572.49300	229.5	459
7/8/2026	1and1ionos	24.00	Office Supplies	2.330.572.51000	12	2.320.572.5100	12	24
7/12/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
7/19/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
7/25/2026	GoDaddy	395.88	Repair and Replacement	34.600.538.64000	197.94	034.600.538.621	197.94	395.88
Totals		\$1,854.18			\$912.12		\$837.06	\$1,854.18

American Express Charges
GMS Statement Closing Date – July 25, 2026

Totals by District and GL

Double Branch: \$837.06

2.320.572.4100 (DB Phones) – \$88.19

2.320.572.5100 (DB Office Supplies) – \$15.00

34.600.538.6200 (DB Repair and Replacements) - \$327.40

2.320.572.49300 (DB Permits/Licenses) – \$229.50

2.320.572.49400 (DB Special Events) – \$176.97

Middle Village: \$912.12

2.330.572.4100 (MV Phones) – \$88.20

2.310.513.49300 (MV Office Supplies) – \$15.00

34.600.538.64000 (MV repair & replacements) – \$327.43

2.330.572. 49400 (MV Special Events) - \$176.99

2.310.513.49300 (MV Permits/Licenses) - \$304.50

New Charges**Summary**

	Pay In Full	Pay Over Time †	Total
DARRIN MOSSING 6-66007	\$0.00	\$745.33	\$745.33
JAY SORIANO 6-63053	\$0.00	\$2,565.13	\$2,565.13
LISA T PELKEY 6-61099	\$0.00	\$3,858.46	\$3,858.46
Total New Charges	\$0.00	\$7,168.92	\$7,168.92

Detail

† - Pay Over Time activity



DARRIN MOSSING
Card Ending 6-66007

				Amount
06/30/26	AMAZON.COM BOOK STORES	AMZN.COM/BILL	WA	\$265.47 †
07/01/26	MICROSOFT Z741TFWW98JR 98052	MSBILL.INFO		\$129.99 †
07/01/26	GOOGLE*SVCSGMSNF.COM GOOGLE VOICE IN CABLE & PAY TV	CC GOOGLE.COM		\$76.38 †
07/01/26	LAZ PARKING M06700SUBSCR 904-718-6853	JACKSONVILLE	FL	\$258.00 †
07/01/26	GOOGLE*WORKSPACE MYSOUTHWOODCDD.COM GO DIGITAL GOODS; APPS	CC GOOGLE.COM		\$8.40 †
07/16/26	MICROSOFT Z73RUBQWNEH3 98052	MSBILL.INFO		\$7.09 †



JAY SORIANO
Card Ending 6-63053

				Amount
06/26/26	PUBLIX #128 000000128 8636881188	JACKSONVILLE	FL	\$238.32 †
06/26/26	NIC -DOH CLAY CHD ENVIRON 850-245-4444	GREEN CV SPGS	FL	\$650.00 †
06/26/26	PUBLIX 8636881188	ORANGE PARK	FL	\$47.62 †
06/27/26	IONOS 877-461-2631	www.ionos.com	PA	\$6.00 †
06/28/26	SIMPLYSCAPES +18019197375	OREM	UT	\$9.99 †
06/29/26	VISTAPRINT VP_R8MW5705 320654	WALTHAM	MA	\$58.03 †
06/30/26	PINCH A PENNY - 242 - ECO 000000002 9046999629	JACKSONVILLE	FL	\$333.98 †
07/02/26	RINGCENTRAL INC 16450166001 94002	888-898-4591	CA	\$176.39 †
07/05/26	SIMPLYSCAPES +18019197375	OREM	UT	\$9.99 †
07/07/26	NIC -DBPR DEPT OF BUS AND 850-487-1395	TALLAHASSEE	FL	\$75.00 †
07/07/26	BMI-BROADCAST MUSIC 1117407 37203 MUSIC LICENSE FEE	NASHVILLE	TN	\$459.00 †
07/08/26	IONOS 877-461-2631	www.ionos.com	PA	\$24.00 †
07/09/26	DKS IM SERVER 310-645-0023	INGLEWOOD	CA	\$60.95 †

Continued on next page

**Business Green Rewards Card**GMS LLC
DARRIN MOSSING
Closing Date 07/26/26

p. 5/9

Account Ending 6-66007

Detail Continued

♦ - Pay Over Time activity

				Amount
07/12/26	SIMPLYSCAPES +18019197375	OREM	UT	\$9.99 ♦
07/19/26	SIMPLYSCAPES +18019197375	OREM	UT	\$9.99 ♦
07/25/26	GODADDY#4147385148 4805058855 Email Marketing - Pro - 1 year - Renewal	Tempe	AZ	\$395.88 ♦

**LISA T PELKEY**
Card Ending 6-61099

				Amount
06/26/26	Staples 94804 Atlanta GA 7682342653 320923 ORD 7682342653 ;REQ LISA PELKEY IT1 STAPLES 85X;UPI 55.3100;QTY1 IT2 PILOT G2 RT;UPI 17.2400;QTY1 FRT 0.00;HDL 0.00;ITM4	Atlanta	GA	\$164.04 ♦
06/26/26	PAYCARGO LLC HTTPS://PAYCARGO.COM	PLANTATION	FL	\$1,598.57 ♦
06/28/26	GOOGLE *YOUTUBE TV DIGITAL GOODS: APPS	G.CO/HELPPAY#	CA	\$93.75 ♦
06/29/26	ANTHROPIC* CLAUDE TEAM +14152360599	SAN FRANCISCO	CA	\$125.00 ♦
06/29/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$75.01 ♦
06/29/26	DLX FOR SMALLBUSINES BUSINESSFORM	MINNEAPOLIS	MN	\$233.42 ♦
06/30/26	APPLE.COM/BILL RECORD STORE	INTERNET CHARGE	CA	\$159.74 ♦
06/30/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$42.62 ♦
07/01/26	READYREFRESH 800-274-5282	800-274-5282	MA	\$9.87 ♦
07/02/26	APPLE.COM/BILL RECORD STORE	INTERNET CHARGE	CA	\$0.99 ♦
07/02/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$82.24 ♦
07/07/26	GLOBAL BIZZ FORCE INC 844-308-5350	POWAY	CA	\$66.04 ♦
07/08/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$18.16 ♦
07/09/26	Staples 94804 Atlanta GA 7683021234 320923 ORD 7683021234 ;REQ LISA PELKEY IT1 STAPLES 85X;UPI 55.3100;QTY1 IT2 PURE LIFE 5;UPI 17.5900;QTY2 FRT 0.00;HDL 0.00;ITM3	Atlanta	GA	\$225.69 ♦
07/09/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$115.73 ♦
07/09/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$65.24 ♦
07/10/26	Staples 94804 Atlanta GA 7683021234 320923 ORD 7683021234 ;REQ LISA PELKEY IT1 HERSHEY ALL;UPI 29.9900;QTY1 IT2 ;UPI 0.0000;QTY FRT 0.00;HDL 0.00;ITM1	Atlanta	GA	\$31.94 ♦

Continued on reverse



BMI Payment Receipt

Total Payment Amount: \$459.00

Payment Information

Date of Payment: 07/07/2026 04:06:03 PM

Transaction ID: 115101606037427

Payment Method: Credit Card

Thank you for your payment.
Please keep this receipt for your records.

State of Florida
Department of Business and Professional Regulation
2601 Blair Stone Road
Tallahassee, FL 32399

Online Payment Summary

Amount Paid: \$75.00
Payment Method: American Express
Validation Number: 268022816
Batch Trace Number 8252614

Application Number / Misc Charge	License Type Description	Board / Applicant Name License Number	Fee	Trace Number
2101-1441407	Elevator Renew	PLANTATION OAKS License #86778	\$75.00	37518871

Receipt
No 4147385148

CONTACT US 24/7 1-480-505-8877

DATE:
7/25/2026

CUSTOMER #:
66372230

BILL TO:
Jay Soriano
475 W Town Pl,
St. Augustine, Florida 32092,
United States
+1.9045620249

PAYMENT:
AMEX 3053 \$395.88

Previous Balance \$395.88

Received Payment (\$395.88)

Balance Due (USD) \$0.00

Term	Product	Amount
1 yr	Email Marketing - Pro - 1 year	\$395.88

Total (USD)

\$395.88

REFERENCE

Taxes \$0.00

GoDaddy.com, LLC \$0.00
100 S Mill Ave, Suite 1600,
Tempe, Arizona 85281,
United States

Fees \$0.00

Universal Terms of Service



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: 202062832518
Invoice Date: 06/26/2026
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: 06/25/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Builder 06/25/2026-07/24/2026	\$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 Sorlano
370 Oakleaf Village Pkwy
Orange Park, FL 32065-4259
UNITED STATES

Invoice: 202062832518
Invoice Date: 06/26/2026
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: 06/25/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Builder 06/25/2026-07/24/2026	\$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.

PINCH A PENNY #242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222



STORE242@PINCHAPENNY.COM

STATEMENT

Jay Soriano
370 oakleaf village parkway
orange park fl 32065

Billing Period Start Date 05/14/26

Date	INV	Transaction	Description	Amount
5/14/2026		Previous Balance		\$142.50
5/14/2026		Credit Card Payment	81610909007	-\$142.50
5/18/2026	13080	Invoice	Chlorine - Middle Village GAL SODIUM HYPOCHLORITE Qty: 10 \$30.00	\$30.00
5/21/2026	13096	Invoice	Chlorine - Middle Village GAL SODIUM HYPOCHLORITE Qty: 7.5 \$22.50	\$22.50
5/28/2026	13106	Invoice	Chlorine - Middle Village GAL SODIUM HYPOCHLORITE Qty: 7.5 \$22.50	\$22.50
6/2/2026	13151	Invoice	Chlorine - Middle village GAL SODIUM HYPOCHLORITE Qty: 10 \$30.00	\$30.00

Current	31-60 Days over due	61-90 Days over due	90+ Days over due	Amount Due
\$30.00	\$75.00	\$0.00	\$0.00	\$105.00

Thank you

Please note: your account is 30 days overdue

To ensure proper credit to your account, indicate amount paid and check number on slip, then detach and mail slip with your payment.

Client Info:

Rolling Hills HOA
3212 Bradley Creek Pkwy

Green Cove Spring fl 32043

Billing Date	Client Code	Amount Due
06/02/26	1461	\$105.00
Amount Paid	Check #	

PINCH A PENNY #242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222



Thank You! We Greatly Appreciate Your Business!!

PINCH A PENNY #242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222
Office: (904) 619-0939
STORE242@PINCHAPENNY.COM

PINCH·A·PENNY
POOL·PATIO·SPA

STATEMENT

Jay Soriano
370 oakleaf village parkway

orange park fl 32065

Billing Group: A-Due Upon Receipt

Billing Period Start Date 06/01/26

Client Code 1461

Date	INV	Transaction	Description	Amount
6/1/2026		Previous Balance		\$75.00
6/2/2026	13151	Invoice	Chlorine - Middle village GAL SODIUM HYPOCHLORITE	\$30.00
			Qty: 10 \$30.00	
6/30/2026	13209	Invoice	Parts	\$228.98
			MTR START CAPACITOR	
			161-193MFD	
			NATURE 2 CF CARTRIDGE	
			FILTER	
			Qty: 1 \$19.99	
			Qty: 1 \$208.99	
Current	31+ Days Overdue	61+ Days Overdue	91+ Days Overdue	Amount Due
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Thank you

To ensure proper credit to your account, indicate amount paid and check number on slip, then detach and mail slip with your payment.

Client Info:

Jay Soriano
370 oakleaf village parkway
orange park fl 32065

Billing Date	Client Code	Amount Due
06/30/26	1461	\$0.00
Amount Paid	Check #	

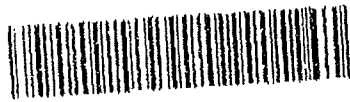
PINCH A PENNY #242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222

Thank You! We Greatly Appreciate Your Business!!

PINCH·A·PENNY
POOL·PATIO·SPA

Publix

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



0128 6RR 027 097

YUENGLING
2 @ 17.99 35.98 T
You Saved 7.00

SIMPLY SPIKED LEMON
2 @ 20.99 41.98 T

TWISTED TEA 12PK
2 @ 17.99 35.98 T

You Saved 5.00

CAYMAN JACK 12PK
3 @ 20.99 62.97 T

NICHELOB ULTRA CAN
20.99 T

SIMPLY SPIKED 12PK

Order Total 221.69

Sales Tax 16.63

Grand Total 238.32

Credit Payment 238.32

Change 0.00

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

Cashier Confirmed - Age Over 21

Your cashier was Kaylee

06/26/2026 13:16 50128 R102 7097 C0220

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We're an equal opportunity employer.

Publix Super Markets, Inc.

Publix

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



1169 6RR 013 643

PUBLIX SPRING 24PK
2 @ 4.49 8.98 F
ICE 16 LB
6 @ 5.99 35.94 T F

Order Total 44.92

Sales Tax 2.70

Grand Total 47.62

Credit Payment 47.62

Change 0.00

Receipt ID: 1169 6RR 013 643

PRESTO!
Trace #: 015701
Reference #: 13/4150313
Acct #: XXXXXXXXXXXX3053
Purchase American Express
Amount: \$47.62
Auth #: 859324

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

Your cashier was Manny

06/26/2026 14:39 S1169 R101 3643 C0104

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

Document # 16450166001

Account Information	Bill To	Pay To
Account Number: (904) 770-4650	Oakleaf Plantation	RingCentral,
Subscription Name: RingEX Standard™	475 west town	Inc. 20 Davis
Statement Date: 07/02/2026	place ste 114	Dr, Belmont,
Paid By: 8052	St Augustine, FL	CA 94002, USA
	32092, USA	

Statement Summary

Subscription Subtotal: \$176.39

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

Total charges after discounts and prorates: \$134.90

Total Taxes and Fees: \$41.49

Amount charged to credit card: \$176.39

Statement Details

Charges and applied credits summary

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

Period	Description	Unit Price	Quantity	Amount
07/02/2026-08/01/2026	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
07/02/2026-08/01/2026	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
07/02/2026-08/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
07/02/2026-08/01/2026	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
07/02/2026-08/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
07/02/2026-08/01/2026	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
07/02/2026-08/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
07/02/2026-08/01/2026	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
07/02/2026-08/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
07/02/2026-08/01/2026	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
07/02/2026-08/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)

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Receipt

Invoice number YSOPUWFB-0052
Receipt number 2370-7174
Date paid July 5, 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 July 5, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jul 5-Jul 12, 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	July 5, 2026	\$9.99	2370-7174

Receipt

Invoice number YSOPUWFB-0054
Receipt number 2437-4464
Date paid July 19, 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 July 19, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jul 19-Jul 26, 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	July 19, 2026	\$9.99	2437-4464

Receipt

Invoice number YSOPUWFB-0053
Receipt number 2732-0176
Date paid July 12, 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 July 12, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jul 12-Jul 19, 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	July 12, 2026	\$9.99	2732-0176

Receipt

Invoice number YSOPUWFB-0051
Receipt number 2807-9754
Date paid June 28, 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 28, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jun 28-Jul 5, 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 28, 2026	\$9.99	2807-9754

Thank you for your order.

Updates will be sent to manager@oakleafresidents.com. For updates, visit [order history](#).

Order number: VP_R8MW5705
Order date: June 29th 2028

Delivery information	Shipping address	Billing address	Payment method
Estimated arrival Jul 15th	Jay Soriano 370 Oakleaf Village Pkwy Orange Park, Florida 32065-4259 United States of America 9045620249	Jay Soriano 475 W Town Pl St Augustine, Florida 32092 United States of America 9045620249	 Amex **** 3053 \$58.03

Items



Standard Business Cards
Quantity: 500

Order placed
Expected delivery: Wednesday, Jul 15
[Check status](#)

Order summary

Subtotal	\$45.99
Shipping	\$7.99
Tax	\$4.05
Total paid	\$58.03

Selected options

Item total \$45.99

FF

[Chat with us](#)

Governmental Management Services, LLC

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

Invoice

Invoice #: 2636

Invoice Date: 8/1/26

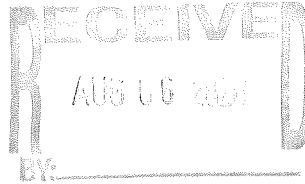
Due Date: 8/1/26

Case:

P.O. Number:

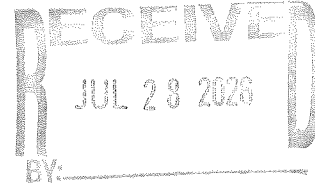
Bill To:

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



Description	Hours/Qty	Rate	Amount
Facility Management - Oakleaf Plantation - August 2026		31,206.75	31,206.75
<i>Alison Mossing</i> <i>8-6-26</i>			
Total			\$31,206.75
Payments/Credits			\$0.00
Balance Due			\$31,206.75

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - MICHAEL SULLIVAN
Date: July 28, 2026 at 5:08 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 25, 2026
 - RESIDENT – **MICHAEL SULLIVAN**
 - ADDRESS – 3909 DEERTREE HILLS DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via DISCOVER (2334):
 - DATED: 6/2/26
 - APPROVAL CODE: 00226Q
 - 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#

8/1/2026
131295636603

Terms	Net 20
Due Date	8/21/2026
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

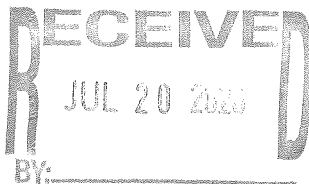
Subtotal \$4,508.29

Tax \$0.00

Total \$4,508.29

Amount Paid/Credit Applied \$0.00

Balance Due \$4,508.29



[Click Here to Pay Now](#)



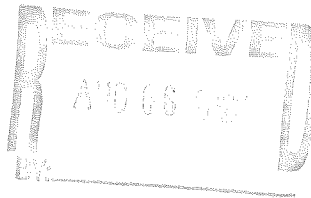
131295636603

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

Invoice

Invoice #: 386
Invoice Date: 8/1/2026
Due Date: 8/1/2026
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 - August 2026		5,206.25	5,206.25
<i>Alison Moring</i> <i>8-6-26</i>			

Total \$5,206.25

Payments/Credits \$0.00

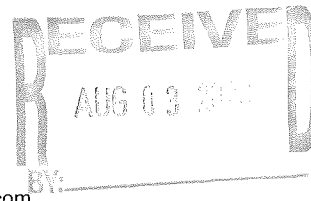
Balance Due \$5,206.25

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

Date: August 3, 2026 at 2:13 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) 10:30 A.M. to 2:30 P.M. (ET 11:00am-2:00pm)
 - DATE OF VENUE – AUGUST 1, 2026
 - RESIDENT – **ROBERT SKINNER**
 - ADDRESS – 3516 LAUREL MILL DRIVE **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA(4251):
 - DATED: 7/17/26
 - APPROVAL CODE: 065814
 - 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

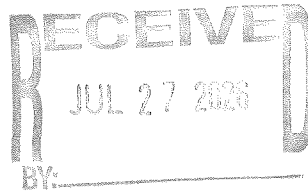
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Security Development Group, LLC
8130 Baymeadows Way W., Suite 302
Jacksonville, FL 32256 USA
accounting@sthreesecurity.com
www.sthreesecurity.com

INVOICE

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



INVOICE # 12107
DATE 08/01/2026
DUE DATE 08/31/2026
TERMS End of the month

SERVICE MONTH
August

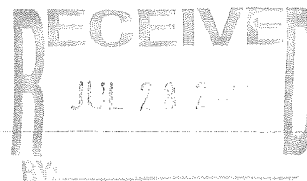
APPROVED

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

AMOUNT
9,335.70

9,335.70
0.00
9,335.70
\$9,335.70

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - WILLIAM ECHEVARRIA
Date: July 28, 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 – PO PATIO (FRIDAY) 4:30 P.M. to 8:30 P.M. (ET 5:00-8:00pm)
 - DATE OF VENUE – JULY 24, 2026
 - RESIDENT – **WILLIAM ECHEVARRIA**
 - ADDRESS – 2801 PEBBLEWOOD LANE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (2344):
 - DATED: 7/7/26
 - APPROVAL CODE: 002559
 - 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

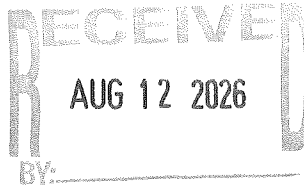
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Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 2639
Invoice Date: 8/12/26
Due Date: 8/12/26
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Event Staff through August 8, 2026 2.300.369,103	37.5	25.00	937.50
Total			\$937.50
Payments/Credits			\$0.00
Balance Due			\$937.50

8/12/26
[Signature]

Governmental Management Services, LLC

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

Middle Village CDD

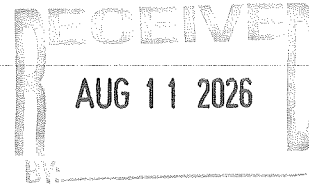
Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
37.5	Facility Event Staff	\$ 25.00	\$ 937.50

Covers Period End: August 8, 2026

Amenities Revenue # 2.300.369.103

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - IRENE MAYES
Date: August 11, 2026 at 3:49 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 – AUGUST 8, 2026
 - RESIDENT – **IRENE MAYES**
 - ADDRESS – 850 MOSSWOOD CHASE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (4935):
 - DATED: 7/8/26
 - APPROVAL CODE: 120474
 - 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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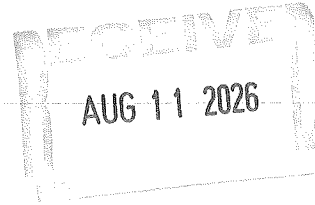
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - SANDRA CODY
Date: August 11, 2026 at 4:12 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) 4:00 P.M. to 12:00 A.M. (ET 6:00pm-11:00pm)
 - DATE OF VENUE – AUGUST 8, 2026
 - NON-RESIDENT – **SANDRA CODY**
 - ADDRESS – 7230 LONGLEAF BRANCH DRIVE, JACKSONVILLE, FL 32222
 - AMOUNT OF REFUND - **\$500.00**
 - BOOKING FEE/DEPOSIT was via VISA (2592):
 - **GRAND BANQUET:**
 - DATED: 4/14/26
 - APPROVAL CODE: 783048
 - 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**

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Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation

venuerentals@oakleafresidents.com

(904) 770-4661 voice email

(904) 375-9285 ext. 3

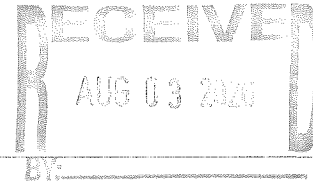
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - SHADEAR CHAMBERS (BILLUPS)
Date: August 3, 2026 at 2:17 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 3:00 P.M. to 7:00 P.M. (ET 3:30-6:30pm)
 - DATE OF VENUE – AUGUST 1, 2026
 - RESIDENT – **SHADEAR CHAMBERS (BILLUPS)**
 - ADDRESS – 555 MILLHOUSE LANE **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via DISCOVER (0888):
 - DATED: 6/26/26
 - APPROVAL CODE: 024535
 - 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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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - TRISHIA LONG
Date: August 11, 2026 at 4:08 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Allison 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 (FRIDAY) 10:00 A.M. to 11:00 P.M. (ET 4:00pm-9:00pm)
 - DATE OF VENUE – AUGUST 7, 2026
 - NON-RESIDENT – **TRISHIA LONG**
 - ADDRESS – 1659 AVENGER LANE, JACKSONVILLE, FL 32221
 - AMOUNT OF REFUND - **\$700.00 = \$500.00 for GB and \$200.00 for GL**
 - BOOKING FEE/DEPOSIT was via VISA (9581):
 - **GRAND BANQUET:**
 - DATED: 2/6/26
 - APPROVAL CODE: 006036
 - AMOUNT: \$500.00
 - **GRAND LAWN:**
 - DATED: 2/6/26
 - APPROVAL CODE: 006035
 - 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**

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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.

