MIDDLE VILLAGE
Community Development District

NOVEMBER 9, 2026

AGENDA

Middle Village
Community Development District

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

November 2, 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, November 9, 2026 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065**. Following is the agenda for the meeting:

I. Roll Call

II. Audience Comments (limited to three minutes)

III. Organizational Matters
   A. Acceptance of Resignation from Michael Steiner

   B. Consideration of Appointing a New Supervisor to Fill the Vacancy (11/2028)

   C. Oath of Office for Newl Appointed Supervisor

   D. Consideration of Resolution 2027-02, Designating Officers

IV. Approval of Consent Agenda
   A. Minutes of the October 12, 2026 Meeting

   B. Financial Statements

   C. Assessment Receipts Schedule

   D. Check Register

V. Consideration of Agreement with CALM III, LLC for Onsite Management, Janitorial Service and Tennis Maintenance

VI. Consideration of Agreement with Riverside Management Services, Inc. for General Facility Maintenance and Repair Services

VII. Consideration of Resolution 2027-01, Amending the Fiscal Year 2026 Budgets

VIII. Staff Reports
   A. District Counsel

   B. District Engineer

   C. District Manager

   D. Operations Manager – Memorandum

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

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

XI. Adjournment

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

Sincerely,

Marilee Giles

Marilee Giles
District Manager

THIRD ORDER OF BUSINESS

D.

RESOLUTION 2027-02

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

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

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

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 9TH DAY OF NOVEMBER, 2026.

ATTEST

_____
Secretary/Assistant Secretary

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

_____
Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
MIDDLE VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Middle Village Community Development District was held Monday, **October 12, 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:

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

Also present were:

Marilee Giles	District Manager, GMS
Mike Eckert	District Counsel, Kutak Rock
Jay Soriano	GMS

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Audience Comments (Limited to three minutes)**

Ms. Giles stated there were no members of the public present.

THIRD ORDER OF BUSINESS **Approval of Consent Agenda**

A. Approval of the Minutes of the September 14, 2026, Meeting

Ms. Giles presented the September 14, 2026, meeting minutes for Board consideration. It was noted that the minutes had been reviewed; however, District Counsel, Mr. Eckert had not yet had an opportunity to review them. It was recommended that the Board approve the minutes in

substantial form to allow Mr. Eckert to complete his review. Mr. Eckert agreed with this approach. There were no additional comments or questions from the Board.

> On MOTION by Ms. Mifsud seconded by Ms. Arnau with all in favor, the Minutes of the September 14, 2026, Meeting in Substantial Form, Subject to District Counsel Review, were approved.

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

The Board reviewed the unaudited financial statements as of August 31, 2026, followed by the assessment receipt schedule reflecting that the District was 100% collected for Fiscal Year 2026. The check register, totaling $232,642.89, was also presented for consideration. It was noted that the check register was higher than usual due to the annual payment to EGIS for the District's insurance coverage. No unusual variances or concerns were identified with the expenditures, and there were no additional questions or comments from the Board.

> On MOTION by Mr. Marx, seconded by Ms. Mifsud, with all in favor, the Check Register Totaling $232,642.89, was approved.

FOURTH ORDER OF BUSINESS **Consideration of Agreement with CALM III, LLC for Onsite Maintenance and Management Services (to be provided under separate cover)**

Ms. Giles presented the agreement with CALM III for onsite maintenance and management services. It was noted that the agreement had been discussed at the previous meeting, at which time the Board requested an opportunity to review the agreement and have further discussion before taking action. Ms. Giles requested that the item be tabled for an additional month to allow sufficient time to complete the review.

Mr. Eckert stated that he had received the agreement approximately one week before being out of the office during the first week of October. He explained that his firm works with CALM and GMS on agreements for several Districts and is working to maintain consistency in its comments and revisions across those agreements. He noted that establishing a consistent form

of agreement would provide greater efficiency for all clients moving forward. Mr. Eckert anticipated completing the review and providing comments within the next one to two weeks, allowing time to negotiate an agreement that staff would be comfortable presenting to the Board at its next meeting.

The Board acknowledged the update, and the item was tabled until the next meeting to allow staff and District Counsel to complete its review and negotiations.

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Eckert reminded the Board of the requirement to complete the annual ethics training by December 31, 2026. He then provided a brief update regarding the upcoming legislative session, noting that his office anticipated receiving preliminary information on proposed legislation within the next month or two. He stated that they would be monitoring potential legislative changes that could impact the District, particularly those related to sovereign immunity and possible amendments to Chapter 190, Florida Statutes. District Counsel indicated that he would keep the Board informed of any significant developments.

Mr. Eckert encouraged Board members to communicate any legislative questions or concerns as early as possible, explaining that once the legislative session begins, many proposed bills are already well developed, making it more difficult to provide meaningful input or comments. He anticipated a busy legislative session, noting that sessions following an election tend to be more active than those immediately preceding an election. In response to a Board member's question regarding whether this was due to elected officials leaving office, District Counsel explained that, in his opinion, newly elected or reelected officials are often more motivated to pursue their legislative priorities following an election, whereas the period leading up to an election tends to be more focused on reelection efforts.

B. District Engineer

Ms. Giles stated the District Engineer was not present. The Board was asked if there were any questions or items that needed to be brought to the District Engineer’s attention.

C. District Manager - Update on the Fiscal year 2026 Goals & Objectives

Ms. Giles presented the Fiscal Year 2026 Goals and Objectives Annual Report. She explained that the District establishes annual goals and objectives and subsequently evaluates its performance against those goals, with the annual reporting requirement to be completed by December 31st. The report reflected that all goals and objectives for Fiscal Year 2026 had met the performance standards identified in the annual reporting form.

On MOTION by Ms. Mifsud seconded by Mr. Marx, with all in favor, the Fiscal Year 2026 Goals & Objectives, were approved.

D. Operations Manager – Memorandum

Ms. Giles state the Operations report begins on page 150 of the agenda package. Mr. Soriano explained that the report included written updates, photographs, and a more detailed spreadsheet documenting maintenance activities, vendor work, purchases, and ongoing projects. He noted that the new reporting software combines the written information with photographs, allowing Board members to review and enlarge images before meetings. He also maintains a separate spreadsheet to track expenditures, equipment purchases, warranties, and maintenance history, which helps staff identify recurring issues and determine when equipment should be repaired or replaced.

Mr. Soriano reported that the District had experienced several electrical issues following lightning storms in August and recent power outages. He explained that the District had purchased new variable frequency drives (VFDs) for the pool slides after the previous equipment sustained storm-related damage. Although the replacement equipment had been received, installation was delayed by additional electrical problems and power shortages. He stated that Clay Electric had recently completed repairs to the transformers and that the new VFDs were ready for installation. He also discussed the importance of maintaining detailed records of damaged equipment and submitting warranty claims when appropriate, rather than automatically replacing items at the District's expense.

Mr. Soriano further reported that the recent electrical outages had caused damage to the elevator motor and potentially affected a component of the fire alarm panel. He explained that the elevator operates using a three-phase electrical motor and that one of the electrical legs had experienced a short, preventing the motor from operating properly. The elevator was

approximately 23 years old, and the typical lifespan of these motors was estimated at 24 to 30 years. Additional testing was underway to confirm the extent of the damage, with the estimated replacement cost of the motor being approximately $8,000, potentially higher depending on additional components requiring replacement. He emphasized the importance of restoring the elevator as quickly as possible due to ADA accessibility requirements. He explained that emergency repairs may be coordinated with the Chairman between meetings and subsequently presented to the Board for ratification, if necessary.

Mr. Soriano provided updates on recreational programming and upcoming community events. He stated that the high school swim team was concluding its season and that the year-round swim program continued to have approximately 18 to 20 participants each month. He noted that participation would continue to be monitored, particularly during January and February when the pool is not heated. He also discussed the recent live music event at the pool, which residents enjoyed, although attendance was somewhat lower than anticipated due to another community event taking place nearby. He indicated that he would consider scheduling similar events earlier in the summer next year.

Mr. Soriano announced that the upcoming pumpkin plunge event would be held during the evening rather than during the day to increase participation. He explained that attendance at the event had declined in recent years due to competing youth sports and other activities. The event would include a short movie, pumpkin activities, and candy. He also discussed upcoming holiday events, including Cocoa with Claus and another Christmas event, which are generally held at the District's facilities.

A Board member asked about the extent of water damage to the motors following the recent storms. Mr. Soriano explained that the District had been fortunate compared to previous incidents, noting that underground motors and pumps can be particularly vulnerable to flooding and power outages. He discussed the prior replacement and repositioning of a motor at Double Branch to reduce its exposure to water damage. However, recent outages had caused water to accumulate in the conduit, resulting in additional electrical concerns. He stated that the affected equipment had been shut down and that Double Branch would need to inspect the motor and drive to determine whether further repairs were necessary.

Mr. Soriano also discussed the District's backup systems and electrical protection measures. He explained that backup pumps had previously been installed on separate breakers to

provide additional protection during outages. He noted that while surge protection, grounding, and lightning protection systems were in place, it was not always practical to prevent every electrical issue, particularly when the cost of additional protective equipment could exceed the value of the equipment being protected. He stated that staff had taken precautions during the outages by disconnecting equipment where possible and maintaining backup access to the District's computer and access control systems.

The Board discussed the elevator repair contractor. Mr. Soriano stated that the District was currently working with Eletech which had provided a lower repair cost than the previous contractor. He also expressed concerns regarding Coastal's prior service and billing practices, noting that staff had experienced difficulties obtaining satisfactory service and resolving outstanding billing matters. District Counsel suggested forwarding a copy of the previous correspondence to the company. Mr. Soriano indicated that he would continue working with District Counsel to address the outstanding issues and preferred to continue utilizing the newer contractor based on its pricing and service.

Mr. Soriano concluded that staff would continue addressing the remaining storm-related repairs, monitoring equipment performance, and coordinating necessary repairs to restore full operations as efficiently as possible.

SIXTH ORDER OF BUSINESS **Audience Comments (limited to three minutes) / Supervisor Requests**

Ms. Giles stated item six on the agenda is audience comments and Supervisor’s request.

Ms. Giles stated that there were no members of the public present and moved on to Supervisor Requests. The Board was asked if there were any additional requests or comments.

SEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – November 9, 2026 @ 2:00 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated that the next regular scheduled meeting would be held on November 9, 2026, at 2:00 p.m. at the same location. She also reminded the Board that the Supervisors had received their oaths of office from the State. She explained that pursuant to Chapter 190, Florida Statutes, the District must wait two weeks following the election before administering the oaths of office. Therefore, the oaths would be administered on the record at the December meeting.

A Board member asked whether the notarized oath forms needed to be mailed immediately or held until the December meeting. Ms. Giles explained that the forms could be mailed back with the required $10 payment. District Counsel confirmed that the Supervisors could either submit the forms at that time or wait until the December meeting.

EIGHTH ORDER OF BUSINESS **Adjournment**

Ms. Giles asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Middle Village

Community Development District

Unaudited Financial Reporting

September 30, 2026

Middle Village

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 20,960	$ 215,998	$ -	$ 22,389	$ 259,347
Investments:					
State Board of Administration (SBA)	159	$ 876,863	-	1,178,836	2,055,858
Custody Account - Hancock Whitney	58,122	-	-	-	58,122
Custody Account - US Bank	170,781	-	-	-	170,781
Series 2022					
Revenue	-	-	256,818	-	256,818
Reserve	-	-	165,787	-	165,787
Principal	-	-	107	-	107
Interest	-	-	83	-	83
Prepayment	-	-	430	-	430
Series 2018-2					
Reserve	-	-	128,474	-	128,474
Prepayment	-	-	3,437	-	3,437
Sinking	-	-	14	-	14
Interest			4		4
Prepaid Expenses	16,243	74,104	-	-	90,347
Deposits	-	12,470	-	-	12,470
Total Assets	**$ 266,265**	**$ 1,179,435**	**$ 555,155**	**$ 1,201,226**	**$ 3,202,080**
Liabilities:					
Accounts Payable	$ 7,613	$ 4,030	$ -	$ 11,729	$ 23,373
Accrued Expenditures	-	6,127	-	-	6,127
Total Liabilites	**$ 7,613**	**$ 10,158**	**$ -**	**$ 11,729**	**$ 29,500**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 16,243	$ 74,104	$ -	$ -	$ 90,347
Deposits	-	12,470	-	-	12,470
Restricted for:					
Debt Service - Series	-	-	555,155	-	555,155
Assigned for:					
Capital Reserve Fund	-	-	-	1,189,497	1,189,497
Unassigned	242,409	1,082,703	-	-	1,325,112
Total Fund Balances	**$ 258,652**	**$ 1,169,277**	**$ 555,155**	**$ 1,189,497**	**$ 3,172,580**
Total Liabilities & Fund Balance	$ 266,265	$ 1,179,435	$ 555,155	$ 1,201,226	$ 3,202,080

Middle Village

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 200,594	$ 200,594	$ 201,229	$ 635
Interest Income	1,000	1,000	41,974	40,974
Total Revenues	**$ 201,594**	**$ 201,594**	**$ 243,203**	**$ 41,609**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 12,000	$ 12,000	$ 11,000	$ 1,000
FICA Expense	918	918	842	77
Travel per Diem	200	200	-	200
Engineering	8,000	8,000	12,566	(4,566)
Trustee Fee	15,000	15,000	19,202	(4,202)
Dissemination Agent	4,129	4,129	4,479	(350)
Assessment Roll Administration	8,907	8,907	8,907	-
Attorney	40,000	40,000	23,095	16,905
Arbitrage Rebate	700	700	600	100
Annual Audit	6,800	6,800	6,900	(100)
Management Fees	76,509	76,509	76,509	-
Information Technology	3,008	3,008	3,008	-
Telephone	300	300	285	15
Postage	1,500	1,500	3,591	(2,091)
Printing	2,500	2,500	3,604	(1,104)
Insurance General Liability	15,443	15,443	14,547	896
Legal Advertising	2,500	2,500	1,606	894
Other Current Charges	150	150	389	(239)
Office Supplies	200	200	10	190
Website Maintenance	2,655	2,655	2,655	-
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative Expenditures	**$ 201,594**	**$ 201,594**	**$ 193,969**	**$ 7,625**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ 49,234	$ 33,984
Net Change in Fund Balance	**$ -**	**$ -**	**$ 49,234**	**$ 33,984**
Fund Balance - Beginning	$ -		$ 209,418	
Fund Balance - Ending	$ -		$ 258,652	

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	3,999	54	41,974
Total Revenues	**$ 46**	**$ 28,350**	**$ 160,644**	**$ 9,498**	**$ 8,980**	**$ 6,770**	**$ 7,960**	**$ 5,258**	**$ 7,616**	**$ 4,027**	**$ 3,999**	**$ 54**	**$ 243,203**
Expenditures:													
General & Administrative:													
Supervisors Fees	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 800	$ 1,000	$ 800	$ 800	$ 800	$ 1,000	$ 800	$ 11,000
FICA Expense	77	77	77	77	77	61	77	61	61	61	77	61	842
Travel per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	896	585	713	2,881	786	436	636	1,233	275	3,300	-	825	12,566
Trustee Fee	-	-	-	-	-	15,000	-	-	-	4,202	-	-	19,202
Dissemination Agent	594	344	344	344	344	344	344	444	344	344	344	344	4,479
Assessment Roll Administration	8,907	-	-	-	-	-	-	-	-	-	-	-	8,907
Attorney	1,239	466	2,484	1,640	1,316	963	2,370	1,488	3,680	2,914	1,429	3,108	23,095
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	6,376	6,376	76,509
Information Technology	251	251	251	251	251	251	251	251	251	251	251	251	3,008
Telephone	18	31	16	25	17	37	21	16	23	34	23	25	285
Postage	162	63	46	62	104	43	139	57	232	2,492	32	159	3,591
Printing	68	50	66	62	57	44	40	79	69	2,932	65	72	3,604
Insurance General Liability	14,547	-	-	-	-	-	-	-	-	-	-	-	14,547
Legal Advertising	153	76	-	153	76	-	153	142	-	153	612	90	1,606
Other Current Charges	-	-	21	-	-	-	-	-	-	25	-	342	389
Office Supplies	1	0	1	1	0	0	1	1	1	1	1	1	10
Website Maintenance	221	221	221	221	221	221	221	221	221	221	221	221	2,655
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**	**$ 12,333**	**$ 24,704**	**$ 10,430**	**$ 12,675**	**$ 193,969**
Excess (Deficiency) of Revenues over Expenditures	$ (34,639)	$ 18,810	$ 149,029	$ (3,592)	$ (1,645)	$ (17,806)	$ (10,567)	$ (5,909)	$ (4,718)	$ (20,677)	$ (6,431)	$ (12,621)	$ 49,234
Net Change in Fund Balance	**$ (34,639)**	**$ 18,810**	**$ 149,029**	**$ (3,592)**	**$ (1,645)**	**$ (17,806)**	**$ (10,567)**	**$ (5,909)**	**$ (4,718)**	**$ (20,677)**	**$ (6,431)**	**$ (12,621)**	**$ 49,234**

Middle Village

Community Development District

Recreation Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 2,256,317	$ 2,256,317	$ 2,263,463	$ 7,145
Interest Income	5,000	5,000	19,812	14,812
Miscellaneous Revenue	1,000	1,000	-	(1,000)
Amenities Revenue	100,000	100,000	109,904	9,904
Total Revenues	**$ 2,362,317**	**$ 2,362,317**	**$ 2,393,178**	**$ 30,861**
Expenditures:				
Administrative:				
Management Fees - On Site Staff	$ 374,481	$ 374,481	$ 374,481	$ -
Insurance	97,141	97,141	90,124	7,017
Other Current Charges	6,000	6,000	7,013	(1,013)
Permit Fees	1,650	1,650	2,027	(377)
Subtotal Administrative	**$ 479,272**	**$ 479,272**	**$ 473,645**	**$ 5,627**
Maintenance:				
Security	$ 136,335	$ 136,335	$ 108,860	$ 27,475
Security Clay County	47,304	47,304	17,227	30,077
Electric	18,000	18,000	21,481	(3,481)
Streetlighting	32,400	32,400	31,588	812
Irrigation Maintenance	5,000	5,000	1,660	3,340
Landscape Maintenance	557,230	557,230	557,230	-
Common Area Maintenance	84,000	84,000	71,221	12,779
Lake Maintenance	25,000	25,000	21,328	3,672
Subtotal Maintenance	**$ 905,269**	**$ 905,269**	**$ 830,595**	**$ 74,674**

Middle Village

Community Development District

Recreation Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Recreation Facility:				
Amenity Staff	$ 190,000	$ 190,000	$ 240,638	$ (50,638)
Janitorial	62,475	62,475	62,524	(49)
Telephone	18,000	18,000	3,916	14,084
Electric	69,600	69,600	56,921	12,679
Water / Sewer	54,200	54,200	73,293	(19,093)
Gas/Heat (Pool)	20,000	20,000	23,824	(3,824)
Refuse Service	42,000	42,000	75,026	(33,026)
Pool Maintenance & Chemicals	43,000	43,000	52,746	(9,746)
Cable	8,000	8,000	8,309	(309)
Special Events	10,000	10,000	7,803	2,197
Office Supplies and Equipment	1,500	1,500	553	947
Facility Maintenance - General	68,250	68,250	60,324	7,926
Facility Maintenance - Preventive Contracts	15,950	15,950	4,590	11,360
Facility Maintenance - Contingency	7,875	7,875	4,958	2,917
Elevator Maintenance	10,000	10,000	1,723	8,278
Recreation Passes	4,000	4,000	3,032	968
Lighting Repairs	12,000	12,000	7,158	4,842
Tennis Court Maintenance	69,011	69,011	75,631	(6,620)
Capital Reserve	271,914	271,914	271,914	-
Subtotal Recreation Facility	**$ 977,776**	**$ 977,776**	**$ 1,034,882**	**$ (57,107)**
Total Expenditures	**$ 2,362,317**	**$ 2,362,317**	**$ 2,339,122**	**$ 23,194**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ 54,056	$ 7,667
Net Change in Fund Balance	**$ -**	**$ -**	**$ 54,056**	**$ 7,667**
Fund Balance - Beginning	$ -		$ 1,115,221	
Fund Balance - Ending	$ -		$ 1,169,277	

Middle Village

Community Development District

Recreation Fund

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 318,379	$ 1,806,466	$ 22,756	$ 27,918	$ 21,083	$ 28,646	$ 6,674	$ 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	1,547	1,963	19,812
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Amenities Revenue	6,665	1,297	5,043	7,108	13,915	16,954	18,069	16,889	2,573	8,921	6,254	6,217	109,904
Total Revenues	**$ 9,058**	**$ 321,605**	**$ 1,813,071**	**$ 31,390**	**$ 43,199**	**$ 39,550**	**$ 48,189**	**$ 25,080**	**$ 35,595**	**$ 10,458**	**$ 7,801**	**$ 8,181**	**$ 2,393,178**
Expenditures:													
Administrative:													
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	$ 31,207	$ 31,207	$ 374,481
Insurance	90,124	-	-	-	-	-	-	-	-	-	-	-	90,124
Other Current Charges	340	378	254	483	493	684	673	949	986	587	636	550	7,013
Permit Fees	-	226	-	455	-	74	-	-	871	305	-	96	2,027
Subtotal Administrative	**$ 121,670**	**$ 31,812**	**$ 31,460**	**$ 32,145**	**$ 31,700**	**$ 31,965**	**$ 31,880**	**$ 32,156**	**$ 33,064**	**$ 32,098**	**$ 31,843**	**$ 31,853**	**$ 473,645**
Maintenance:													
Security	$ 9,223	$ 9,053	$ 9,223	$ 9,279	$ 8,374	$ 9,279	$ 8,940	$ 9,053	$ 8,940	$ -	$ 18,558	$ 8,940	$ 108,860
Security Clay County	5,900	4,198	2,205	3,900	1,024	-	-	-	-	-	-	-	17,227
Electric	1,699	1,907	2,011	1,712	1,219	1,345	1,553	2,123	2,175	2,044	1,856	1,838	21,481
Streetlighting	2,601	2,601	2,601	2,601	2,621	2,621	2,621	2,621	2,673	2,674	2,674	2,674	31,588
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	46,436	46,436	557,230
Common Area Maintenance	7,000	6,651	6,900	7,000	6,862	7,000	7,000	4,617	6,151	5,890	6,150	-	71,221
Lake Maintenance	1,594	1,594	1,594	3,794	1,594	1,594	1,594	1,594	1,594	1,594	1,594	1,594	21,328
Subtotal Maintenance	**$ 74,453**	**$ 72,440**	**$ 72,380**	**$ 74,722**	**$ 68,130**	**$ 68,275**	**$ 68,144**	**$ 66,694**	**$ 67,969**	**$ 58,637**	**$ 77,269**	**$ 61,482**	**$ 830,595**

