

Middle Village

Community Development District

Adopted Budget
FY 2027

Presented by:



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Middle Village
Community Development District
Adopted Budget
General Fund

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

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

Adopted 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	Adopted Budget FY 2027
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REVENUES:

Special Assessments-On Roll	\$ 1,772,172	\$ 1,746,346	\$ -	\$ 1,746,346	\$ 1,740,780
Interest Earnings	10,000	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
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EXPENDITURES:

Series 2022

Interest 11/1	\$ 177,708	\$ 177,708	\$ -	\$ 177,708	\$ 165,262
Principal Prepayment 11/1	-	4,000	-	4,000	-
Interest 5/1	177,708	177,649	-	177,649	165,262
Principal 5/1	1,178,000	1,178,000	-	1,178,000	1,205,000

Series 2018A-2

Interest 11/1	43,750	43,750	-	43,750	39,625
Principal Prepayment 11/1	-	30,000	-	30,000	-
Interest 5/1	43,750	43,000	-	43,000	39,625
Principal 5/1	140,000	140,000	-	140,000	145,000

TOTAL EXPENDITURES	\$ 1,760,915	\$ 1,794,107	\$ -	\$ 1,794,107	\$ 1,759,773
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Other Sources/(Uses)

Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL EXPENDITURES	\$ 1,760,915	\$ 1,794,107	\$ -	\$ 1,794,107	\$ 1,759,773
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EXCESS REVENUES (EXPENDITURES)	\$ 308,237	\$ 390,143	\$ 1,000	\$ 391,143	\$ 382,150
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27

\$ 186,422

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
Adopted Budget
Capital Reserve Fund

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