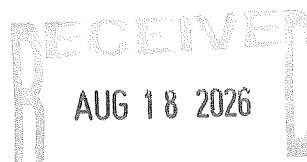
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venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - DEBRA HUISINGA
Date: August 18, 2026 at 2:31 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 10:00 AM. to 2:00 P.M. (ET 10:30am-1:30pm)
 - DATE OF VENUE – AUGUST 15, 2026
 - RESIDENT – **DEBRA HUISINGA**
 - ADDRESS – 3729 Cardinal Oaks Circle, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (6302):
 - DATED: 5/28/26
 - APPROVAL CODE: 028203
 - 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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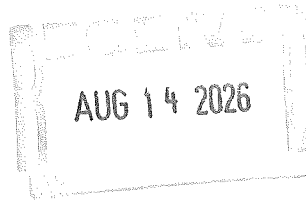
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Governmental Management Services, LLC

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

Invoice**Invoice #:** 2640**Invoice Date:** 8/14/26**Due Date:** 8/14/26**Case:****P.O. Number:****Bill To:**

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



Description	Hours/Qty	Rate	Amount
Tennis Revenue- Funds Deposited 8/10/26		1,323.00	1,323.00
		Total	\$1,323.00
		Payments/Credits	\$0.00
		Balance Due	\$1,323.00

Wells Fargo Bank
Transaction Receipt

Branch #0066070 01 Deposit

Account Number XXXXXXXXX4262
CHK 00182

Cash In \$200.00
Number of Checks 12
Check Listing

\$100.00
\$150.00
\$60.00
\$150.00
\$40.00
\$60.00
\$40.00
\$120.00
\$60.00
\$220.00
\$60.00
\$210.00

Total Checks Amount \$1,270.00
Total Deposit \$1,470.00

Transaction #040 2057
10:58AM 08/10/26
Deposit Credit Date: 08/10/26

Thank you, SARA

Middle Village CDD

Breakdown of Revenues

8.10.26

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
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01/00/00	\$ 1,470.00	\$ 1,323.00	\$ 147.00
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Subtotal	\$ 1,470.00	\$ 1,323.00	\$ 147.00
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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%
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January 0, 1900	\$ -	\$ -	\$ -
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Subtotal	\$ -	\$ -	\$ -
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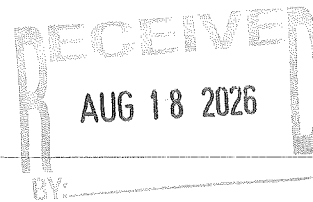
Date	League Fees	GMS 0%	Middle Village CDD 100%
	Pro Shop		

1/0/1900		\$ -	\$ -
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Subtotal	\$0	\$0	\$ -
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Total Revenues	\$ 1,470.00	\$ 1,323.00	\$ 147.00
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From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - KIMBERLY GRUBBS
Date: August 18, 2026 at 2:27 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 2:30 P.M. to 6:30 P.M. (ET 3:00-6:00pm)
 - DATE OF VENUE – AUGUST 15, 2026
 - RESIDENT – **KIMBERLY GRUBBS**
 - ADDRESS – 3159 TOWER OAKS DRIVE **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (4731):
 - DATED: 7/31/26
 - APPROVAL CODE: 092440
 - 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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venuerentals@oakleafresidents.com
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Atlantic Companies, Inc.

Tel. 904-743-8444

www.smarthome.biz

sales@smarthome.biz

Plantation Oaks
370 Oakleaf Village Parkway
Orange Park FL 32065-4259

PLEASE PAY BY

09/07/2026

AMOUNT

\$1,040.04

INVOICE DATE

08/17/2026

INVOICE NO. 461139

Site: 845 Oakleaf Plantation Pkwy
Orange Park
Site Address: 845 Oakleaf Plantation Pkwy
Orange Park FL 32073
Period: 09/01/2026 to 08/31/2027
Recurring No.: 7339
Job Name: Middle Village CDD
Order No.:

Description

Please find attached invoice for your Annual monitoring services.

MONITORING - MONTHLY

Item	Quantity	Unit Price	Total
Security Phone Line Monitoring	12.00	\$23.33	\$279.96
Fire Phone Line Monitoring	12.00	\$31.67	\$380.04
Elevator Phone	12.00	\$31.67	\$380.04
Sub-Total ex Tax			\$1,040.04
Tax			\$0.00
Total			\$1,040.04

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

IMPORTANT: Please remember to test your system monthly.

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

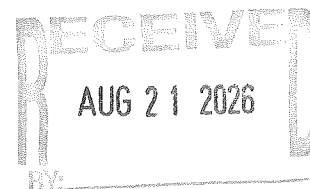
There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax \$1,040.04
Tax \$0.00
Total inc Tax \$1,040.04
Amount Applied \$0.00
Balance Due \$1,040.04

Code to:

Middle Village facility preventative

2-330-572-621





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

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/07/2026	\$1,040.04	08/17/2026

INVOICE NO. 461139

How To Pay



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Companies, Inc.
1714 Cesery Blvd
Jacksonville, FL 32211

INVOICE NO. 461139

NAME: Plantation Oaks **DUE DATE:** 09/07/2026 **AMOUNT DUE:** \$1,040.04

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

Terms and Conditions

1. **PRINTED AGREEMENT** - None of the **PRINTED AGREEMENT** or its items and conditions may be altered without the express written approval of an officer of the Seller.
2. **SELLER** agrees to install specified systems on premises and to make any necessary inspections and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Seller's installation schedule.

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

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

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

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

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

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

Distributed by Atlantic Companies
1714 Cesery Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

Purchaser understands and agrees that if Seller should be found liable for loss or damage due from a failure of Seller to perform any of the obligations herein, whatsoever, including, but not limited to installation, design, service, monitoring, or the failure of any system or equipment installed by, or service performed by Seller in any respect whatsoever, Seller's maximum liability

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

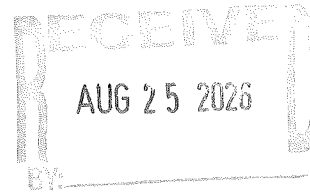
This Agreement becomes binding upon Seller only when signed by a District Sales Manager of Atlantic Companies. In the event of non-approval, the sole liability of the Seller shall be to refund to Buyer the amount that has been paid to Seller upon execution of this Agreement.

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

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

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

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - BARBARA FRANCO DE ARAUJO
Date: August 25, 2026 at 4:58 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 10:30 A.M. to 2:30 P.M. (ET 11:00am-2:00pm)
 - DATE OF VENUE – AUGUST 22, 2026
 - RESIDENT – **BARBARA FRANCO DE ARAUJO**
 - ADDRESS – 3171 STONEBRIER RIDGE DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (8231):
 - DATED: 7/21/26
 - APPROVAL CODE: 07082D
 - 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

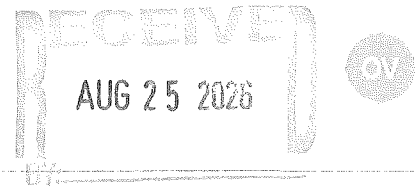
www.oakleafresidents.com

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.

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - CHRIS SMITH
Date: August 25, 2026 at 5:02 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 – GRAND BANQUET (SATURDAY) 10:00 A.M. to 12:00 MIDNIGHT (ET 6:00-10:00pm)
 - DATE OF VENUE – AUGUST 22, 2026
 - NON-RESIDENT – **CHRIS SMITH**
 - ADDRESS – 1476 CANOPY OAKS DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$500.00**
 - BOOKING FEE/DEPOSIT was via VISA (5763):
 - DATED: 3/12/26
 - APPROVAL CODE: 040610
 - 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

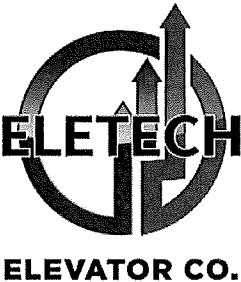
Governmental Management Services

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.

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	SHIP TO	INVOICE	3831
Jay Soriano	Jay Soriano	DATE	05/29/2026
Oakleaf Plantation	Oakleaf Plantation	TERMS	Net 30
845 Oakleaf Plantation Pkwy	845 Oakleaf Plantation Pkwy	DUE DATE	06/28/2026
Orange Park, FL 32073 USA	Orange Park, FL 32073 USA		

DATE		DESCRIPTION	QTY	RATE	AMOUNT
05/05/2026	Billable Request for Service	Caller: Jay Soriano Tech: Mark McMillian Elevator: 01 Scope: Elevator was found in pit, pressure switch tripped, the hydraulic control check valve is not holding pressure allowing elevator to sink into the pit and shut down. Recommendation is to replace valve with new. 2.5 Hours @ Regular Time \$275 /HR	2.50	275.00	687.50

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

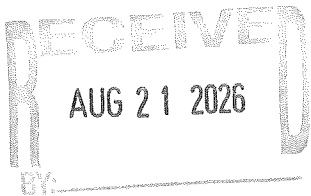
Ways to pay



View and pay

Code to:
02-330-572-630
Middle Village Elevator Maintenance

SUBTOTAL	687.50
TAX	0.00
TOTAL	687.50
BALANCE DUE	\$687.50



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

Back in March of 2026, vendor wanted to wait for check #1172, processed on 12/17/2025 and mailed out on 12/18/2025, to hopefully be delivered by the US Post Office by snail mail. Now, vendor wants us to re-issue another check.

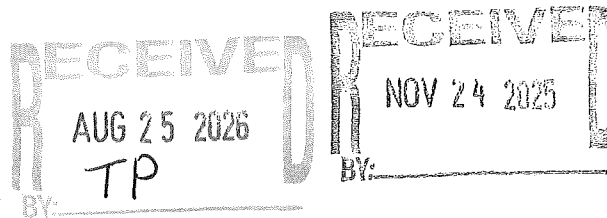
Bill to
Middle Village
845 Oakleaf Plantation Parkway
Orange Park, FL 32065

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

TP
08/25/2026

Invoice details

Invoice no.: 36560
Terms: Net 15
Invoice date: 11/19/2025
Due date: 12/04/2025



#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 45287 - NOVEMBER 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 pulley's, 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
Incline potentiometer making constant
adjustments and over correcting.
Recurring issue; calibration corrected
temporarily. Potentiometer is internal to
incline MCB communication. Should
replace MCB and retest.
2. Cybex Row 20030 sn:
M092120030635N chest pad seam
tearing. Should replace chest pad SEE
PREVIOUS PM
3. True Treadmill TCS650A sn: 15-
TCS650138C error SC07 Speed
Sensor. SEE PREVIOUS PM
4. Hoist Adjustable Sit up/Decline
Bench needs back pad. SEE
PREVIOUS PM(not approved)
5. Hoist VKR sn: 15-09-A05-001631
needs back pad SEE PREVIOUS PM
(not approved)
6. Cybex Cyclone Recumbent needs
pedals and straps SEE PREVIOUS PM
7. ALL OTHER UNITS TEST CORRECT

Total

\$260.00

Governmental Management Services, LLC

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

Invoice

Invoice #: 2641

Invoice Date: 8/14/26

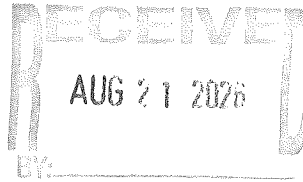
Due Date: 8/14/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance July 1 - July 30, 2026	449.98	40.00	17,999.20
Facility Maintenance Mileage July 1 - July 30, 2026	145	0.445	64.53
Code to:			
Middle Village Facility Maintenance			
2.320.572.466 - (\$6,000.00)			
Middle Village Facility Maint. Contingency			
2.330.572.622 - (\$323.00)			
Middle Village Common Area Maint			
2.320.572.46500 - (\$6,150.43)			
Middle Village Lighting repairs			
2.320.572.46630- (\$335.30)			
Middle Village Tennis Court Maint.			
2.330.572.344 - (\$5,255.00)			
Total			\$18,063.73
Payments/Credits			\$0.00
Balance Due			\$18,063.73

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/26	2	T.C.	Replace flags at pool entrance, repair vinyl fence near Hamilton Glen
7/1/26	3.86	C.W.	Removed debris from all common areas
7/1/26	7.97	A.M.	Removed debris from all common areas
7/1/26	3.19	J.S.	Additional court maintenance
7/2/26	3	J.K.	Put up hand sanitizer dispenser in fitness center and downstairs bathrooms, checked chlorine
7/2/26	3	C.W.	Changed hand sanitizer dispensers, checked and filled chlorine jugs
7/2/26	5.02	J.S.	Additional court maintenance
7/2/26	3.55	J.M.	Additional court maintenance
7/3/26	3.15	J.S.	Additional court maintenance
7/3/26	2.19	J.M.	Additional court maintenance
7/4/26	4.29	J.M.	Additional court maintenance
7/6/26	7.52	T.C.	Painted bike racks and sign posts at amenity center, removed and replace ceiling tiles in fitness center drop ceiling, dried up floor in air handler room upstairs at amenity center
7/6/26	8.02	J.K.	Cleaned out driveway, take trash to dumpster, fold tarps and move blocks, paint poles around facility and work on moisture absorbing cups in ceiling, take out bad tiles and removed debris
7/6/26	6.27	C.W.	Moved sweet potatoes to another pot, trying to find leak in gym, painted signs black and poles
7/6/26	7.97	A.M.	Removed debris from all common areas
7/6/26	3.22	J.S.	Additional court maintenance
7/6/26	2.54	J.M.	Additional court maintenance
7/7/26	5.02	J.S.	Additional court maintenance
7/8/26	2	T.C.	Removed broken ceiling fan from grand banquet room
7/8/26	8.02	A.M.	Removed debris from all common areas
7/8/26	3	J.S.	Additional court maintenance
7/9/26	2	T.C.	Set up CDD meeting
7/9/26	5.1	J.S.	Additional court maintenance
7/9/26	2.15	J.M.	Additional court maintenance
7/10/26	8	A.M.	Removed debris from all common areas
7/10/26	3.17	J.S.	Additional court maintenance
7/10/26	2.42	J.M.	Additional court maintenance
7/11/26	2	J.M.	Additional court maintenance
7/13/26	3.83	T.C.	Set up CDD meeting, replace drinking water fountain filter on water fountain at amenity center, cleaned up shop
7/13/26	2	J.K.	Changed filter on water fountain on pool deck, cleaned up shop
7/13/26	8.44	A.M.	Removed debris from all common areas
7/13/26	3.12	J.S.	Additional court maintenance
7/13/26	2.59	J.M.	Additional court maintenance
7/14/26	4.03	T.C.	Filled in washout with fill dirt, cut up tree limbs and removed from softball field, refilled tree pots that were planted on pool deck, picked up supplies
7/14/26	3.97	J.K.	Filled in hole and slope, ground down to drain to keep drain visible, move tree limbs from storm to back behind tennis, put more black fertilizer to plant pots on pool deck, cleaned tools and debris
7/14/26	5.04	J.S.	Additional court maintenance
7/15/26	4	T.C.	Set up CDD Meeting, replace flag holder, removed refrigerator from fitness center off to defrost freezer so door will close, picked up supplies
7/15/26	1.04	J.K.	Set up for CDD meeting
7/15/26	7.99	A.M.	Removed debris from all common areas
7/15/26	3.02	J.S.	Additional court maintenance
7/16/26	2	T.C.	Cleaned out air conditioner air handler room to repair leaking drip line, troubleshoot light in air conditioner air handler room and needs new ballast
7/16/26	3.72	J.K.	Cleaned out air conditioner closet upstairs, cleaned tools and debris, bring pressure washer trailer to shop, took down fan in women's restroom by fitness center, test light in upstairs closet
7/16/26	3.79	C.W.	Removed fan from women's restroom, cleaned out closet upstairs, cleaned algae off pressure washing rig
7/16/26	5	J.S.	Additional court maintenance
7/16/26	2.22	J.M.	Additional court maintenance
7/17/26	1	J.K.	Cleaned tools and debris in shop
7/17/26	8	A.M.	Removed debris from all common areas
7/17/26	3.09	J.S.	Additional court maintenance
7/17/26	2.5	J.M.	Additional court maintenance
7/18/26	2.52	J.M.	Additional court maintenance
7/20/26	4	T.C.	Preparing fitness center for painting, removing items from walls, picked up supplies
7/20/26	3.77	C.W.	Prepped gym for painting
7/20/26	3.04	J.S.	Additional court maintenance

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/20/26	2.02	J.M.	Additional court maintenance
7/21/26	7.64	T.C.	Preparing fitness center for painting, started painting the fitness center, servicing fitness equipment
7/21/26	7.87	J.K.	Worked on fitness center painting and remodel, cleaned tools and debris
7/21/26	7.99	A.M.	Removed debris from all common areas
7/21/26	5	J.S.	Additional court maintenance
7/22/26	7.65	T.C.	Painting inside the fitness center, shampooing the carpet, tenting the windows in the fitness center, cleaned the equipment in fitness center, picked up supplies
7/22/26	7.12	J.K.	Paint ceiling tiles for fitness center, finished painting and cutting in, moved gym equipment and tape off trim, start putting up window tent, cleaned tools and debris
7/22/26	5.67	C.W.	Cleaned carpet in fitness center, moved gym equipment around to access rugs for cleaning
7/22/26	7.99	A.M.	Removed debris from all common areas
7/22/26	3.04	J.S.	Additional court maintenance
7/23/26	7.95	T.C.	Painting the fitness center, shampoo carpet in fitness center, cleaned and lubricated fitness equipment, returned carpet cleaner
7/23/26	8	J.K.	Finished painting in gym, replaced quarter founts, replaced ceiling tiles, wiped down gym equipment, cleaned took and debris, cleaned all vents, built office chair
7/23/26	8.05	C.W.	Wiped down gym equipment, reinstalled wall mounts, finished cleaning and vacuuming rug
7/23/26	5.09	J.S.	Additional court maintenance
7/23/26	2.12	J.M.	Additional court maintenance
7/24/26	8.15	T.C.	Finished up painting fitness center, cleaning fitness center equipment, tinting windows in fitness center, put blinds back up in fitness center, picked up supplies
7/24/26	8.04	J.K.	Finished touch up paint in gym, take down old window tint and put new up, wipe down and clean gym equipment, cleaned tools and debris at shop, sand and touch up paint
7/24/26	7.82	C.W.	Removed debris from roadways
7/24/26	7.99	A.M.	Removed debris from all common areas
7/24/26	3	J.S.	Additional court maintenance
7/24/26	2.05	J.M.	Additional court maintenance
7/25/26	3.04	J.M.	Additional court maintenance
7/27/26	5.95	T.C.	Painted fitness center office and repaired some trim, picked up supplies
7/27/26	6.82	J.K.	Paint fitness center office, replace and put in trim, cleaned tools and debris
7/27/26	7.95	A.M.	Removed debris from all common areas
7/27/26	3.1	J.S.	Additional court maintenance
7/27/26	2.19	J.M.	Additional court maintenance
7/28/26	5	J.S.	Additional court maintenance
7/29/26	3.72	T.C.	Finished up painting and installing trim in fitness center office, lubed fitness equipment, picked up supplies
7/29/26	7.85	J.K.	Finished touch up paint, finished trim on legs to deck in office, replaced wipe dispenser in gym, swept and cleaned tools and debris
7/29/26	7.97	A.M.	Removed debris from all common areas
7/29/26	3.04	J.S.	Additional court maintenance
7/30/26	4.18	T.C.	Installed new ceiling fan outside grand banquet room, repair ceiling fans on pool deck patio, unboxed new chairs for grand banquet room
7/30/26	4	J.K.	Replace ceiling fan outside grand banquet, load event chairs from truck to upstairs, open chairs and build new rack, cleaned tools and debris
7/30/26	5.02	J.S.	Additional court maintenance
7/30/26	2.05	J.M.	Additional court maintenance
7/31/26	7.74	T.C.	Unboxed new chairs and put together new chair racks, rearranged storage closet in grand banquet room, took out trash boxes, took old chairs to shop, picked up supplies
7/31/26	7.84	J.K.	Reorganized storage closet in grand banquet, unboxed all chairs and stacked, took old chairs to shop, cleaned tools and debris, cleaned dumpster area
7/31/26	5.84	C.W.	Loaded chairs upstairs, sprayed wasps nests for tennis courts, unboxed chairs and stacked, swept upstairs closet, moved old chairs to shop, disposed of boxes
7/31/26	7.97	A.M.	Removed debris from all common areas
7/31/26	3	J.S.	Additional court maintenance
7/31/26	2.1	J.M.	Additional court maintenance

TOTAL 449.98

MILES 145

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

Invoice

Invoice #: 2643
Invoice Date: 8/14/26
Due Date: 8/14/26
Case:
P.O. Number:

RECEIVED
AUG 19 2026

Description	Hours/Qty	Rate	Amount
Facility Maintenance July 1 - July 30, 2026 (Tennis)	28	40.00	1,120.00
Tennis Ct. Maint 2.330.572.3440			
Alison. Moring 8-19-26			
Total			\$1,120.00
Payments/Credits			\$0.00
Balance Due			\$1,120.00

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/26	2	J.S.	Clean and sweep tennis courts.
7/3/26	2	J.S.	Clean and sweep tennis courts.
7/6/26	2	J.S.	Clean and sweep tennis courts.
7/8/26	2	J.S.	Clean and sweep tennis courts.
7/10/26	2	J.S.	Clean and sweep tennis courts.
7/13/26	2	J.S.	Clean and sweep tennis courts.
7/15/26	2	J.S.	Clean and sweep tennis courts.
7/17/26	2	J.S.	Clean and sweep tennis courts.
7/20/26	2	J.S.	Clean and sweep tennis courts.
7/22/26	2	J.S.	Clean and sweep tennis courts.
7/24/26	2	J.S.	Clean and sweep tennis courts.
7/27/26	2	J.S.	Clean and sweep tennis courts.
7/29/26	2	J.S.	Clean and sweep tennis courts.
7/31/26	2	J.S.	Clean and sweep tennis courts.