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	$ 36,206	$ 22,268	$ 240,638
Janitorial	5,206	7,713	5,206	5,206	5,206	5,206	5,255	5,206	5,206	5,206	2,700	5,206	62,524
Telephone	1,424	1,510	88	176	-	88	189	88	88	88	88	88	3,916
Electric	5,589	4,960	4,353	3,842	4,226	3,680	4,061	4,355	5,364	5,567	5,661	5,263	56,921
Water / Sewer	6,833	6,566	6,154	5,594	5,083	6,479	6,937	5,521	6,187	6,006	5,806	6,127	73,293
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	6,741	6,706	75,026
Pool Maintenance & Chemicals	4,236	4,236	4,236	4,401	4,401	4,401	4,401	4,401	4,508	4,508	4,508	4,508	52,746
Cable	662	662	689	703	703	703	703	703	701	692	693	693	8,309
Special Events	1,096	464	987	455	-	345	190	1,020	1,734	477	1,035	-	7,803
Office Supplies and Equipment	65	58	56	29	56	87	61	15	3	15	93	15	553
Facility Maintenance - General	5,688	5,339	5,660	5,670	5,550	5,688	5,688	3,304	6,000	5,739	6,000	-	60,324
Facility Maintenance - Preventive Contracts	1,215	260	175	175	-	260	510	260	-	435	1,040	260	4,590
Facility Maintenance - Contingency	656	600	600	650	513	656	656	-	303	-	323	-	4,958
Elevator Maintenance	-	1,035	-	-	-	-	-	-	-	-	688	-	1,723
Recreation Passes	-	1,473	-	174	-	-	-	-	1,385	-	-	-	3,032
Lighting Repairs	1,000	700	910	1,000	663	900	1,000	50	550	50	335	-	7,158
Tennis Court Maintenance	5,751	6,905	6,342	6,791	7,235	6,889	7,087	5,915	7,280	6,379	6,527	2,531	75,631
Capital Reserve	-	-	-	-	-	-	-	-	-	271,914	-	-	271,914
Subtotal Recreation Facility	**$ 64,841**	**$ 58,379**	**$ 58,714**	**$ 51,255**	**$ 45,991**	**$ 50,880**	**$ 68,180**	**$ 56,658**	**$ 82,741**	**$ 365,131**	**$ 78,445**	**$ 53,666**	**$ 1,034,882**
Total Expenditures	**$ 260,964**	**$ 162,630**	**$ 162,554**	**$ 158,122**	**$ 145,821**	**$ 151,121**	**$ 168,204**	**$ 155,508**	**$ 183,774**	**$ 455,867**	**$ 187,556**	**$ 147,001**	**$ 2,339,122**
Excess (Deficiency) of Revenues over Expenditures	$ (251,906)	$ 158,975	$ 1,650,517	$ (126,732)	$ (102,622)	$ (111,571)	$ (120,015)	$ (130,428)	$ (148,179)	$ (445,409)	$ (179,755)	$ (138,820)	$ 54,056
Net Change in Fund Balance	**$ (251,906)**	**$ 158,975**	**$ 1,650,517**	**$ (126,732)**	**$ (102,622)**	**$ (111,571)**	**$ (120,015)**	**$ (130,428)**	**$ (148,179)**	**$ (445,409)**	**$ (179,755)**	**$ (138,820)**	**$ 54,056**

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,772,172	$ 1,772,172	$ 1,746,346	$ (25,826)
Interest Income	10,000	10,000	27,569	17,569
Total Revenues	**$ 1,782,172**	**$ 1,782,172**	**$ 1,773,915**	**$ (8,257)**
Expenditures:				
Series 2022				
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	-
Series 2018-2				
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	$ (20,192)	$ (41,448)
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 21,257**	**$ 21,257**	**$ (20,192)**	**$ (41,448)**
Fund Balance - Beginning	$ 286,980		$ 575,346	
Fund Balance - Ending	$ 308,237		$ 555,155	

Middle Village

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Transfer In from Recreation Fund	$ 271,914	$ 271,914	$ 271,914	$ -
Interest	15,000	15,000	40,213	25,213
Total Revenues	**$ 286,914**	**$ 286,914**	**$ 312,127**	**$ 25,213**
Expenditures:				
Repairs & Replacements	$ 250,000	$ 250,000	$ 236,852	$ 13,148
Total Expenditures	**$ 250,000**	**$ 250,000**	**$ 236,852**	**$ 13,148**
Excess (Deficiency) of Revenues over Expenditures	**$ 36,914**		**$ 75,275**	
Net Change in Fund Balance	**$ 36,914**		**$ 75,275**	
Fund Balance - Beginning	$ 1,157,673		$ 1,114,222	
Fund Balance - Ending	$ 1,194,587		$ 1,189,497	

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	$ 165,787	
Reserve Fund Balance	165,787	
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	$ 128,474	
Reserve Fund Balance	128,474	
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

October 31, 2026

Fund	Date	Check No.		Amount
General Fund				
Accounts Payable	10/2/26	1900-1901	$	3,184.50
	10/9/26	1902		825.00
	10/19/26	1903-1904		17,280.85
	10/30/26	1905		3,680.09
		Sub-Total	$	24,970.44
Recreation Fund				
Accounts Payable - HW	10/2/26	1434-1435	$	5,008.29
	10/9/26	1436		100.00
	10/19/26	1437-1443		47,739.83
	10/30/26	1444-1449		50,712.92
		Sub-Total	$	103,561.04
Capital Reserve Fund				
Accounts Payable	10/2/26	989	$	406.87
	10/19/26	990		2,796.83
	10/30/26	991-993		5,948.75
		Sub-Total	$	9,152.45
Total			**$**	**137,683.93**

*** CHECK NOS. 001900-001905 MIDDLE VILLAGE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/02/26	00117	10/01/26	26-00388	202610	310	51300-48000				*	76.25		
			10/12 NTC OF BOS MTG										
									JACKSONVILLE DAILY RECORD			76.25	001900
10/02/26	00119	9/27/26	3815710	202608	310	51300-31500				*	3,108.25		
			AUG GENERAL SERVICES										
									KUTAK ROCK LLP			3,108.25	001901
10/09/26	00125	10/06/26	195855	202609	310	51300-31100				*	825.00		
			SEP ENGINEERING SERVICES										
									MATTHEWS DESIGN GROUP LLC			825.00	001902
10/19/26	00026	10/01/26	2655	202610	310	51300-34000				*	6,758.25		
			OCT MANAGEMENT FEES										
		10/01/26	2655	202610	310	51300-52000				*	234.50		
			OCT WEBSITE ADMIN										
		10/01/26	2655	202610	310	51300-35100				*	265.75		
			OCT INFO TECH										
		10/01/26	2655	202610	310	51300-31300				*	365.00		
			OCT DISSEM AGENT SRVCS										
		10/01/26	2655	202610	310	51300-51000				*	.78		
			OFFICE SUPPLIES										
		10/01/26	2655	202610	310	51300-42000				*	75.94		
			POSTAGE										
		10/01/26	2655	202610	310	51300-42500				*	119.40		
			COPIES										
		10/01/26	2655	202610	310	51300-41000				*	19.23		
			TELEPHONE										
									GOVERNMENTAL MANAGEMENT SERVICES			7,838.85	001903
10/19/26	00026	10/08/26	2657	202610	310	51300-31400				*	9,442.00		
			FY27 ASSESSMENT ROLL CERT										
									GOVERNMENTAL MANAGEMENT SERVICES			9,442.00	001904
10/30/26	00119	10/22/26	3831646	202609	310	51300-31500				*	3,680.09		
			SEP GENERAL SERVICES										
									KUTAK ROCK LLP			3,680.09	001905

TOTAL FOR BANK A 24,970.44

TOTAL FOR REGISTER 24,970.44

Jacksonville Daily Record

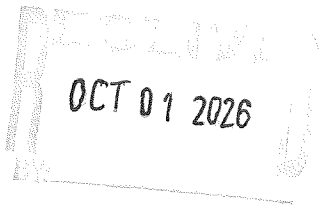
A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

October 1, 2026
Date

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



Serial # 26-00388C **PO/File #**

$76.25
Payment Due

Notice of Meeting of the Board of Supervisors

$76.25
Publication Fee

Middle Village Community Development District

Amount Paid

Case Number

Publication Dates 10/1

County Clay

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

If your payment is being mailed, please reference Serial # 26-00388C 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, October 12, 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

Oct. 1 00 (26-00388C)

KUTAK ROCK LLP

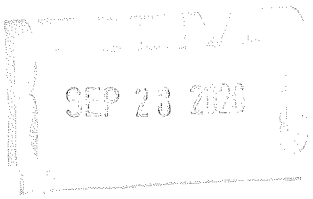
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

[redacted]

September 27, 2026



Reference: Invoice No. 3815710
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. 3815710
14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

08/05/26	M. Eckert	0.70	283.50	Review draft minutes and provide comments; prepare for board meeting
08/09/26	M. Eckert	1.60	648.00	Prepare for and travel to board meeting
08/10/26	M. Eckert	3.90	1,579.50	Prepare for and attend board meeting; follow up; return travel; research storm water fee; research service in Gallego case
08/11/26	K. Haber	0.50	142.50	Research and prepare memorandum regarding piggyback off another unit of government's contract prices in lieu of competitive bidding
08/21/26	M. Eckert	0.20	81.00	Follow-up from board meeting
08/24/26	K. Haber	0.20	57.00	Correspond with Thomas regarding Pace Center benefit race
08/25/26	M. Eckert	0.30	121.50	Confer with Giles; review public records request
08/26/26	M. Eckert	0.30	121.50	Prepare for and attend agenda call
TOTAL HOURS		7.70		

TOTAL FOR SERVICES RENDERED		$3,034.50
DISBURSEMENTS		
Travel Expenses	73.75	
TOTAL DISBURSEMENTS		73.75
TOTAL CURRENT AMOUNT DUE		$3,108.25

Project Manager Carl Allen

Matthews | DCCM

Engineering - Architecture - Planning - Surveying

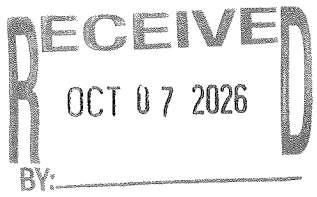
Governmental Management Services
Marilee Giles
475 West Town Place STE 114
St. Augustine, FL 32092

October 06, 2026
Invoice # 195855

Project 0000021874.0000 24016.00 - Middle Village CDD

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

- CDD agenda call
- CDD meeting
- Updated annual engineer report



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 September 30, 2026

Phase 0001 Engineering Services

		Hours	Rate	Amount	
Division Lead		3.00	275.00	825.00	
	Total Labor				**825.00**
				Total Due:	**825.00**

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	825.00	35,455.00	36,280.00
Expense	0.00	310.58	310.58
Unit	0.00	43.78	43.78
Interest	0.00	23.93	23.93
Totals	**825.00**	**35,833.29**	**36,658.29**

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

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

Invoice

Invoice #: 2655
Invoice Date: 10/1/26
Due Date: 10/1/26
Case:
P.O. Number:

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

RECEIVED
OCT 08 2026
BY:

Description	Hours/Qty	Rate	Amount
General Fund- Management Fees - October 2026		6,758.25	6,758.25
Website Administration - October 2026		234.50	234.50
Information Technology - October 2026		265.75	265.75
Dissemination Agent Services - October 2026		365.00	365.00
Office Supplies		0.78	0.78
Postage		75.94	75.94
Copies		119.40	119.40
Telephone		19.23	19.23

Total	$7,838.85
Payments/Credits	$0.00
Balance Due	$7,838.85

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

Invoice

Invoice #: 2657
Invoice Date: 10/8/26
Due Date: 10/8/26
Case:
P.O. Number:

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

RECEIVED
OCT 13 2026
BY:

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2027		9,442.00	9,442.00

Total	$9,442.00
Payments/Credits	$0.00
Balance Due	$9,442.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

[redacted]

October 22, 2026

RECEIVED
OCT 27 2026
BY:

Reference: Invoice No. 3831646
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. 3831646
14323-1

Re: Middle Village CDD - General

For Professional Legal Services Rendered

09/02/26	M. Eckert	0.20	81.00	Confer with Conoly regarding pending litigation
09/08/26	M. Eckert	0.20	81.00	Confer with Giles regarding assessments
09/09/26	M. Eckert	0.70	283.50	Review draft minutes and provide comments
09/09/26	K. Haber	0.40	114.00	Prepare meeting agenda memorandum
09/11/26	M. Eckert	1.60	648.00	Confer with Nelson regarding GMS contracts; confer with Rembis; research notice of claim; revise affidavit
09/14/26	M. Eckert	4.90	1,984.50	Prepare for, travel to and attend board meeting; follow up; return travel; confer with Giles; review new management structure
09/16/26	M. Eckert	0.40	162.00	Follow up from board meeting; confer with Rembis; review Gallego case documents

09/21/26	M. Eckert	0.20	81.00	Review new management and maintenance agreement structure
09/24/26	M. Eckert	0.10	40.50	Review and forward public records request
09/30/26	M. Eckert	0.30	121.50	Prepare for and attend agenda call
TOTAL HOURS		9.00		

TOTAL FOR SERVICES RENDERED		$3,597.00
DISBURSEMENTS		
Meals	11.00	
Travel Expenses	72.09	
TOTAL DISBURSEMENTS		83.09
TOTAL CURRENT AMOUNT DUE		$3,680.09

*** CHECK NOS. 001434-001449 MIDDLE VILLAGE - REC FUND
BANK E HANCOCK WHITNEY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/02/26	00139	10/01/26	13129563	202610	330-57200-46400				*	4,508.29		
			OCT POOL CHEMICALS									
								POOLSURE			4,508.29	001434
10/02/26	00793	9/24/26	09242026	202609	300-36900-10300				*	500.00		
			DEPOSIT REFUND									
								TISA WILSON			500.00	001435
10/09/26	01297	8/25/26	08252026	202608	300-36900-10300				*	100.00		
			DEPOSIT REFUND									
								BARBARA FRANCO DE ARAUJO			100.00	001436
10/19/26	01307	10/01/26	1	202610	310-51300-34000				*	32,767.17		
			OCT FACILITY MANAGEMENT									
		10/01/26	1	202610	330-57200-34200				*	5,518.67		
			OCT JANITORIAL									
								CALM III LLC			38,285.84	001437
10/19/26	01307	10/01/26	2	202610	330-57200-34300				*	6,038.50		
			OCT TENNIS PRO INSTRUCT									
								CALM III LLC			6,038.50	001438
10/19/26	01308	10/13/26	10132026	202610	300-36900-10300				*	500.00		
			DEPOSIT REFUND									
								CLARISSA FOSS			500.00	001439
10/19/26	00026	10/06/26	2656	202610	300-36900-10300				*	625.00		
			OCT FACILITY EVENT STAFF									
								GOVERNMENTAL MANAGEMENT SERVICES			625.00	001440
10/19/26	00026	9/30/26	2659	202609	330-57200-41000				*	88.20		
			SEP PHONES									
		9/30/26	2659	202609	330-57200-51000				*	15.00		
			SEP OFFICE SUPPLIES									
		9/30/26	2659	202609	330-57200-34400				*	1,491.29		
			SEP TENNIS MAINTENANCE									
		9/30/26	2659	202609	310-51300-49300				*	96.00		
			SEP PERMITS/LICENSES									
								GOVERNMENTAL MANAGEMENT SERVICES			1,690.49	001441
10/19/26	01309	10/13/26	10132026	202609	300-36900-10300				*	500.00		
			DEPOSIT REFUND									
								LAUREN SNELL			500.00	001442
10/19/26	01310	10/13/26	10132026	202609	300-36900-10300				*	100.00		
			DEPOSIT REFUND									
								MELISSA RECKER			100.00	001443

*** CHECK NOS. 001434-001449 MIDDLE VILLAGE - REC FUND
BANK E HANCOCK WHITNEY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/30/26	00026	10/16/26	2662	202609	330	57200-34400				*	1,040.00		
			SEP FACILITY MAINTENANCE										
									GOVERNMENTAL MANAGEMENT SERVICES			1,040.00	001444
10/30/26	00026	10/20/26	2663	202610	300	36900-10300				*	50.00		
			OCT FACILITY EVENT STAFF										
									GOVERNMENTAL MANAGEMENT SERVICES			50.00	001445
10/30/26	00062	10/01/26	412917B	202610	320	57200-46800				*	1,594.00		
			OCT LAKE MAINTENANCE										
									THE LAKE DOCTORS			1,594.00	001446
10/30/26	01100	5/22/26	05222026	202605	300	36900-10300				*	100.00		
			DEPOSIT REFUND										
									RACHAEL SCOTT LANTZ			100.00	001447
10/30/26	00704	10/01/26	31331	202610	320	57200-46200				*	47,828.92		
			OCT LANDSCAPE MAINTENANCE										
									VERDEGO LLC			47,828.92	001448
10/30/26	00510	10/20/26	10202026	202610	300	36900-10300				*	100.00		
			DEPOSIT REFUND										
									WENDI PATRY			100.00	001449

TOTAL FOR BANK E 103,561.04

TOTAL FOR REGISTER 103,561.04

poolsure
AN AQUASOL COMPANY

Invoice

Date 10/1/2026
Invoice# 131295637785

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

Terms	Net 20
Due Date	10/21/2026
PO #	

Bill To	**Ship To**
Oakleaf Plantation Middle Village 475 West Town Place Ste 114 St Augustine FL 32092	Oakleaf Plantation/Middle Vlg 845 Oakleaf Plantation Way Orange Park FL 32065

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

RECEIVED
SEP 30 2026
BY TP

Click Here to Pay Now

131295637785

From: **Oakleaf Venues** venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - TISA WILSON
Date: September 24, 2026 at 3:30 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

RECEIVED
SEP 24 2026
BY:

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 MIDNIGHT (ET 6:00pm-10:00pm)
  - DATE OF VENUE – JULY 25, 2026
  - NON-RESIDENT – **TISA WILSON**
  - ADDRESS – 3330 HIGHLAND MILL LANE, **ORANGE PARK, FL 32073**
  - AMOUNT OF REFUND - **$500.00**
  - BOOKING FEE/DEPOSIT was via VISA (6984):
    - **GRAND BANQUET:**
    - DATED: 1/5/26
    - APPROVAL CODE: 015784
    - 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 **September 30-October 12, 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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RECEIVED
AUG 25 2026
BY:

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

Processed and mailed out check #1394 on 08/28/26
But, was never received. Needed to be reissued.
TP 10/05/26

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

RECEIVED
OCT 05 2026
BY: TP

Thank you.

I will be out of the office **August 19-21, 2026**
Email is the best means of communication when I am out of the office.
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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

Governmental Management Services

www.OakLeafResidents.com

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CALM III, LLC

475 West Town Place
St. Augustine, FL 32092

Invoice

Date	Invoice #
10/1/2026	1

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

Description	Amount
Recreation - Facility Management - Oakleaf Plantation - October 2026	32,767.17
Janitorial - October 2026	5,518.67

RECEIVED
OCT 09 2026
BY:

Alison Mossing
10-9-26

Total	$38,285.84

CALM III, LLC

475 West Town Place
St. Augustine, FL 32092

Invoice

Date	Invoice #
10/1/2026	2

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

Description	Amount
Tennis Professional Services and Instruction - Oakleaf Plantation - October 2026	6,038.50

RECEIVED
OCT 09 2026
BY:

Alison Mossing
10-9-26

Total	$6,038.50

From: **Oakleaf Venues** venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - CLARISSA FOSS
Date: October 13, 2026 at 2:45 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com

RECEIVED
OCT 13 2026
BY:

Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (WEDNESDAY) 5:00 P.M. to 11:00 P.M. (ET 7:00 pm-9:00 pm)
  - DATE OF VENUE – OCTOBER 7, 2026
  - NON-RESIDENT – **CLARISSA FOSS**
  - ADDRESS – 1400 BITTERBERRY DRIVE, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **$500.00**
  - BOOKING FEE/DEPOSIT was via VISA (2792):
    - **GRAND BANQUET:**
    - DATED: 9/8/26
    - APPROVAL CODE: 016138
    - 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 **October 15-16, 2026**
Email is the best means of communication when I am out of the office.
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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

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 #: 2656
Invoice Date: 10/6/26
Due Date: 10/6/26
Case:
P.O. Number:

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

RECEIVED
OCT 08 2026
BY:

Description	Hours/Qty	Rate	Amount
Facility Event Staff through October 3, 2026	25	25.00	625.00
2.300.369.103			

Total	$625.00
Payments/Credits	$0.00
Balance Due	$625.00

10/8/26

Governmental Management Services, LLC

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

Middle Village CDD

Facility Event Staff Service Hours

Quantity	Description	Rate	Amount
25	Facility Event Staff	$ 25.00	$ 625.00

Covers Period End: October 3, 2026

Amenities Revenue # 2.300.369.103

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

Invoice

Invoice #: 2659
Invoice Date: 9/30/26
Due Date: 9/30/26
Case:
P.O. Number:

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

RECEIVED
OCT 13 2026
BY:

Description	Hours/Qty	Rate	Amount
2.330.572.4100 (MV Phones) -Statement Closing Date 9/25/26		88.20	88.20
2.310.513.49300 (MV Office Supplies) - Statement Closing Date 9/25/26		15.00	15.00
34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 9/25/26		2,796.83	2,796.83
2.330.572. 34400 (MV Tennis Maintenance) - Statement Closing Date 9/25/26		1,491.29	1,491.29
2.310.513.49300 (MV Permits/Licenses) - Statement Closing Date 9/25/26		96.00	96.00

Total	$4,487.32
Payments/Credits	$0.00
Balance Due	~~$4,487.32~~

$1,690.49

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

Purchase Date	Vendor	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
8/27/2026	1and1ionos	6.00	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	6
8/28/2026	arkansas flag	127.14	Repair and Replacement	34.600.538.64000	63.57	034.600.538.621	63.57	127.14
8/29/2026	Amazon	182.74	Repair and Replacement	34.600.538.64000	91.37	034.600.538.621	91.37	182.74
8/29/2026	Amazon	417.16	Repair and Replacement	34.600.538.64000	417.16			417.16
8/30/2026	Amazon	108.95	Repair and Replacement	34.600.538.64000	70.16	034.600.538.621	38.79	108.95
8/30/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
9/2/2026	RingCentral	176.39	Phones	2.330.572.4100	88.2	2.320.572.4100	88.19	176.39
9/5/2026	Dwyer Garage Doors	200.00	Repair and Replacement			034.600.538.621	200	200
9/6/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
9/7/2026	Vevor	719.07	Tennis Maintenance	2.330.572.34400	719.07			719.07
9/8/2026	1and1ionos	24.00	Office Supplies	2.330.572.51000	12	2.320.572.5100	12	24
9/10/2026	Freshwater systems	186.54	Repair and Replacement	34.600.538.64000	93.27	034.600.538.621	93.27	186.54
9/10/2026	B&M Land Construction	330.00	Repair and Replacement			034.600.538.621	330	330
9/13/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
9/15/2026	Award Gallery	490.74	Repair and Replacement	34.600.538.64000	490.74			490.74
9/20/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
9/21/2026	Pinch a Penny	135.96	Repair and Replacement	34.600.538.64000	37.98	034.600.538.621	37.98	75.96
9/23/2026	SupplyHouse	25.23	Repair and	34.600.538.64000	25.23			25.23

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

			Replacement					
9/24/2026	wolf automation	1776.72	Repair and Replacement	34.600.538.64000	888.36	034.600.538.621	888.36	1776.72
9/24/2026	HeadPenn	106.04	Tennis Maintenance	2.330.572.34400	106.04			106.04
9/24/2026	HeadPenn	666.18	Tennis Maintenance	2.330.572.34400	666.18			666.18
9/24/2026	PVTEVENTINS	192.00	Special Event	2.330.572.49400	96	2.320.572.49400	96	192
9/24/2026	poolweb	598.99	Repair and Replacement	34.600.538.64000	598.99	034.600.538.621		598.99
Totals					**$4,487.32**		**$1,962.49**	**$6,449.81**

Totals by District and GL

Double Branch: $1,962.49
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) - $1763.30
2.320.572.49400 (DB Special Events) – $96.00

Middle Village: $4,487.32
2.330.572.4100 (MV Phones) – $88.20
2.310.513.49300 (MV Office Supplies) – $15.00
34.600.538.64000 (MV repair & replacements) – $2,796.83
2.330.572. 34400 (MV Tennis Maintenance) - $1,491.29
2.310.513.49300 (MV Permits/Licenses) - $96.00

PRIVATE
Event Insurance *Your Event Insurance Specialists℠*

K&K Insurance Services,Inc.
WedSafe and Private Event Insurance
PO Box 2338
Fort Wayne, IN 46801

www.privateeventinsurance.com

Phone 1-800-328-2317
Fax 1-260-459-5502
Claims 1-800-237-2917

Application Date :09/24/2026

Final Summary

Special Event Insurance

Insured Information

Business or Organization:	Middle Village CDD				
First Name:	Jay				
Last name:	Soriano				
Address 1:	845 Oakleaf Plantation Parkway				
Address 2:					
City:	Orange Park	State:	Florida	Zip:	32065
Phone:	9043759285	Fax:		Cell:	
E-mail:	manager@oakleafresidents.com				
How did you hear about us?	Other				

Event Information

Venue Details - Venue1

Venue Name:	Middle Village CDD and GMS				
Address 1:	845 Oakleaf Plantation Parkway				
Address 2:					
City:	Orange Park	State:	Florida	Zip:	32065
Phone:	9043759285				
Email certificate to the venue?	Yes				
Venue's E-mail address:	manager@oakleafresidents.com				
Specific Language for Venue:					

Commercial General Liability

Eligibility

Where do you live?	Florida
Where will your wedding or event take place?	In the state where I live
Type of Event:	Non-profit meeting/function
Date of Event:	09/25/2026
How many guests will be at the event?	150
Alcoholic beverages are:	Furnished without a charge and/or BYOB
Will there be any organized athletic competitions?	No
Does the event have any of the following activities?	No

Activist rallies/marches/protests,Air shows/events,Animal obedience training,Any events held at multiple locations,Any events held on an airfield or airport facility or premises,Any events held outside the U.S.,Any events honoring national and/or local celebrities or professional athletes,Any events involving in or on water activities,Any events providing overnight accommodations,Athletic events or competitions,Balloon festivals,Battle reenactments,Block Party,Bonfires,Cannabis related events,Car/Motorcycle/RV/Boat shows,Christmas tree sales/lots,Cinematography & photography for commercial use,Circuses,Color party, foam party or raves,Concerts,Craft Fairs/ Shows,Dance competitions,Events with motorized vehicles except static vehicle shows/auctions or car washes for charity only,Events with ticket sales, or fee to attend, or are advertised on social media,Fashion Shows,Food eating contests,Fraternity or sorority events,Geocaching events,Gun and/or knife shows,Haunted attractions,Health fairs/expositions/shows,Hunting, fishing and hiking events,Mazes (corn, hay or fence),Open to the public events,Parades,Petting zoos,Political events (except private fundraising auctions, benefits, dances, dinners),Proms,Pumpkin chuckin events,Rodeos,Seances,Shooting events/activities (skeet/trap/clay/guns),Tailgating events,Tractor pulls,Union meetings,Walks/running events

Coverage & Limits

Each Occurrence:	$1,000,000
General Aggregate (other than Products-completed Operations):	$5,000,000
Products-completed Operations Aggregate:	$1,000,000
Personal and Advertising Injury:	$1,000,000

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Damage to Premises Rented to You:	$1,000,000
Medical Expense (any one person):	$5,000

Total Commercial General Liability Premium: $172.00

Notable Exclusions:

Refer to your policy for all specific coverage terms, conditions and exclusions.

Terms & Conditions:

1. A discount is applied to your premium, if available, if you purchased both a Wedding Event Liability policy and a Wedding Event Cancellation policy.
2. Premiums are 100% fully earned at inception of policy coverage and are non-refundable in the event of the cancellation of coverage at any time by the insured.
3. Any changes that deviate from the original enrollment form must be reported in writing.
4. Coverage is contingent upon receipt of premium payment. No coverage will be deemed in effect until premium is received by the company or their representative.

Applicant Warranty/Declaration

I understand that the insurance company, in determining whether to provide insurance coverage, will rely on the information contained in this form and all other information being submitted. I hereby warrant, represent and confirm that, to the best of my knowledge, all information provided is complete, true and correct.

I am aware that the insurance company expects accurate reporting for my premium calculation, and should my figures exceed my estimates during the coverage term I will make arrangements to pay the additional premium. I understand that my book and records may be examined or audited by the insurance company at any time during the coverage period and up to three years thereafter. Intentional misrepresentation or misreporting may jeopardize coverage. The company, as well as any of its authorized representatives, reserves the right to decline/void any ineligible coverage. I further acknowledge that, I have reviewed all information provided with this enrollment form and understand the exclusions which apply, as well as the activities and operations for which coverage is not provided.

Affinity Insurance Services Inc. is an insurance producer licensed in your state. Insurance producers are authorized by their license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. The role of the producer in any particular transaction involves one or more of these activities. Compensation will be paid to the producer, based on the insurance contract the producer sells. Depending on the insurer(s) and insurance contract(s) the purchaser selects, compensation will be paid by the insurer(s) selling the insurance contract or by another third party. Such compensation may vary depending on a number of factors, including the insurance contract(s) and the insurer(s) the purchaser selects. In addition, Affinity may charge a fee for administrative services. Your signature on your application, quote form, check, credit card and/or other authorization for payment of your premium, will be deemed to signify your consent to and acceptance of the terms and conditions including the compensation, as disclosed above, that is to be received by Aon. K&K Insurance Group, Inc. as managing general underwriter for the insurance company, receives compensation from the insurance company in consideration for its performance of insurance services that include, but are not limited to; underwriting, policy/certificate issuance, administration and claims handling. The insurance company compensates K&K, based on a predetermined percentage of the total premium. The total may also include an RPG membership fee of up to ten dollars. The insurance purchaser may obtain information about compensation expected to be received by the producer and managing general underwriter based in whole or in part on the sale of insurance to the purchaser, and compensation expected to be received based in whole or in part on any alternative quotes presented to the purchaser by the producer, by emailing a written request to: info@privateeventinsurance.com.

In addition, premiums paid by Clients to Affinity or K&K for remittance to insurers, Client refunds and claim payments paid to Affinity or K&K by insurance companies for remittance to Clients are deposited into fiduciary accounts in accordance with applicable insurance laws until they are due to be paid to the insurance company or Client. Subject to such laws and the applicable insurance company's consent, where required, Affinity or K&K will retain the interest or investment income earned while such funds are on deposit in such accounts.

Our liability to you, in total, for the duration of our business relationship for any and all damages, costs, and expenses (including but not limited to attorneys' fees), whether based on contract, tort (including negligence), or otherwise, in connection with or related to our services (including a failure to provide a service) that we provide in total shall be limited to the lesser of $1,000,000 or the singular annual limit of the policy of insurance procured by us on your behalf from which your damages arise.

This liability limitation applies to you, our client, and extends to our client's parent(s), affiliates, subsidiaries, and their respective directors, officers, employees and agents (each a "Client Group Member" of the "Client Group") wherever located that seek to assert claims against Affinity, and its parent(s), affiliates, subsidiaries and their respective directors, officers, employees and agents (each an "Aon Group Member" of an "Aon Group"). Nothing in this liability limitation section implies that any Aon Group Member owes or accepts any duty or responsibility to any Client Group Member.

If you or any of your Group Members asserts any claims or makes any demands against us or any Aon Group Member for a total amount in excess of this liability limitation, then you agree to indemnify Affinity for any and all liabilities, costs, damages and expenses, including attorneys' fees, incurred by Affinity or any Aon Group Member that exceeds this liability limitation.

Aon Corporation, our ultimate parent company, and its affiliates have from time to time sponsored and invested in insurance and reinsurance companies. While we generally undertake such activities with a view to creating an orderly flow of capacity for our clients, we also seek an appropriate return on our investment. These investments, for which Aon is generally at-risk for potential price loss, typically are small and range from fixed-income to common stock transactions. In such case, the gains or losses we make through your investments could potentially be linked, in part, to the results of treaties or policies transacted with you. Please visit the Aon website at http://www.aon.com/market_relationships for a current listing of insurance and reinsurance carriers in which Aon Corporate and its affiliates hold any ownership interest.

Electronic Signature Disclosure and Consent

The Electronic Signatures in Global and National Commerce Act (15 U.S.C . § 7001, et seq.) provides that a signature, contract or other record may not be denied legal effect, validity or enforceability solely because it is in electronic form or because an electronic signature was used in a transaction.
K&K Insurance Group (K&K), whether on its own behalf, and/or on behalf of an insurer and/or third parties, may utilize the Internet, email, cloud services, digital storage, digital media or similar electronic means to transmit Policy Documents to its clients. This Agreement informs you of your rights when we are delivering and you are receiving such documents from us electronically.

CERTIFIED SECURE

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CERTIFIED SECURE

By agreeing to proceed with this on-line transaction, you acknowledge and consent to the following:
1. I hereby voluntarily consent to proceeding with this transaction, and all subsequent actions related to this transaction, electronically.
2. I understand that further documents relating to this insurance purchased through K&K, including but not limited to correspondence, communications, confirmations, requests for premium payments and policy documents, may, to the extent permitted by law, be transmitted by electronic means to me, including by e-mail sent to the e-mail address I have provided as part of this transaction and/or my on-line registration. I consent to such documents being provided to me electronically.
3. Notwithstanding paragraph 2, any notice of cancellation shall be sent to me by mailing to the address I have provided as part of my registration and/or application for insurance, or to such other address for which I have provided notice pursuant to the terms of the policy.
4. Any change or revision to the e-mail address or other electronic contact information which I have provided as part of this transaction and/or on-line registration process shall be requested by me by logging onto this website, or by mailing a written notice to: K&K Insurance; 1712 Magnavox Way; Fort Wayne, IN 46804.
5. I understand that I may obtain a paper copy of any electronic record provided pursuant to this transaction or any subsequent transaction involving my coverage, either by printing a copy for my records or by mailing a written request by to the address provided in paragraph 4 hereof.
6. In order to access the electronic records provided, the following hardware and software are required: (a) a personal computer or other device through which Internet access is available, (b) an Internet connection, (c) an e-mail account with an Internet service provider, and (d) Adobe Acrobat Reader.
7. I understand that I have the right and option to withdraw my consent to the receipt of further electronic documents at any time, by mailing a written request to the address provided in paragraph 4 hereof.
8. Information relating to this transaction shall be maintained private and confidential and subject to the terms of our privacy statement, a copy of which is provided here Privacy Statement

☐ **I accept**

Name of the person completing this form: First name: **Lisa** Last name: **Carter**
Relationship to insured: **Employee/Staff Member**

Premium Summary

Total Commercial General Liability:	**$ 172.00**
Total Cancellation/Postponement Insurance (Inland Marine):	**Not Covered**
Total Premium:	**$ 172.00**
Risk Purchasing Group Administration Fee	**$20.00**
Total Amount Due	**$192.00**

*** Premium subject to change if not completing purchase same day as quoting ***

This summary is not a contract of insurance. You must refer to the actual policy for complete information regarding coverage terms, conditions and exclusions, as they may change from one coverage period to the next. Please remember that you will receive evidence of coverage immediately if purchased online. You may request a copy of the full policy by submitting a written request.

Acceptance of this quote confirms your desire to obtain liability insurance through the Sports, Leisure and Entertainment Risk Purchasing Group (where applicable). An RPG provides group purchasing power for similar risks resulting in potential advantageous coverage terms, competitive rates, risk management bulletins and rewards for favorable group loss experience. An RPG membership fee may be charged.

Fraud Warning

Fair Credit Report Act Notice
Personal information about you, including information from a credit or other investigative report, may be collected from persons other than you in connection with this application for insurance and subsequent amendments and renewals. Such information as well as other personal and privileged information collected by us or our agents may in certain circumstances be disclosed to third parties without your authorization. Credit scoring information may be used to help determine either your eligibility for insurance or the premium you will be charged. We may use a third party in connection with the development of your score. You have the right to review your personal information in our files and can request correction of any inaccuracies. A more detailed description of your rights and our practices regarding such information is available upon request. Contact your agent or broker for instructions on how to submit a request to us.

Applicable in AL, AR, DC, LA, MD, NM, RI and WV
Any person who knowingly (or willfully)* presents a false or fraudulent claim for payment of a loss or benefit or knowingly (or willfully)* presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison. *Applies in MD only.

Applicable in CO
It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Applicable in FL and OK
Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony (of the third degree)*. *Applies in FL only.

Applicable in KS
Any person who, knowingly and with intent to defraud, presents, causes to be presented or prepares with knowledge or belief that it will be presented to or by an insurer, purported insurer, broker or any agent thereof, any written statement as part of, or in support of, an application for the issuance of, or the rating of an insurance policy for personal or commercial insurance, or a claim for payment or other benefit pursuant to an insurance policy for commercial or personal insurance which such person knows to contain materially false information concerning any fact material thereto; or conceals, for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act.

Applicable in KY, NY, OH and PA
Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties* (not to exceed five thousand dollars and the stated value of the claim for each such violation)*. *Applies in NY Only.

Applicable in ME, TN, VA and WA
It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of

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CERTIFIED SECURE

defrauding the company. Penalties (may)* include imprisonment, fines and denial of insurance benefits. *Applies in ME Only.

Applicable in MN

A person who files a claim with intent to defraud or helps commit a fraud against an insurer is guilty of a crime.

Applicable in NJ

Any person who includes any false or misleading information on an application for an insurance policy is subject to criminal and civil penalties.

Applicable in OR

Any person who knowingly and with intent to defraud or solicit another to defraud the insurer by submitting an application containing a false statement as to any material fact may be violating state law.

Applicable in VT

Any person who knowingly presents a false statement in an application for insurance may be guilty of a criminal offense and subject to penalties under state law.

Applicable in all other states

Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

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Order Summary

Order placed August 29, 2026 Order # 112-8080681-0649861

Ship to

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

Payment method

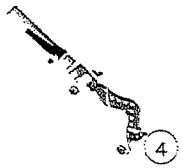
American Express ending in 3053
View related transactions

Order Summary

Item(s) Subtotal:	$101.37
Shipping & Handling:	$0.00
Total before tax:	$101.37
Estimated tax to be collected:	$7.58
Grand Total:	**$108.95**

Placed by	Jay Soriano
GMS Customer Name	Jay Soriano
GMS Work Order Number	JSO082926
GMS Description	doors,shade,tables
GMS Billable (N/F/O)	F (Billable through Field)

Arriving tomorrow



Aquatonics Heavy Duty Pool Tablet Holder – ABS and Stainless Steel Construction, EZ Clip Handle, Adjustable Wing Screw – Replaces 542068, Fits 3 Inch Tablets for Cleaning Stains with Telescopic Pole
Sold by: Aquatonics
Return or replace items: Eligible through October 2, 2026
$16.99



Transparent Push Start Button Cover, SdydudCyb 1 PCS Electrical Protective Cover Emergency Stop Protection Cover,Push Button Cover,Stop Switch Box
Sold by: SdydudCyb
Return or replace items: Eligible through October 2, 2026
$15.68



GuoluvSoo Door Hole Deadbolt Cover Plate, 2-5/8" Stainless Steel, Black
Sold by: Luvsoo Direct
$5.91

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English | United States

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Order Summary

Order placed August 29, 2026 Order # 112-7365230-9204262

Ship to

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

Payment method

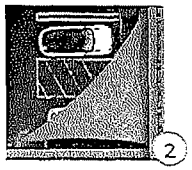
American Express ending in 3053
View related transactions

Order Summary

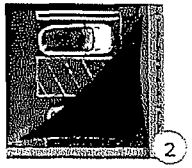
Item(s) Subtotal:	$388.04
Shipping & Handling:	$0.00
Total before tax:	$388.04
Estimated tax to be collected:	$29.12
Grand Total:	**$417.16**

Placed by	Jay Soriano
GMS Customer Name	Jay Soriano
GMS Work Order Number	JSO082926
GMS Description	doors,shade,tables
GMS Billable (N/F/O)	F (Billable through Field)

Arriving September 9



Royal Shade 13' x 18' x 22.2' Sand Beige Right Triangle Sun Shade Sail Order to Make RSTAPT14, UPF50+ 95% UV Blockage, 200GSM Commercial Standard Heavy Duty, 3 Years Warranty (We Make Custom Size)
Sold by: Royal Shade
Supplied by: Other
Return or replace items: Eligible through October 8, 2026
$97.01



Royal Shade 13' x 18' x 22.2' Brown Right Triangle Sun Shade Sail Order to Make RSTAPT14, UPF50+ 95% UV Blockage, 200GSM Commercial Standard Heavy Duty, 3 Years Warranty (We Make Custom Size)
Sold by: Royal Shade
Supplied by: Other
$97.01

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Order Summary

Order placed August 29, 2026 Order # 112-5406955-1898613

Ship to

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

Payment method

American Express ending in 3053
View related transactions

Order Summary

Item(s) Subtotal:	$169.99
Shipping & Handling:	$0.00
Total before tax:	$169.99
Estimated tax to be collected:	$12.75
Grand Total:	**$182.74**

Placed by	Jay Soriano
GMS Customer Name	Jay Soriano
GMS Work Order Number	JSO082926
GMS Description	doors,shade,tables
GMS Billable (N/F/O)	F (Billable through Field)

Arriving September 3 - September 8



Stabrech 47" Round Patio Table with Umbrella Hole, Metal Outdoor Dining Table for Garden, Backyard and Deck, 6 Person Round Patio Dining Table for Outside, Honey Oak

Sold by: Stabrech Direct

Supplied by: Other

$169.99

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B & M Land Construction Inc

$330.00

Custom Amount
Sand hauled

Total

#1684
Sep 10 2026 at 12:53 PM
$330.00

$330.00

B & M Land Construction Inc
2141 Louie Carter Rd
Baldwin, FL 32234-3455
(904) 219-3423

AMEX 3053 (Keyed)

Sep 10 2026 at 12:53 PM
Auth code: 225083



Dwyer Garage Doors & More

Jay Soriano
370 Oakleaf Village Parkway
Orange Park, FL 32065

(904) 562-0249
jsoriano@gmsnf.com

INVOICE	#112
SERVICE DATE	Sep 03, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Sep 03, 2026
AMOUNT DUE	**$0.00**

CONTACT US

2695 Secret Harbor Dr.
jacksonville, FL 32065

(928) 412-7536
james_dwyer99@yahoo.com

INVOICE

Services	qty	unit price	amount
Crashed Door	1.0	$200.00	$200.00
Fix the issue at hand and lube and adjust anything that may need adjusting1 year parts warranty,30 day labor warranty			

Subtotal	$200.00
Job Total	**$200.00**
Amount Due	**$0.00**

Payment History

Sep 05	Sat 7:05am	Credit Card	$200.00

Thank you for your business. We look forward to future business with you.

See our Terms & Conditions

Order Information

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

Billing Information

Jay Soriano
475 W Town Pl
Orange Park, FL 32092

Order Summary

Payment Method: Credit Card

Shipping Address

GMS LLc
370 OAKLEAF VILLAGE PKWY
orange park, FL 32065

Shipping Method

Ground

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

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

Subtotal	$354.66
Shipping	$29.04
Coupon	$70.93
Total	**$312.77**

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

Fresh Water Systems

ORDER WEBFWS100705569

Thank you for your purchase!

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

View your order

or Visit our store

Order summary



John Guest Black 1/4" OD LLDPE Polyethylene Tubing × 1
500 Feet — $59.13



Stenner Santoprene Check Valve Duckbill × 5
5-Pack — $103.75

Subtotal	$162.88
Shipping	$10.63
Taxes	$13.03
Total	**$186.54 USD**

Customer information

Shipping address

Jay Soriano
GMS llc
370 Oakleaf Village Parkway
Orange Park FL 32065
United States

Billing address

Jay Soriano
475 West Town Place
St. Augustine FL 32092
United States

Payment

Shipping method

SHIPPING - Ground- 4-5 business days in transit

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

IONOS

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:	202064279834
Invoice Date:	08/26/2026
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: 08/25/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Builder 08/25/2026-09/24/2026	$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

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:	202064514049
Invoice Date:	09/07/2026
Customer ID:	270980442
Contract ID:	85644648
Help Center:	ionos.com/help
My IONOS:	my.ionos.com/invoices

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

Invoice

Billing period starting: 09/06/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 85644648 - IONOS MyWebsite Creator+					
1	Basic Fee 09/06/2026-10/05/2026	$30.00 a month	1 mo.	$0.00	$30.00
2	Special Offer Discount for line-item 1	Special Offer		$0.00	$-6.00
Net Total					**$24.00**
Net (non-taxable portion)					**$24.00**
Net (taxable portion)					**$0.00**
Tax					**$0.00**
Total amount due Please **DO NOT** send cash, check or money order					**$24.00**

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.

ORDER 13933259703

POOLWEB
POOL & SPA SUPPLIES

Thank you for your purchase!

At Poolweb, we want to ensure that your purchase remains in excellent condition for years to come.

Order summary



1-1/2 HP Pump Motor Square Flange - 1-Speed 3-Phase 208-230/460 Volts 60 Hz - TEFC Almond × 1 **$518.20**

Product Warranty Powered by SureBright × 1
1 Year Protection / Coverage#851 **$39.00**

Subtotal	**$557.20**
Shipping	**$0.00**
Taxes	**$41.79**
Total	**$598.99 USD**

Customer information

Shipping address

Jay Soriano
370 OAKLEAF VILLAGE PKWY STE 114
orange park FL 32065
United States

Billing address

Jay Soriano
475 West Town Place
St. Augustine FL 32092
United States

Shipping method

Standard

SupplyHouse

Secure Checkout

Thanks for your order, Jay!

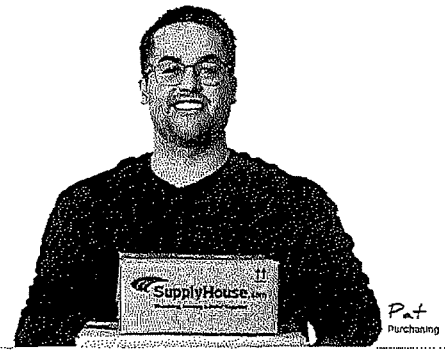
Order # 28911963

Print | Edit your order | Go to invoices

We've emailed you a copy of this receipt. You'll get a second email with a tracking number once your items ship.

VIEW ORDER

Continue Shopping



Stay Updated on Your Order! NEW

To receive automatic delivery updates for your orders, please enter the email address(es) where you'd like to receive notifications:

jsoriano@gmsnf.com x Enter email...

SUBSCRIBE EMAILS

Shipping Method

UPS Ground

Shipping Address

Jay Soriano
GMS LLc
370 Oakleaf Village Pkwy
Orange Park, FL 32065
(904) 342-1441

Payment Method

AMERICAN EXPRESS
**** 3053
(Exp. 12/2026)

Billing Address

Jay Soriano
GMS llc
475 W Town Pl
Saint Augustine, FL 32092
(904) 342-1441

Arriving
Fri, Sep 25

FastTrack



30 MFD Round Motor Run Capacitor (440/370V)

SKU: PRCF30A
Titan HD

1 unit

$16.52 each

Order Total

Subtotal (1 item)	$16.52
Shipping - UPS Ground	$6.95
Sales Tax	$1.76
Total:	**$25.23**

Easy Returns No restocking fee for 90 days!