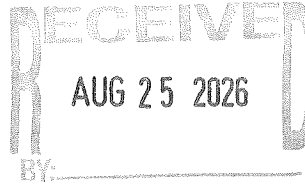
TOTAL	<u>28</u>		
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Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 2644
Invoice Date: 8/25/26
Due Date: 8/25/26
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 August 22, 2026 2.300.369.103	24.5	25.00	612.50

Total \$612.50

Payments/Credits \$0.00

Balance Due \$612.50

8/25/26
CDD

Governmental Management Services, LLC

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

Middle Village CDD

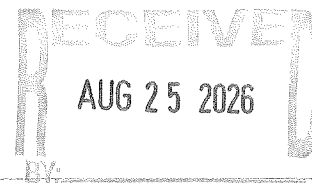
Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
24.5	Facility Event Staff	\$ 25.00	\$ 612.50

Covers Period End: August 22, 2026

Amenities Revenue # 2.300.369.103

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - KAYLA CRUZ
Date: August 25, 2026 at 4:54 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SUNDAY) 2:30 P.M. to 6:30 P.M. (ET 3:00-6:00pm)
 - DATE OF VENUE – AUGUST 23, 2026
 - RESIDENT – **KAYLA CRUZ**
 - ADDRESS – 867 SONGBIRD DRIVE, **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (7234):
 - DATED: 8/5/26
 - APPROVAL CODE: 650797
 - 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.

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
711194	8/1/2026	\$1,594.00

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

00000000027159001000000039507700000015940090

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 8/11/2026

Invoice 395077B

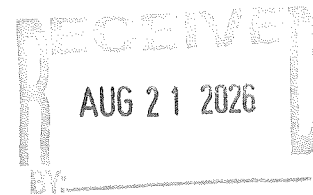
PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2026	Water Management - Monthly		\$1594.00	\$0.00	\$1594.00

Please remit payment for this month's invoice.

Code to:

2-320-572-4680



Double Branch Lake Maintenance

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

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$3188.00

This Invoice Total:

\$1594.00

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

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

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

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

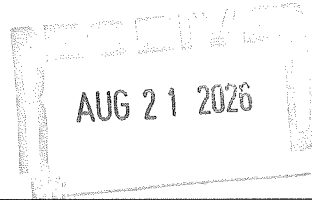


Security Development Group, LLC
8130 Baymeadows Way W., Suite 302
Jacksonville, FL 32256 USA
accounting@sthreesecurity.com
www.sthreesecurity.com

INVOICE

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

INVOICE # 12029
DATE 07/01/2026
DUE DATE 07/31/2026
TERMS End of the month



SERVICE MONTH
July

ACTIVITY	QTY	DATE	AMOUNT
APPROVED			9,222.54
Code to:			9,222.54
Middle Village Security			0.00
2-320-572-345			9,222.54
			\$9,222.54

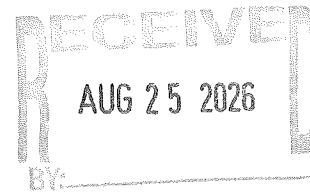
From: Oakleaf Venues venuerentals@oakleafresidents.com

Subject: MVCDD refund of deposit request - THELMA RIGBY

Date: August 25, 2026 at 4:50 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) 3:00 P.M. to 7:00 P.M. (ET 3:30-6:30pm)
 - DATE OF VENUE – AUGUST 22, 2026
 - RESIDENT – **THELMA RIGBY**
 - ADDRESS – 1949 WOODWORTH DRIVE **ORANGE PARK, FL 32065**
 - AMOUNT OF REFUND - **\$100.00**
 - BOOKING FEE/DEPOSIT was via VISA (7989):
 - DATED: 6/22/26
 - APPROVAL CODE: 005253
 - 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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Invoice

Invoice #: 30198

Date: 08/01/26

Customer PO:

DUE DATE: 08/31/2026

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 August 2026
Work order #1846 Zach

AMOUNT

\$46,435.83

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$46,435.83

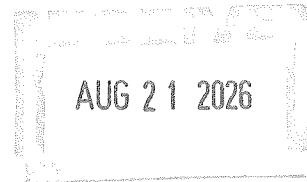
Please See Our
Updated Remittance
Information

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

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

Ship to
Oakleaf Tennis
950 Blanding Blvd
Orange Park, FL 32065

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

jsoriano@gmsnf.com
904 333-6380

Amount due	Due date	Issue date	Invoice number	Reference
\$526.52	Jul 1, 2026	Jun 11, 2026	48443	Summer Camp 2026

View and pay online

Description	Quantity	Price	Tax	Amount
Screen print full front 3 color imprint brown, flo yellow, and dark green				
On PC380 Port & Co™ Performance Tee White-10 sm, 10 med, 4 Lg, 3 XL, 1 XXL	48	9.99	7.5%	479.52
On PC380Y Port & Co™ Youth Performance Tee White-10 med, 10 Lg				
Add for XXL	1	2.00	7.5%	2.00
Screen Charge reorder	3	15.00	7.5%	45.00
Subtotal				526.52
Total sales tax				0.00
Total				526.52
Amount due				\$526.52



View and pay online

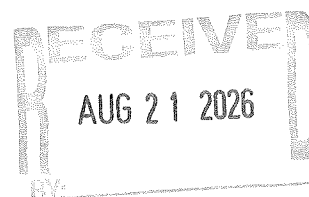


All items are custom and once processed can not be returned.
All sales are final. Once an order is placed no changes or
modifications can be made. No exchanges, returns or refunds.

Code to:

Middle Village Tennis Pro

2.330.572.34300



CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/11/26	00009	7/31/26 2638	202607 600-53800-64000	JUL REPAIR & REPLACEMENTS	*	327.43	
				GOVERNMENTAL MANAGEMENT SERVICES			327.43 000972
8/17/26	00120	7/09/26 92512681	202607 600-53800-64000	JANITORIAL SUPPLIES	*	244.68	
				HD SUPPLY INC			244.68 000973
8/17/26	00120	7/24/26 92519483	202607 600-53800-64000	JANITORIAL SUPPLIES	*	364.04	
				HD SUPPLY INC			364.04 000974
8/17/26	00120	7/28/26 92520553	202607 600-53800-64000	JANITORIAL SUPPLIES	*	249.08	
				HD SUPPLY INC			249.08 000975
8/28/26	00074	6/24/26 23343348	202606 600-53800-64000	LIFEGUARDING	*	288.00	
				AMERICAN RED CROSS TRAINING SERVICE			288.00 000976
8/28/26	00074	6/30/26 23366239	202606 600-53800-64000	LIFEGUARDING	*	192.00	
				AMERICAN RED CROSS TRAINING SERVICE			192.00 000977
8/28/26	00009	8/14/26 2642	202608 600-53800-64000	MAINTENANCE SUPPLIES	*	2,908.00	
				GOVERNMENTAL MANAGEMENT SERVICES			2,908.00 000978
8/28/26	00120	8/11/26 92526759	202608 600-53800-64000	JANITORIAL SUPPLIES	*	63.14	
				HD SUPPLY INC			63.14 000979
8/28/26	00050	8/12/26 30378	202608 600-53800-64000	DEAD PINE REMOVALS	*	954.00	
				VERDEGO LLC			954.00 000980
8/28/26	00033	6/17/26 48478	202606 600-53800-64000	EMBROIDER LOGO	*	96.00	
				WINNING CONCEPTS USA, INC.			96.00 000981
8/28/26	00026	8/11/26 177534	202608 600-53800-64000	2 50LB BAGS & 2 SKIDS	*	2,235.00	
				10-S TENNIS SUPPLY			2,235.00 000982
TOTAL FOR BANK C						7,921.37	
MVIL MIDDLE VILLAGE OKUZMUK							

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
TOTAL FOR REGISTER						7,921.37	

MVIL MIDDLE VILLAGE OKUZMUK

Governmental Management Services, LLC

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

Invoice

Invoice #: 2638

Invoice Date: 7/31/26

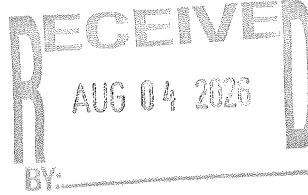
Due Date: 7/31/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
X 2.330.572.4100 (MV Phones) -Statement Closing Date 7/25/26		88.20	88.20
X 2.310.513.49300 (MV Office Supplies) - Statement Closing Date 7/25/26		15.00	15.00
✓ 34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 7/25/26		327.43	327.43
X 2.330.572.49400 (MV Special Events) - Statement Closing Date 7/25/26		176.99	176.99
X 2.310.513.49300 (MV Permits/Licenses) - Statement Closing Date 7/25/26		304.50	304.50
Total			\$912.12
Payments/Credits			\$0.00
Balance Due			\$912.12

\$327.43

American Express Charges
GMS Statement Closing Date – July 25, 2026

Purchase Date	Vendor	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
6/26/2026	publix	238.32	Special Event	2.330.572.49400	119.16	2.320.572.49400	119.16	238.32
6/26/2026	publix	47.62	Special Event	2.330.572.49400	23.81	2.320.572.49400	23.81	47.62
6/27/2026	1and1ionos	6.00	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	6
6/28/2026	simplyscapes	9.99	Special Event	2.330.572.49400	5	2.320.572.49400	4.99	9.99
6/29/2026	vistaprint	58.03	Special Event	2.330.572.49400	29.02	2.320.572.49400	29.01	58.03
6/30/2026	pinch a penny	333.98	Repair and Replacement	34.600.538.64000	114.49	034.600.538.621	114.49	333.98
7/2/2026	RingCentral	176.39	Phones	2.330.572.4100	88.2	2.320.572.4100	88.19	176.39
7/5/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
7/7/2026	DBPR	75.00	Permits/Licenses	2.310.513.49300	75	2.320.572.49300		75
7/7/2026	BMI	459.00	Permits/Licenses	2.310.513.49300	229.5	2.320.572.49300	229.5	459
7/8/2026	1and1ionos	24.00	Office Supplies	2.330.572.51000	12	2.320.572.5100	12	24
7/12/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
7/19/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
7/25/2026	GoDaddy	395.88	Repair and Replacement	34.600.538.64000	197.94	034.600.538.621	197.94	395.88
Totals		\$1,854.18			\$912.12		\$837.06	\$1,854.18

American Express Charges
GMS Statement Closing Date – July 25, 2026

Totals by District and GL

Double Branch: \$837.06

2.320.572.4100 (DB Phones) – \$88.19
2.320.572.5100 (DB Office Supplies) – \$15.00
34.600.538.6200 (DB Repair and Replacements) - \$327.40
2.320.572.49300 (DB Permits/Licenses) – \$229.50
2.320.572.49400 (DB Special Events) – \$176.97

Middle Village: \$912.12

2.330.572.4100 (MV Phones) – \$88.20
2.310.513.49300 (MV Office Supplies) – \$15.00
34.600.538.64000 (MV repair & replacements) – \$327.43
2.330.572. 49400 (MV Special Events) - \$176.99
2.310.513.49300 (MV Permits/Licenses) - \$304.50

New Charges**Summary**

	Pay In Full	Pay Over Time †	Total
DARRIN MOSSING 6-66007	\$0.00	\$745.33	\$745.33
JAY SORIANO 6-63053	\$0.00	\$2,565.13	\$2,565.13
LISA T PELKEY 6-61099	\$0.00	\$3,858.46	\$3,858.46
Total New Charges	\$0.00	\$7,168.92	\$7,168.92

Detail

† - Pay Over Time activity



DARRIN MOSSING
Card Ending 6-66007

				Amount
06/30/26	AMAZON.COM BOOK STORES	AMZN.COM/BILL	WA	\$265.47 †
07/01/26	MICROSOFT Z741TFWW98IR 98052	MSBILL.INFO		\$129.99 †
07/01/26	GOOGLE*SVCSGMSNF.COM GOOGLE VOICE IN CABLE & PAY TV	CC GOOGLE.COM		\$76.38 †
07/01/26	LAZ PARKING M06700SUBSCR 904-718-6853	JACKSONVILLE	FL	\$258.00 †
07/01/26	GOOGLE*WORKSPACE MYSOUTHWOODCDD.COM GO DIGITAL GOODS: APPS	CC GOOGLE.COM		\$8.40 †
07/16/26	MICROSOFT Z73RUBQWNEH3 98052	MSBILL.INFO		\$7.09 †



JAY SORIANO
Card Ending 6-63053

				Amount
06/26/26	PUBLIX #128 000000128 8636881188	JACKSONVILLE	FL	\$238.32 †
06/26/26	NIC -DOH CLAY CHD ENVIRON 850-245-4444	GREEN CV SPGS	FL	\$650.00 †
06/26/26	PUBLIX 8636881188	ORANGE PARK	FL	\$47.62 †
06/27/26	IONOS 877-461-2631	www.ionos.com	PA	\$6.00 †
06/28/26	SIMPLYSCAPES +18019197375	OREM	UT	\$9.99 †
06/29/26	VISTAPRINT VP_R8MW5705 320654	WALTHAM	MA	\$58.03 †
06/30/26	PINCH A PENNY - 242 - ECO 000000002 9046999629	JACKSONVILLE	FL	\$333.98 †
07/02/26	RINGCENTRAL INC 16450166001 94002	888-898-4591	CA	\$176.39 †
07/05/26	SIMPLYSCAPES +18019197375	OREM	UT	\$9.99 †
07/07/26	NIC -DBPR DEPT OF BUS AND 850-487-1395	TALLAHASSEE	FL	\$75.00 †
07/07/26	BMI-BROADCAST MUSIC 1117407 37203 MUSIC LICENSE FEE	NASHVILLE	TN	\$459.00 †
07/08/26	IONOS 877-461-2631	www.ionos.com	PA	\$24.00 †
07/09/26	DKS IM SERVER 310-645-0023	INGLEWOOD	CA	\$60.95 †

Continued on next page



Business Green Rewards Card
GMS LLC
DARRIN MOSSING
Closing Date 07/26/26

p. 5/9

Account Ending 6-66007

Detail Continued

♦ - Pay Over Time activity

				Amount
07/12/26	SIMPLYSCAPES +18019197375	OREM	UT	\$9.99 ♦
07/19/26	SIMPLYSCAPES +18019197375	OREM	UT	\$9.99 ♦
07/25/26	GODADDY#4147385148 4805058855 Email Marketing - Pro - 1 year - Renewal	Tempe	AZ	\$395.88 ♦



LISA T PELKEY
Card Ending 6-61099

				Amount
06/26/26	Staples 94804 Atlanta GA 7682342653 320923 ORD 7682342653 ;REQ LISA PELKEY IT1 STAPLES 85X;UPI 55.3100;QTY1 IT2 PILOT G2 RT;UPI 17.2400;QTY1 FRT 0.00;HDL 0.00;ITM4	Atlanta	GA	\$164.04 ♦
06/26/26	PAYCARGO LLC HTTPS://PAYCARGO.COM	PLANTATION	FL	\$1,598.57 ♦
06/28/26	GOOGLE *YOUTUBE TV DIGITAL GOODS: APPS	G.CO/HELPPAY#	CA	\$93.75 ♦
06/29/26	ANTHROPIC* CLAUDE TEAM +14152360599	SAN FRANCISCO	CA	\$125.00 ♦
06/29/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$75.01 ♦
06/29/26	DLX FOR SMALLBUSINES BUSINESSFORM	MINNEAPOLIS	MN	\$233.42 ♦
06/30/26	APPLE.COM/BILL RECORD STORE	INTERNET CHARGE	CA	\$159.74 ♦
06/30/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$42.62 ♦
07/01/26	READYREFRESH 800-274-5282	800-274-5282	MA	\$9.87 ♦
07/02/26	APPLE.COM/BILL RECORD STORE	INTERNET CHARGE	CA	\$0.99 ♦
07/02/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$82.24 ♦
07/07/26	GLOBAL BIZZ FORCE INC 844-308-5350	POWAY	CA	\$66.04 ♦
07/08/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$18.16 ♦
07/09/26	Staples 94804 Atlanta GA 7683021234 320923 ORD 7683021234 ;REQ LISA PELKEY IT1 STAPLES 85X;UPI 55.3100;QTY1 IT2 PURE LIFE 5;UPI 17.5900;QTY2 FRT 0.00;HDL 0.00;ITM3	Atlanta	GA	\$225.69 ♦
07/09/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$115.73 ♦
07/09/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$65.24 ♦
07/10/26	Staples 94804 Atlanta GA 7683021234 320923 ORD 7683021234 ;REQ LISA PELKEY IT1 HERSHEY ALL;UPI 29.9900;QTY1 IT2 ;UPI 0.0000;QTY FRT 0.00;HDL 0.00;ITM1	Atlanta	GA	\$31.94 ♦

Continued on reverse



BMI Payment Receipt

Total Payment Amount: \$459.00

Payment Information

Date of Payment: 07/07/2026 04:06:03 PM

Transaction ID: 115101606037427

Payment Method: Credit Card

Thank you for your payment.

Please keep this receipt for your records.

State of Florida
Department of Business and Professional Regulation
2601 Blair Stone Road
Tallahassee, FL 32399

Online Payment Summary

Amount Paid: \$75.00
Payment Method: American Express
Validation Number: 268022816
Batch Trace Number 8252614

Application Number / Misc Charge	License Type Description	Board / Applicant Name License Number	Fee	Trace Number
2101-1441407	Elevator Renew	PLANTATION OAKS License #86778	\$75.00	37518871

Receipt

No 4147385148

CONTACT US 24/7 1-480-505-8877

DATE:

7/25/2026

CUSTOMER #:

66372230

BILL TO:

Jay Soriano
475 W Town Pl,
St. Augustine, Florida 32092,
United States
+1.9045620249

PAYMENT:

AMEX 3053

\$395.88

Previous Balance

\$395.88

Received Payment

(\$395.88)

Balance Due (USD)

\$0.00

Term

Product

Amount

1 yr

Email Marketing - Pro - 1 year

\$395.88

Total (USD)

\$395.88

REFERENCE

Taxes \$0.00

GoDaddy.com, LLC \$0.00
100 S Mill Ave, Suite 1600,
Tempe, Arizona 85281,
United States

Fees \$0.00

[Universal Terms of Service](#)



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: 202062832518
Invoice Date: 06/26/2026
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: 06/25/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Builder 06/25/2026-07/24/2026	\$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: 202062832518
Invoice Date: 06/26/2026
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: 06/25/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Builder 06/25/2026-07/24/2026	\$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.

PINCH A PENNY #242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222



STORE242@PINCHAPENNY.COM

STATEMENT

Jay Soriano
370 oakleaf village parkway
orange park fl 32065

Billing Period Start Date 05/14/26

Date	INV	Transaction	Description	Amount
5/14/2026		Previous Balance		\$142.50
5/14/2026		Credit Card Payment	81610909007	-\$142.50
5/18/2026	13080	Invoice	Chlorine - Middle Village GAL SODIUM HYPOCHLORITE Qty: 10 \$30.00	\$30.00
5/21/2026	13096	Invoice	Chlorine - Middle Village GAL SODIUM HYPOCHLORITE Qty: 7.5 \$22.50	\$22.50
5/28/2026	13106	Invoice	Chlorine - Middle Village GAL SODIUM HYPOCHLORITE Qty: 7.5 \$22.50	\$22.50
6/2/2026	13151	Invoice	Chlorine - Middle village GAL SODIUM HYPOCHLORITE Qty: 10 \$30.00	\$30.00

Current	31-60 Days over due	61-90 Days over due	90+ Days over due	Amount Due
\$30.00	\$75.00	\$0.00	\$0.00	\$105.00

Thank you

Please note: your account is 30 days overdue

To ensure proper credit to your account, indicate amount paid and check number on slip, then detach and mail slip with your payment.

Client Info:

Rolling Hills HOA
3212 Bradley Creek Pkwy

Green Cove Spring fl 32043

Billing Date	Client Code	Amount Due
06/02/26	1461	\$105.00
Amount Paid	Check #	

PINCH A PENNY #242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222



Thank You! We Greatly Appreciate Your Business!!

PINCH A PENNY #242
 9715 Crosshill Boulevard, #105
 Jacksonville, FL 32222
 Office: (904) 619-0939
 STORE242@PINCHAPENNY.COM



STATEMENT

Jay Soriano
 370 oakleaf village parkway

orange park fl 32065
 Billing Group: A-Due Upon Receipt

Billing Period Start Date 06/01/26

Client Code 1461

Date	INV	Transaction	Description	Amount
6/1/2026		Previous Balance		\$75.00
6/2/2026	13151	Invoice	Chlorine - Middle village GAL SODIUM HYPOCHLORITE Qty: 10 \$30.00	\$30.00
6/30/2026	13209	Invoice	Parts MTR START CAPACITOR Qty: 1 \$19.99 161-193MFD NATURE 2 CF CARTRIDGE Qty: 1 \$208.99 FILTER	\$228.98
				Amount Due
Current	31+ Days Overdue	61+ Days Overdue	91+ Days Overdue	
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Thank you

To ensure proper credit to your account, indicate amount paid and check number on slip, then detach and mail slip with your payment.

Client Info:

Jay Soriano
 370 oakleaf village parkway
 orange park fl 32065

Billing Date 06/30/26	Client Code 1461	Amount Due \$0.00
Amount Paid		Check #

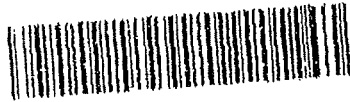
PINCH A PENNY #242
 9715 Crosshill Boulevard, #105
 Jacksonville, FL 32222

Thank You! We Greatly Appreciate Your Business!!



Publix

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



0128 6RR 027 097

YUENGLING 35.98 T
2 @ 17.99
You Saved 7.00

SIMPLY SPIKED LEMON 41.98 T
2 @ 20.99

TWISTED TEA 12PK 35.98 T
2 @ 17.99

You Saved 5.00

CAYMAN JACK 12PK 62.97 T
3 @ 20.99

NICHELOB ULTRA CAN 23.79 T
SIMPLY SPIKED 12PK 20.99 T

Order Total 221.69
Sales Tax 16.63
Grand Total 238.32
Credit Payment 238.32
Change 0.00

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

Cashier Confirmed - Age Over 21

Your cashier was Kaylee

06/26/2026 13:16 S0128 R102 7097 C0228

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

Publix Super Markets, Inc.

Publix

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



1169 6RR 013 643

PUBLIX SPRING 24PK
2 @ 4.49 8.98 F
ICE 16 LB
6 @ 5.99 35.94 F

Order Total 44.92
Sales Tax 2.70
Grand Total 47.62
Credit Payment 47.62

Change 0.00

Receipt ID: 1169 6RR 013 643

PRESTO!
Trace #: 015701
Reference #: 13/4150313
Acct #: XXXXXXXXXXXX3053
Purchase American Express
Amount: \$47.62
Auth #: 859324

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

Your cashier was Manny

06/26/2026 14:39 S1169 R101 3643 C0104

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

Document # 16450166001

Account Information	Bill To	Pay To
Account Number: (904) 770-4650	Oakleaf Plantation	RingCentral,
Subscription Name: RingEX Standard™	475 west town	Inc. 20 Davis
Statement Date: 07/02/2026	place ste 114	Dr, Belmont,
Paid By: 8052	St Augustine, FL	CA 94002, USA
	32092, USA	

Statement Summary

Subscription Subtotal: \$176.39

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

Total charges after discounts and prorates: \$134.90

Total Taxes and Fees: \$41.49

Amount charged to credit card: \$176.39

Statement Details

Charges and applied credits summary

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

Period	Description	Unit Price	Quantity	Amount
07/02/2026-08/01/2026	RingEX Standard™ - Monthly Subscription Fee	\$0.00	1	\$0.00
07/02/2026-08/01/2026	DigitalLine Unlimited - (904) 342-1441	\$34.99	1	\$34.99
07/02/2026-08/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
07/02/2026-08/01/2026	DigitalLine Unlimited - (904) 770-4648	\$34.99	1	\$34.99
07/02/2026-08/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
07/02/2026-08/01/2026	DigitalLine Unlimited - (904) 770-4649	\$34.99	1	\$34.99
07/02/2026-08/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
07/02/2026-08/01/2026	DigitalLine Unlimited - (904) 770-4661	\$34.99	1	\$34.99
07/02/2026-08/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)
07/02/2026-08/01/2026	DigitalLine Unlimited - (904) 770-4667	\$34.99	1	\$34.99
07/02/2026-08/01/2026	DigitalLine Unlimited - Discount \$8.01 off	(\$8.01)	1	(\$8.01)

The RingCentral app is your one place to communicate and collaborate with your teams and clients and is included with your RingCentral service. [Sign in](#) here to use the app now.

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Receipt

Invoice number YSOPUWFB-0052
Receipt number 2370-7174
Date paid July 5, 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 July 5, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jul 5-Jul 12, 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	July 5, 2026	\$9.99	2370-7174

Receipt

Invoice number YSOPUWFB-0054
Receipt number 2437-4464
Date paid July 19, 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 July 19, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jul 19-Jul 26, 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	July 19, 2026	\$9.99	2437-4464

Receipt

Invoice number YSOPUWFB-0053
Receipt number 2732-0176
Date paid July 12, 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 July 12, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jul 12-Jul 19, 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	July 12, 2026	\$9.99	2732-0176

Receipt

Invoice number YSOPUWFB-0051
Receipt number 2807-9754
Date paid June 28, 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 28, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Jun 28-Jul 5, 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 28, 2026	\$9.99	2807-9754

Thank you for your order.

Updates will be sent to manager@oakleafresidents.com. For updates, visit [order history](#).

Order number: VP_R8MW5705
Order date: June 29th 2028

Delivery information	Shipping address	Billing address	Payment method
Estimated arrival Jul 15th	Jay Soriano 370 Oakleaf Village Pkwy Orange Park, Florida 32065-4289 United States of America 9045620249	Jay Soriano 475 W Town Pl St Augustine, Florida 32092 United States of America 9045620249	 Amex **** 3053 \$58.03

Items



Standard Business Cards
Quantity: 500

Order placed
Expected delivery: Wednesday, Jul 15
[Check status](#)

Order summary

Subtotal	\$45.99
Shipping	\$7.99
Tax	\$4.05
Total paid	\$58.03

Selected options

Item total \$45.99

FF

[Chat with us](#)



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

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

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2419852

Invoice Date	Invoice Number
07/09/2026	9251268195
Purchase Order Number	
LNC6232026	

Customer Number	Ordered By
18789511	LISA CARTER

Authorized By	Order Number
	W237685081

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

Repair & Replacement

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
405891	Hand Sanitizer Foam Refill 1200 ML 2/0s	JANITORIAL	6	5	97.87	CA	489.35
<i>XDB 2,320.572. 63100</i>							
<i>✓MV 34,600.538. 64000</i>							
<i>- To be split between both districts (DB & MV) 50/50</i>							

Product Category Summary (Excluding Misc. Charges & Freight)
Invoiced 489.35

RECEIVED
AUG 07 2026

TP
Total 50/50:
\$244.68

Ship Date	Sub Total
08/08/2026	489.35
Pkg Count	Sales Tax
5	0.00
Weight	Freight
27.25 LB	0.00
DLVR1	TOTAL
	489.35

Question? Call Melissa Kern at 800 798-8888 ext:83480 or email Melissa.Kern@hdsupply.com



Invoice Number: 9251268195
Amount Due: 489.35
Date Due: 08/08/2026

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

Please return this portion with payment.

Thank you for your order.

Amount Paid: _____

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

Mail To:

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

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

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

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

HD Supply Facilities Maintenance, Ltd. Federal ID: 52-2418852				Invoice Date	Invoice Number
				07/24/2026	9251948322
Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number	
14368430	LISA CARTER		W235189615	LNC7212025	

Ship to:

DOUBLE BRANCH COMM DEV DIST
370 OAKLEAF VILLAGE PKWY
ORANGE PARK FL 32065-4250

DOUBLE BRANCH COMM DEV DIST
370 OAKLEAF VILLAGE PKWY
ORANGE PARK FL 32065-4250

Repair & Replacement

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
243189	Renown C-pull Wipes 6x10 2/Cs	JANITORIAL	32	18	38.32	CA	728.08
<i>X DB - 2,320,512,63100</i>							
<i>✓ MV - 34,600,538,64000</i>							
<i>- To be split between both districts (DB & MV) 50/50</i>							
Product Category Summary (Excluding Misc. Charges & Freight)						Ship Date	Sub Total
Janitorial						07/24/2026	728.08
						Pkg Count	Sales Tax
						18	0.00
						Weight	Freight
						352.50 LB	0.00
						DLVR1	TOTAL
							728.08

RECEIVED
AUG 07 2026

*TP
Total 50/50
\$364.04*

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

HD SUPPLY

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

Please return this portion with payment.

Thank you for your order.

14368430
DOUBLE BRANCH COMM DEV DIST
370 OAKLEAF VILLAGE PKWY
ORANGE PARK FL 32065-4250

Invoice Number: 9251948322

Amount Due: 728.08

Date Due: 08/23/2026

Amount Paid: _____

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

Mail To:

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

1 0 0014368430 9251948322 000000000072808 2

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

HD SUPPLY

INVOICE

PO Box 509058 • San Diego, CA 92150-9058

Terms: Net 30 Days

Page 1 of 1

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

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

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

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

Invoice Date	Invoice Number
07/28/2026	9252055393
Purchase Order Number	
LNC7212026	

Customer Number	Ordered By	Authorized By	Order Number
14368430	isa carter		0156026903

Ship To:

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

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

Repair & Replacement

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
243159	Renown C-pull Wipes 6x10 2/Cs	JANITORIAL	13	13	38.32	CA	498.16
<i>XDB - 2,320,572.63100</i> <i>✓MV - 34,600,538.64000</i> <i>- to be split between both districts (DB + MV) 50/50</i>							
Product Category Summary (Excluding Misc. Charges & Freight)							Ship Date
Janitorial 498.16							07/28/2026
TP Total 50/50: \$249.08							Sub Total
							498.16
							Sales Tax
							0.00
							Weight
							227.50 LB
							Freight
							0.00
							TOTAL
							498.16

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

HD SUPPLY

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

Please return this portion with payment.

Thank you for your order.

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

Invoice Number: 9252055393

Amount Due: 498.16

Date Due: 08/27/2026

Amount Paid: _____

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

Mail To:

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

1 0 0014368430 9252055393 000000000049816 5



INVOICE	
Invoice No:	23343348
Invoice Date	24-JUN-2026
Customer Number:	P0041375
Org Id :	GMSLLCMIDDLE
Invoice Total:	\$288.00
Payment Terms :	NET 30
Due Date :	24-JUL-2026

ORDER	CRS/ OFFERING ID	DATE	DESCRIPTION	QTY	INSTRUCTOR/ STUDENT NAME	TOTAL
O-0022371005	CLS-08111577	14-JUN-26	Lifeguarding-BL Training Loc:orange park,FL	6	Emily Thompson	\$288.00
					Sub Total	\$288.00
					Sales Tax	\$0.00
					Payments	\$0.00
					Invoice Total	\$288.00

RECEIVED
AUG 21 2026
BY:

American Red Cross
Training Services

0023343348 00P0041375 000028800 5

MIDDLE VILLAGE CAPITAL RESERVE

8/28/2026

VENDOR NUMBER/NAME:

74 AMERICAN RED CROSS TRAINING SE

CHECK #: 000977

INV DATE INV#

AMOUNT DISCOUNT

NET

20260630 23366239

192.00

192.00 LIFEGUARDING

TOTAL

\$192.00

MIDDLE VILLAGE-CAPITAL RESERVE

8/28/2026

VENDOR NUMBER/NAME:

74 AMERICAN RED CROSS TRAINING SE

CHECK #: 000977

INV DATE INV#

AMOUNT DISCOUNT

NET

20260630 23366239

192.00

192.00 LIFEGUARDING

TOTAL

\$192.00

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

000977

MIDDLE VILLAGE CDD

CAPITAL RESERVE FUND

475 WEST TOWN PLACE SUITE 114

ST. AUGUSTINE FL 32092

(904) 940-5850

WELLS FARGO BANK, NA
JACKSONVILLE FL

11-24/1210

DATE

8/28/2026

AMOUNT

\$192.00*

ONE HUNDRED NINETY-TWO DOLLARS & 00 CENTS

PAY

TO THE
ORDER

OF:

AMERICAN RED CROSS TRAINING SERVICE
25688 NETWORK PLACE
CHICAGO IL 60673-1256

AUTHORIZED SIGNATURE



INVOICE	
Invoice No:	23366239
Invoice Date	30-JUN-2026
Customer Number:	P0041375
Org Id :	GMSLLCMIDDLE
Invoice Total:	\$192.00
Payment Terms :	NET 30
Due Date :	30-JUL-2026

ORDER	CRS/ OFFERING ID	DATE	DESCRIPTION	QTY	INSTRUCTOR/ STUDENT NAME	TOTAL
O-0022422555	CLS-08259739	28-JUN-26	Lifeguarding-BL Training Loc:orange park,FL	4	Emily Thompson	\$192.00
					Sub Total	\$192.00
					Sales Tax	\$0.00
					Payments	\$0.00
					Invoice Total	\$192.00

RECEIVED
AUG 21 2026

American Red Cross
Training Services

0023366239 00P0041375 000019200 1

Governmental Management Services, LLC

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

Invoice

Invoice #: 2642

Invoice Date: 8/14/26

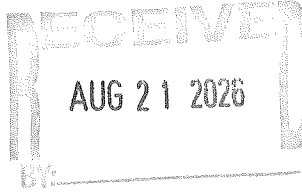
Due Date: 8/14/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Maintenance Supplies		2,908.00	2,908.00
Code to:			
Middle Village Repair and Replacements			
34-600-538-64000			

Total	\$2,908.00
-------	------------

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

Balance Due	\$2,908.00
-------------	------------

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MV				
MIDDLE VILLAGE				
OAKLEAF	7/7/26	Dampriid Refill-Linen	5.73	T.C.
	7/7/26	Dampriid Refill-Frag Free (3)	17.18	T.C.
	7/7/26	Pine Sol	8.61	T.C.
	7/7/26	Bleach	7.45	T.C.
	7/7/26	Windex Refill	6.60	T.C.
	7/7/26	Graffiti Remover (2)	30.98	T.C.
	7/9/26	Key	6.87	T.C.
	7/14/26	Manure (2)	14.88	T.C.
	7/15/26	Microfiber Roll	5.74	T.C.
	7/15/26	BLK Nitrile Gloves 20pk	7.46	T.C.
	7/15/26	Bleach	3.73	T.C.
	7/15/26	Pinesol	25.84	T.C.
	7/17/26	LED Strip	45.97	T.C.
	7/17/26	12" Saw Blade	16.07	T.C.
	7/17/26	9" Saw Blade	14.65	T.C.
	7/20/26	Window Film Kit	8.90	J.S.
	7/20/26	Window Film (6)	344.86	J.S.
	7/20/26	Nitrile Gloves	5.74	J.S.
	7/20/26	Contractor Duty Trash Bags	17.24	J.S.
	7/20/26	Terry Towels 20ct	14.93	T.C.
	7/20/26	Spray Bottle (2)	16.05	T.C.
	7/20/26	9x3/8 Shedless Knit (4)	24.24	T.C.
	7/20/26	4x3/8 Shedless Knit 6pk	13.20	T.C.
	7/20/26	Pelican Liner 3pk (2)	11.45	T.C.
	7/20/26	Bleach	5.48	T.C.
	7/20/26	Pinesol	8.61	T.C.
	7/20/26	BLK Nitrile Gloves 20pk	7.46	T.C.
	7/20/26	Smoke Gray Gloss Paint	7.45	T.C.
	7/20/26	Maxflex Satin Shining Armor	8.60	T.C.
	7/20/26	Gloss White Paint (2)	111.60	T.C.
	7/20/26	INT Paint Eggshell (2)	87.35	T.C.
	7/20/26	Scotchblue Tape	9.18	T.C.
	7/20/26	11x4 Roller Frame (2)	8.44	T.C.
	7/20/26	Flat Basic Brush (4)	18.31	T.C.
	7/20/26	9IN Tray Liner 10pk	9.18	T.C.
	7/20/26	WD-40 Spray (2)	20.19	T.C.
	7/22/26	2x2 Ceiling Tiles 4pk	63.25	T.C.
	7/22/26	Dampriid (2)	11.45	T.C.
	7/22/26	9x1/2 Shedless Knit 3pk	14.35	T.C.
	7/22/26	4x3/8 Shedless Knit 6pk	13.20	T.C.
	7/22/26	Flat Basic Brush (2)	9.15	T.C.
	7/22/26	Clean and Refresh Carpet Cleaner (2)	45.95	T.C.
	7/22/26	Carpet Cleaner Rental	54.05	T.C.
	7/23/26	Quarter Round White	8.03	T.C.
	7/23/26	Metallic Nickel Paint (2)	25.25	T.C.
	7/23/26	5" Double Disc 25pk	13.21	T.C.
	7/24/26	6000' Commercial Dehumidifier	585.35	J.S.
	7/24/26	52" Hampton Bay Ind/Outdoor Ceiling Fan	113.85	J.S.
	7/24/26	3x15 Privacy Mirror Film	57.48	T.C.
	7/24/26	2x2 Ceiling Tiles 4pk	63.25	T.C.
	7/24/26	Wet/Dry Grit Sponge 10pk (2)	20.65	T.C.
	7/24/26	Maxflex Satin Shining Armor (2)	17.20	T.C.
	7/24/26	3x15 Privacy Mirror Film (4)	229.91	T.C.
	7/27/26	3/4x3-3/4 1x4 (16)	54.83	T.C.
	7/27/26	3/4x5-1/2x16 1x4 (8)	32.94	T.C.
	7/27/26	Fire Ant Killer (3)	41.30	T.C.
	7/27/26	Bleach	7.13	T.C.
	7/27/26	Pinesol	25.84	T.C.
	7/27/26	Keys	10.30	T.C.
	7/28/26	11/16x11/16 Molding (30)	39.33	T.C.
	7/28/26	Great Stuff Sealant	2.58	T.C.
	7/28/26	3/4x5-1/2x16 1x4 (8)	32.94	T.C.
	7/29/26	Diablo 3"x21" 60G Sanding Belt	5.16	T.C.
	7/29/26	1-1/8x1-1/8x8 PVC (4)	50.32	T.C.
	7/31/26	Diablo 3"x18" 80G Sanding Belt	7.46	T.C.
	7/31/26	9x3/8 Shedless Knit 3pk	12.62	T.C.
	7/31/26	18ct Cotton Rags	11.48	T.C.
	7/31/26	Pelican Liners 3pk	5.73	T.C.
	7/31/26	Behr Ext Paint Flat (2)	110.34	T.C.
	7/31/26	Gas for Equipment	75.00	T.C.
	8/4/26	Battery Clamps	6.21	J.S.
	8/4/26	BLK Nitrile Gloves 40pk	14.93	T.C.
	8/4/26	Graffiti Remover	15.49	T.C.
	8/4/26	Bleach	7.13	T.C.
	8/4/26	Pinesol	17.23	T.C.
TOTAL			<u>\$2,908.00</u>	

HD SUPPLY

PO Box 509058 • San Diego, CA 92150-9058

Credit/Account Information
800/798-8888, FAX 800/930-4930
Orders/Product Information
800/431-1000, FAX 800/859-8889

Terms: Net 30 Days

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

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

INVOICE

Page 1 of 1

HD Supply Facilities Maintenance, Ltd. Federal ID: 92 2416552

Customer Number	Ordered By	Authorized By	Order Number	Invoice Date	Invoice Number
14368430	LISA CARTER		0307320720	08/11/2026	9252675966
			Purchase Order Number LISA CARTER		

Ship to:

DOUBLE BRANCH COMM DEV DIST
370 OAKLEAF VILLAGE PKWY
ORANGE PARK FL 32065-4269

DOUBLE BRANCH COMM DEV DIST
370 OAKLEAF VILLAGE PKWY
ORANGE PARK FL 32065-4269

HD Repair & Replacement

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
AUPCI	PIRELL VE PLUS HAND SANITIZER GEL 20CS-US	JANITORIAL	1	1	100.69	CA	100.69
Country of Origin Code(s) US - USA							
AUG 21 2026 TP X/MV 34,600.538.64000 DB 2,320.572.63100							
Product Category Summary (Excluding Misc. Charges & Freight)							Sub Total
							100.69
							Sales Tax
							0.00
							Freight
							24.60
							TOTAL
							125.29

Please split this between MV & DB 50/50

TP 50/50 Amount! \$63.14

Questions? Call Melissa Kohn at 800-798-8888 ext.63466 or email Melissa.Kohn@hdsupply.com

HD SUPPLY

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

Please return this portion with payment.

Thank you for your order.

14368430
DOUBLE BRANCH COMM DEV DIST
370 OAKLEAF VILLAGE PKWY
ORANGE PARK FL 32065-4269

Invoice Number: 9252675966
Amount Due: 125.29
Date Due: 09/10/2026

Amount Paid:

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

Mail To:

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



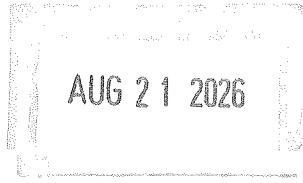
Invoice

Invoice #: 30378

Date: 08/12/26

Customer PO:

DUE DATE: 09/11/2026



BILL TO

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

FROM

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

DESCRIPTION

AMOUNT

#29662 - Dead Pine tree removals

Removal of 4 dead pines, 3 being in Whitfield entry preserve along sidewalk and 1 at the
Amenity ball field

Landscape Enhancement

\$954.00

Sub: Tree work (Sub)

1.00

\$954.00

\$954.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$954.00

Please See Our
Updated Remittance
Information

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

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

Invoice



Oakleaf Tennis
Ship to
Oakleaf Tennis
950 Blanding Blvd
Orange Park, FL 32065

jsoriano@gmsnf.com
904 333-6380

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

Amount due	Due date	Issue date	Invoice number	Reference
\$96.00	Jun 17, 2026	Jun 17, 2026	48478	Shirt EMB

View and pay online

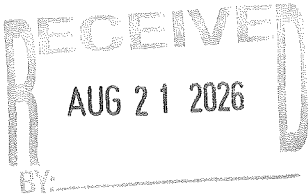
Description	Quantity	Price	Tax	Amount
Embroider Oakleaf Tennis logo left chest				
On 8 provided garments	8	12.00	7.5%	96.00
Use white thread on dark and black thread on light garments				
Subtotal				96.00
Total sales tax				0.00
Total				96.00
Amount due				\$96.00



View and pay online



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.





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

Invoice

#177534

Date: 8/11/2026

Bill To

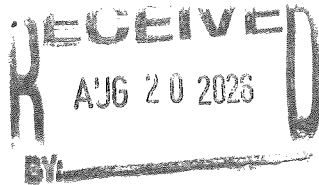
Middle Village Community Development Distr
475 W Town PI Ste 114
Saint Augustine FL 32092
United States

Ship To

Andy Fletcher
Oakleaf Plantation
845 Oakleaf Plantation Pkwy
Orange Park FL 32065-3531
United States

Terms	Due Date	PO #	Sales Rep	Ship Via
		Andy	Shannon Wilder	Rountree Sod

Quantity	Item	Options	Customer Description	Rate	Amount
2	OHT5018-JAX		2 Skids - Har-Tru	\$990.00	\$1,980.00
	Jax - Har-Tru 50# Bags - (1.8 Ton Skid / 72 Bags) - SM		Contact: Andy Fletcher P: 904-333-6380 Hours: M-F 7am - 11am		



Subtotal	\$1,980.00
Shipping Costs (Rountree Sod)	\$255.00
Tax (0%)	\$0.00
Total	\$2,235.00
Amount Paid	\$0.00
Amount Due	\$2,235.00



177534

FOURTH ORDER OF BUSINESS

Middle Village

Community Development District

Approved Budget
FY 2027

Presented by:



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6	<u>Recreation Fund</u>
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12	<u>Amortization Schedule 2022</u>
13	<u>Amortization Schedule 2018</u>
14	<u>Capital Reserve Fund</u>
16	<u>Assessment Allocation</u>

Middle Village
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY 2027
-------------	------------------------------	-------------------------	----------------------------	---------------------------	-------------------------------

REVENUES:

Special Assessments - On Roll	\$ 200,594	\$ 201,229	\$ -	\$ 201,229	\$ 208,519
Interest income	1,000	37,920	1,000	38,920	10,000
TOTAL REVENUES	\$ 201,594	\$ 239,150	\$ 1,000	\$ 240,150	\$ 218,519

EXPENDITURES:

Administrative

Supervisors Fees	\$ 12,000	\$ 9,200	\$ 2,000	\$ 11,200	\$ 12,000
FICA Expense	918	704	153	857	918
Travel per Diem	200	-	100	100	-
Engineering	8,000	8,441	6,000	14,441	16,000
Trustee Fee	15,000	19,202	5,250	24,452	20,250
Dissemination Agent	4,129	3,791	688	4,479	4,780
Assessment Roll Administration	8,907	8,907	-	8,907	9,442
Attorney	40,000	14,878	8,000	22,878	37,000
Arbitrage Rebate	700	600	700	1,300	700
Annual Audit	6,800	6,900	-	6,900	7,000
Management Fees	76,509	63,758	12,751	76,509	81,099
Information Technology	3,008	2,507	502	3,008	3,189
Telephone	300	238	62	300	300
Postage	1,500	3,400	500	3,900	1,500
Printing	2,500	3,467	500	3,967	2,500
Insurance General Liability	15,443	14,547	-	14,547	16,002
Legal Advertising	2,500	904	1,596	2,500	2,500
Other Current Charges	150	46	104	150	150
Office Supplies	200	8	192	200	200
Website Maintenance	2,655	2,213	442	2,655	2,814
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 201,594	\$ 163,884	\$ 39,540	\$ 203,424	\$ 218,519
TOTAL EXPENDITURES	\$ 201,594	\$ 163,884	\$ 39,540	\$ 203,424	\$ 218,519
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 75,266	\$ (38,540)	\$ 36,726	\$ -