View Return Policy

Secure Checkout

TrustedSite CERTIFIED SECURE
Norton powered by digicert



Need Help? Call or Text 1-888-757-4774

Live Chat Email

Open Now: 8am–7:45pm

View Cart ID

Award Gallery, Inc.

175-6 Blanding Boulevard
Orange Park, FL 32073

Invoice

Date	Invoice #
8/16/2024	14642

PAID
09/25/2024

Bill To
oakleaf orcas swim team jack powers-young 505-7731

Manager @ oakleaf residents.com

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
medals	24	3.50	84.00
plaques 6 x 8	5	21.00	105.00
trophies high point	12	6.00	72.00
trophies - special awards	2	8.50	17.00
champs chenille pins	100	1.25	125.00

Award Gallery
175 6 Blanding Blvd
Orange Park, FL 32073
904-568-5450

09/25/2024 11:06

Sale

Trans #: 1 Batch #: 149

CREDIT CARD

AMEX MANUAL

**********3053 **/**

Card Price / Cash Price

****

$418.11 $403.00

Cash Discount $0.00
SUB TOTAL: $418.11
TOTAL AMT: USD $418.11

Resp: Transaction approved

Code: 219324

Ref #: 604497166

CID Rsp: The Card Security Code matched

AVS Rsp: All digits match (5-digit Zip Code)

If paid with cash you could've saved $15.11

Thank You!

CUSTOMER COPY

THANK YOU FOR YOUR BUSINESS

Subtotal	$403.00
Sales Tax (7.5%)	$0.00
Total	$403.00
Payments/Credits	$-403.00
Balance Due	$0.00

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 Reciept

Billing Period Start Date 09/01/26
Client Code 1461

Date	INV	Transaction	Description			Amount
9/1/2026		Previous Balance				$60.00
9/1/2026	13728	Invoice	Double branch			$75.96
			ALGAE EATER PLUS 1 GAL.	Qty: 4	$75.96	
9/21/2026		Credit Card Payment	81811285495			$-135.96

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
09/21/26	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

Receipt

Invoice number YSOPUWFB-0062
Receipt number 2270-9891
Date paid September 13, 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 September 13, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Sep 13–Sep 20, 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	September 13, 2026	$9.99	2270-9891

Receipt

Invoice number YSOPUWFB-0063
Receipt number 2311-0693
Date paid September 20, 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 September 20, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Sep 20–Sep 27, 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	September 20, 2026	$9.99	2311-0693

Receipt

Invoice number YSOPUWFB-0061
Receipt number 2381-7107
Date paid September 6, 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 September 6, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Sep 6–Sep 13, 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	September 6, 2026	$9.99	2381-7107

Receipt

Invoice number YSOPUWFB-0060
Receipt number 2853-5268
Date paid August 30, 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 August 30, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Aug 30–Sep 6, 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	August 30, 2026	$9.99	2853-5268

RingCentral

Thank you for choosing RingCentral.

Invoice

Document # 17281041001

Account Information		Bill To	Pay To
Account Number:	(904) 770-4650	Oakleaf Plantation 475 west town place ste St Augustine, FL 32092, USA	RingCentral, Inc. 20 Davis Dr, Belmont, CA 94002, USA
Subscription Name:	RingEX Standard™		
Statement Date:	09/02/2026		
Paid By:	···· ···· ···· 8052		

Statement Summary

Subscription

Subtotal:

Charges	Billing frequency	Price per item	Qty	Discounts and prorates
RingEX Standard™ - Subscription Fee	Monthly	$0.00	1	-
DigitalLine Unlimited	Monthly	$34.99	5	($40.05)
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
09/02/2026-10/01/2026	RingEX Standard™ - Monthly Subscription Fee	$0.00	1	$0.00
09/02/2026-10/01/2026	DigitalLine Unlimited - (904) 342-1441	$34.99	1	$34.99
09/02/2026-10/01/2026	DigitalLine Unlimited - Discount $8.01 off	($8.01)	1	($8.01)
09/02/2026-10/01/2026	DigitalLine Unlimited - (904) 770-4648	$34.99	1	$34.99
09/02/2026-10/01/2026	DigitalLine Unlimited - Discount $8.01 off	($8.01)	1	($8.01)
09/02/2026-10/01/2026	DigitalLine Unlimited - (904) 770-4649	$34.99	1	$34.99
09/02/2026-10/01/2026	DigitalLine Unlimited - Discount $8.01 off	($8.01)	1	($8.01)
09/02/2026-10/01/2026	DigitalLine Unlimited - (904) 770-4661	$34.99	1	$34.99
09/02/2026-10/01/2026	DigitalLine Unlimited - Discount $8.01 off	($8.01)	1	($8.01)
09/02/2026-10/01/2026	DigitalLine Unlimited - (904) 770-4667	$34.99	1	$34.99
09/02/2026-10/01/2026	DigitalLine Unlimited - Discount $8.01 off	($8.01)	1	($8.01)

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HEAD® Penn®

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

Sold-to address
Middle Village CDD
475 Town Place West Ste 114
SAINT AUGUSTINE FL 32092

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

Order acknowledgement

Order Number	Date
5103540733	09/03/2026
P.O. No.	Date
Fletcher 9/3	
Requested Delivery Date	09/03/2026
Cancel Date:	
Customer No.: 715220	
Order Placed By: R118	
Entered by: OMS3_CPIC	
Salesrep: ELLIS, JEFF	

We deliver according to the following conditions:
Terms of payment Credit Card preauth.
Terms of delivery: FOB BALTIMORE, MD
Shipped Via: FED EX GROUND (PPA)

Thank you for your order - this is your order acknowledgement.
Payment should only be made upon receipt of invoice.

Line.	Material-No.	Description Quantity	Price	Price unit	Amount	Cur
000010	522103	PRO PENN MARATHON+ RD				
	Item 10					
		8 CAS	87.12		696.96	USD
	Terms of payment	5% 30 2% 60 NET 61 days				
		8 CAS Day 09/03/2026				
000020	285375	Prime Tour Perforated 50 pcs clear polyb				
	Item 20					
	BK Del Date 2 09/03/2026					
		2 PAC	46.92		93.84	USD
000030	952194	HEAD COURT BANNER				
	Item 30					
		2 PC				USD
		2 PC Day 09/03/2026				
000040	952195	HEAD Shop Banner				
	Item 40					
		1 PC				USD
		1 PC Day 09/03/2026				

For Return Authorization or Billing Inquiries: Please call (800) 289-7366

HEAD® Penn®

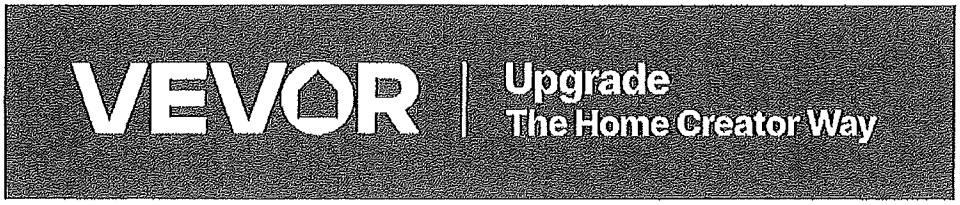
Sold-to address
Middle Village CDD
SAINT AUGUSTINE FL 32092

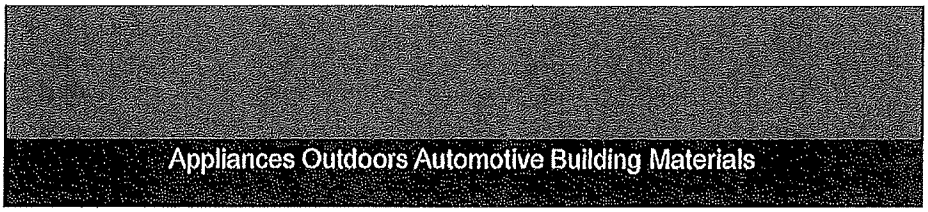
Doc. No. /Date
5103540733 / 09/03/2026

Line.	Material-No.	Description Quantity	Price	Price unit	Amount	Cur
000050	952278	HEAD Slatwall Header (NEW)				
	Item 50					
		1 PC				USD
		1 PC	Day 09/03/2026			
000060	952371	Pro Penn Marathon Court Banner				
	Item 60					
		1 PC				USD
		1 PC	Day 09/03/2026			
Total Number of Units		15				

Items total		790.80	USD
CC Discount	5.000- %	34.85-	USD
Final Amount		755.95	USD

For Return Authorization or Billing Inquiries: Please call (800) 289-7366



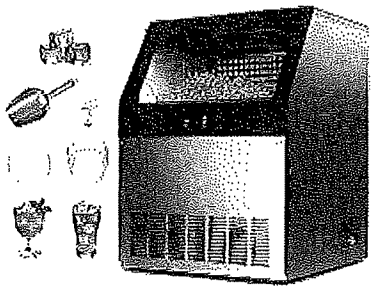


Dear Jay Soriano,

Thank you for your order. Here is a summary of order:

Order Information	Email
Contact Name	jsoriano@gmsnf.com
Jay Soriano	Zip Code
Phone Number	32065
1-9043421441	Payment Method
Address1	Credit/Debit Card
370 Oakleaf Village Parkway Orange Park Florida United States	Shipping Method
	Standard Shipping (Fri, Sep 11 - Fri, Sep 11)

Product	Unit Price	Subtotal
•		



VEVOR Commercial Ice Maker Machine, 265 lbs/24h with 85 lbs Storage Capacity, Built-in/Freestanding/Under Counter, Stainless Steel Ice Maker with LED Display & Self-Cleaning, for Home Bar Restaurant	$668.90	$668.90

Subtotal	$668.90
$668.90	Estimated Sales Tax
Shipping Fee	$50.17
Free	Total
Total before Sales Tax	**$719.07**

MARSHALL WOLF AUTOMATION

Thanks for your order! We're processing it now. In-stock orders placed before 3 p.m. CST usually ship the same day, and you'll hear from us with tracking info or a ship date update as soon as we have it.

Order #169915
Placed Sep 24th 2026

Shipping Address

370 OAKLEAF VILLAGE PKWY
ORANGE PARK
FLORIDA
32065-4259
US

Billing Address

Jay Soriano
GMS LLC
475 W TOWN PL STE 114
SAINT AUGUSTINE, FLORIDA 32092-3649
UNITED STATES

Email: manager@oakleafresidents.com
Phone: 9043421441

Items

FRN0025C2S-2U FRN0025C2S-2U Brand: Fuji Electric $525.23	Qty: 1	**$525.23**
Extend Protection Plan - 3 years B6-HG-TOOL-3y;xtd;FRN0025C2S-2U $99.99	Qty: 1	**$99.99**
CFW500A04P3B2NB20G2 CFW500A04P3B2NB20G2 Brand: Weg $244.07	Qty: 1	**$244.07**

Extend Protection Plan - 3 years (A) B6-HG-TOOL-3y;xtd;CFW500A04P3B2NB20G2 $59.99	Qty: 1	**$59.99**
FRN0033C2S-2U FRN0033C2S-2U Brand: Fuji Electric $723.49	Qty: 1	**$723.49**

Subtotal:	**$1,652.77**
Shipping:	**$0.00**
Tax:	**$123.95**
Grand total:	**$1,776.72**
Shipping method:	**UPS® (UPS® Ground)**

Questions about your order? Contact us or reply to this email.

Thanks again for choosing Wolf Automation!

From: **Oakleaf Venues** venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - LAUREN SNELL
Date: October 13, 2026 at 3:00 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Alison Mossing amossing@gmstnn.com, Marilee Giles mgiles@gmsnf.com

RECEIVED
OCT 13 2026
BY:

Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – GRAND BANQUET (FRIDAY) 4:00 P.M. to 12:00 MIDNIGHT (ET 6:00 pm-10:00 pm)
  - DATE OF VENUE – SEPTEMBER 25, 2026
  - NON-RESIDENT – **LAUREN SNELL**
  - ADDRESS – 928 WAVERLY BLUFF COURT, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **$500.00**
  - BOOKING FEE/DEPOSIT was via VISA (3274):
    - **GRAND BANQUET:**
    - DATED: 7/30/26
    - APPROVAL CODE: 300747
    - 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 **October 15-16, 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 - MELISSA RECKER
Date: October 13, 2026 at 2:40 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

RECEIVED
OCT 13 2026
BY:

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 pm-6:00 pm)
  - DATE OF VENUE – OCTOBER 3, 2026
  - RESIDENT – **MELISSA RECKER**
  - ADDRESS – 537 Chestwood Chase Drive, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **$100.00**
  - BOOKING FEE/DEPOSIT was via AMEX (0517-F / 1010-B):
    - DATED: 9/9/26
    - APPROVAL CODE: 821009
    - 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 **October 15-16, 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 #: 2662
Invoice Date: 10/16/26
Due Date: 10/16/26
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 September 1 - September 30, 2026 (Tennis)	26	40.00	1,040.00

Tennis Ct. Maint.
2.330.512.3440

RECEIVED
OCT 21 2026
BY: TP

Alison Mossing
10-21-26

Total	$1,040.00
Payments/Credits	$0.00
Balance Due	$1,040.00

GMS

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

Date	Hours	Employee	Description
9/2/26	2	J.S.	Clean and sweep tennis courts.
9/4/26	2	J.S.	Clean and sweep tennis courts.
9/7/26	2	J.S.	Clean and sweep tennis courts.
9/9/26	2	J.S.	Clean and sweep tennis courts.
9/11/26	2	J.S.	Clean and sweep tennis courts.
9/14/26	2	J.S.	Clean and sweep tennis courts.
9/16/26	2	J.S.	Clean and sweep tennis courts.
9/18/26	2	J.S.	Clean and sweep tennis courts.
9/21/26	2	J.S.	Clean and sweep tennis courts.
9/23/26	2	J.S.	Clean and sweep tennis courts.
9/25/26	2	J.S.	Clean and sweep tennis courts.
9/28/26	2	J.S.	Clean and sweep tennis courts.
9/30/26	2	J.S.	Clean and sweep tennis courts.
TOTAL	26		

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

Invoice

Invoice #: 2663
Invoice Date: 10/20/26
Due Date: 10/20/26
Case:
P.O. Number:

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

RECEIVED
OCT 20 2026
BY:

Description	Hours/Qty	Rate	Amount
Facility Event Staff through October 17, 2026	2	25.00	50.00
2.300.369.103			

Total	$50.00
Payments/Credits	$0.00
Balance Due	$50.00

10/20/26
CBO

Governmental Management Services, LLC

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

Middle Village CDD

Facility Event Staff Service Hours

Quantity	Description	Rate	Amount
2	Facility Event Staff	$ 25.00	$ 50.00
	Covers Period End: October 17, 2026		
	Amenities Revenue # 2.300.369.103		

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

VISA MasterCard

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	10/1/2026	$1,594.00

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

00000000027159001000000041291700000015940093

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 10/11/2026 **Invoice 412917B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
10/1/2026	Water Management - Monthly		$1594.00	$0.00	$1594.00

Code to:

2-320-572-4680

RECEIVED
OCT 19 2026
BY:

Middle Village Lake Maintenance

Please remit payment for this month's invoice.

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

Credits	$0.00
Adjustment	$0.00
AMOUNT DUE	

Total Account Balance including this invoice: $1594.00

This Invoice Total: $1594.00

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

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

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

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

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - RACHAEL LANTZ
Date: May 22, 2026 at 3:14 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Allson Mossing amossing@gmstnn.com

RECEIVED
MAY 22 2026
BY:

Good afternoon, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
  - LOCATION – PO PATIO (SATURDAY) 10:00 A.M. to 2:00 P.M. (ET 10:30am-1:30PM)
  - DATE OF VENUE – MAY 2, 2026
  - RESIDENT – **RACHAEL LANTZ**
  - ADDRESS – 3420 CRANE HILL COURT, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **$100.00**
  - BOOKING FEE/DEPOSIT was via MC (6685):
    - DATED: 4/22/26
    - APPROVAL CODE: 041041P
    - AMOUNT: $100.00

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

Thank you.

RECEIVED
OCT 19 2026
BY: TP

Processed and mailed out on 05/29/26 with check #1312. But, was never received. Need to reissue another check to same person and address.
TP
10/19/26

I will be out of the office **June 15 - 18, 2026**
Email is the best means of communication when I am out of the office.
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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

Governmental Management Services

www.OakLeafResidents.com

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

VERDEGO LANDSCAPE
A BRIGHTLAND COMPANY

Invoice

Invoice #: 31331
Date: 10/01/26
Customer PO:
DUE DATE: 10/31/2026

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	AMOUNT
#30865 - Standard Maintenance Contract 2026 -2027 October 2026	$47,828.92
Work order #1846 Zach	

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE **$47,828.92**

Please See Our Updated Remittance Information

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

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

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

Code to:

2-320-572-462

RECEIVED
OCT 19 2026
BY:

Middle Village Landscape Maintenance

From: **Oakleaf Venues** venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - WENDI PATRY
Date: October 20, 2026 at 5:11 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

RECEIVED
OCT 20 2026
BY:

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 – OCTOBER 18, 2026
  - RESIDENT – **WENDI PATRY (name on credit card) aka Wendi Keeney**
  - ADDRESS – 1635 CANOPY OAKS DRIVE, **ORANGE PARK, FL 32065**
  - AMOUNT OF REFUND - **$100.00**
  - BOOKING FEE/DEPOSIT was via VISA (9367):
    - DATED: 9/25/26
    - APPROVAL CODE: 04501D
    - 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 **November 4-9, 2026**
Email is the best means of communication when I am out of the office.
Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

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*** CHECK NOS. 000989-000993 MIDDLE VILLAGE-CAPITAL RESERVE
BANK C CAPITAL RESERVE

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/02/26	00021	9/22/26	INV10934	202609	600	53800-64000				*	406.87		
			12 VOLT 7 AH AGM BATTERY										
								1000	BULBS			406.87	000989
10/19/26	00009	9/30/26	2659	202609	600	53800-64000				*	2,796.83		
			SEP REPAIR & REPLACEMENTS										
									GOVERNMENTAL MANAGEMENT SERVICES			2,796.83	000990
10/30/26	00121	10/05/26	7533	202610	600	53800-64000				*	4,880.00		
			80 YDS PLAYGROUND MULCH										
									BIG BRANCH TREE SERVICE INC			4,880.00	000991
10/30/26	00120	9/04/26	92537087	202609	600	53800-64000				*	835.07		
			JANITORIAL SUPPLIES										
		9/04/26	92537087	202609	600	53800-64000				*	62.64-		
			CREDIT MEMO #9253421116										
									HD SUPPLY INC			772.43	000992
10/30/26	00120	9/08/26	92537407	202609	600	53800-64000				*	296.32		
			JANITORIAL SUPPLIES										
									HD SUPPLY INC			296.32	000993

TOTAL FOR BANK C 9,152.45

TOTAL FOR REGISTER 9,152.45

1000Bulbs.com

Invoice: INV1093467

Bill To:
Middle Village CDD
Jay Soriano
370 Oakleaf Village Pkwy
Orange Park, FL 32065
904-562-0249
Sales Order: S05063002

Ship To:
Middle Village CDD
Jay Soriano
370 Oakleaf Village Pkwy
Orange Park, FL 32065

Order Date	09/22/2026	**Invoice Date**	09/22/2026	**Due Date**	10/22/2026
Customer #	1705529	**Terms**	Net 30	**Web #**	15694694
Salesperson	Kash Brewer	**Phone**	972-764-5916	**Email**	kbrewer@1000bulbs.com

Product	Ordered	Shipped	Unit Price	Total
 **Brand: Bright Way Group** **SKU: BAT-10010** **12 Volt - 7 Ah - AGM Battery** F1 Terminal - Sealed AGM - Bright Way Group BW1270F1	26	26	$12.62	**$328.12**

RECEIVED
SEP 25 2026
BY:

Ship Via	Multiple Methods
Tracking #	877600032678 , 877600031373

Code to:

Middle Village Repair and Replacements

34-600-538-64000

Subtotal:	$328.12
Shipping:	$78.75
Sales Tax:	$0.00
Total:	**$406.87**

Skip to main content

Please mail payment by check to

Service Lighting & Electrical Supplies- 599522

PO Box 649552

Dallas, TX 75264-9552

Phone: (800) 624-4488

Please send ACH/Wire payments to

Account Name: Service Lighting & Electrical Supplies

Account Number: 01878438861

Routing Number: 044000024

Bank Name: Huntington Bank

Bank Address: 41 South High Street, Columbus, OH, 43215

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

Invoice

Invoice #: 2659
Invoice Date: 9/30/26
Due Date: 9/30/26
Case:
P.O. Number:

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

RECEIVED
OCT 13 2026
BY:

Description	Hours/Qty	Rate	Amount
X 2.330.572.4100 (MV Phones) -Statement Closing Date 9/25/26		88.20	88.20 X
X 2.310.513.49300 (MV Office Supplies) - Statement Closing Date 9/25/26		15.00	15.00 X
✓ 34.600.538.64000 (MV Repair & Replacements) -Statement Closing Date 9/25/26		2,796.83	2,796.83 ✓
X 2.330.572. 34400 (MV Tennis Maintenance) - Statement Closing Date 9/25/26		1,491.29	1,491.29 X
X 2.310.513.49300 (MV Permits/Licenses) - Statement Closing Date 9/25/26		96.00	96.00 X

Total	$4,487.32
Payments/Credits	$0.00
Balance Due	~~$4,487.32~~

$2,796.83

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

Purchase Date	Vendor	Amount	Description	GL Account	Middle Village	GL	Double Branch	Total
8/27/2026	1and1ionos	6.00	Office Supplies	2.330.572.51000	3	2.320.572.5100	3	6
8/28/2026	arkansas flag	127.14	Repair and Replacement	34.600.538.64000	63.57	034.600.538.621	63.57	127.14
8/29/2026	Amazon	182.74	Repair and Replacement	34.600.538.64000	91.37	034.600.538.621	91.37	182.74
8/29/2026	Amazon	417.16	Repair and Replacement	34.600.538.64000	417.16			417.16
8/30/2026	Amazon	108.95	Repair and Replacement	34.600.538.64000	70.16	034.600.538.621	38.79	108.95
8/30/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
9/2/2026	RingCentral	176.39	Phones	2.330.572.4100	88.2	2.320.572.4100	88.19	176.39
9/5/2026	Dwyer Garage Doors	200.00	Repair and Replacement			034.600.538.621	200	200
9/6/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
9/7/2026	Vevor	719.07	Tennis Maintenance	2.330.572.34400	719.07			719.07
9/8/2026	1and1ionos	24.00	Office Supplies	2.330.572.51000	12	2.320.572.5100	12	24
9/10/2026	Freshwater systems	186.54	Repair and Replacement	34.600.538.64000	93.27	034.600.538.621	93.27	186.54
9/10/2026	B&M Land Construction	330.00	Repair and Replacement			034.600.538.621	330	330
9/13/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
9/15/2026	Award Gallery	490.74	Repair and Replacement	34.600.538.64000	490.74			490.74
9/20/2026	simplyscapes	9.99	Repair and Replacement	34.600.538.64000	5	034.600.538.621	4.99	9.99
9/21/2026	Pinch a Penny	135.96	Repair and Replacement	34.600.538.64000	37.98	034.600.538.621	37.98	75.96
9/23/2026	SupplyHouse	25.23	Repair and	34.600.538.64000	25.23			25.23