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 7/31/26	Projected Next 2 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	16,302	800	17,102	5,000
Miscellaneous Revenue	1,000	-	500	500	1,000
Amenities Revenue	100,000	98,057	11,943	110,000	100,000
TOTAL REVENUES	\$ 2,362,317	\$ 2,377,821	\$ 13,243	\$ 2,391,064	\$ 2,475,895
EXPENDITURES:					
Administrative					
Management Fees - On Site Staff	\$ 374,481	\$ 312,068	\$ 62,414	\$ 374,481	\$ 393,206
Insurance	97,141	90,011	-	90,011	90,011
Other Current Charges	6,000	5,827	173	6,000	6,000
Permit Fees	1,650	1,931	-	1,931	1,650
TOTAL ADMINISTRATIVE	\$ 479,272	\$ 409,836	\$ 62,587	\$ 472,423	\$ 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	17,538	13,000	30,538	23,400
Streetlighting	32,400	26,239	6,161	32,400	32,400
Irrigation Maintenance	5,000	1,660	2,500	4,160	15,000
Landscape Maintenance	557,230	464,358	92,872	557,230	573,947
Common Area Maintenance	84,000	60,454	23,546	84,000	89,040
Lake Maintenance	25,000	18,140	6,860	25,000	25,000
TOTAL COMMON AREA MAINTENANCE	\$ 905,269	\$ 688,741	\$ 228,226	\$ 916,967	\$ 925,133
Recreation Facility					
Amenity Staff	\$ 190,000	\$ 182,164	\$ 7,836	\$ 190,000	\$ 214,996
Janitorial	62,475	54,618	7,857	62,475	66,224
Telephone	18,000	3,739	1,500	5,239	10,000
Electric	69,600	45,996	15,004	61,000	61,200
Water / Sewer	54,200	61,360	10,000	71,360	71,100
Gas/Heat (Pool)	20,000	23,824	-	23,824	24,000
Refuse Service	42,000	61,579	14,000	75,579	76,800
Pool Maintenance & Chemicals	43,000	43,729	1,500	45,229	54,000
Cable	8,000	6,923	1,078	8,000	8,576
Special Events	10,000	6,768	1,500	8,268	12,000
Office Supplies and Equipment	1,500	445	500	945	1,000
Facility Maintenance - General	68,250	51,020	16,230	67,250	71,663
Facility Maintenance - Preventive Contracts	15,950	3,290	5,000	8,290	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	6,773	5,227	12,000	12,000
Tennis Court Maintenance	69,011	60,658	7,353	68,011	72,462
Capital Reserve	271,914	271,914	-	271,914	272,000
TOTAL RECREATION FACILITY	\$ 977,776	\$ 893,502	\$ 107,758	\$ 1,001,260	\$ 1,059,896
TOTAL EXPENDITURES	\$ 2,362,317	\$ 1,992,080	\$ 398,570	\$ 2,390,650	\$ 2,475,895
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 385,741	\$ (385,327)	\$ 414	\$ -

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 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 1,772,172	\$ 1,746,346	\$ -	\$ 1,746,346	\$ 1,740,780
Interest Earnings	10,000	26,081	1,000	27,081	10,000
Carry Forward Surplus ⁽¹⁾	286,980	411,823	-	411,823	391,143
TOTAL REVENUES	\$ 2,069,152	\$ 2,184,250	\$ 1,000	\$ 2,185,250	\$ 2,141,924
EXPENDITURES:					
Series 2022					
Interest 11/1	\$ 177,708	\$ 177,708	\$ -	\$ 177,708	\$ 165,262
Principal Prepayment 11/1	-	4,000	-	4,000	-
Interest 5/1	177,708	177,649	-	177,649	165,262
Principal 5/1	1,178,000	1,178,000	-	1,178,000	1,205,000
Series 2018A-2					
Interest 11/1	43,750	43,750	-	43,750	39,625
Principal Prepayment 11/1	-	30,000	-	30,000	-
Interest 5/1	43,750	43,000	-	43,000	39,625
Principal 5/1	140,000	140,000	-	140,000	145,000
TOTAL EXPENDITURES	\$ 1,760,915	\$ 1,794,107	\$ -	\$ 1,794,107	\$ 1,759,773
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,760,915	\$ 1,794,107	\$ -	\$ 1,794,107	\$ 1,759,773
EXCESS REVENUES (EXPENDITURES)	\$ 308,237	\$ 390,143	\$ 1,000	\$ 391,143	\$ 382,150
⁽¹⁾ Carry Forward is Net of Reserve Requirement				Interest Due 11/1/27	<u>\$ 186,422</u>

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

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

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	1,580,000	5.000%		\$39,625	\$39,625
05/01/27	1,580,000	5.000%	145,000	39,625	
11/01/27	1,435,000	5.000%		36,000	220,625
05/01/28	1,435,000	5.000%	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 7/31/26	Projected Next 2 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	32,881	1,000	33,881	20,000
Carry Forward Balance	1,157,673	1,114,222	-	1,114,222	1,187,858

TOTAL REVENUES	\$ 1,444,587	\$ 1,419,017	\$ 1,000	\$ 1,420,017	\$ 1,479,858
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EXPENDITURES:

Capital Outlay

Repairs & Replacements	\$ 250,000	\$ 207,158	\$ 25,000	\$ 232,158	\$ 250,000
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TOTAL EXPENDITURES	\$ 250,000	\$ 207,158	\$ 25,000	\$ 232,158	\$ 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	\$ 207,158	\$ 25,000	\$ 232,158	\$ 250,000
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EXCESS REVENUES (EXPENDITURES)	\$ 1,194,587	\$ 1,211,858	\$ (24,000)	\$ 1,187,858	\$ 1,229,858
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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	36,726
Estimated Recreation Excess Revenues- Fiscal Year 2026	414
Total Estimated Operating Funds Available - 9/30/2026	<u>\$ 1,361,779</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>\$ 756,176</u></u>
 Capital Reserve- Beginning Fund Balance - 10/1/25	 \$ 1,114,222
Projected Capital Excess Revenues - Fiscal Year 2026	73,636
Total Estimated Reserve Funds Available - 9/30/26	<u>\$ 1,187,858</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>\$ 1,229,858</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							

A.

RESOLUTION 2026-05
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Middle Village Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website, <https://middlevillagecdd.com/>, in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Middle Village Community Development District for the Fiscal Year Ending September 30, 2027.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. APPROVAL OF PRIOR ACTIONS. The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Adopted Budget, including preparing the Proposed Budget and setting, noticing, and all other actions required for the public hearing on the Proposed Budget, are hereby ratified, approved, and confirmed in all respects.

SECTION 5. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF SEPTEMBER, 2026.

ATTEST:

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

B.

RESOLUTION 2026-06
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Middle Village Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Clay County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments,**" and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

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

PASSED AND ADOPTED THIS 14TH DAY OF SEPTEMBER, 2026.

ATTEST:

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: Chairman

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

FIFTH ORDER OF BUSINESS

B.



Innovative strategies
to **design, develop,**
and **grow**

7 WALDO STREET,
ST. AUGUSTINE, FLORIDA 32084

904.826.1334
nef.cei@dccm.com

LICENSE #39656, LB8711, LA6666877

General Information

Project Name	24016 Middle Village CDD		
Prepared By	John Crochet		
Date Of Visit	08/06/2026 8:00 AM EDT		
Date Prepared	08/06/2026 EDT		
Weather	Raining	Temp	88
Site Conditions		Date of Last Report	08/04/2026 EDT
Present at Site			

Site Notes

N/A

Corrected since last report

N/A

Observations

Erosion

113 N/A

↳ **Pong Lanh** August 4, 2026 12:26 PM EDT
Condition is unchanged.

Hardscape

134 Tennis courts in working condition.

136 Clubhouse back courtyard flat work, benches, and water fountain in good condition.

Observations *(continued)*

 146 Loose paver pool edge.

 148 Depression in paver by shower area.

Landscape

 152 Control structure in good condition.

 153 Loose pool handrail.

 154 Depression in paver , two location.

Roadway

 120 Rotten roof and loose hand rail at pond pavilion.

 125 Cracks sidewalk.

 126 Basketball courts in good condition.

Safety

 129 Toddler slide set in good condition.

 130 Children swing in good condition.

 132 Monkey bar in good condition.

 133 Playground area much and flat work in good condition.

 135 Tennis restroom has rotten roof.

Observations *(continued)*

Storm

89 N/A

↳ **Pong Lanh** August 4, 2026 11:40 AM EDT
Updated Pin

93 N/A

↳ **Pong Lanh** August 4, 2026 11:39 AM EDT
Some bare locations, no erosion issues.

Needs Action

Hardscape

27 N/A

↳ **Pong Lanh** August 4, 2026 12:07 PM EDT
New sidewalk edge raise, trip hazard.

105 N/A

↳ **Pong Lanh** August 6, 2026 8:13 AM EDT
Unchanged and uneven surface around floor drains.

138 Sidewalk cross slope greater than 2%, 3.8%.

139 Sidewalk crosswalk is greater than 2%, 5.3%.

140 Uneven and loose brick paver, uneven joint at paver and concrete header.

141 Missing electric outlet cover first floor.

142 Loose rail at gate.

Needs Action *(continued)*

 143 Uneven joint at paver and sidewalk.

 144 Holes in concrete slab, bike rack.

 145 Uneven, separating joints.

 147 Uneven joint between paver and sidewalk.

 149 Uneven joint at paver and sidewalk.

 156 Uneven joint at paver and sidewalk.

 157 Loose hand rail.

 158 Depression in paver.

 159 Sidewalk cross slope greater than 2%, 4.0%.

Landscape

 151 Loose and depression in paver, two locations.

Roadway

 116 Handicap parking striping wear-out.

 117 Raise sidewalk, trip hazard.

 121 Crack and uneven sidewalk.

 122 Uneven joint between brick paver and sidewalk.

 123 Depression and separation of brick paver.

Needs Action *(continued)*



Crack and uneven sidewalk.



Benches area uneven.



Pong Lanh August 4, 2026 3:54 PM EDT
Updated Pin

Safety



Children slide area have crack boards and slides.



Loose handrail. At step.



Dilapidated handycap loader.



Uneven joint at paver and sidewalk.



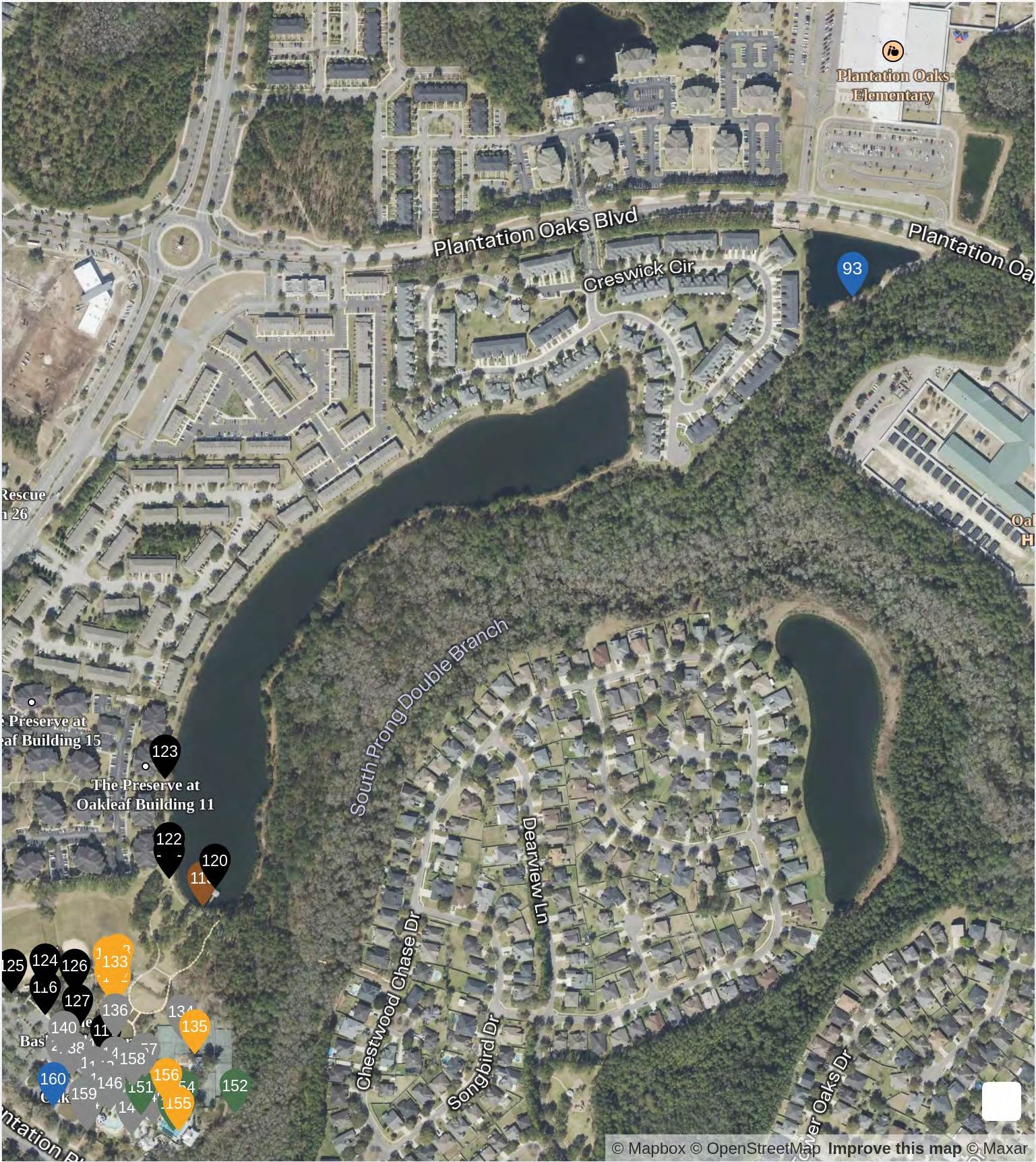
Loose hand rail.

Storm



Depression at inlet.

Map Overview



Action Items

27

Needs Action

Pin Type: General **Categories:** Hardscape

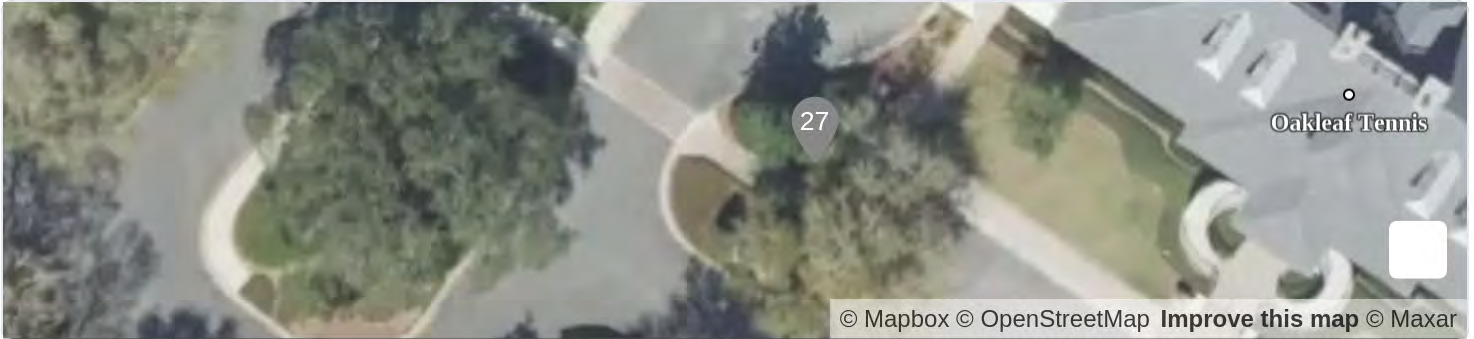
Created by:



Ryan Morgan
CEI Field Technician

Sep 25, 2024 at 1:32 pm EDT

Location:



Description:

N/A

Worklog:

Pong Lanh August 4, 2026 12:07 PM EDT

New sidewalk edge raise, trip hazard.



Aug 4, 2026 at 12:05 pm EDT



Aug 4, 2026 at 12:05 pm EDT



Observation

Pin Type:

General

Categories:

Storm

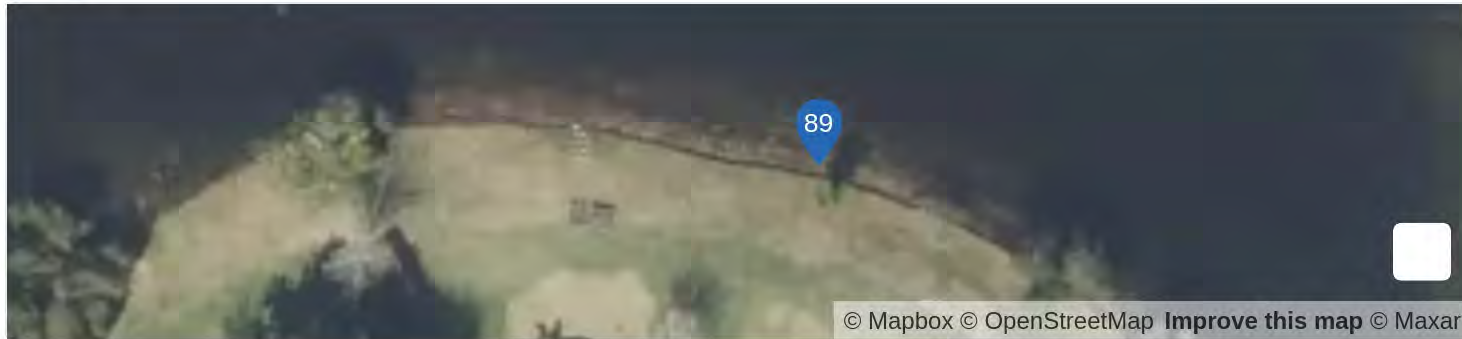
Created by:



Branden J Marcinell

Jun 9, 2025 at 11:04 am EDT

Location:



Description:

N/A

Worklog:

Pong Lanh August 4, 2026 11:40 AM EDT

Updated Pin



Observation

Pin Type: General Categories: Storm

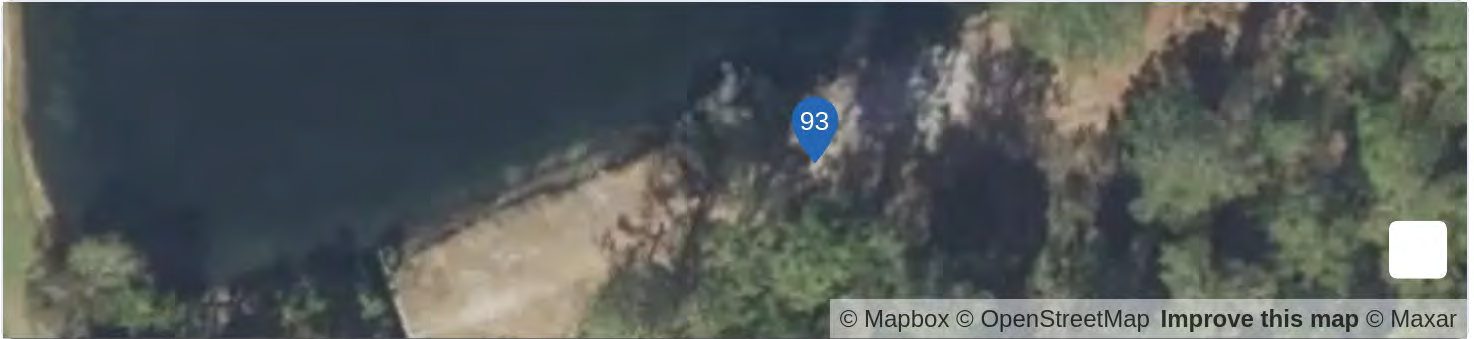
Created by:



Branden J Marcinell

Jun 9, 2025 at 12:05 pm EDT

Location:



Description:

N/A

Worklog:

Pong Lanh August 4, 2026 11:39 AM EDT

Some bare locations, no erosion issues.



Aug 4, 2026 at 11:38 am EDT



Aug 4, 2026 at 11:38 am EDT



Needs Action

Pin Type:

General

Categories:

Hardscape

Created by:



Branden J Marcinell

Jun 10, 2025 at 12:03 pm EDT

Location:



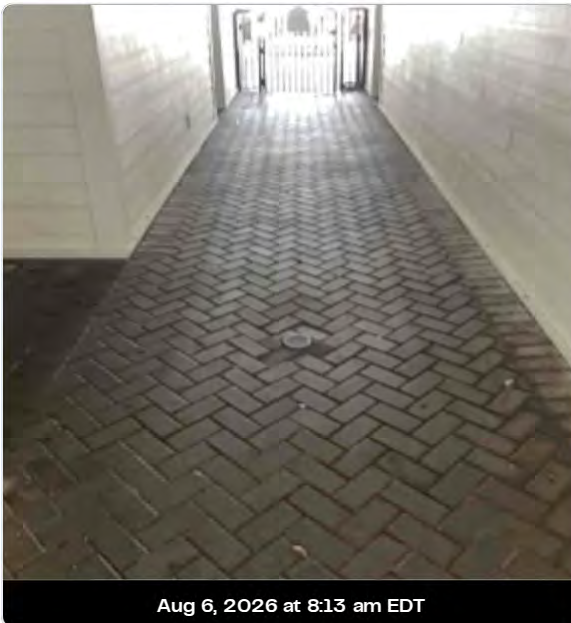
Description:

N/A

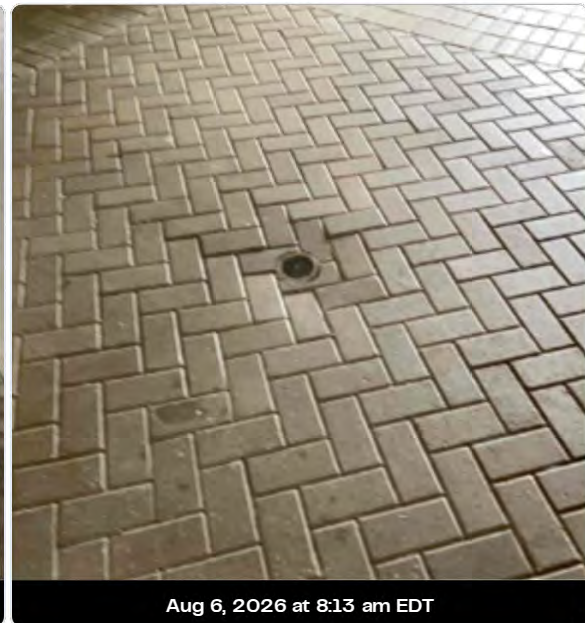
Worklog:

Pong Lanh August 4, 2026 4:21 PM EDT

Unchanged and uneven surface around floor drains.



Aug 6, 2026 at 8:13 am EDT



Aug 6, 2026 at 8:13 am EDT



Observation

Pin Type:

General

Categories:

Erosion

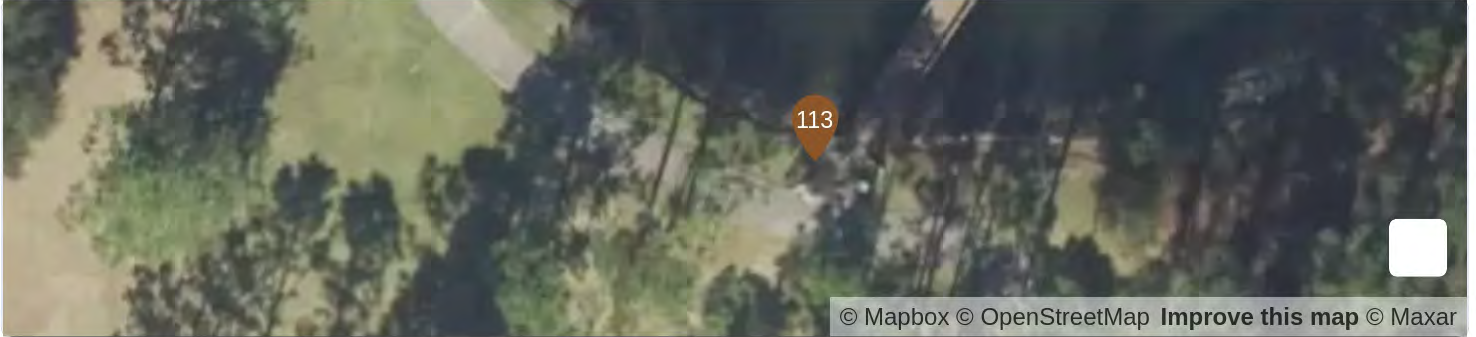
Created by:



Branden J Marcinell

Jun 10, 2025 at 1:06 pm EDT

Location:



Description:

N/A

Worklog:

Pong Lanh August 4, 2026 12:26 PM EDT

Condition is unchanged.



Aug 4, 2026 at 12:25 pm EDT



Aug 4, 2026 at 12:25 pm EDT



Aug 4, 2026 at 12:24 pm EDT



Needs Action

Pin Type:

General

Categories:

Roadway

Created by:



Pong Lanh
Construction Inspector

Aug 4, 2026 at 12:01 pm EDT

Location:



Description:

Handicap parking striping wear-out.



Aug 4, 2026 at 11:59 am EDT



Aug 4, 2026 at 11:59 am EDT



Needs Action

Pin Type:

General

Categories:

Roadway

Created by:



Pong Lanh
Construction Inspector

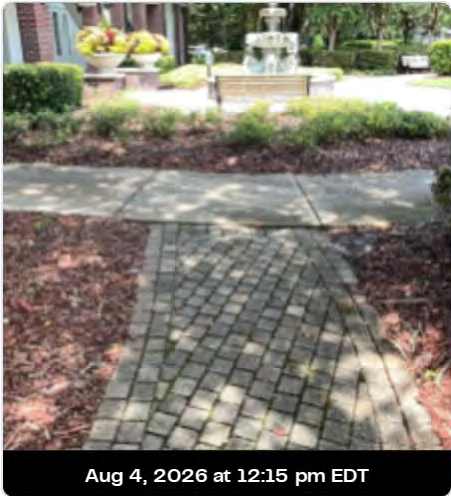
Aug 4, 2026 at 12:16 pm EDT

Location:



Description:

Raise sidewalk, trip hazard.





Observation

Pin Type:

General

Categories:

Roadway

Created by:

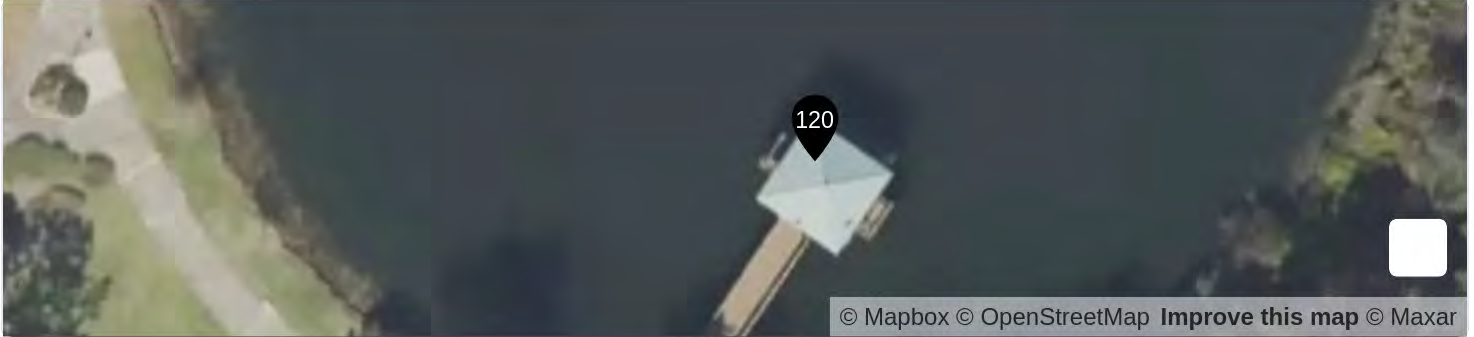


Pong Lanh

Construction Inspector

Aug 4, 2026 at 12:41 pm EDT

Location:

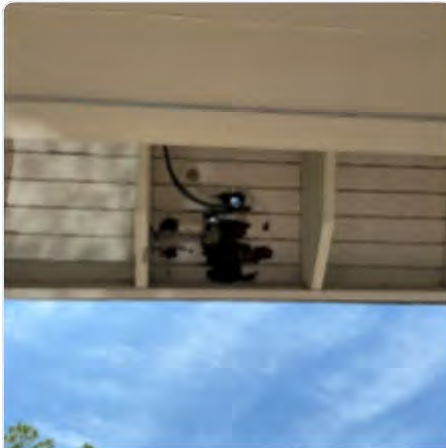


Description:

Rotten roof and loose hand rail at pond pavilion.



Aug 4, 2026 at 12:39 pm EDT



Aug 4, 2026 at 12:39 pm EDT



Needs Action

Pin Type:

General

Categories:

Roadway

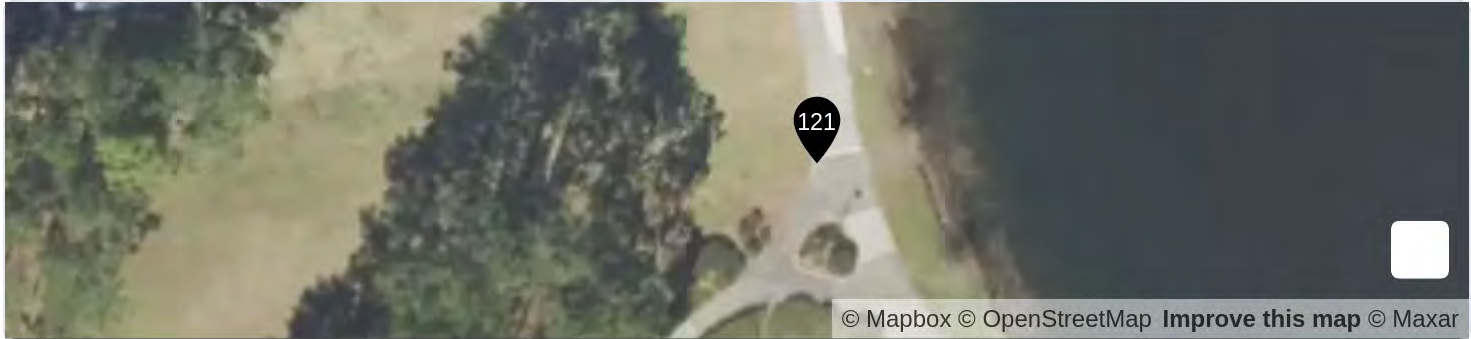
Created by:



Pong Lanh
Construction Inspector

Aug 4, 2026 at 12:50 pm EDT

Location:



Description:

Crack and uneven sidewalk.



Aug 4, 2026 at 12:49 pm EDT



Aug 4, 2026 at 12:49 pm EDT



Needs Action

Pin Type:

General

Categories:

Roadway

Created by:

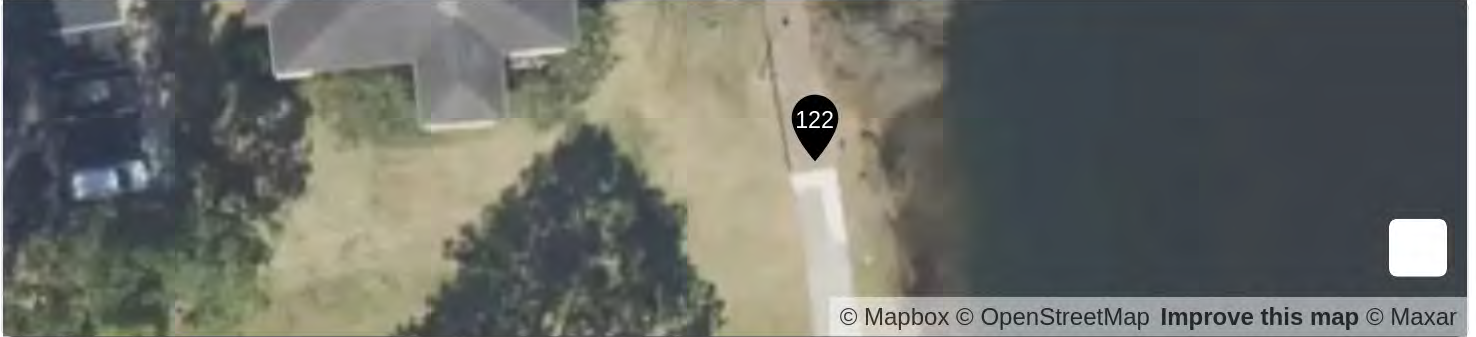


Pong Lanh

Construction Inspector

Aug 4, 2026 at 12:52 pm EDT

Location:



Description:

Uneven joint between brick paver and sidewalk.



Aug 4, 2026 at 12:51 pm EDT



Needs Action

Pin Type:

General

Categories:

Roadway

Created by:



Pong Lanh
Construction Inspector

Aug 4, 2026 at 12:56 pm EDT

Location:



Description:

Depression and separation of brick paver.



Aug 4, 2026 at 12:55 pm EDT



Aug 4, 2026 at 12:54 pm EDT



Needs Action

Pin Type:

General

Categories:

Roadway

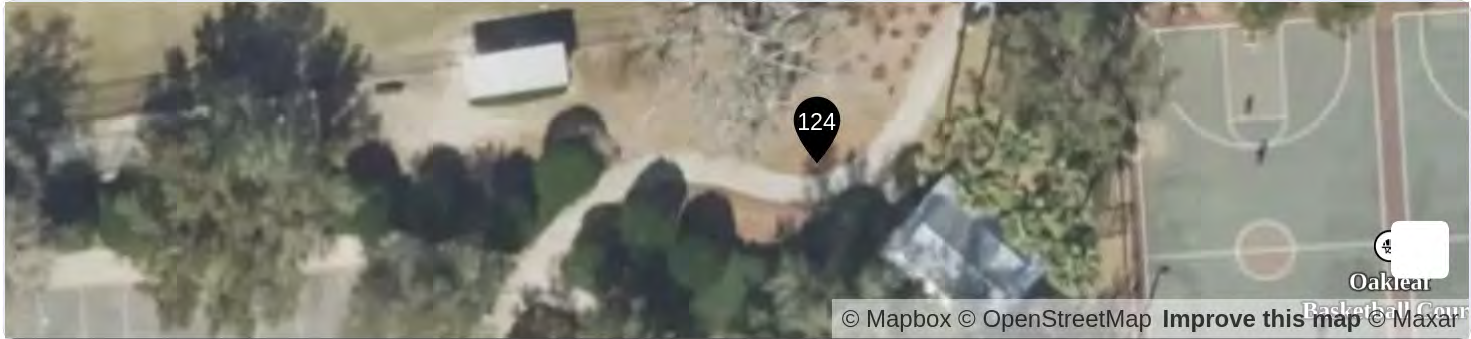
Created by:



Pong Lanh
Construction Inspector

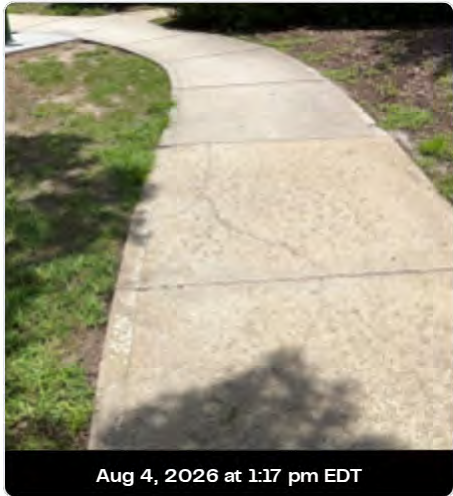
Aug 4, 2026 at 1:18 pm EDT

Location:



Description:

Crack and uneven sidewalk.





Observation

Pin Type:

General

Categories:

Roadway

Created by:



Pong Lanh

Construction Inspector

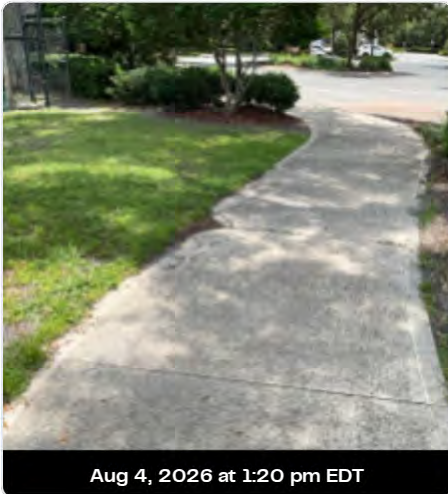
Aug 4, 2026 at 1:20 pm EDT

Location:



Description:

Cracks sidewalk.



Aug 4, 2026 at 1:20 pm EDT



Observation

Pin Type:

General

Categories:

Roadway

Created by:



Pong Lanh

Construction Inspector

Aug 4, 2026 at 1:33 pm EDT

Location:



Description:

Basketball courts in good condition.



Aug 4, 2026 at 1:33 pm EDT



Aug 4, 2026 at 1:33 pm EDT



Needs Action

Pin Type:

General

Categories:

Roadway

Created by:



Pong Lanh

Construction Inspector

Aug 4, 2026 at 1:36 pm EDT

Location:



Description:

Benches area uneven.



Worklog:

Pong Lanh August 4, 2026 3:54 PM EDT

Updated Pin



Needs Action

Pin Type:

General

Categories:

Safety

Created by:



Pong Lanh

Construction Inspector

Aug 4, 2026 at 1:46 pm EDT

Location:

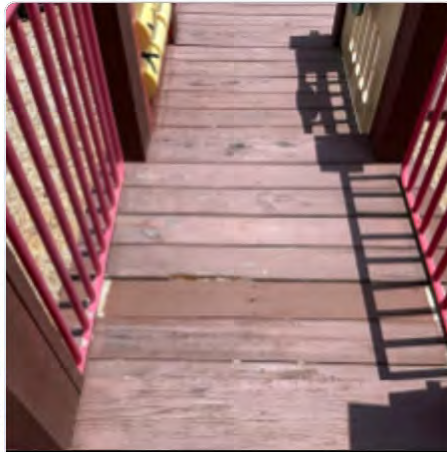


Description:

Children slide area have crack boards and slides.



Aug 4, 2026 at 1:41 pm EDT



Aug 4, 2026 at 1:40 pm EDT



Aug 4, 2026 at 1:40 pm EDT



Aug 4, 2026 at 1:40 pm EDT



Observation

Pin Type:

General

Categories:

Safety

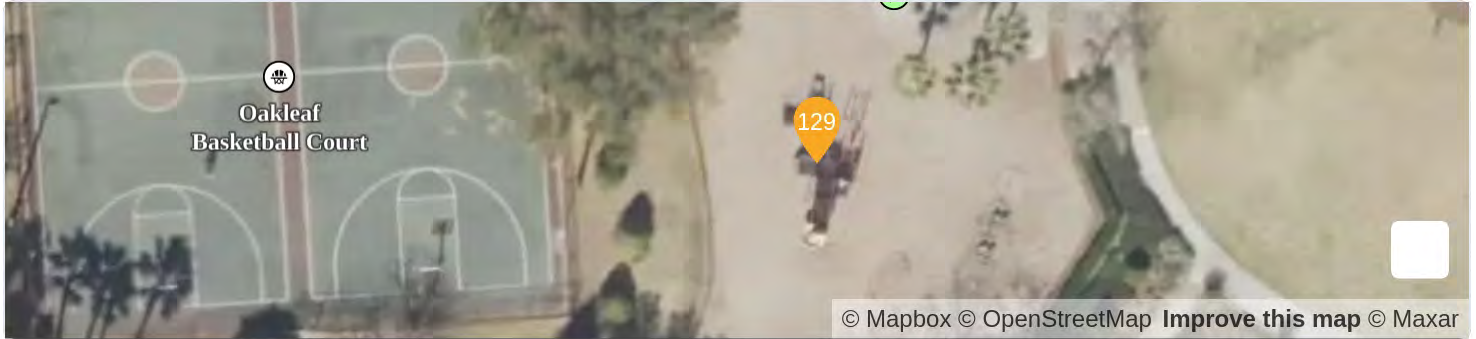
Created by:



Pong Lanh
Construction Inspector

Aug 4, 2026 at 1:47 pm EDT

Location:



Description:

Toddler slide set in good condition.



Aug 4, 2026 at 1:52 pm EDT



Aug 4, 2026 at 1:52 pm EDT



Observation

Pin Type: General Categories: Safety

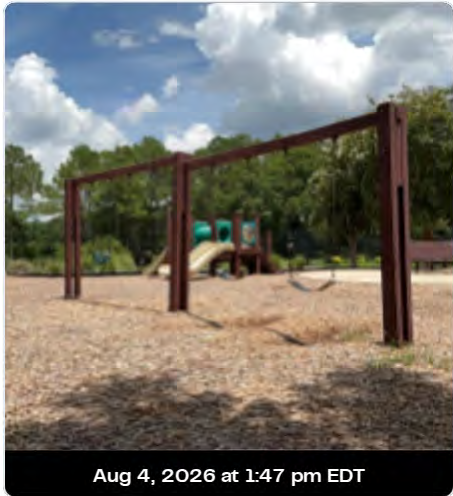
Created by:
 Pong Lanh
Construction Inspector
Aug 4, 2026 at 1:48 pm EDT

Location:



Description:

Children swing in good condition.



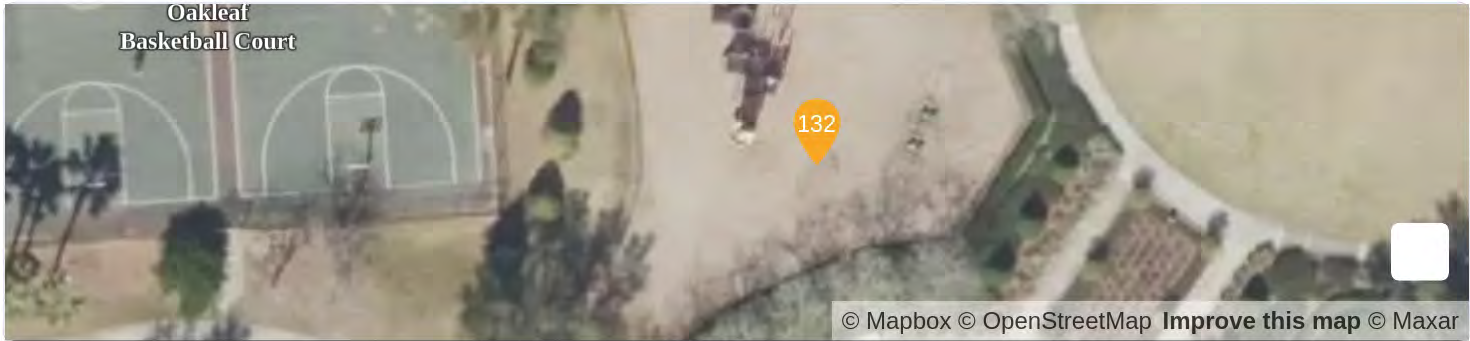


Observation

Pin Type: General Categories: Safety

Created by:
 Pong Lanh
Construction Inspector
Aug 4, 2026 at 2:07 pm EDT

Location:



Description:

Monkey bar in good condition.



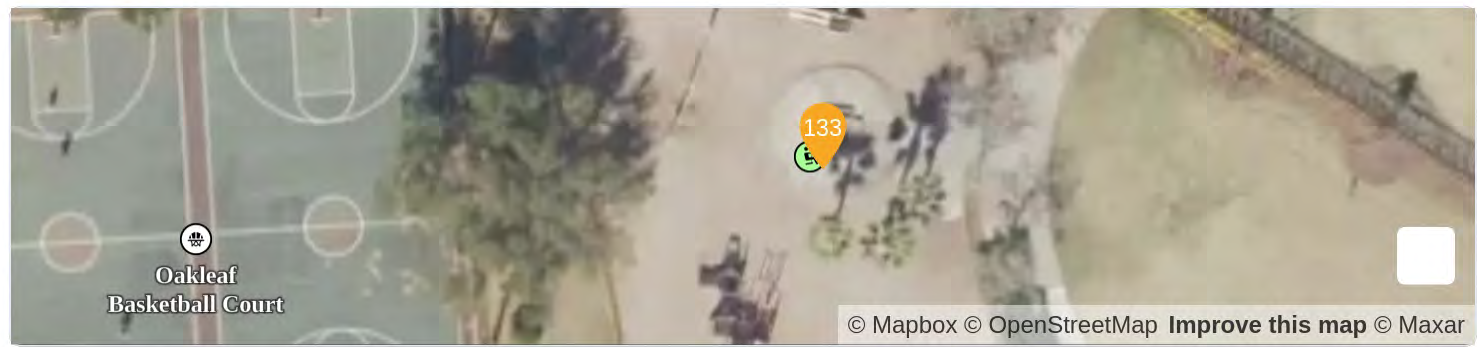


Observation

Pin Type: General Categories: Safety

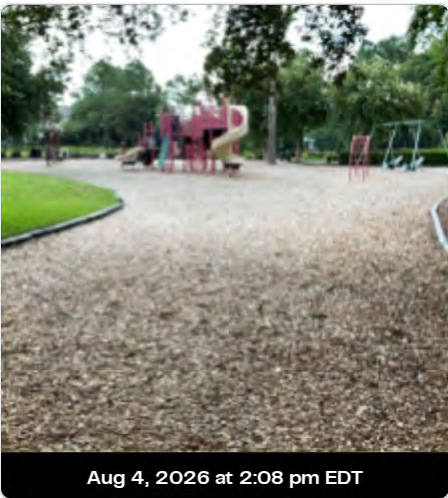
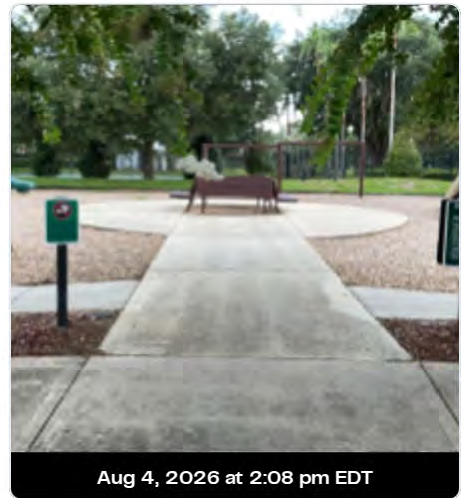
Created by:
 Pong Lanh
Construction Inspector
Aug 4, 2026 at 2:09 pm EDT

Location:



Description:

Playground area much and flat work in good condition.



134

Observation

Pin Type: General Categories: Hardscape

Created by:
 Pong Lanh
 Construction Inspector
 Aug 4, 2026 at 2:20 pm EDT

Location:



Description:

Tennis courts in working condition.