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

			Replacement					
9/24/2026	wolf automation	1776.72	Repair and Replacement	34.600.538.64000	888.36	034.600.538.621	888.36	1776.72
9/24/2026	HeadPenn	106.04	Tennis Maintenance	2.330.572.34400	106.04			106.04
9/24/2026	HeadPenn	666.18	Tennis Maintenance	2.330.572.34400	666.18			666.18
9/24/2026	PVTEVENTINS	192.00	Special Event	2.330.572.49400	96	2.320.572.49400	96	192
9/24/2026	poolweb	598.99	Repair and Replacement	34.600.538.64000	598.99	034.600.538.621		598.99
Totals					**$4,487.32**		**$1,962.49**	**$6,449.81**

Totals by District and GL

Double Branch: $1,962.49
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) - $1763.30
2.320.572.49400 (DB Special Events) – $96.00

Middle Village: $4,487.32
2.330.572.4100 (MV Phones) – $88.20
2.310.513.49300 (MV Office Supplies) – $15.00
34.600.538.64000 (MV repair & replacements) – $2,796.83
2.330.572. 34400 (MV Tennis Maintenance) - $1,491.29
2.310.513.49300 (MV Permits/Licenses) - $96.00

PRIVATE
Event Insurance *Your Event Insurance Specialists™*

K&K Insurance Services,Inc.
WedSafe and Private Event Insurance
PO Box 2338
Fort Wayne, IN 46801

www.privateeventinsurance.com

Phone 1-800-328-2317
Fax 1-260-459-5502
Claims 1-800-237-2917

Application Date :09/24/2026

Final Summary

Special Event Insurance

Insured Information

Business or Organization:	Middle Village CDD				
First Name:	Jay				
Last name:	Soriano				
Address 1:	845 Oakleaf Plantation Parkway				
Address 2:					
City:	Orange Park	State:	Florida	Zip:	32065
Phone:	9043759285	Fax:		Cell:	
E-mail:	manager@oakleafresidents.com				
How did you hear about us?	Other				

Event Information

Venue Details - Venue1

Venue Name:	Middle Village CDD and GMS				
Address 1:	845 Oakleaf Plantation Parkway				
Address 2:					
City:	Orange Park	State:	Florida	Zip:	32065
Phone:	9043759285				
Email certificate to the venue?	Yes				
Venue's E-mail address:	manager@oakleafresidents.com				
Specific Language for Venue:					

Commercial General Liability

Eligibility

Where do you live?	Florida
Where will your wedding or event take place?	In the state where I live
Type of Event:	Non-profit meeting/function
Date of Event:	09/25/2026
How many guests will be at the event?	150
Alcoholic beverages are:	Furnished without a charge and/or BYOB
Will there be any organized athletic competitions?	No
Does the event have any of the following activities?	No

Activist rallies/marches/protests,Air shows/events,Animal obedience training,Any events held at multiple locations,Any events held on an airfield or airport facility or premises,Any events held outside the U.S.,Any events honoring national and/or local celebrities or professional athletes,Any events involving in or on water activities,Any events providing overnight accommodations,Athletic events or competitions,Balloon festivals,Battle reenactments,Block Party,Bonfires,Cannabis related events,Car/Motorcycle/RV/Boat shows,Christmas tree sales/lots,Cinematography & photography for commercial use,Circuses,Color party, foam party or raves,Concerts,Craft Fairs/ Shows,Dance competitions,Events with motorized vehicles except static vehicle shows/auctions or car washes for charity only,Events with ticket sales, or fee to attend, or are advertised on social media,Fashion Shows,Food eating contests,Fraternity or sorority events,Geocaching events,Gun and/or knife shows,Haunted attractions,Health fairs/expositions/shows,Hunting, fishing and hiking events,Mazes (corn, hay or fence),Open to the public events,Parades,Petting zoos,Political events (except private fundraising auctions, benefits, dances, dinners),Proms,Pumpkin chuckin events,Rodeos,Seances,Shooting events/activities (skeet/trap/clay/guns),Tailgating events,Tractor pulls,Union meetings,Walks/running events

Coverage & Limits

Each Occurrence:	$1,000,000
General Aggregate (other than Products-completed Operations):	$5,000,000
Products-completed Operations Aggregate:	$1,000,000
Personal and Advertising Injury:	$1,000,000

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CERTIFIED SECURE

Damage to Premises Rented to You:	$1,000,000
Medical Expense (any one person):	$5,000
Total Commercial General Liability Premium:	**$172.00**

Notable Exclusions:

Refer to your policy for all specific coverage terms, conditions and exclusions.

Terms & Conditions:

1. A discount is applied to your premium, if available, if you purchased both a Wedding Event Liability policy and a Wedding Event Cancellation policy.
2. Premiums are 100% fully earned at inception of policy coverage and are non-refundable in the event of the cancellation of coverage at any time by the insured.
3. Any changes that deviate from the original enrollment form must be reported in writing.
4. Coverage is contingent upon receipt of premium payment. No coverage will be deemed in effect until premium is received by the company or their representative.

Agent Warranty/Declaration

I understand that the insurance company, in determining whether to provide insurance coverage, will rely on the information contained in this form and all other information being submitted. I hereby warrant, represent and confirm that, to the best of my knowledge, all information provided is complete, true and correct.

I am aware that the insurance company expects accurate reporting for my premium calculation, and should my figures exceed my estimates during the coverage term I will make arrangements to pay the additional premium. I understand that my book and records may be examined or audited by the insurance company at any time during the coverage period and up to three years thereafter. Intentional misrepresentation or misreporting may jeopardize coverage. The company, as well as any of its authorized representatives, reserves the right to decline/void any ineligible coverage. I further acknowledge that, I have reviewed all information provided with this enrollment form and understand the exclusions which apply, as well as the activities and operations for which coverage is not provided.

Affinity Insurance Services Inc. is an insurance producer licensed in your state. Insurance producers are authorized by their license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. The role of the producer in any particular transaction involves one or more of these activities. Compensation will be paid to the producer, based on the insurance contract the producer sells. Depending on the insurer(s) and insurance contract(s) the purchaser selects, compensation will be paid by the insurer(s) selling the insurance contract or by another third party. Such compensation may vary depending on a number of factors, including the insurance contract(s) and the insurer(s) the purchaser selects. In addition, Affinity may charge a fee for administrative services. Your signature on your application, quote form, check, credit card and/or other authorization for payment of your premium, will be deemed to signify your consent to and acceptance of the terms and conditions including the compensation, as disclosed above, that is to be received by Aon. K&K Insurance Group, Inc. as managing general underwriter for the insurance company, receives compensation from the insurance company in consideration for its performance of insurance services that include, but are not limited to; underwriting, policy/certificate issuance, administration and claims handling. The insurance company compensates K&K, based on a predetermined percentage of the total premium. The total may also include an RPG membership fee of up to ten dollars. The insurance purchaser may obtain information about compensation expected to be received by the producer and managing general underwriter based in whole or in part on the sale of insurance to the purchaser, and compensation expected to be received based in whole or in part on any alternative quotes presented to the purchaser by the producer, by emailing a written request to: info@privateeventinsurance.com.

In addition, premiums paid by Clients to Affinity or K&K for remittance to insurers, Client refunds and claim payments paid to Affinity or K&K by insurance companies for remittance to Clients are deposited into fiduciary accounts in accordance with applicable insurance laws until they are due to be paid to the insurance company or Client. Subject to such laws and the applicable insurance company's consent, where required, Affinity or K&K will retain the interest or investment income earned while such funds are on deposit in such accounts.

Our liability to you, in total, for the duration of our business relationship for any and all damages, costs, and expenses (including but not limited to attorneys' fees), whether based on contract, tort (including negligence), or otherwise, in connection with or related to our services (including a failure to provide a service) that we provide in total shall be limited to the lesser of $1,000,000 or the singular annual limit of the policy of insurance procured by us on your behalf from which your damages arise.

This liability limitation applies to you, our client, and extends to our client's parent(s), affiliates, subsidiaries, and their respective directors, officers, employees and agents (each a "Client Group Member" of the "Client Group") wherever located that seek to assert claims against Affinity, and its parent(s), affiliates, subsidiaries and their respective directors, officers, employees and agents (each an "Aon Group Member" of an "Aon Group"). Nothing in this liability limitation section implies that any Aon Group Member owes or accepts any duty or responsibility to any Client Group Member.

If you or any of your Group Members asserts any claims or makes any demands against us or any Aon Group Member for a total amount in excess of this liability limitation, then you agree to indemnify Affinity for any and all liabilities, costs, damages and expenses, including attorneys' fees, incurred by Affinity or any Aon Group Member that exceeds this liability limitation.

Aon Corporation, our ultimate parent company, and its affiliates have from time to time sponsored and invested in insurance and reinsurance companies. While we generally undertake such activities with a view to creating an orderly flow of capacity for our clients, we also seek an appropriate return on our investment. These investments, for which Aon is generally at-risk for potential price loss, typically are small and range from fixed-income to common stock transactions. In such case, the gains or losses we make through your investments could potentially be linked, in part, to the results of treaties or policies transacted with you. Please visit the Aon website at http://www.aon.com/market_relationships for a current listing of insurance and reinsurance carriers in which Aon Corporate and its affiliates hold any ownership interest.

Electronic Signature Disclosure and Consent

The Electronic Signatures in Global and National Commerce Act (15 U.S.C . § 7001, et seq.) provides that a signature, contract or other record may not be denied legal effect, validity or enforceability solely because it is in electronic form or because an electronic signature was used in a transaction.
K&K Insurance Group (K&K), whether on its own behalf, and/or on behalf of an insurer and/or third parties, may utilize the Internet, email, cloud services, digital storage, digital media or similar electronic means to transmit Policy Documents to its clients. This Agreement informs you of your rights when we are delivering and you are receiving such documents from us electronically.

TrustedSite

CERTIFIED SECURE

By agreeing to proceed with this on-line transaction, you acknowledge and consent to the following:
1. I hereby voluntarily consent to proceeding with this transaction, and all subsequent actions related to this transaction, electronically.
2. I understand that further documents relating to this insurance purchased through K&K, including but not limited to correspondence, communications, confirmations, requests for premium payments and policy documents, may, to the extent permitted by law, be transmitted by electronic means to me, including by e-mail sent to the e-mail address I have provided as part of this transaction and/or my on-line registration. I consent to such documents being provided to me electronically.
3. Notwithstanding paragraph 2, any notice of cancellation shall be sent to me by mailing to the address I have provided as part of my registration and/or application for insurance, or to such other address for which I have provided notice pursuant to the terms of the policy.
4. Any change or revision to the e-mail address or other electronic contact information which I have provided as part of this transaction and/or on-line registration process shall be requested by me by logging onto this website, or by mailing a written notice to: K&K Insurance; 1712 Magnavox Way; Fort Wayne, IN 46804.
5. I understand that I may obtain a paper copy of any electronic record provided pursuant to this transaction or any subsequent transaction involving my coverage, either by printing a copy for my records or by mailing a written request by to the address provided in paragraph 4 hereof.
6. In order to access the electronic records provided, the following hardware and software are required: (a) a personal computer or other device through which Internet access is available, (b) an Internet connection, (c) an e-mail account with an Internet service provider, and (d) Adobe Acrobat Reader.
7. I understand that I have the right and option to withdraw my consent to the receipt of further electronic documents at any time, by mailing a written request to the address provided in paragraph 4 hereof.
8. Information relating to this transaction shall be maintained private and confidential and subject to the terms of our privacy statement, a copy of which is provided here Privacy Statement

☐ **I accept**

Name of the person completing this form: First name: **Lisa** Last name: **Carter**
Relationship to insured: **Employee/Staff Member**

Premium Summary

Total Commercial General Liability:	**$ 172.00**
Total Cancellation/Postponement Insurance (Inland Marine):	**Not Covered**
Total Premium:	**$ 172.00**
Risk Purchasing Group Administration Fee	**$20.00**
Total Amount Due	**$192.00**

*** Premium subject to change if not completing purchase same day as quoting ***

This summary is not a contract of insurance. You must refer to the actual policy for complete information regarding coverage terms, conditions and exclusions, as they may change from one coverage period to the next. Please remember that you will receive evidence of coverage immediately if purchased online. You may request a copy of the full policy by submitting a written request.

Acceptance of this quote confirms your desire to obtain liability insurance through the Sports, Leisure and Entertainment Risk Purchasing Group (where applicable). An RPG provides group purchasing power for similar risks resulting in potential advantageous coverage terms, competitive rates, risk management bulletins and rewards for favorable group loss experience. An RPG membership fee may be charged.

Fraud Warning

Fair Credit Report Act Notice
Personal information about you, including information from a credit or other investigative report, may be collected from persons other than you in connection with this application for insurance and subsequent amendments and renewals. Such information as well as other personal and privileged information collected by us or our agents may in certain circumstances be disclosed to third parties without your authorization. Credit scoring information may be used to help determine either your eligibility for insurance or the premium you will be charged. We may use a third party in connection with the development of your score. You have the right to review your personal information in our files and can request correction of any inaccuracies. A more detailed description of your rights and our practices regarding such information is available upon request. Contact your agent or broker for instructions on how to submit a request to us.

Applicable in AL, AR, DC, LA, MD, NM, RI and WV
Any person who knowingly (or willfully)* presents a false or fraudulent claim for payment of a loss or benefit or knowingly (or willfully)* presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison. *Applies in MD only.

Applicable in CO
It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Applicable in FL and OK
Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony (of the third degree)*. *Applies in FL only.

Applicable in KS
Any person who, knowingly and with intent to defraud, presents, causes to be presented or prepares with knowledge or belief that it will be presented to or by an insurer, purported insurer, broker or any agent thereof, any written statement as part of, or in support of, an application for the issuance of, or the rating of an insurance policy for personal or commercial insurance, or a claim for payment or other benefit pursuant to an insurance policy for commercial or personal insurance which such person knows to contain materially false information concerning any fact material thereto; or conceals, for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act.

Applicable in KY, NY, OH and PA
Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties* (not to exceed five thousand dollars and the stated value of the claim for each such violation)*. *Applies in NY Only.

Applicable in ME, TN, VA and WA
It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of

TrustedSite

CERTIFIED SECURE

defrauding the company. Penalties (may)* include imprisonment, fines and denial of insurance benefits. *Applies in ME Only.

Applicable In MN

A person who files a claim with intent to defraud or helps commit a fraud against an insurer is guilty of a crime.

Applicable In NJ

Any person who includes any false or misleading information on an application for an insurance policy is subject to criminal and civil penalties.

Applicable In OR

Any person who knowingly and with intent to defraud or solicit another to defraud the insurer by submitting an application containing a false statement as to any material fact may be violating state law.

Applicable In VT

Any person who knowingly presents a false statement in an application for insurance may be guilty of a criminal offense and subject to penalties under state law.

Applicable In all other states

Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

TrustedSite

Order Summary

Order placed August 29, 2026 Order # 112-8080681-0649861

Ship to

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

Payment method

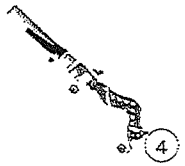
American Express ending in 3053
View related transactions

Order Summary

Item(s) Subtotal:	$101.37
Shipping & Handling:	$0.00
Total before tax:	$101.37
Estimated tax to be collected:	$7.58
Grand Total:	**$108.95**

Placed by	Jay Soriano
GMS Customer Name	Jay Soriano
GMS Work Order Number	JSO082926
GMS Description	doors,shade,tables
GMS Billable (N/F/O)	F (Billable through Field)

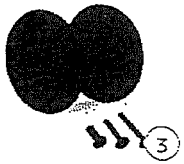
Arriving tomorrow



Aquatonics Heavy Duty Pool Tablet Holder – ABS and Stainless Steel Construction, EZ Clip Handle, Adjustable Wing Screw – Replaces 542068, Fits 3 Inch Tablets for Cleaning Stains with Telescopic Pole
Sold by: Aquatonics
Return or replace items: Eligible through October 2, 2026
$16.99



Transparent Push Start Button Cover, SdydudCyb 1 PCS Electrical Protective Cover Emergency Stop Protection Cover,Push Button Cover,Stop Switch Box
Sold by: SdydudCyb
Return or replace items: Eligible through October 2, 2026
$15.68



GuoluvSoo Door Hole Deadbolt Cover Plate, 2-5/8" Stainless Steel, Black
Sold by: Luvsoo Direct
$5.91

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prime business

English | United States

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Order Summary

Order placed August 29, 2026 Order # 112-7365230-9204262

Ship to

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

Payment method

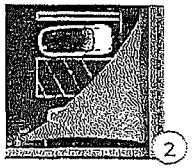
American Express ending in 3053
View related transactions

Order Summary

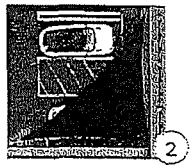
Item(s) Subtotal:	$388.04
Shipping & Handling:	$0.00
Total before tax:	$388.04
Estimated tax to be collected:	$29.12
Grand Total:	**$417.16**

Placed by	Jay Soriano
GMS Customer Name	Jay Soriano
GMS Work Order Number	JSO082926
GMS Description	doors,shade,tables
GMS Billable (N/F/O)	F (Billable through Field)

Arriving September 9



Royal Shade 13' x 18' x 22.2' Sand Beige Right Triangle Sun Shade Sail Order to Make RSTAPT14, UPF50+ 95% UV Blockage, 200GSM Commercial Standard Heavy Duty, 3 Years Warranty (We Make Custom Size)
Sold by: Royal Shade
Supplied by: Other
Return or replace items: Eligible through October 8, 2026
$97.01



Royal Shade 13' x 18' x 22.2' Brown Right Triangle Sun Shade Sail Order to Make RSTAPT14, UPF50+ 95% UV Blockage, 200GSM Commercial Standard Heavy Duty, 3 Years Warranty (We Make Custom Size)
Sold by: Royal Shade
Supplied by: Other
$97.01

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Order Summary

Order placed August 29, 2026 Order # 112-5406955-1898613

Ship to

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

Payment method

American Express ending in 3053
View related transactions

Order Summary

Item(s) Subtotal:	$169.99
Shipping & Handling:	$0.00
Total before tax:	$169.99
Estimated tax to be collected:	$12.75
Grand Total:	$182.74

Placed by	Jay Soriano
GMS Customer Name	Jay Soriano
GMS Work Order Number	JSO082926
GMS Description	doors,shade,tables
GMS Billable (N/F/O)	F (Billable through Field)

Arriving September 3 - September 8



Stabrech 47" Round Patio Table with Umbrella Hole, Metal Outdoor Dining Table for Garden, Backyard and Deck, 6 Person Round Patio Dining Table for Outside, Honey Oak

Sold by: Stabrech Direct

Supplied by: Other

$169.99

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B & M Land Construction Inc

$330.00

#1684
Sep 10 2026 at 12:53 PM

Custom Amount Sand hauled	$330.00
Total	**$330.00**

B & M Land Construction Inc
2141 Louie Carter Rd
Baldwin, FL 32234-3455
(904) 219-3423

AMEX 3053 (Keyed)

Sep 10 2026 at 12:53 PM
Auth code: 225083



Dwyer Garage Doors & More

Jay Soriano
370 Oakleaf Village Parkway
Orange Park, FL 32065

(904) 562-0249
jsoriano@gmsnf.com

INVOICE	#112
SERVICE DATE	Sep 03, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Sep 03, 2026
AMOUNT DUE	$0.00

CONTACT US

2695 Secret Harbor Dr.
jacksonville, FL 32065

(928) 412-7536
james_dwyer99@yahoo.com

INVOICE

Services	qty	unit price	amount
Crashed Door	1.0	$200.00	$200.00
Fix the issue at hand and lube and adjust anything that may need adjusting1 year parts warranty,30 day labor warranty			

Subtotal	$200.00
Job Total	**$200.00**
Amount Due	**$0.00**

Payment History

Sep 05	Sat 7:05am	Credit Card	$200.00

Thank you for your business. We look forward to future business with you.

See our Terms & Conditions

Order Information

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

Billing Information

Jay Soriano
475 W Town Pl
Orange Park, FL 32092

Order Summary

Payment Method: Credit Card

Shipping Address

GMS LLc
370 OAKLEAF VILLAGE PKWY
orange park, FL 32065

Shipping Method

Ground

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

Subtotal	$354.66
Shipping	$29.04
Coupon	$70.93
Total	**$312.77**

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

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

Fresh Water Systems

ORDER WEBFWS100705569

Thank you for your purchase!

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

View your order

or Visit our store

Order summary



John Guest Black 1/4" OD LLDPE Polyethylene Tubing × 1
500 Feet — $59.13



Stenner Santoprene Check Valve Duckbill × 5
5-Pack — $103.75

Subtotal	$162.88
Shipping	$10.63
Taxes	$13.03
Total	**$186.54 USD**

Customer information

Shipping address	Billing address
Jay Soriano	Jay Soriano
GMS llc	475 West Town Place
370 Oakleaf Village Parkway	St. Augustine FL 32092
Orange Park FL 32065	United States
United States	

Payment

Shipping method

SHIPPING - Ground- 4-5 business days in transit

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

IONOS

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:	202064279834
Invoice Date:	08/26/2026
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: 08/25/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 48060001 - IONOS Expert					
1	IONOS Website Builder 08/25/2026-09/24/2026	$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

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:	202064514049
Invoice Date:	09/07/2026
Customer ID:	270980442
Contract ID:	85644648
Help Center:	ionos.com/help
My IONOS:	my.ionos.com/invoices

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

Invoice

Billing period starting: 09/06/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 85644648 - IONOS MyWebsite Creator+					
1	Basic Fee 09/06/2026-10/05/2026	$30.00 a month	1 mo.	$0.00	$30.00
2	Special Offer Discount for line-item 1	Special Offer		$0.00	$-6.00
Net Total					**$24.00**
Net (non-taxable portion)					**$24.00**
Net (taxable portion)					**$0.00**
Tax					**$0.00**
Total amount due Please **DO NOT** send cash, check or money order					**$24.00**

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.

ORDER 13933259703

POOLWEB
POOL & SPA SUPPLIES

Thank you for your purchase!

At Poolweb, we want to ensure that your purchase remains in excellent condition for years to come.

Order summary



1-1/2 HP Pump Motor Square Flange - 1-Speed 3-Phase 208-230/460 Volts 60 Hz - TEFC Almond × 1 **$518.20**

Product Warranty Powered by SureBright × 1 **$39.00**
1 Year Protection / Coverage#851

Subtotal	**$557.20**
Shipping	**$0.00**
Taxes	**$41.79**
Total	**$598.99 USD**

Customer information

Shipping address

Jay Soriano
370 OAKLEAF VILLAGE PKWY STE 114
orange park FL 32065
United States

Billing address

Jay Soriano
475 West Town Place
St. Augustine FL 32092
United States

Shipping method

Standard

SupplyHouse

Secure Checkout

Thanks for your order, Jay!

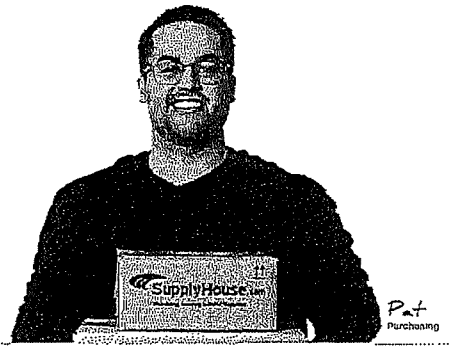
Order # 28911963

Print Edit your order Go to invoices

We've emailed you a copy of this receipt. You'll get a second email with a tracking number once your items ship.