Aug 4, 2026 at 2:18 pm EDT



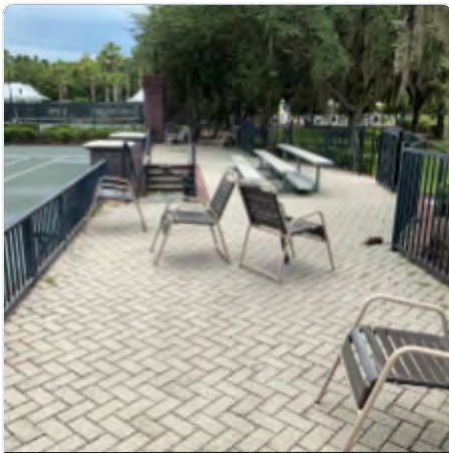
Aug 4, 2026 at 2:17 pm EDT



Aug 4, 2026 at 2:16 pm EDT



Aug 4, 2026 at 2:16 pm EDT



Aug 4, 2026 at 2:16 pm EDT

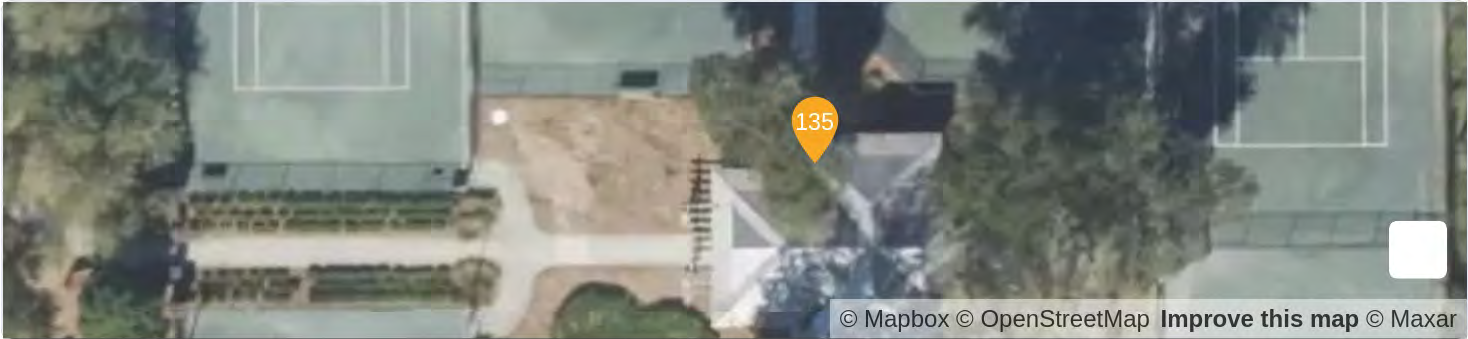


Observation

Pin Type: General Categories: Safety

Created by:
 Pong Lanh
Construction Inspector
Aug 4, 2026 at 2:27 pm EDT

Location:



Description:

Tennis restroom has rotten roof.





Observation

Pin Type:

General

Categories:

Hardscape

Created by:



Pong Lanh

Construction Inspector

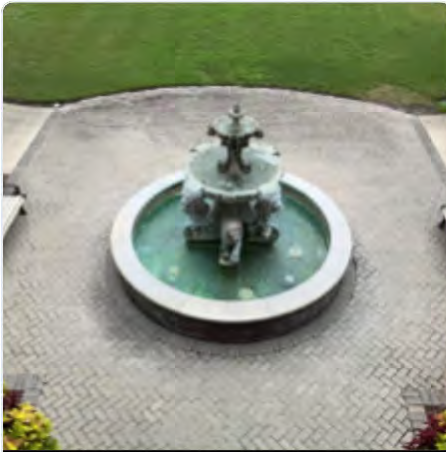
Aug 4, 2026 at 2:33 pm EDT

Location:



Description:

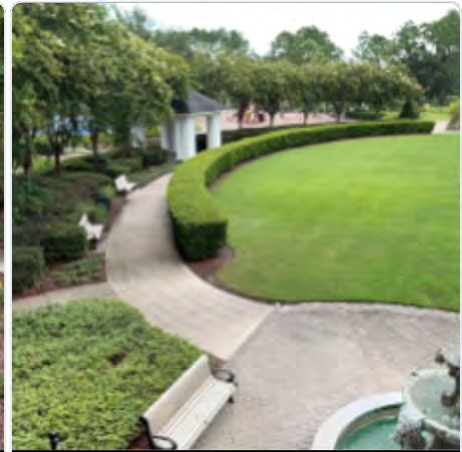
Clubhouse back courtyard flat work, benches, and water fountain in good condition.



Aug 4, 2026 at 2:31 pm EDT



Aug 4, 2026 at 2:31 pm EDT



Aug 4, 2026 at 2:31 pm EDT



Aug 4, 2026 at 2:31 pm EDT



Needs Action

Pin Type:

General

Categories:

Hardscape

Created by:



Pong Lanh
Construction Inspector

Aug 4, 2026 at 4:27 pm EDT

Location:



Description:

Sidewalk cross slope greater than 2%, 3.8%.



Aug 4, 2026 at 4:26 pm EDT



Aug 4, 2026 at 4:26 pm EDT



Needs Action

Pin Type: General Categories: Hardscape

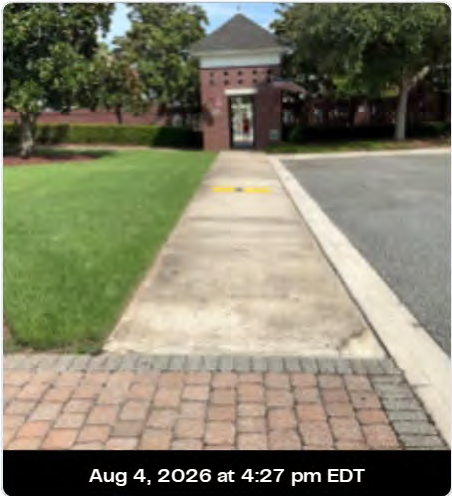
Created by:
 Pong Lanh
Construction Inspector
Aug 4, 2026 at 4:29 pm EDT

Location:



Description:

Sidewalk crosswalk is greater than 2%, 5.3%.





Needs Action

Pin Type: General

Categories: Hardscape

Created by:



Pong Lanh
Construction Inspector

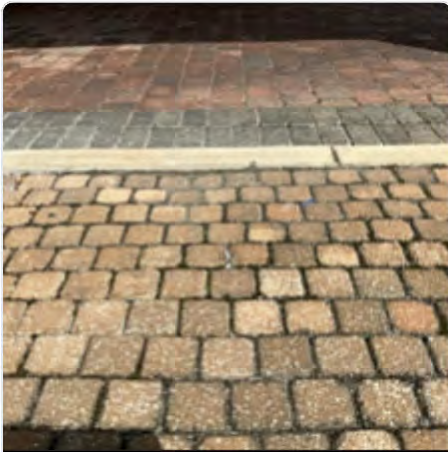
Aug 4, 2026 at 4:35 pm EDT

Location:

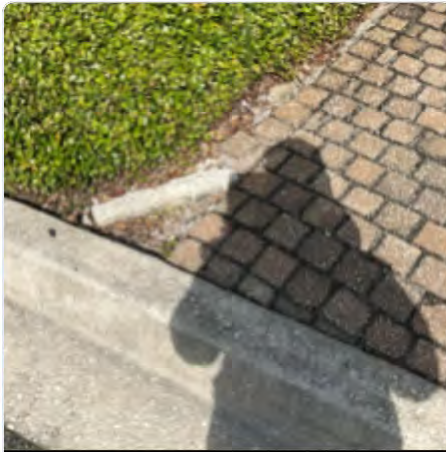


Description:

Uneven and loose brick paver, uneven joint at paver and concrete header.



Aug 4, 2026 at 4:33 pm EDT



Aug 4, 2026 at 4:33 pm EDT



Aug 4, 2026 at 4:33 pm EDT



Needs Action

Created by:
 Pong Lanh
Construction Inspector
Aug 4, 2026 at 4:38 pm EDT

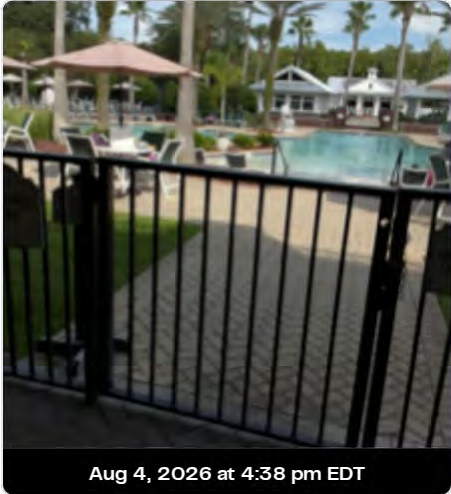
Pin Type: General **Categories:** Hardscape

Location:



Description:

Missing electric outlet cover first floor.





Needs Action

Pin Type: **General**

Categories: **Hardscape**

Created by:
 Pong Lanh
Construction Inspector
Aug 4, 2026 at 4:39 pm EDT

Location:

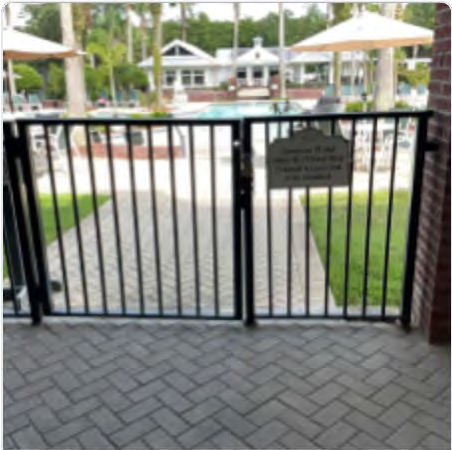


Description:

Loose rail at gate.



Aug 4, 2026 at 4:38 pm EDT



Aug 4, 2026 at 4:38 pm EDT



Needs Action

Pin Type:

General

Categories:

Hardscape

Created by:



Pong Lanh
Construction Inspector

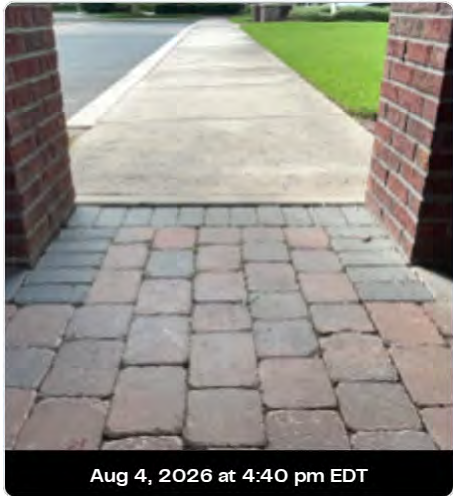
Aug 4, 2026 at 4:41 pm EDT

Location:



Description:

Uneven joint at paver and sidewalk.





Needs Action

Pin Type:

General

Categories:

Hardscape

Created by:



Pong Lanh
Construction Inspector

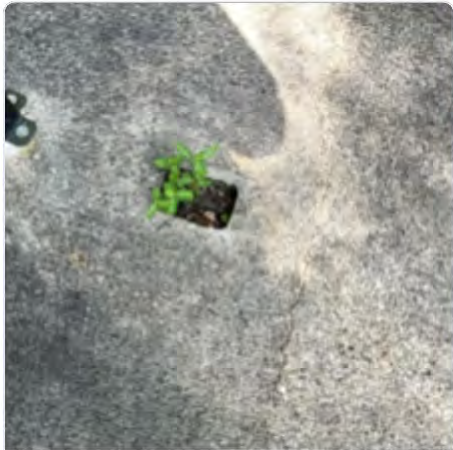
Aug 4, 2026 at 4:44 pm EDT

Location:



Description:

Holes in concrete slab, bike rack.



Aug 4, 2026 at 4:43 pm EDT



Aug 4, 2026 at 4:43 pm EDT



Needs Action

Pin Type:

General

Categories:

Hardscape

Created by:



Pong Lanh
Construction Inspector

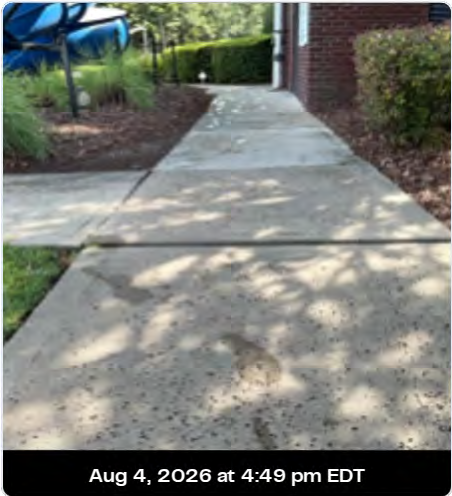
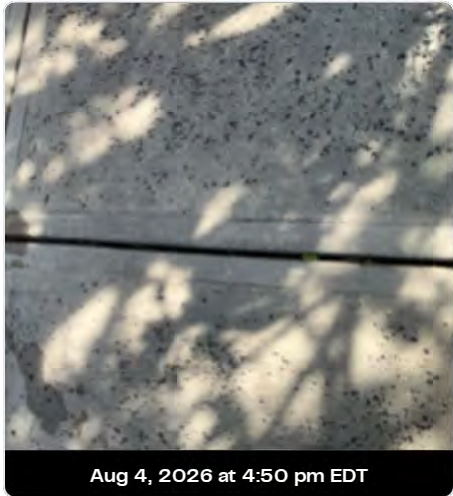
Aug 4, 2026 at 4:50 pm EDT

Location:



Description:

Uneven, separating joints.





Observation

Pin Type:

General

Categories:

Hardscape

Created by:



Pong Lanh
Construction Inspector

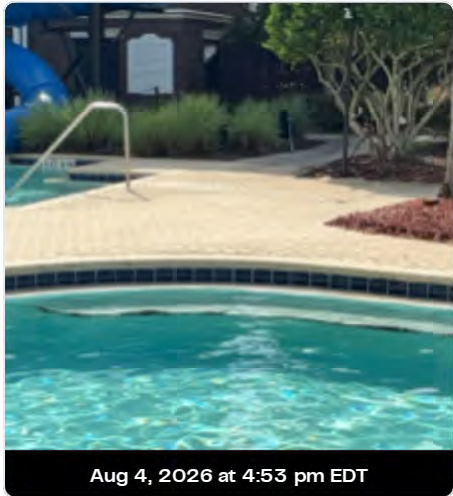
Aug 4, 2026 at 4:53 pm EDT

Location:



Description:

Loose paver pool edge.





Needs Action

Pin Type:

General

Categories:

Hardscape

Created by:



Pong Lanh
Construction Inspector

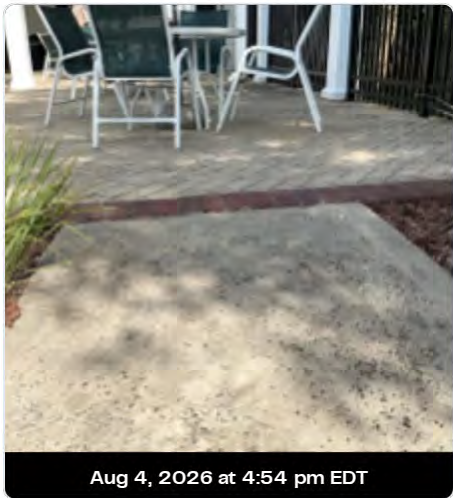
Aug 4, 2026 at 4:55 pm EDT

Location:



Description:

Uneven joint between paver and sidewalk.



Aug 4, 2026 at 4:54 pm EDT



Observation

Pin Type:

General

Categories:

Hardscape

Created by:

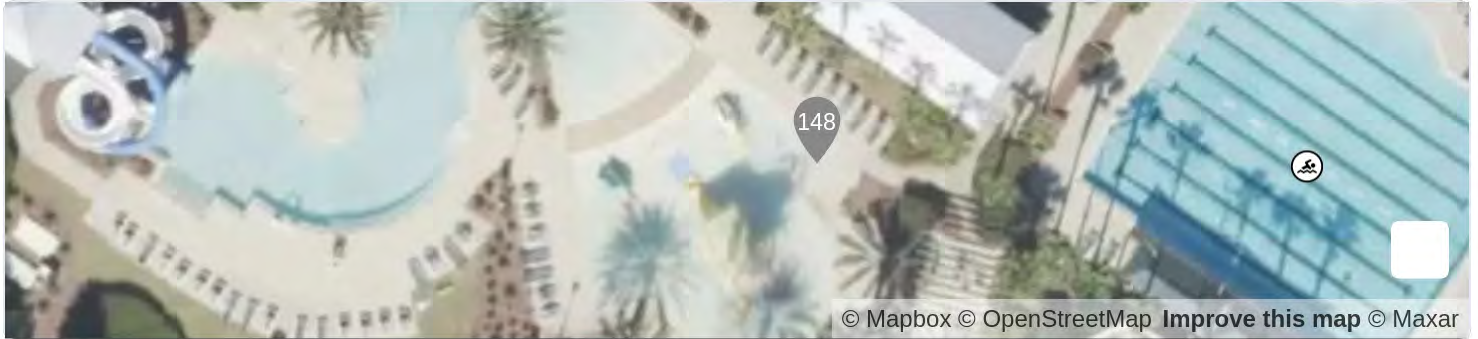


Pong Lanh

Construction Inspector

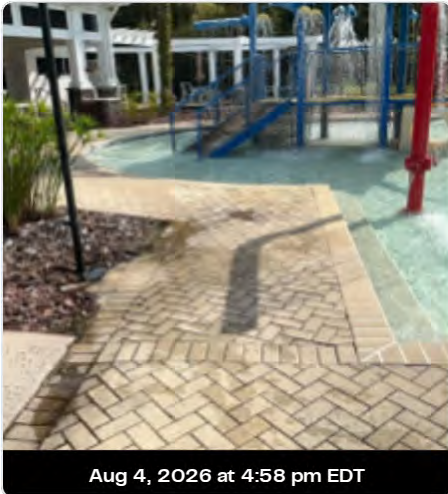
Aug 4, 2026 at 4:59 pm EDT

Location:



Description:

Depression in paver by shower area.





Needs Action

Pin Type:

General

Categories:

Hardscape

Created by:



Pong Lanh
Construction Inspector

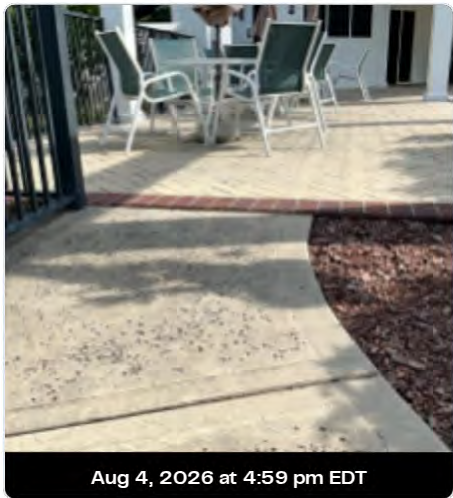
Aug 4, 2026 at 5:00 pm EDT

Location:



Description:

Uneven joint at paver and sidewalk.





Needs Action

Pin Type: General

Categories: Safety

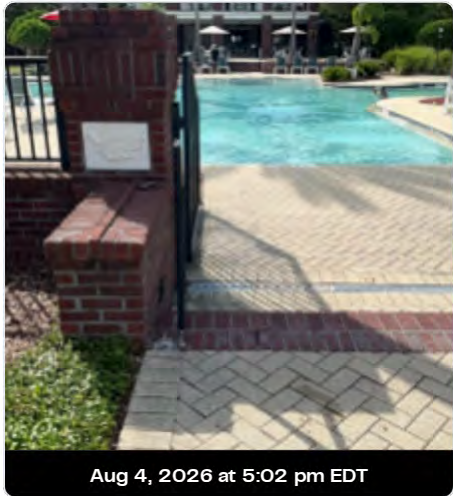
Created by:
 Pong Lanh
Construction Inspector
Aug 4, 2026 at 5:03 pm EDT

Location:

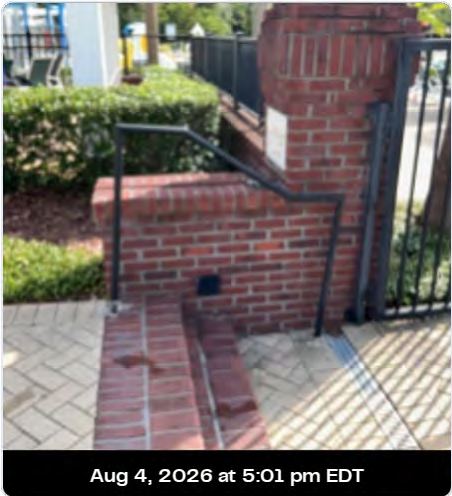


Description:

Loose handrail. At step.



Aug 4, 2026 at 5:02 pm EDT



Aug 4, 2026 at 5:01 pm EDT



Needs Action

Pin Type:

General

Categories:

Landscape

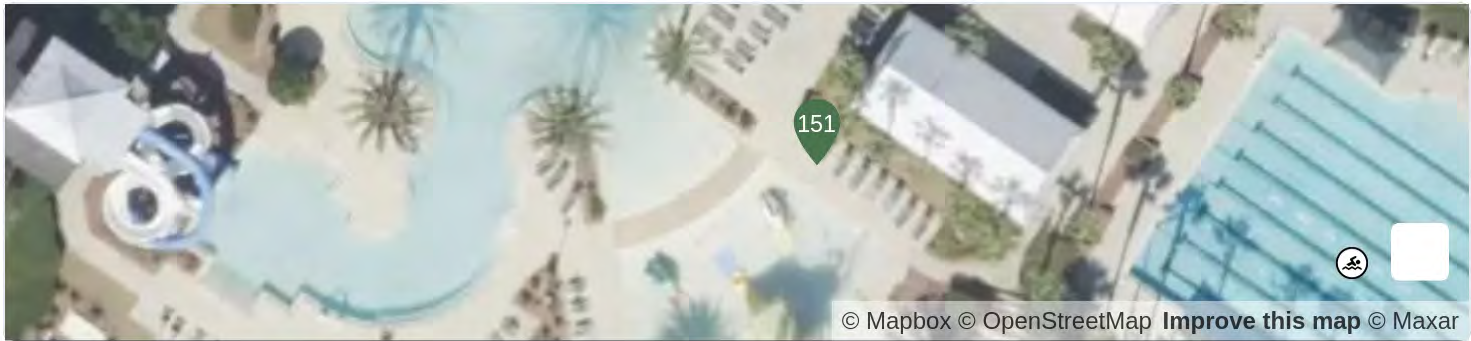
Created by:



Pong Lanh
Construction Inspector

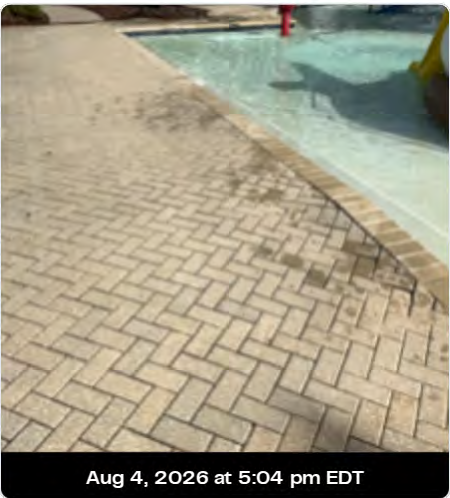
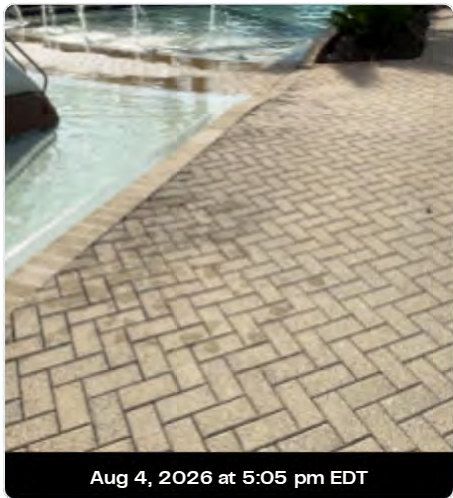
Aug 4, 2026 at 5:06 pm EDT

Location:



Description:

Loose and depression in paver, two locations.