VIEW ORDER

Continue Shopping



Stay Updated on Your Order! NEW

To receive automatic delivery updates for your orders, please enter the email address(es) where you'd like to receive notifications:

jsoriano@gmsnf.com x Enter email...

SUBSCRIBE EMAILS

Shipping Method

UPS Ground

Shipping Address

Jay Soriano
GMS LLc
370 Oakleaf Village Pkwy
Orange Park, FL 32065
(904) 342-1441

Payment Method

AMERICAN EXPRESS
**** 3053
(Exp. 12/2026)

Billing Address

Jay Soriano
GMS llc
475 W Town Pl
Saint Augustine, FL 32092
(904) 342-1441

Arriving
Fri, Sep 25

FastTrack



30 MFD Round Motor Run Capacitor (440/370V)

SKU: PRCF30A
Titan HD

1 unit

$16.52 each

Order Total

Subtotal (1 item)	$16.52
Shipping - UPS Ground	$6.95
Sales Tax	$1.76
Total:	**$25.23**

Easy Returns No restocking fee for 90 days!

View Return Policy

Secure Checkout

TrustedSite CERTIFIED SECURE
Norton powered by digicert



Award Gallery, Inc.

175-6 Blanding Boulevard
Orange Park, FL 32073

Invoice

Date	Invoice #
8/16/2024	14642

PAID 09/25/2024

Bill To
oakleaf orcas swim team jack powers-young 505-7731

Manager @ oakleaf residents.com

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
medals	24	3.50	84.00
plaques 6 x 8	5	21.00	105.00
trophies high point	12	6.00	72.00
trophies - special awards	2	8.50	17.00
champs chenille pins	100	1.25	125.00

Award Gallery
175 6 Blanding Blvd
Orange Park, FL 32073
904-568-5450

09/25/2024 11:06

Sale

Trans #: 1 Batch #: 149

CREDIT CARD

AMEX MANUAL

**********3053 **/**

Card Price / Cash Price

****

$418.11 $403.00

Cash Discount $0.00

SUB TOTAL: $418.11

TOTAL AMT: USD $418.11

Resp: Transaction approved

Code: 219324

Ref #: 604497166

CID Rsp: The Card Security Code matched

AVS Rsp: All digits match (5-digit Zip Code)

If paid with cash you could've saved $15.11

Thank You!

CUSTOMER COPY

THANK YOU FOR YOUR BUSINESS

Subtotal	$403.00
Sales Tax (7.5%)	$0.00
Total	$403.00
Payments/Credits	$-403.00
Balance Due	$0.00

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 Reciept

Billing Period Start Date 09/01/26
Client Code 1461

Date	INV	Transaction	Description			Amount
9/1/2026		Previous Balance				$60.00
9/1/2026	13728	Invoice	Double branch			$75.96
			ALGAE EATER PLUS 1 GAL.	Qty: 4	$75.96	
9/21/2026		Credit Card Payment	81811285495			$-135.96

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
09/21/26	1461	$0.00

Amount Paid	Check #

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

Thank You! We Greatly Appreciate Your Business!!

Receipt

Invoice number YSOPUWFB-0062
Receipt number 2270-9891
Date paid September 13, 2026

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

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

$9.99 paid on September 13, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Sep 13–Sep 20, 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	September 13, 2026	$9.99	2270-9891

Receipt

Invoice number YSOPUWFB-0063
Receipt number 2311-0693
Date paid September 20, 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 September 20, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Sep 20–Sep 27, 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	September 20, 2026	$9.99	2311-0693

Receipt

Invoice number YSOPUWFB-0061
Receipt number 2381-7107
Date paid September 6, 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 September 6, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Sep 6–Sep 13, 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	September 6, 2026	$9.99	2381-7107

Receipt

Invoice number YSOPUWFB-0060
Receipt number 2853-5268
Date paid August 30, 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 August 30, 2026

Description	Qty	Unit price	Amount
SimplyScapes Plus Weekly Aug 30–Sep 6, 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	August 30, 2026	$9.99	2853-5268

RingCentral

Thank you for choosing RingCentral.

Invoice

Document # 17281041001

Account Information		Bill To	Pay To
Account Number:	(904) 770-4650	Oakleaf Plantation 475 west town place ste St Augustine, FL 32092, USA	RingCentral, Inc. 20 Davis Dr, Belmont, CA 94002, USA
Subscription Name:	RingEX Standard™		
Statement Date:	09/02/2026		
Paid By:	···· ···· ···· 8052		

Statement Summary

Subscription

Subtotal:

Charges	Billing frequency	Price per item	Qty	Discounts and prorates
RingEX Standard™ - Subscription Fee	Monthly	$0.00	1	-
DigitalLine Unlimited	Monthly	$34.99	5	($40.05)
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
09/02/2026-10/01/2026	RingEX Standard™ - Monthly Subscription Fee	$0.00	1	$0.00
09/02/2026-10/01/2026	DigitalLine Unlimited - (904) 342-1441	$34.99	1	$34.99
09/02/2026-10/01/2026	DigitalLine Unlimited - Discount $8.01 off	($8.01)	1	($8.01)
09/02/2026-10/01/2026	DigitalLine Unlimited - (904) 770-4648	$34.99	1	$34.99
09/02/2026-10/01/2026	DigitalLine Unlimited - Discount $8.01 off	($8.01)	1	($8.01)
09/02/2026-10/01/2026	DigitalLine Unlimited - (904) 770-4649	$34.99	1	$34.99
09/02/2026-10/01/2026	DigitalLine Unlimited - Discount $8.01 off	($8.01)	1	($8.01)
09/02/2026-10/01/2026	DigitalLine Unlimited - (904) 770-4661	$34.99	1	$34.99
09/02/2026-10/01/2026	DigitalLine Unlimited - Discount $8.01 off	($8.01)	1	($8.01)
09/02/2026-10/01/2026	DigitalLine Unlimited - (904) 770-4667	$34.99	1	$34.99
09/02/2026-10/01/2026	DigitalLine Unlimited - Discount $8.01 off	($8.01)	1	($8.01)

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

Sold-to address
Middle Village CDD
475 Town Place West Ste 114
SAINT AUGUSTINE FL 32092

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

Order acknowledgement

Order Number	Date
5103540733	09/03/2026
P.O. No.	Date
Fletcher 9/3	
Requested Delivery Date	09/03/2026
Cancel Date:	
Customer No.: 715220	
Order Placed By: R118	
Entered by: OMS3_CPIC	
Salesrep: ELLIS, JEFF	

We deliver according to the following conditions:
Terms of payment Credit Card preauth.
Terms of delivery: FOB BALTIMORE, MD
Shipped Via: FED EX GROUND (PPA)

Thank you for your order - this is your order acknowledgement.
Payment should only be made upon receipt of invoice.

Line.	Material-No.	Description Quantity	Price	Price unit	Amount	Cur
000010	522103	PRO PENN MARATHON+ RD				
	Item 10					
		8 CAS	87.12		696.96	USD
	Terms of payment	5% 30 2% 60 NET 61 days				
		8 CAS	Day 09/03/2026			
000020	285375	Prime Tour Perforated 50 pcs clear polyb				
	Item 20					
	BK Del Date					
	2 09/03/2026					
		2 PAC	46.92		93.84	USD
000030	952194	HEAD COURT BANNER				
	Item 30					
		2 PC				USD
		2 PC	Day 09/03/2026			
000040	952195	HEAD Shop Banner				
	Item 40					
		1 PC				USD
		1 PC	Day 09/03/2026			

For Return Authorization or Billing Inquiries: Please call (800) 289-7366

HEAD® Penn

Sold-to address
Middle Village CDD
SAINT AUGUSTINE FL 32092

Doc. No. /Date
5103540733 / 09/03/2026

Line.	Material-No.	Description	Quantity	Price	Price unit	Amount	Cur
000050	952278	HEAD Slatwall Header (NEW)					
	Item 50		1 PC				USD
			1 PC	Day 09/03/2026			
000060	952371	Pro Penn Marathon Court Banner					
	Item 60		1 PC				USD
			1 PC	Day 09/03/2026			
Total Number of Units			15				

Items total		790.80	USD
CC Discount	5.000- %	34.85-	USD
Final Amount		755.95	USD

VEVOR | Upgrade The Home Creator Way

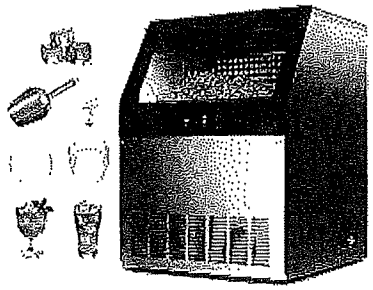
Appliances Outdoors Automotive Building Materials

Dear Jay Soriano,

Thank you for your order. Here is a summary of order:

Order Information	Email
Contact Name	jsoriano@gmsnf.com
Jay Soriano	Zip Code
Phone Number	32065
1-9043421441	Payment Method
Address1	Credit/Debit Card
370 Oakleaf Village Parkway Orange Park Florida United States	Shipping Method
	Standard Shipping (Fri, Sep 11 - Fri, Sep 11)

Product	Unit Price	Subtotal
•		



$668.90 $668.90

VEVOR Commercial Ice Maker Machine, 265 lbs/24h with 85 lbs Storage Capacity, Built-In/Freestanding/Under Counter, Stainless Steel Ice Maker with LED Display & Self-Cleaning, for Home Bar Restaurant

Subtotal	$668.90
$668.90	Estimated Sales Tax
Shipping Fee	$50.17
Free	Total
Total before Sales Tax	**$719.07**

MARSHALL WOLF AUTOMATION

Thanks for your order! We're processing it now. In-stock orders placed before 3 p.m. CST usually ship the same day, and you'll hear from us with tracking info or a ship date update as soon as we have it.

Order #169915
Placed Sep 24th 2026

Shipping Address

370 OAKLEAF VILLAGE PKWY
ORANGE PARK
FLORIDA
32065-4259
US

Billing Address

Jay Soriano
GMS LLC
475 W TOWN PL STE 114
SAINT AUGUSTINE, FLORIDA 32092-3649
UNITED STATES

Email: manager@oakleafresidents.com
Phone: 9043421441

Items

FRN0025C2S-2U FRN0025C2S-2U Brand: Fuji Electric $525.23	Qty: 1	**$525.23**
Extend Protection Plan - 3 years B6-HG-TOOL-3y;xtd;FRN0025C2S-2U $99.99	Qty: 1	**$99.99**
CFW500A04P3B2NB20G2 CFW500A04P3B2NB20G2 Brand: Weg $244.07	Qty: 1	**$244.07**

Extend Protection Plan - 3 years (A) B6-HG-TOOL-3y;xtd;CFW500A04P3B2NB20G2 $59.99	Qty: 1	**$59.99**
FRN0033C2S-2U FRN0033C2S-2U Brand: Fuji Electric $723.49	Qty: 1	**$723.49**

Subtotal:	**$1,652.77**
Shipping:	**$0.00**
Tax:	**$123.95**
Grand total:	**$1,776.72**
Shipping method:	**UPS® (UPS® Ground)**

Questions about your order? Contact us or reply to this email.

Thanks again for choosing Wolf Automation!

Invoice

Date	Invoice #
10/5/26	7533

FULL CIRCLE
MULCH-N-MORE
904-291-8733

5184 Carter Spencer Road
Middleburg, FL 32068

Bill To
Governmental Management Systems 1001 Bradford Way Kingston, TN 37763

Description	Qty	Rate	Amount
Middle Village CDD Whitfield Playground 885 Misty Oak St Orange Park, FL 32065			
Install 80 yards of certified playground mulch	80	61.00	4,880.00

Code to:

Middle Village Repair and Replacements

34-600-538-64000

RECEIVED
OCT 19 2026
BY:

Total	$4,880.00
Payments/Credits	$0.00
Balance Due	$4,880.00

Price includes tax, material and labor.

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

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.

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

Credit/Account Information
800/798-8888, FAX 800/930-4930
Orders/Product Information
800/431-3000, FAX 800/869-8889

HD Supply Facilities Maintenance, Ltd. Federal ID 62-2416857

Invoice Date	Invoice Number
09/04/2026	9253706759

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
14368430	LISA CARTER		W239030087	LNC932026

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

HD Repair & Replacement

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
184301	OptiCm 2Ply Tlt Ppr Wte 555 Sheets 36/Cs	JANITORIAL	8	8	69.10	CA	552.80
275740	Wave 3d Mango Urinal Scrn Man 10/Pkg	JANITORIAL	4	4	24.70	PK	98.80
275228	24 Oz. Ctn Blend Wet Mop Hd	JANITORIAL	12	12	11.11	EA	133.32
366975	Renown Eco Ntrl Mlfld Twl 250 16/Cs	JANITORIAL	5	5	29.44	CA	147.20
217545	Cn Lnr 40-45Gal 12Mic Ntrl 40X48" 250/Cs	JANITORIAL	10	9	48.77	CA	438.93
211446	Pe Lnr 60g. 1.5 Mil Lw Bk 38x58 100/Cs	JANITORIAL	4	4	65.29	CA	261.16
331426	Renown 36"x5" White Lrg Blended Dust Mop	JANITORIAL	12	12	2.36	EA	28.32
354070	Chemical Resistant Triggr Sprayer W/Tube	JANITORIAL	20	20	0.49	EA	9.80

Please split invoice between DB & MV 50/50

TP

Total Amount: $835.07

RECEIVED
OCT 27 2026
BY:

Product Category Summary (Excluding Misc. Charges & Freight)
Janitorial 1670.13

Ship Date	Sub Total
09/04/2026	1,670.13
Pkg Count	Sales Tax
32	0.00
Weight	Freight
537.02 LB	0.00
DLVR1	TOTAL
	1,670.13

DB - 2.320.572.63100
MV - 34.600.538.64000

Question? Call Melissa Kelm at 8011-798-8888 ext:63468 or email Melissa.Kelm@hdsupply.com

SUPPLY

Invoice Number: 9253706759
Amount Due: 1,670.13
Date Due: 10/04/2026

Amount Paid: _____

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.

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

Mail To:

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

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

1 0 0014368430 9253706759 0000000001670137

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

Credit Memo

SUPPLY

PO Box 509058 • San Diego, CA 92150-9058

CREDIT...Please Deduct From Your Next Payment.

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

HD Supply Facilities Maintenance, Ltd. Federal ID 62-2418852

Customer Number	Orig. Inv. Number	Returned By	Purchase Order Number	Memo Date	Memo Number
14368430	9253421116	LISA CARTER	LISA CARTER	08/28/2026	9253421116

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

Stock Number	Description	Product Category	Quantity	Unit Price	Unit	Extension
AGPOL	PURELL VF PLUS HAND SANITIZER GEL 2/CS	JANITORIAL	1	-100.69	CA	-100.69

Please use this credit towards an outstanding invoice

Product Category Summary (Excluding Misc. Charges & Freight)
Janitorial -100.69

RECEIVED
OCT 27 2026
BY:

TP Total Amount: -$62.64

Return Date	Sub Total
08/28/2026	-100.69
Pkg Count	Sales Tax
0	0.00
Weight	Freight
6.18 LB	-24.60
	TOTAL
	-125.29

Question? Call Melissa Keim at 800-798-8888 ext 63458 or email Melissa.Keim@hdsupply.com

SUPPLY

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

Credit Memo Number: 9253421116
Credit Memo Date: 08/28/2026
Credit Amount: -125.29
Original Invoice Number: 9253421116
Apply to Invoice Number: _____

Please return this portion with payment.

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

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

1 1 0014368430 9253421116 0000000000012529 2

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

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.

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

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

HD Supply Facilities Maintenance, Ltd. Federal ID 52-2116852

Invoice Date	Invoice Number
09/06/2026	9253740757

Customer Number	Ordered By	Authorized By	Order Number	Purchase Order Number
14368430	LISA CARTER		W238030087	LNC932026

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

HD - Repair & Replacement

Stock Number	Description	Product Category	Ordered	Shipped	Unit Price	Unit	Extension
263046	7.5" Child Hrs Pr Tl Nll Wte 800 Fl 6/Cs	JANITORIAL	8	8	64.71	CA	517.68
217545	Cn Lnr 40-45Gal 12Mic Ntrl 40X48" 250/Cs	JANITORIAL	10	1	46.77	CA	46.77
502515	Kl Sanitary Dispnsr Liner 500/Cs	JANITORIAL	1	1	26.19	CA	26.19

Please split invoice between DS & MV 50/50

RECEIVED
OCT 27 2026
BY

TP
Total Amount: $296.32

Product Category Summary (Excluding Misc. Charges & Freight)
Janitorial 592.64

DS - 2.320.572.6310C
MV - 34.600.538.6400C

Ship Date	Sub Total
09/06/2026	592.64
Pkg Count	Sales Tax
10	0.00
Weight	Freight
239.73 LB	0.00
DLVR1	TOTAL
DLVR2	592.64

Question? Call Melissa Kelm at 800-798-8888 ext.603458 or email Melissa.Kelm@hdsupply.com

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SUPPLY

Invoice Number: 9253740757
Amount Due: 592.64
Date Due: 10/06/2026

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

Please return this portion with payment.

Thank you for your order.

Amount Paid: _____

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

Mail To:

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

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

1 0 0014368430 9253740757 0000000000592644 1

FIFTH ORDER OF BUSINESS

AGREEMENT BETWEEN
MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
AND
COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC
FOR
ON-SITE MANAGEMENT, JANITORIAL SERVICES, AND TENNIS MAINTENANCE

This Agreement ("Agreement") is made and entered into on November 9th, 2026 ("Execution Date"), to be effective as of October 1st, 2026 ("Effective Date"), by and between:

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

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC, a Florida limited liability company, whose address is 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 ("Contractor" or "CALM III" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District has constructed an amenity center that includes a swimming pool, community center, tennis facilities, and other recreation facilities (collectively, the "Amenities"), as well as landscape and irrigation improvements, lake embankments, entrance areas, and other common areas (collectively, the "Facilities"); and

WHEREAS, the District intends to provide for the operation, management, and maintenance of the Amenities and the Facilities; and

WHEREAS, Contractor has a background in the operation, management, and maintenance of recreation and amenity facilities and is willing to provide such operation, management, and maintenance services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Contractor to operate, manage, and maintain the Amenities and the Facilities and to provide other services as described in this Agreement and the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, the "Services").

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. ENGAGEMENT OF SERVICES. The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Amenities and the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to

comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement including that Contractor will not take a tax position inconsistent with it being a manager and not owner of the Amenities and Facilities.

3. DESCRIPTION OF SERVICES. Contractor shall perform the duties described by **Exhibit A** attached hereto, and as more particularly stated herein. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are fulfilled. Contractor shall ensure responsible and proper staffing levels needed to satisfy the terms of this Agreement. To the extent the terms of this Agreement and **Exhibit A** conflict, this Agreement shall control.

4. COMPENSATION. The Agreement shall be for a one-year period, renewable or terminable pursuant to the provisions herein. Contractor shall be compensated for providing the Services described in Section 3 of this Agreement.

A. Fees and Expenses:

i. The District shall pay the Contractor the following annual fees for the Services in accordance with **Exhibit A** and **Exhibit B**:

- On-Site Management : Three Hundred Ninety-Three Thousand Two Hundred Six Dollars and No Cents ($393,206.00) per year.
- Janitorial Services: Sixty-Six Thousand Two Hundred Twenty-Four Dollars and No Cents ($66,224.00) per year.
- Tennis Maintenance: Seventy-Two Thousand Four Hundred Sixty-Two Dollars and No Cents ($72,462.00) per year.
- Revenue from the tennis program shall be shared as set forth in Exhibit A.

The total annual fee for the foregoing fixed Services is Five Hundred Thirty-One Thousand Eight Hundred Ninety-Two Dollars and No Cents ($531,892.00), which shall be invoiced and paid in equal monthly installments during the Fiscal Year. The District shall not be charged for hours required by this Agreement but not actually worked.

ii. Out-of-pocket reimbursable expenses incurred by the Contractor in the performance of the Services shall be billed at the Contractor's standard rate or at cost, as indicated in **Exhibit A** or **Exhibit B**, and itemized on the Contractor's monthly invoice to the District.

iii. Unless otherwise specified by this Agreement, the Contractor will invoice the District for the Services as soon as may be practicable in advance of each month. Notwithstanding the foregoing, services that are variable in nature may be invoiced in arrears based on actual services performed. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within forty-five (45) days from the date of receipt of

a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.

iv. Fees for the Services may be negotiated annually by the Parties. Any amendment to Service fees must comply with the amendment procedure in this Agreement.

v. In the event the District authorizes a requested change in the scope of Services, Contractor shall submit, in writing to the District, a request for a fee amendment corresponding to the change in Services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Contractor is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

B. Services will be billed monthly pursuant to the fee schedule shown in **Exhibit B.** Additional work or services, as such terms are used in Section 4.D, will either be billed monthly at the Contractor's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. Should the District desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

E. The Contractor shall maintain records conforming to usual accounting practices. Fixed fees shall be invoiced in advance of each month as provided in Section 4.A.iii. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for any variable services performed in the

prior month and any other sums due to the Contractor. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

F. In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

5. GENERAL PROVISIONS.

A. The Services provided by Contractor shall be as provided for in **Exhibit A** and as set forth in this Agreement.

B. Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any service hereunder, or terminate the Agreement in whole or part, the District shall not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.

C. The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon thirty (30) days written notice without cause, specifying the department or position(s) discontinued, in the District's sole and absolute discretion. Any addendums to this agreement will not take effect unless the parties receive an opinion from bond counsel that the changes made thereby do not adversely affect the exclusion from gross income of interest on the bonds financing the managed property.

D. At all times during operation of the Facilities and Amenities, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing for provision of the Services required under this Agreement. Contractor shall not utilize employees hired by Contractor to staff District Facilities and Amenities at other Contractor properties without the express approval of the District, through its District Manager. Contractor shall not use District employees, if any, District property or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor-related businesses.

E. In consideration for the District's ability to elect to make any position, department or portion of this Agreement staffed by District employee(s) or an unaffiliated third-party contractor other than Contractor, Contractor shall not be entitled to any

compensation in consideration for such election by the District.

F. All Contractor employees or subcontractors shall either be employees hired directly by the Contractor, or sub-contractors who are hired and compensated by the Contractor (1099 individuals).

G. Contractor is an independent contractor. Contractor shall have sole authority as an independent Contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and contractors, licensees, lessees and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control, direction and management of all personnel providing services or functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. This provision is meant to be exhaustive such that, if any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District, and Contractor has been paid for the Services in consideration of the Services and the indemnification provisions provided for in this Agreement.

H. Contractor shall promptly respond to any and all emergencies or problems related to the Amenities and/or the Facilities and shall report to the District all known problems related to the Amenities and/or the Facilities.

I. All purchases made by any of the positions paid for pursuant to the Agreement or any Addendum will be in accordance with and subject to the District's procurement and purchasing policies, Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-to-day operation that will be reasonably necessary for a public purpose of the District. These will include, but not be limited to, the following: District telephone services, utilities, operating supplies, uniforms to the extent not provided for by Contractor as set forth herein, travel expenses for District employees consistent with the District's reimbursement policies, and other related expenses to District specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but in no event later than seventy-two (72) hours.

J. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor. The Contractor shall to the best of its ability, avoid paying directly for

items and seeking reimbursements, as the District provides a credit card for expenditures and has several accounts open for purchases.

K. Contractor shall require all applicable registration forms and waivers to be executed by any Patrons of the District (as defined in the *Policies Regarding Use of the District*'s *Amenities*) prior to use of the Amenities and/or Facilities.

L. The Parties agree that the Amenities and Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Amenities or Facilities, except as otherwise provided in Exhibit A with respect to the tennis program revenue share, shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Facilities consistent with the terms of this Agreement. The Contractor shall operate in a way that maintains the District's tax-exempt status.

M. Contractor shall be responsible for tracking resident complaints and report to the District monthly on timeline and response to each complaint.

6. CARE OF THE PROPERTY. Contractor shall use all due care to protect the property of the District, its Patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to diligently commence repair of any damage resulting from the Services within twenty-four (24) hours. Any such repairs caused by Contractor shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

7. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenities and/or the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly, and in no event more than seventy-two (72) hours after receipt, notify the District in writing of all such orders or requirements.

8. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS. Contractor shall promptly, and in no event more than forty-eight (48) hours after the occurrence, provide a written report as to all accidents, injuries or claims for damage relating to the Amenities and/or the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the Board expressly directs Contractor otherwise, in writing. The District may adopt policies requiring more stringent reporting requirements of Contractor, which later adopted policies shall control; this paragraph is intended to set forth minimum standards.

9. TERMINATION. The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of this Agreement or upon sixty (60) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon ninety (90) days' written notice to the District with or

without cause. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination.

Upon termination of this Agreement, the Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

A. deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Amenities and/or the Facilities, the District operations, and such other accountings, papers, and records as the District shall request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Amenities and/or Facilities;

B. vacate any portion of the Amenities and/or Facilities then accessed by the Contractor as a consequence of this Agreement; and

C. furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

10. INSURANCE.

A. Contractor shall maintain throughout the term of this Agreement, at a minimum, the following insurance, certificates for which are attached as **Exhibit D**:

i. Workers Compensation - statutory limits

ii. General liability insurance with the following limits:

$2,000,000	General Aggregate
$1,000,000	Products/Completed Operations
$1,000,000	Personal & Advertising Injury
$1,000,000	Each Occurrence

iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or General Manager with respect to the operation of the Facilities whether non-owned or hired, with a combined single limit of $1,000,000.

iv. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of $1,000,000.

B. Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state of Florida. The District, its Board members, the District Manager, District Counsel, and District Engineer, officers, supervisors and employees shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without

at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement.

11. INDEMNIFICATION.

A. Contractor Indemnification. The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, staff, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled.

B. District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Contractor, the District agrees to indemnify, defend, and hold harmless the Contractor and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Contractor may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Contractor may be entitled. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Contractor only if such indemnification obligation is covered by the District's insurance.

C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

D. For purposes of this Section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns, invitees, contractors, subcontractors or employees includes, but is not limited to, the operation and management of the Amenities and Amenity Center in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenities and Amenity Center, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.

E. The indemnification rights and obligations herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which a party shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Indemnification Section shall survive the termination or expiration of this Agreement.

12. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

13. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this Section 13 shall survive termination of this Agreement.

14. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

15. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

17. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the Parties, as follows:

A.	**If to District:**	Middle Village Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager, Marilee Giles MGiles@gmsnf.com
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel, Michael Eckert Michael.Eckert@kutakrock.com
B.	**If to the Contractor:**	Community Association and Lifestyle Management III, LLC 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 Attn: President, Darrin Mossing DMossing@gmstnn.com
	With a copy to:	Community Association and Lifestyle Management III, LLC 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 Attn: Chief Operating Officer, Keith Nelson KNelson@calmfla.com
	And:	Community Association and Lifestyle Management III, LLC 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 Attn: Vice President, Alison Mossing AMossing@gmstnn.com
	And:	Community Association and Lifestyle Management III, LLC 699 North Federal Highway, Suite 300 Fort Lauderdale, FL 33304 Attn: Kurt Zimmerman, Registered Agent Kurt@zimmermanlaw.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

18. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

19. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

20. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Clay County, Florida.

21. EFFECTIVE DATE. This Agreement shall be effective as of the Effective Date and extend through September 30, 2027, unless otherwise terminated or extended in accordance with the terms of this Agreement.

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE

CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, INFO@GMSNF.COM WITH A COPY TO MGILES@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

23. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

25. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

26. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

27. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

28. COMPLIANCE WITH E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

29. TERM. The term of this Agreement shall be from the Effective Date through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. A new agreement shall be required for any Services to be performed after September 30, 2027. The Contractor acknowledges that the prices of this Agreement are firm, and

that the Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors.

30. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. If applicable, the Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

32. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, attached hereto as **Exhibit E** and incorporated herein, in compliance with section 787.06(14), *Florida Statutes*.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto execute this Agreement the day and year first written above.

Attest:

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary
Board of Supervisors

By: _____

Print: _____

Its: _____
Chairperson/Vice Chairperson,
Board of Supervisors

_____
Print Name

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC

_____
Witness

By: _____

Print: _____

_____
Print Name of Witness

Its: _____

Exhibit A: Scope of Services
Exhibit B: Fee Schedule
Exhibit C: Proposal
Exhibit D: Certificates of Insurance
Exhibit E: Anti-Human Trafficking Affidavit

ACKNOWLEDGEMENT OF CESSATION OF ON-SITE MANAGEMENT AND MAINTENANCE CONTRACT ADMINISTRATION, JANITORIAL SERVICES, AND TENNIS PROFESSIONAL SERVICES AND INSTRUCTION

Date: September 14th, 2026

To: Middle Village Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Chairperson, Board of Supervisors

Re: Acknowledgement of Cessation of On-Site Management and Maintenance Contract Administration, Janitorial Services, and Tennis Professional Services and Instruction

Governmental Management Services, L.L.C. ("GMS-NF") provides District Management Services to Middle Village Community Development District (the "District") under that certain Agreement for District Management Services between the District and GMS-NF, dated September 26, 2006 (the "District Management Agreement"). In addition, GMS-NF has provided On-Site Management and Maintenance Contract Administration services to the District under Double Branch & Middle Village Work Authorization #1 FY 2026, Onsite Management and Maintenance Contract Administration ("Work Authorization #1"), and Tennis Professional Services and Instruction to the District under Middle Village Community Development District Work Authorization #3 FY 2026, Tennis Professional Services and Instruction ("Work Authorization #3"), each issued under the District Management Agreement, and Riverside Management Services, Inc. ("RMS") has provided janitorial services to the District under those certain Agreements between Riverside Management Services, Inc. and the Middle Village Community Development District for Janitorial Services, dated March 14, 2010 and October 1, 2010 (collectively, the "Janitorial Agreements").

GMS-NF and RMS hereby acknowledge that Work Authorization #1 (as it applies to the District), Work Authorization #3, and the Janitorial Agreements, as applicable, and the services provided thereunder, will terminate and cease effective September 30, 2026. Effective October 1, 2026, these services will be provided to the District by Community Association and Lifestyle Management III, LLC ("CALM III") under that certain Agreement between Middle Village Community Development District and Community Association and Lifestyle Management III, LLC for On-Site Management and Maintenance Contract Administration, Janitorial Services, and Tennis Professional Services and Instruction, effective October 1, 2026 (the "CALM III Agreement").

District Management Services will continue to be provided by GMS-NF without interruption under the District Management Agreement. Fees for District Management Services for Fiscal Year 2027 and thereafter will be reflected in the District's adopted Annual Budget, consistent with the terms of the District Management Agreement. The general maintenance services currently provided under Middle Village Work Authorization #2 FY 2026, General Maintenance Services, are not part of the CALM III Agreement and will be addressed under a separate agreement between the District and RMS.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT OF CESSATION OF ON-SITE MANAGEMENT AND MAINTENANCE CONTRACT ADMINISTRATION, JANITORIAL SERVICES, AND TENNIS PROFESSIONAL SERVICES AND INSTRUCTION
MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
SIGNATURE PAGE

Approved:

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

By: _____

Print: _____

Its: Chairperson/Vice Chairperson, Board of Supervisors

Acknowledged:

GOVERNMENTAL MANAGEMENT SERVICES, L.L.C.

By: _____

Print: Darrin Mossing

Its: President

RIVERSIDE MANAGEMENT SERVICES, INC.

By: _____

Print: Darrin Mossing

Its: President

Exhibit A
Scope of Services

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

Description of Services
On-site Management: • On-site staffing levels consisting of six (6) full-time employees: 1) Operations / Community Manager 2) Aquatics Facility Director 3) Venue Coordinator 4) Assistant Amenity Manager 5) Access and Staffing Director 6) Tennis Facility Director • The management team will also provide, from time to time, multiple part-time employees to assist at each facility - Assistant Amenity oversight, Staffing and training oversight, landscape consultant, project coordinator, etc. • Although the fees are based upon six (6) full-time employees, they will from time to time be supplemented by additional operational management resources of CALM III at no additional charge. Such fees may be adjusted annually based upon the District's adopted budget and will be billed accordingly.
Operations / Community Manager: • Serves as a key member reporting to the Community Development District Board of Supervisors and attends all District meetings. • Primary area of responsibility will be management of District owned grounds, amenities and recreational facilities, to include the planning and execution of special events, programming of resident services, seasonal camps, and facility usage. • Manager will provide a monthly report for inclusion in the monthly Board of Supervisors agenda package. The report will include a detailed account of Amenity future projects, and future planned events. • Respond to all resident questions and concerns regarding the District in a timely and professional manner.

Description of Services
• Enforces all district rules and regulations governing the use of the facility, its equipment and other property. • Maintain a professional relationship with all residents, welcoming and educating new residents. Helping to ensure the issuing of access cards, updating resident information, and monitoring facility usage. • Inventory cleaning products, paper products, office and first aid supplies. • Update and maintain District communications platforms, to include the community website, bulletin boards, and e-blasts. • Maintain access control system and resident card data. • IT oversight and coordination of any subcontractors for access system and network uptime (Wi-Fi, communications, phones, television, alarms) • Manage District contracts related to the Amenity Center Complex, to include pool maintenance, janitorial, pest control, lifeguards, communications, HVAC, electrical, and fitness equipment facility maintenance to ensure they are in compliance with contract specifications. • Provide oversight of the landscape maintenance contractor. • Periodically inspect lakes, outfall-structures for needed maintenance, issues, and repairs. • Prepare an Emergency Action Plan for significant weather events. • Forecast and document a plan for future district infrastructure needs. • Provide oversight of the lake maintenance contractor. • Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL/Clay electric, site inspections, etc. • Oversight of district HR and payroll operations. • Coordination of data collection for state agencies pertaining to district employees. • Responsible for following up on any issues or requests directed by the Board. • Will obtain estimates, when possible, for improvements within district and provide recommendations for annual budget, policies and procedures, and community events. • Interface with vendors for repairs and purchases, billing, and approval of invoices for payments for goods and services related to specific areas of responsibility. • Support and assist in hiring and training all seasonal employees and volunteers. • Report Interactions regarding budgeting, policy recommendations and enforcement, maintenance recommendations, community event recommendations, coordination and communication with the Board of Supervisors and others. • Provide input for any security issues within the district to the Board of Supervisors. • Scheduling the reservations of multi-use fields in accordance with usage agreements. • Conduct periodic daily rounds of the clubhouse, gym, pool deck, playgrounds, tennis courts to monitor usage, cleanliness, and any other items that should be reported to the District Board of Supervisors.

Description of Services
Aquatics Facility Director: • Serves as a district and management representative. • Oversees and coordinates the recruitment, training, scheduling, certification, and performance of employees of the facility; supervises the day-to-day activities of staff. • Assist in oversight and coordination of the administration of the facility, to include scheduling of facility operations and contract management. • Oversees the maintenance of the pools, to include chemistry, climate control, cleanliness, and related maintenance. • Develop flyers, brochures, advertisements, etc. to promote aquatic facilities. • Recommend changes to existing aquatic programs as needed. • Conduct various aquatic entertainments and activities to attract more customers. • Assist in research, facilitation and building quality aquatic programs that provide customer satisfaction. • Assist with employee training. • Assist with input of employee information for District payroll. • Enforces all district rules and regulations governing the use of the facility, its equipment and other property. • Provide information about aquatics programs to schools, recreation officials, community service groups, and the general public. • Ensures that all appropriate water, environmental, health and safety standards are maintained; ensures pools are compliant with all local, state and national requirements and current on all necessary certifications required for operation. • Develops, implements, and oversees a variety of aquatics programs for residents, guests and/or members of the general public. • Assist with following up on any issues or requests directed by the Board. • Participates in and teaches aquatic and safety certification training sessions, as necessary. • Participates in the development of annual operating budgets concerning the aquatic facilities, staffing, and programming and provides fiscal direction to the Manager. • Develops and maintains records of operational facility usage; monitors and maintains inventories of pool equipment and supplies. • Prepares statistical reports on a monthly basis and prepares data and narrative for inclusion in annual reports. • Performs miscellaneous job-related duties as assigned.
Venue Coordinator: • Serves as a district and management representative.

Description of Services
• Professionally address all resident questions, concerns, and comments regarding the District. • Schedule and assist in venue sales and usage. • Conduct facility tours and information sessions for tentative venue users. • Assist in making sure all contracts and paperwork are in order for resident / guest usage of facilities. • Coordinates and schedule staffing for events / facility calendar. • Fields client questions leading up to an event. • Participates in identifying and creating customer enhancing experiences. • Fields all facility-based questions, notes and reports concerns of facilities to appropriate vendors or departments (maintenance, janitorial, etc..) for resolution • Works to ensure renter satisfaction and build district revenue to offset costs of amenity usage. • Enforces all district rules and regulations governing the use of the facility, its equipment and other property. • Ensures that contract terms are being met by all parties. • Assist in maintaining and updating access control system and resident card data. • Assist in following up on any issues or requests directed by the Operations Manager and/or the Board of Supervisors. • Assist in providing recommendations for annual budget, policies and procedures, and community events. • Provide input for any security issues within the district to the Board of Supervisors. • Participates in the development of annual operating budgets concerning the rental venues at the Amenity facility and provides fiscal direction to the Manager. • Performs miscellaneous job-related duties as assigned.
Assistant Amenity Manager (Resident Assistant): • Professionally address all resident questions, concerns, and comments regarding the District. • Serves as a district and management representative. • Assist in issuing access cards, updating resident information and monitoring facility usage and rentals. • Educate staff members, lifeguards and residents on District Policies and Procedures. • Enforce all District Policies. • Assist in inspecting and document the Amenity Center Complex for lighting, trash removal, pest control, signage and fencing for necessary maintenance.

Description of Services
• Fields all facility-based questions, notes and reports concerns of facilities to appropriate vendors or departments (maintenance, janitorial, etc..) for resolution. • Assisting in ordering and inventory of cleaning products, paper products, office, restroom and first aid supplies as needed. • Assist with Community Events and any Facility Rentals. • Assist Operations Manager as needed. • Conduct periodic rounds of the clubhouse, gym, pool deck, playgrounds, tennis courts to monitor usage, cleanliness, and any other items that should be reported to the Operations Manager. • Maintain training and familiarity at the facility to be able to provide coverage if the Amenity Center Manager is out of office for illness, PTO or resignation. • Assist with following up on any issues or requests directed by the Board. • Performs miscellaneous job-related duties as assigned.

Access and Staffing Director:

- Professionally address all resident questions, concerns, and comments regarding the District.
- Serves as a district and management representative.
- Assists in IT coordination for access system and network uptime (Wi-Fi, communications, phones, television, alarms).
- Issue access cards, update resident information and monitor facility usage and rentals.
- Train and develop employees to handle access system, Issue access cards, update resident information.
- Assist with employee training.
- Schedule and coordination of front desk/ fitness center coverage.
- Coordinate reports for repair and assist with oversight of fitness facility preventative maintenance programs.
- Assist with points of communication from Fitness Center / Access system front desks.
- Assist with input of employee information for District payroll.
- Fields all facility-based questions, notes and reports concerns of facilities to appropriate vendors or departments (maintenance, janitorial, etc..) for resolution
- Assist with following up on any issues or requests directed by the Board.
- Performs miscellaneous job-related duties as assigned.

Description of Services

Tennis Facility Director:

- Retain an individual with requisite knowledge and experience to develop and conduct a tennis program utilizing the District's tennis facilities. Said individual must have the knowledge, skill, and experience to teach tennis to players at varying levels, and be able to organize tennis teams and provide lessons. This individual shall be known as the "Tennis Facility Director." CALM III shall provide services set forth herein on a full-time basis, recognizing the need to offer vacation time for the Tennis Facility Director. Serves as a district and management representative.
- Supervises all tennis play and proper charging of fees, and rental of equipment.
- Initiates, directs and promotes tennis clinics, special events and programs in an effort to attract and maintain residents and guest's tennis interests.
- Provides beginning through advanced instruction (private and group) for all levels of players.
- Recruit and develop a tennis team(s) based at the Middle Village CDD tennis facility. Offer lessons and instruction. Develop and conduct summer tennis program and/or clinics for youth.
- Prepares a monthly calendar of events.
- Works cooperatively with other departments to develop combined programs for the district.
- Oversight of employees concerning Tennis facilities maintenance and programming.
- Ensures proper inspection of the courts/facilities on a daily basis prior to the start of play and ascertain that all necessary maintenance has been performed and the courts are in a safe working order. Reports any maintenance problems to the appropriate department and/or Operations Manager.
- Oversee all pro shop, retail, point of sales and billing functions. Manage tennis center business objectives and marketing strategies to increase tennis revenue and eliminate non-essential expenses.
- Responsible for implementing and maintaining excellent service to achieve guest satisfaction.
- Incorporates safe work practices in job performance.
- Performs miscellaneous job-related duties as assigned.
- The Tennis Facility Director or his/her designee shall be responsible for scheduling of court use during daylight hours, 7 days per week. With the exception of tennis tournaments, there shall be at least 2 courts available for use by persons not involved with the tennis program described herein. Actual operating hours shall be set by CALM III, and notice of the same shall be provided to the District Board. The District reserves the right to alter the hours of operation.
- Tennis Facility Director shall follow all applicable District rules and policies with respect to use and operation of District facilities, including the tennis area. Tennis Facility Director shall enforce applicable District rules and policies when conducting the tennis

Description of Services

program. Tennis Facility Director is encouraged to suggest revisions to applicable District policies and rules relating to tennis activity directly to the District Manager and On-Site Manager.
• Tennis Facility Director shall be a CALM III employee. CALM III is providing services to the District as an independent contractor. CALM III shall be liable for actions of its Tennis Facility Director as provided in the contract in effect between CALM III and the District.
• CALM III shall cause participants in the tennis program to sign applicable waivers of liability.
• Revenue Share Proposal:
  • CALM III to retain 90% of lesson income; District to receive 10%
  • CALM III to retain 20% of ball return machine rental; District to receive 80%
  • CALM III to retain 50% of miscellaneous revenue; District to receive 50%

Janitorial Services: • Provide all janitorial services by competent and trained persons. • Use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. • Contractor shall purchase such chemicals and cleaning supplies and necessary to provide the services contemplated by this Agreement and shall store such chemicals and supplies at an appropriate location at the Facilities. Contractor will be reimbursed at cost for the purchase of all chemicals and supplies, which shall remain property of the District in the event of termination of this Agreement. • Promptly respond to maintenance emergencies or problems related to the Facilities. • Except in the case of emergency, Contractor shall perform all services in the evening after normal business hours.
Tennis Maintenance • Offer racket restringing and grip repair and shall provide for rental of a ball return machine. • Maintain the tennis facility in good repair, including net repair, clay courts, and lines.

Description of Services
General Provisions: • Contractor shall provide, at no charge to the District, company uniforms to all personnel providing these services. • Costs incurred by Contractor due to maintenance-related requests, emergencies or unscheduled visits (i.e. vandalism, acts of God, etc.) shall be invoiced at the approved hourly rate, plus any materials, and travel reimbursement. Minimum of one (1) hour charge. • Reasonable reimbursement for the expense of copies, office supplies, travel, etc. • All supplies and materials needed for maintenance within the District shall be paid for by the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Exhibit B
Fee Schedule

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

1. **FACILITY MANAGEMENT SERVICES:**

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
On-Site Management and Maintenance Contract Administration • Annual Fee paid in equal monthly payments.	**$393,206**
Janitorial Services • Provides general janitorial cleaning services for the Amenity Center, common areas, and other District-owned facilities. • Annual Fee paid in equal monthly payments. (Excluding Supplies)	**$66,224**
Tennis Professional Services and Instruction • Annual Fee paid in equal monthly payments. (Excluding Materials)	**$72,462**
Out of Pocket Reimbursable Expenses: • Reimbursable expenses to be itemized on invoicing each month.	**At CALM III Standard Rate or Cost**
Additional Services: • All other requested items not specifically denoted in **Exhibit "A"** or **Exhibit "B"** will be subject to either a flat rate proposal or an hourly rate proposal to the District.	**To Be Negotiated**

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
*** Fiscal Year Calendar:** • Fiscal Year 2027 represents dates from October 1st, 2026 through September 30th, 2027. • Services that begin after the first day of a month will be invoiced on a prorated basis for that month, based on the actual start date.	

2. ADDITIONAL SERVICES:

All other requested items not specifically denoted in **Exhibit A** or **Exhibit B** will be subject to either a flat rate proposal or an hourly rate proposal to the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Exhibit C
Proposal

September 14th, 2026

Marilee Giles
Middle Village Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: FY2027 On-site Management, Janitorial Services, and Tennis Maintenance

Dear Marilee:

Please consider this proposal for Community Association and Lifestyle Management III, LLC ("CALM III") to provide the following services for the Middle Village Community Development District starting 10/01/2026:

Services	FY2026 Budget	FY2026 Fees	FY2027 Proposed Fees
On-Site Management	$374,481	$374,481	$393,206
Janitorial Services	$62,475	$62,475	$66,224
Tennis Maintenance	$69,011	$69,011	$72,462

The proposed fees for On-site Management, Janitorial Services, and Tennis Maintenance reflect a cost-of-living increase. The ownership and management at CALM III would like to thank the Board of Supervisors in advance for your consideration of our request to help offset the continued rise in the cost of operating your facility. If you have any questions or comments, please feel free to call me.

Sincerely,

/s/ Alison Mossing

Alison Mossing
Vice President

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC
393 PALM COAST PARKWAY SOUTHWEST, SUITE 4 · PALM COAST, FL 32137 · (813) 344-4844 · FACSIMILE (954) 721-9202
HTTPS://CALMFLA.COM/

Exhibit A
Scope of Services

On-site Management:

- On-site staffing levels consisting of six (6) full-time employees:
    1) Operations / Community Manager
    2) Aquatics Facility Director
    3) Venue Coordinator
    4) Assistant Amenity Manager
    5) Access and Staffing Director
    6) Tennis Facility Director
- The management team will also provide, from time to time, multiple part-time employees to assist at each facility - Assistant Amenity oversight, Staffing and training oversight, landscape consultant, project coordinator, etc.
- Although the fees are based upon six (6) full-time employees, they will from time to time be supplemented by additional operational management resources of CALM III at no additional charge. Such fees may be adjusted annually based upon the District's adopted budget and will be billed accordingly.

Operations / Community Manager:

- Serves as a key member reporting to the Community Development District Board of Supervisors and attends all District meetings.
- Primary area of responsibility will be management of District owned grounds, amenities and recreational facilities, to include the planning and execution of special events, programming of resident services, seasonal camps, and facility usage.
- Manager will provide a monthly report for inclusion in the monthly Board of Supervisors agenda package. The report will include a detailed account of Amenity future projects, and future planned events.
- Respond to all resident questions and concerns regarding the District in a timely and professional manner.
- Enforces all district rules and regulations governing the use of the facility, its equipment and other property.
- Maintain a professional relationship with all residents, welcoming and educating new residents. Helping to ensure the issuing of access cards, updating resident information, and monitoring facility usage.
- Inventory cleaning products, paper products, office and first aid supplies.
- Update and maintain District communications platforms, to include the community website, bulletin boards, and e-blasts.
- Maintain access control system and resident card data.