Observation

Pin Type: General Categories: Landscape

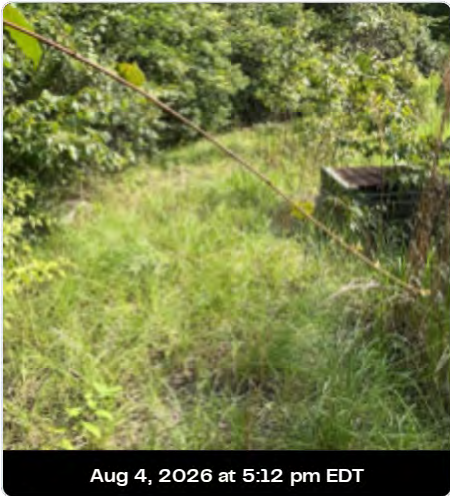
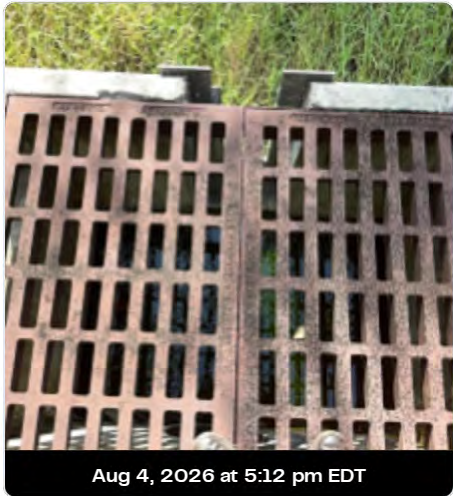
Created by:
 Pong Lanh
Construction Inspector
Aug 4, 2026 at 5:14 pm EDT

Location:



Description:

Control structure in good condition.





Observation

Pin Type:

General

Categories:

Landscape

Created by:



Pong Lanh

Construction Inspector

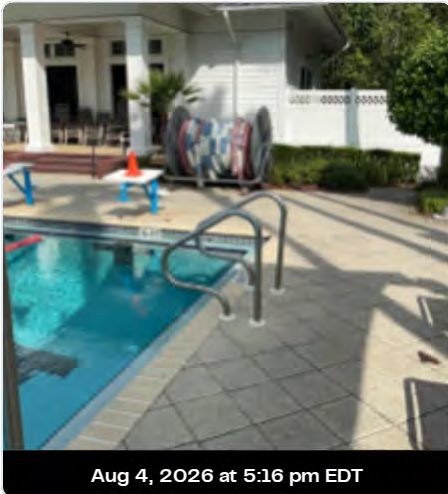
Aug 4, 2026 at 5:17 pm EDT

Location:



Description:

Loose pool handrail.





Observation

Pin Type:

General

Categories:

Landscape

Created by:



Pong Lanh

Construction Inspector

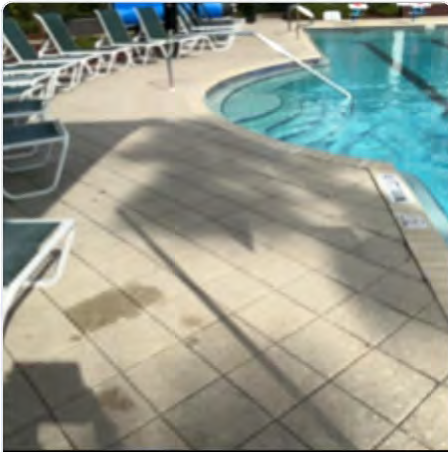
Aug 4, 2026 at 5:19 pm EDT

Location:



Description:

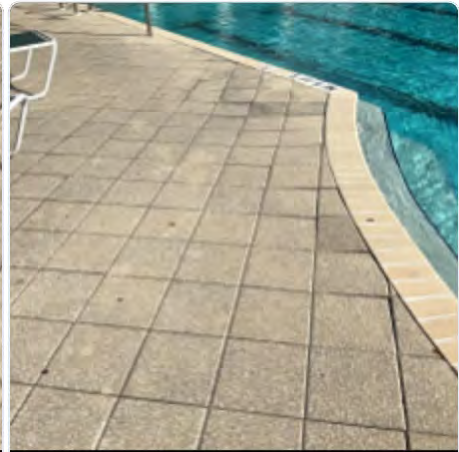
Depression in paver , two location.



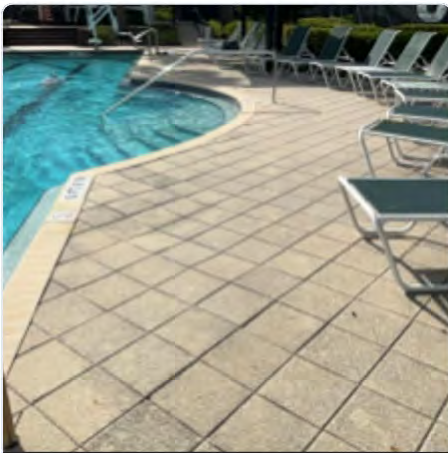
Aug 4, 2026 at 5:18 pm EDT



Aug 4, 2026 at 5:18 pm EDT



Aug 4, 2026 at 5:18 pm EDT



Aug 4, 2026 at 5:17 pm EDT



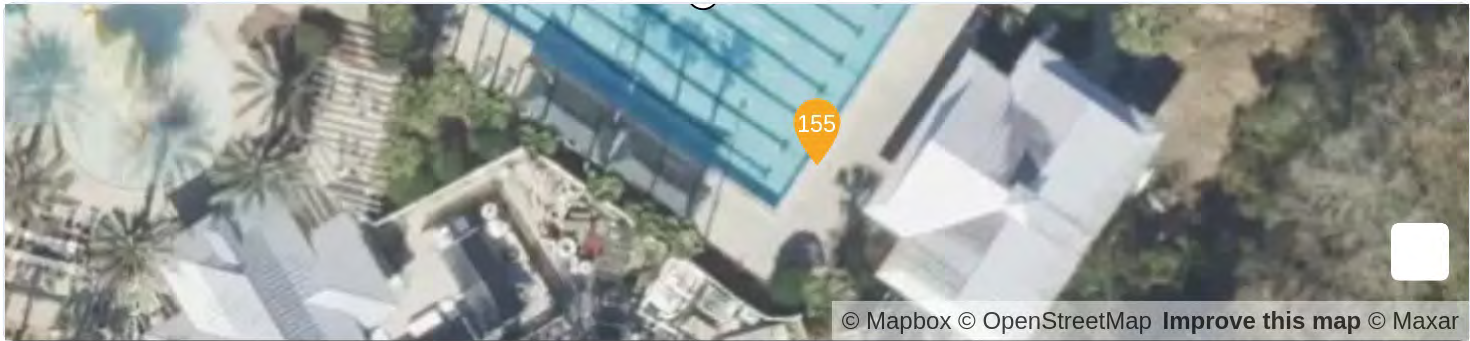
Needs Action

Pin Type: General

Categories: Safety

Created by:
 Pong Lanh
Construction Inspector
Aug 4, 2026 at 5:23 pm EDT

Location:



Description:

Dilapidated handycap loader.



Aug 4, 2026 at 5:20 pm EDT



Aug 4, 2026 at 5:20 pm EDT



Aug 4, 2026 at 5:20 pm EDT



Needs Action

Pin Type:

General

Categories:

Safety

Hardscape

Created by:



Pong Lanh

Construction Inspector

Aug 4, 2026 at 5:25 pm EDT

Location:



Description:

Uneven joint at paver and sidewalk.



Aug 4, 2026 at 5:24 pm EDT



Aug 4, 2026 at 5:24 pm EDT



Needs Action

Pin Type:

General

Categories:

Hardscape

Safety

Created by:



Pong Lanh
Construction Inspector

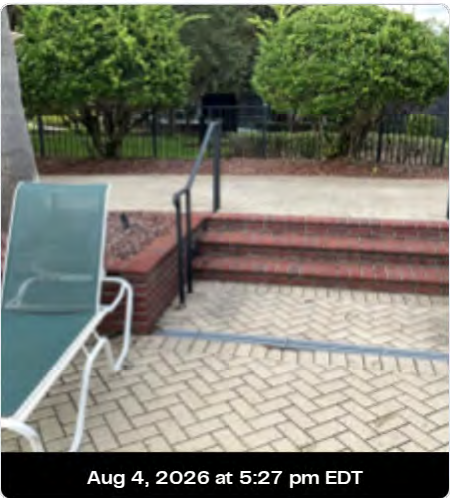
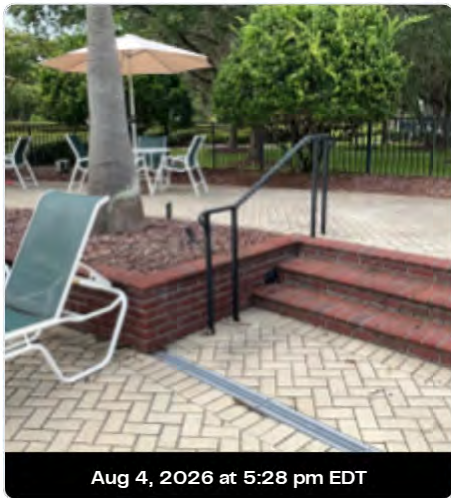
Aug 4, 2026 at 5:28 pm EDT

Location:



Description:

Loose hand rail.





Needs Action

Pin Type:

General

Categories:

Hardscape

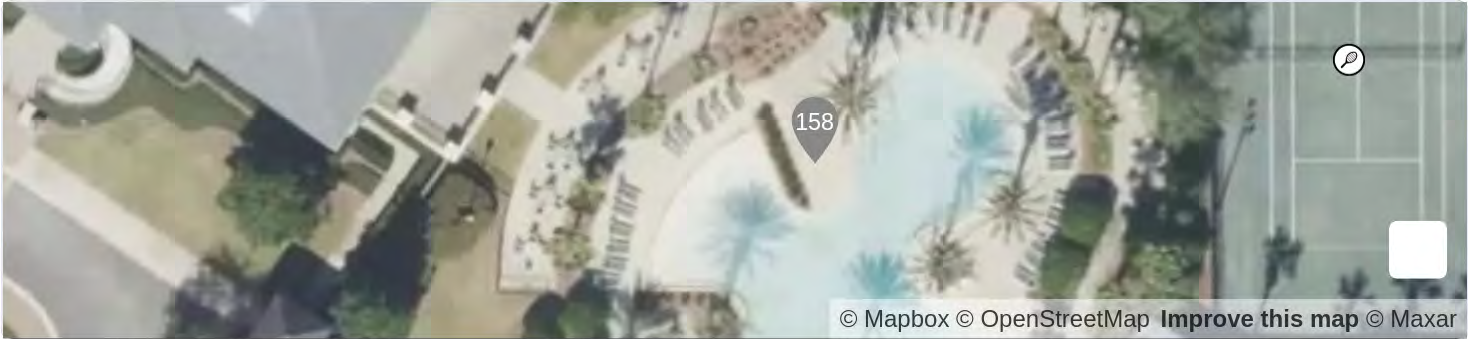
Created by:



Pong Lanh
Construction Inspector

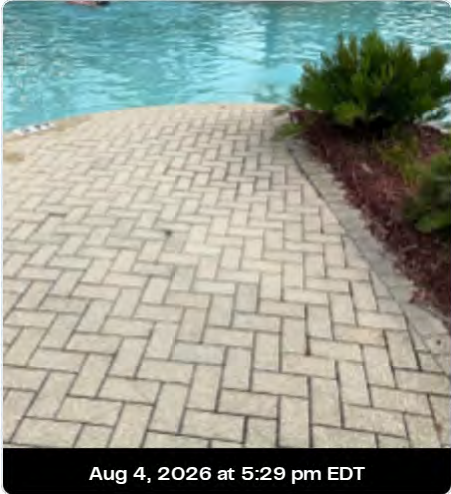
Aug 4, 2026 at 5:30 pm EDT

Location:



Description:

Depression in paver.



159

Needs Action

Pin Type: General Categories: Hardscape

Created by:
Pong Lanh
Construction Inspector
Aug 4, 2026 at 5:38 pm EDT

Location:



Description:

Sidewalk cross slope greater than 2%, 4.0%.



Aug 4, 2026 at 5:37 pm EDT



Aug 4, 2026 at 5:37 pm EDT

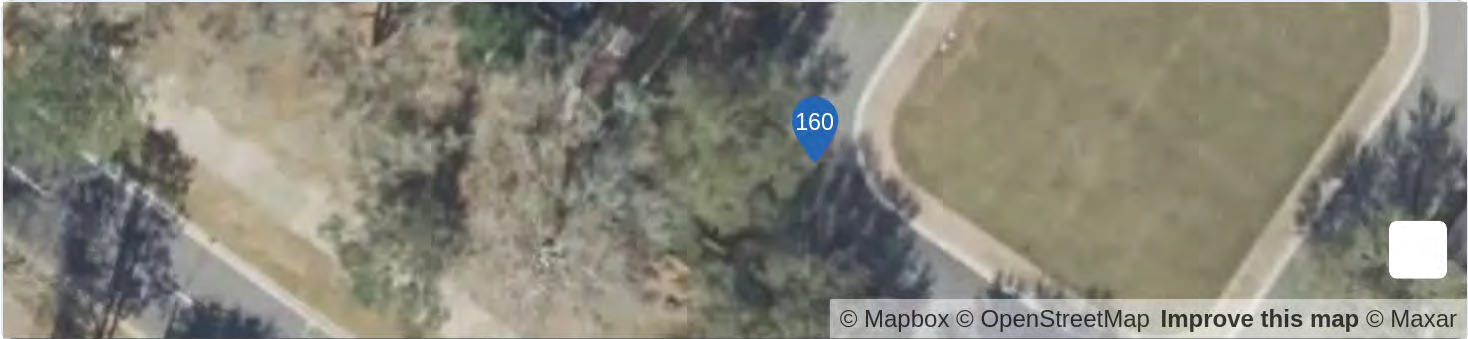


Needs Action

Pin Type: General Categories: Storm

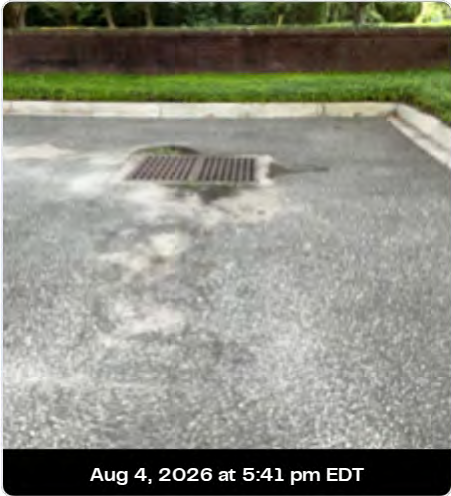
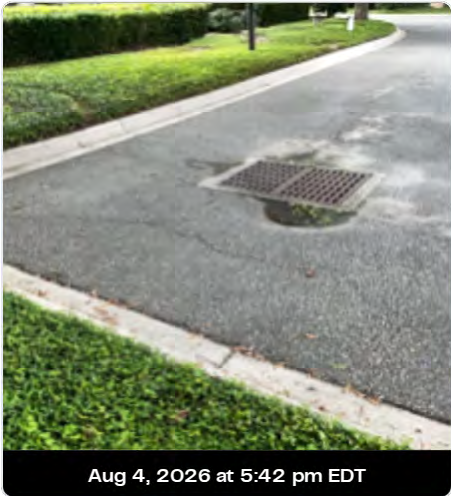
Created by:
 Pong Lanh
 Construction Inspector
 Aug 4, 2026 at 5:42 pm EDT

Location:



Description:

Depression at inlet.



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 – Live music at the pools (DB) , Labor day at pools
- Upcoming – Live music poolside, Last Dive in
- Back to Movie on the green in October, Community Yard Sale

Aquatics

- Off Season schedule – alternating days, weekends in Oct
- Swim Teams – high school and year ‘round reports

Amenity Usage

- *Total Facilities Usage – 8971*
- *Average daily usage – 290*

Card counts:

MV Owners	46
MV Renters	43
MV Replacements	14
MV Updated	9

Total cards printed: 248 (both districts)

Rentals

- *17 of 31 days rented in August, 4 of 5 weekends rented*
- *15 Grand Ballroom rentals, 1 Grand Lawn rental, 1 Bridal Suite rentals, 6 patio rentals*
- *22 tours (68 approx. hours)/85 hours used for scheduling, administrative, etc.*

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

MAINTENANCE

- Install of cabinet locks in kitchen area
- Install fan in kitchen area
- “Emergency” repair of Elevator Door
- Inspect and diagnose freezer unit at kitchen
- Move small freezer unit from downstairs concession area temporarily to kitchen
- Inspect and diagnose tennis ice machine – damaged compressor
- Coordinate replacement for ice machine
- Inspect networking devices at tennis building (damaged due to surge)
- Coordinate replacements for tennis devices (moca transmitter and receiver)
- Diagnose issues at enclosed slide VFD, replaced damaged wiring (surge damage)
- Inspect multiple cameras (possible damaged due to surge)
- Move/prep items and equipment to begin playground repair at Whitfield
- Coordinate swap out of amenity center dumpsters
- Finalize secondary filter grids at pools
- Preventative maintenance performed on machines at Fitness Center
- Inspect multiple areas at pool beam for loose edges or damaged tiles
- Replace monitor at pool check in station (damaged due to wind storm)
- Inspect and replace multiple landscape lights at Deerview
- Inspection of trees for future removal – Deerview, Oakleaf parkway - entry
- Touch up painting on decorative street poles in neighborhood (ongoing)
- 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 8/05 Forest Brook, Creekview, Oakpoint, and Timberlake completed 8/26

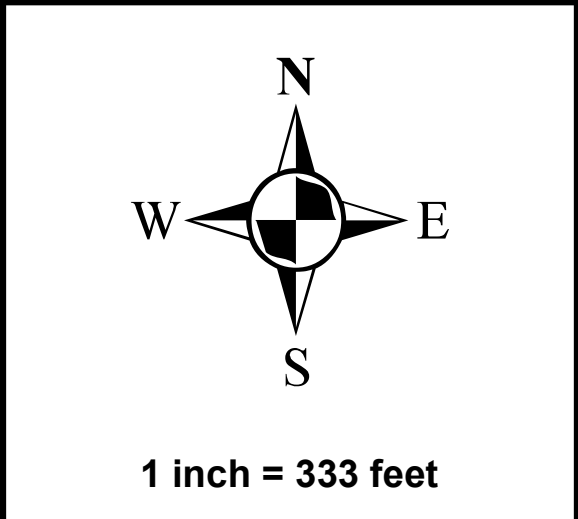
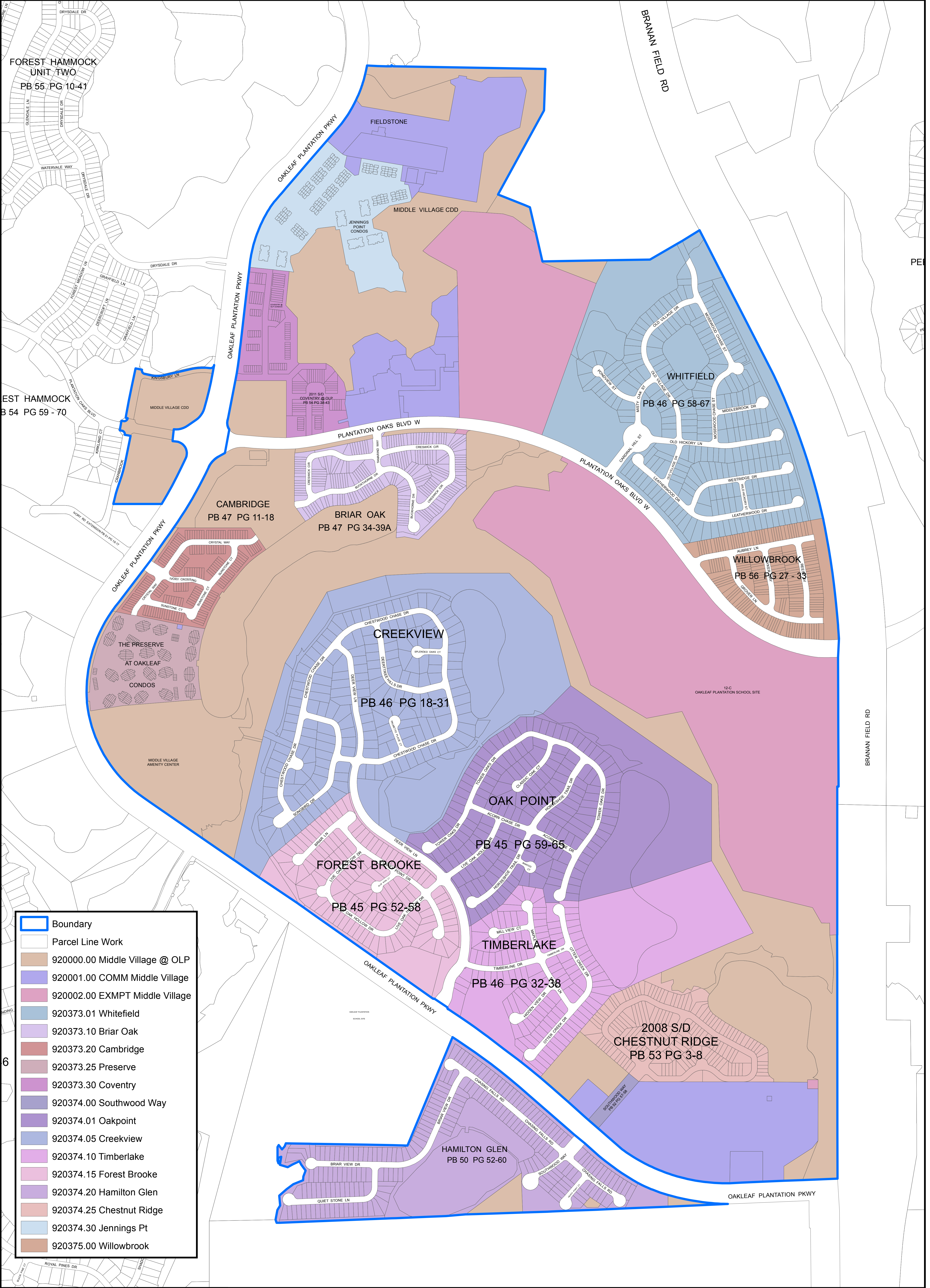
Landscaping

- Monthly report for August 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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