- IT oversight and coordination of any subcontractors for access system and network uptime (Wi-Fi, communications, phones, television, alarms)
- Manage District contracts related to the Amenity Center Complex, to include pool maintenance, janitorial, pest control, lifeguards, communications, HVAC, electrical, and fitness equipment facility maintenance to ensure they are in compliance with contract specifications.
- Provide oversight of the landscape maintenance contractor.
- Periodically inspect lakes, outfall-structures for needed maintenance, issues, and repairs.
- Prepare an Emergency Action Plan for significant weather events.
- Forecast and document a plan for future district infrastructure needs.
- Provide oversight of the lake maintenance contractor.
- Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL/Clay electric, site inspections, etc.
- Oversight of district HR and payroll operations.
- Coordination of data collection for state agencies pertaining to district employees.
- Responsible for following up on any issues or requests directed by the Board.
- Will obtain estimates, when possible, for improvements within district and provide recommendations for annual budget, policies and procedures, and community events.
- Interface with vendors for repairs and purchases, billing, and approval of invoices for payments for goods and services related to specific areas of responsibility.
- Support and assist in hiring and training all seasonal employees and volunteers.
- Report Interactions regarding budgeting, policy recommendations and enforcement, maintenance recommendations, community event recommendations, coordination and communication with the Board of Supervisors and others.
- Provide input for any security issues within the district to the Board of Supervisors.
- Scheduling the reservations of multi-use fields in accordance with usage agreements.
- Conduct periodic daily rounds of the clubhouse, gym, pool deck, playgrounds, tennis courts to monitor usage, cleanliness, and any other items that should be reported to the District Board of Supervisors.

Aquatics Facility Director:

- Serves as a district and management representative.
- Oversees and coordinates the recruitment, training, scheduling, certification, and performance of employees of the facility; supervises the day-to-day activities of staff.
- Assist in oversight and coordination of the administration of the facility, to include scheduling of facility operations and contract management.
- Oversees the maintenance of the pools, to include chemistry, climate control, cleanliness, and related maintenance.

- Develop flyers, brochures, advertisements, etc. to promote aquatic facilities.
- Recommend changes to existing aquatic programs as needed.
- Conduct various aquatic entertainments and activities to attract more customers.
- Assist in research, facilitation and building quality aquatic programs that provide customer satisfaction.
- Assist with employee training.
- Assist with input of employee information for District payroll.
- Enforces all district rules and regulations governing the use of the facility, its equipment and other property.
- Provide information about aquatics programs to schools, recreation officials, community service groups, and the general public.
- Ensures that all appropriate water, environmental, health and safety standards are maintained; ensures pools are compliant with all local, state and national requirements and current on all necessary certifications required for operation.
- Develops, implements, and oversees a variety of aquatics programs for residents, guests and/or members of the general public.
- Assist with following up on any issues or requests directed by the Board.
- Participates in and teaches aquatic and safety certification training sessions, as necessary.
- Participates in the development of annual operating budgets concerning the aquatic facilities, staffing, and programming and provides fiscal direction to the Manager.
- Develops and maintains records of operational facility usage; monitors and maintains inventories of pool equipment and supplies.
- Prepares statistical reports on a monthly basis and prepares data and narrative for inclusion in annual reports.
- Performs miscellaneous job-related duties as assigned.

Venue Coordinator:

- Serves as a district and management representative.
- Professionally address all resident questions, concerns, and comments regarding the District.
- Schedule and assist in venue sales and usage.
- Conduct facility tours and information sessions for tentative venue users.
- Assist in making sure all contracts and paperwork are in order for resident / guest usage of facilities.
- Coordinates and schedule staffing for events / facility calendar.
- Fields client questions leading up to an event.
- Participates in identifying and creating customer enhancing experiences.

- Fields all facility-based questions, notes and reports concerns of facilities to appropriate vendors or departments (maintenance, janitorial, etc..) for resolution
- Works to ensure renter satisfaction and build district revenue to offset costs of amenity usage.
- Enforces all district rules and regulations governing the use of the facility, its equipment and other property.
- Ensures that contract terms are being met by all parties.
- Assist in maintaining and updating access control system and resident card data.
- Assist in following up on any issues or requests directed by the Operations Manager and/or the Board of Supervisors.
- Assist in providing recommendations for annual budget, policies and procedures, and community events.
- Provide input for any security issues within the district to the Board of Supervisors.
- Participates in the development of annual operating budgets concerning the rental venues at the Amenity facility and provides fiscal direction to the Manager.
- Performs miscellaneous job-related duties as assigned.

Assistant Amenity Manager (Resident Assistant):

- Professionally address all resident questions, concerns, and comments regarding the District.
- Serves as a district and management representative.
- Assist in issuing access cards, updating resident information and monitoring facility usage and rentals.
- Educate staff members, lifeguards and residents on District Policies and Procedures.
- Enforce all District Policies.
- Assist in inspecting and document the Amenity Center Complex for lighting, trash removal, pest control, signage and fencing for necessary maintenance.
- Fields all facility-based questions, notes and reports concerns of facilities to appropriate vendors or departments (maintenance, janitorial, etc..) for resolution.
- Assisting in ordering and inventory of cleaning products, paper products, office, restroom and first aid supplies as needed.
- Assist with Community Events and any Facility Rentals.
- Assist Operations Manager as needed.
- Conduct periodic rounds of the clubhouse, gym, pool deck, playgrounds, tennis courts to monitor usage, cleanliness, and any other items that should be reported to the Operations Manager.
- Maintain training and familiarity at the facility to be able to provide coverage if the Amenity Center Manager is out of office for illness, PTO or resignation.
- Assist with following up on any issues or requests directed by the Board.
- Performs miscellaneous job-related duties as assigned.

Access and Staffing Director:

- Professionally address all resident questions, concerns, and comments regarding the District.
- Serves as a district and management representative.
- Assists in IT coordination for access system and network uptime (Wi-Fi, communications, phones, television, alarms).
- Issue access cards, update resident information and monitor facility usage and rentals.
- Train and develop employees to handle access system, Issue access cards, update resident information.
- Assist with employee training.
- Schedule and coordination of front desk/ fitness center coverage.
- Coordinate reports for repair and assist with oversight of fitness facility preventative maintenance programs.
- Assist with points of communication from Fitness Center / Access system front desks.
- Assist with input of employee information for District payroll.
- Fields all facility-based questions, notes and reports concerns of facilities to appropriate vendors or departments (maintenance, janitorial, etc..) for resolution
- Assist with following up on any issues or requests directed by the Board.
- Performs miscellaneous job-related duties as assigned.

Tennis Facility Director:

- Retain an individual with requisite knowledge and experience to develop and conduct a tennis program utilizing the District's tennis facilities. Said individual must have the knowledge, skill, and experience to teach tennis to players at varying levels, and be able to organize tennis teams and provide lessons. This individual shall be known as the "Tennis Facility Director." CALM III shall provide services set forth herein on a full-time basis, recognizing the need to offer vacation time for the Tennis Facility Director. Serves as a district and management representative.
- Supervises all tennis play and proper charging of fees, and rental of equipment.
- Initiates, directs and promotes tennis clinics, special events and programs in an effort to attract and maintain residents and guest's tennis interests.
- Provides beginning through advanced instruction (private and group) for all levels of players.
- Recruit and develop a tennis team(s) based at the Middle Village CDD tennis facility. Offer lessons and instruction. Develop and conduct summer tennis program and/or clinics for youth.
- Prepares a monthly calendar of events.
- Works cooperatively with other departments to develop combined programs for the district.
- Oversight of employees concerning Tennis facilities maintenance and programming.

- Supervises all tennis play and proper charging of fees, and rental of equipment.
- Initiates, directs and promotes tennis clinics, special events and programs in an effort to attract and maintain residents and guest's tennis interests.
- Provides beginning through advanced instruction (private and group) for all levels of players.
- Implements and develops lesson programs for adults and juniors.
- Enforces all district rules and regulations governing the use of the facility, its equipment and other property.
- Participates in the development of annual operating budgets concerning the aquatic facilities, staffing, and programming and provides fiscal direction to the Manager.
- Properly represents the district and its teams in state or national events as time will permit.
- Prepares a monthly calendar of events.
- Works cooperatively with other departments to develop combined programs for the district.
- Assist with employee training.
- Oversight of employees concerning Tennis facilities maintenance and programming
- Ensures proper inspection of the courts/facilities on a daily basis prior to the start of play and ascertain that all necessary maintenance has been performed and the courts are in a safe working order. Reports any maintenance problems to the appropriate department and/or Operations Manager.
- Monitors court usage including special events, clinics and lessons.
- Responsible for interviewing, hiring, training, planning, assigning, and directing work, evaluating performance, rewarding, and disciplining associates; addressing complaints and resolving problems.
- Oversee all pro shop, retail, point of sales and billing functions as required by Acadiana Tennis Association and Lafayette Consolidated Government. Manage tennis center business objectives and marketing strategies to increase tennis revenue and eliminate non-essential expenses
- Assures that effective orientation and training are given to each new tennis employee and or volunteer. Develops ongoing training programs.
- Monitors business volume forecast and plans accordingly in areas of manpower, productivity, costs and other expenses.
- Responsible for implementing and maintaining excellent service to achieve guest satisfaction.
- Incorporates safe work practices in job performance.
- Performs miscellaneous job-related duties as assigned.

Tennis Professional Services and Instruction

1) Retain an individual with requisite knowledge and experience to develop and conduct a tennis program utilizing the District's tennis facilities. Said individual must have the knowledge, skill, and experience to teach tennis to players at varying levels, and be able to organize tennis teams and provide lessons. This

Tennis Maintenance

- Offer racket restringing and grip repair and shall provide for rental of a ball return machine.
- Maintain the tennis facility in good repair, including net repair, clay courts, and lines.

Exhibit D

Certificates of Insurance

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/24/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency LLC 413 S Northshore Dr Ste E Knoxville TN 37919-7567	**CONTACT NAME:** Kathy Wilson **PHONE (A/C, No, Ext):** 865-588-7200 **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED COMMASS-06 Community Association and Lifestyle Mangement III, LLC 393 Palm Coast Parkway SW Suite 4 Palm Coast FL 32137	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Houston Specialty Insurance Co — 12936 **INSURER B :** SKYWARD SPECIALY INSURANCE GRO **INSURER C :** ACCIDENT FUND INSURANCE COMPAN — 10166 **INSURER D :** Berkley Regional Insurance Com — 29580 **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 2053710883 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:			ESBHSGL000262500	2/23/2026	2/23/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			ESB-HS-UCX-0003288-00	7/30/2026	2/23/2027	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WCP100150699	8/3/2026	8/3/2027	PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Crime			BMP-1194668-00	8/1/2026	8/1/2027	Limit Deductible	500,000 2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Middle Village Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is included as an additional insured on the General Liability policy with respect to the liability resulting from the operations of the Named Insured as required by written contract. General Liability coverage provided is primary and non-contributory with respect to any similar insurance held by the additional insured as required by written contract. Waiver of Subrogation is in place in favor of Certificate Holder for General Liability and Workers Compensation as required by written contract. 30 day Notice of Cancellation, except 10 days for non-payment, applies to certificate holder under General Liability and Workers Compensation per policy provisions. Umbrella follows General Liability form.

CERTIFICATE HOLDER	**CANCELLATION**
Middle Village Community Development District 393 Palm Coast Parkway SW Suite 4 Palm Coast FL 32137	**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.** **AUTHORIZED REPRESENTATIVE** PETER J. KRAMER

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/24/2026

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PRODUCER

Edie Williams State Farm
330 A1A N Suite 324
Ponte Vedra Beach, FL 32082

CONTACT NAME: Stephanie Marciani
PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4046
E-MAIL ADDRESS: Stephanie@EdieWilliams.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Automobile Insurance Company	25178
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Community Association and Lifestyle Management III, LLC
1001 Bradford Way
Kingston, TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	☐ COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						GENERAL AGGREGATE	$
	☐ OTHER:						PRODUCTS - COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$ 1,000,000
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS	X	X	P29 3749-A15-59A	07/15/2026	01/15/2027	BODILY INJURY (Per accident)	$ 1,000,000
	☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$ 1,000,000
								$
	☐ **UMBRELLA LIAB** ☐ OCCUR						EACH OCCURRENCE	$
	☐ **EXCESS LIAB** ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The , its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is Additional Insured with regard to Auto Liability.
The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle.
Waiver of Subrogation under the Liability Coverage and Property Damage Coverage.
If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page

CERTIFICATE HOLDER

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
393 Palm Coast Parkway SW, Suite 4
Palm Coast, FL 32137

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Stephanie Marciani

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1001486 132849.14 04-13-2022

4937-9644-5917.1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/24/2026

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PRODUCER	CONTACT NAME: Vicky Zelen
Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: vicky@zelenrisk.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Bridgefield Casualty Insurance Company
INSURED Community Association and Lifestyle Management III, 1001 Bradford Way Kingston TN 37763	INSURER B : Great American Insurance Company INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		196-23349	03/01/2026	10/16/2026	X PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B	Employment Practices Liability			EPLE937229	03/10/2026	03/10/2027	Aggregate	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Middle Village CDD
393 Palm Coast Pkwy SW Ste 4

Palm Coast, FL 32137

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE: Vicky M. Zelen <LFU>

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Exhibit E
Anti-Human Trafficking Affidavit

Anti-Human Trafficking Affidavit

I, Kelly Adams as Director of HR on behalf of Community Association and Lifestyle Management III, LLC. (the "Contractor"), under penalty of perjury, hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

   (a) Using or threatening to use physical force against any person;
   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
   (e) Causing or threatening to cause financial harm to any person;
   (f) Enticing or luring any person by fraud or deceit; or
   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: March 17, 2026.

FURTHER AFFIANT SAYETH NAUGHT.

Contractor:

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC.

By: Kelly Adams

Name: Kelly Adams

Title: Director of HR

STATE OF TENNESSEE
COUNTY OF ROANE

SWORN TO AND SUBSCRIBED before me ☑ physical presence or ☐ remote notarization by Madison Oran, as HR Assistant, of Community Association and Lifestyle Management III, LLC., who is personally known to me or who produced _____ as identification this 17 day of March, 2026.

Madison Oran
Notary Public

(Notary Seal)

MADISON ORAN
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY

SIXTH ORDER OF BUSINESS

AGREEMENT BETWEEN
MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
AND
RIVERSIDE MANAGEMENT SERVICES, INC.
FOR
GENERAL FACILITY MAINTENANCE AND REPAIR SERVICES

This Agreement ("Agreement") is made and entered into on November 9, 2026 ("Execution Date"), to be effective as of October 1st, 2026 ("Effective Date"), by and between:

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

RIVERSIDE MANAGEMENT SERVICES, INC., A FLORIDA CORPORATION, whose address is 50 Ellis Street, Suite 208, St. Augustine, Florida 32095 ("Contractor" or "RMS" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District has constructed an amenity center that includes a swimming pool, community center, and other recreation facilities (collectively, the "Amenities"), as well as landscape and irrigation improvements, lake embankments, entrance areas, and other common areas (collectively, the "Facilities"); and

WHEREAS, the District intends to provide for the operation, management, and maintenance of the Amenities and the Facilities; and

WHEREAS, Contractor has a background in the maintenance and repair of recreation and amenity facilities and is willing to provide such maintenance and repair services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Contractor to maintain and repair the Amenities and the Facilities and to provide other services as described in this Agreement and the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, the "Services").

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. ENGAGEMENT OF SERVICES. The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Amenities and the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement including that Contractor will not take a tax position inconsistent with it being a manager and not owner of the Amenities and Facilities.

3. DESCRIPTION OF SERVICES. Contractor shall perform the duties described by **Exhibit A** attached hereto, and as more particularly stated herein. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are fulfilled. Contractor shall ensure responsible and proper staffing levels needed to satisfy the terms of this Agreement. To the extent the terms of this Agreement and **Exhibit A** conflict, this Agreement shall control.

4. COMPENSATION. The Agreement shall be for a one-year period, terminable pursuant to the provisions herein. Contractor shall be compensated for providing the Services described in Section 3 of this Agreement.

A. Fees and Expenses:

i. The District shall pay the Contractor the following fees for the Services in accordance with **Exhibit A** and **Exhibit B**:

- Common Area Maintenance: Forty-Five Dollars and No Cents ($45.00) per hour, plus mileage at the State of Florida rate (Section 112.061, Florida Statutes), budgeted at Eighty-Nine Thousand Forty Dollars and No Cents ($89,040.00) per year.
- Facility Maintenance - General: Forty-Five Dollars and No Cents ($45.00) per hour, plus mileage at the State of Florida rate (Section 112.061, Florida Statutes), budgeted at Seventy-One Thousand Six Hundred Sixty-Three Dollars and No Cents ($71,663.00) per year.
- General Maintenance (Overflow): Forty-Five Dollars and No Cents ($45.00) per hour, for services requested and approved in advance by the District, as set forth in Exhibit A.

The total annual fees for the foregoing General Facility Maintenance and Repair Services (Common Area Maintenance and Facility Maintenance - General) are budgeted at One Hundred Sixty Thousand Seven Hundred Three Dollars and No Cents ($160,703.00) and shall be invoiced monthly in arrears based on actual hours worked and mileage incurred during the prior month. The District shall not be charged for hours required by this Agreement but not actually worked. The amounts budgeted for each category are estimates, and actual fees may vary between categories. General Maintenance (Overflow) services shall be tracked and invoiced separately. In no event shall the total fees for the General Facility Maintenance and Repair Services and General Maintenance (Overflow) under this Agreement exceed One Hundred Ninety-Five Thousand Dollars and No Cents ($195,000.00). Special projects are not included in the fees above and shall be separately presented to and approved by the District as set forth in Exhibit A.

ii. Out-of-pocket reimbursable expenses incurred by the Contractor in the performance of the Services shall be billed at the Contractor's standard rate or at cost, as indicated in **Exhibit A** or **Exhibit B**, and itemized on the Contractor's monthly invoice to the District.

iii. Unless otherwise specified by this Agreement, the Contractor will invoice the

District for the Services as soon as may be practicable in advance of each month. Notwithstanding the foregoing, services that are variable in nature may be invoiced in arrears based on actual services performed. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within forty-five (45) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.

iv. Fees for the Services may be negotiated annually by the Parties. Any amendment to Service fees must comply with the amendment procedure in this Agreement.

v. In the event the District authorizes a requested change in the scope of Services, Contractor shall submit, in writing to the District, a request for a fee amendment corresponding to the change in Services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Contractor is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

B. Services will be billed monthly pursuant to the fee schedule shown in **Exhibit B.** Additional work or services, as such terms are used in Section 4.D, will either be billed monthly at the Contractor's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. Should the District desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement.

The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

E. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

F. In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

5. GENERAL PROVISIONS.

A. The Services provided by Contractor shall be as provided for in **Exhibit A** and as set forth in this Agreement.

B. Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any service hereunder, or terminate the Agreement in whole or part, the District shall not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.

C. The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon thirty (30) days written notice without cause, specifying the department or position(s) discontinued, in the District's sole and absolute discretion. Any addendums to this agreement will not take effect unless the parties receive an opinion from bond counsel that the changes made thereby do not adversely affect the exclusion from gross income of interest on the bonds financing the managed property.

D. At all times during operation of the Facilities and Amenities, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing for provision of the Services required under this Agreement. Contractor shall not utilize employees hired by Contractor to staff District Facilities and Amenities at other Contractor properties without the express approval of the District, through its District Manager. Contractor shall not use District employees, if any, District property or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor-related businesses.

E. In consideration for the District's ability to elect to make any position, department or portion of this Agreement staffed by District employee(s) or an unaffiliated third-party contractor other than Contractor, Contractor shall not be entitled to any compensation in consideration for such election by the District.

F. All Contractor employees or subcontractors shall either be employees hired directly by the Contractor, or sub-contractors who are hired and compensated by the Contractor (1099 individuals).

G. Contractor is an independent contractor. Contractor shall have sole authority as an independent Contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and contractors, licensees, lessees and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control, direction and management of all personnel providing services or functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. This provision is meant to be exhaustive such that, if any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District, and Contractor has been paid for the Services in consideration of the Services and the indemnification provisions provided for in this Agreement.

H. Contractor shall promptly respond to any and all emergencies or problems related to the Amenities and/or the Facilities and shall report to the District all known problems related to the Amenities and/or the Facilities.

I. All purchases made by any of the positions paid for pursuant to the Agreement or any Addendum will be in accordance with and subject to the District's procurement and purchasing policies, Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-to-day operation that will be reasonably necessary for a public purpose of the District. These will include, but not be limited to, the following: District telephone services, utilities, operating supplies, uniforms to the extent not provided for by Contractor as set forth herein, travel expenses for District employees consistent with the District's reimbursement policies, and other related expenses to District specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but in no event later than seventy-two (72) hours.

J. Costs incurred by Contractor due to emergencies or at the written direction of the

District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor. The Contractor shall to the best of its ability, avoid paying directly for items and seeking reimbursements, as the District provides a credit card for expenditures and has several accounts open for purchases.

K. Contractor shall require all applicable registration forms and waivers to be executed by any Patrons of the District (as defined in the *Policies Regarding Use of the District*'s *Amenities*) prior to use of the Amenities and/or Facilities.

L. The Parties agree that the Amenities and Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Amenities or Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Facilities consistent with the terms of this Agreement. The Contractor shall operate in a way that maintains the District's tax-exempt status.

M. Contractor shall be responsible for tracking resident complaints and report to the District monthly on timeline and response to each complaint.

6. CARE OF THE PROPERTY. Contractor shall use all due care to protect the property of the District, its Patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to diligently commence repair of any damage resulting from the Services within twenty-four (24) hours. Any such repairs caused by Contractor shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

7. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenities and/or the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly, and in no event more than seventy-two (72) hours after receipt, notify the District in writing of all such orders or requirements.

8. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS. Contractor shall promptly, and in no event more than forty-eight (48) hours after the occurrence, provide a written report as to all accidents, injuries or claims for damage relating to the Amenities and/or the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the Board expressly directs Contractor otherwise, in writing. The District may adopt policies requiring more stringent reporting requirements of Contractor, which later adopted policies shall control; this paragraph is intended to set forth minimum standards.

9. TERMINATION. The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of this Agreement or upon sixty (60) days' written notice without cause. Contractor shall have the

right to terminate this Agreement upon ninety (90) days' written notice to the District with or without cause. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination.

Upon termination of this Agreement, the Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

A. deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Amenities and/or the Facilities, the District operations, and such other accountings, papers, and records as the District shall request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Amenities and/or Facilities;

B. vacate any portion of the Amenities and/or Facilities then accessed by the Contractor as a consequence of this Agreement; and

C. furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

10. INSURANCE.

A. Contractor shall maintain throughout the term of this Agreement, at a minimum, the following insurance, certificates for which are attached as **Exhibit D**:

i. Workers Compensation - statutory limits

ii. General liability insurance with the following limits:

$2,000,000	General Aggregate
$1,000,000	Products/Completed Operations
$1,000,000	Personal & Advertising Injury
$1,000,000	Each Occurrence

iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or General Manager with respect to the operation of the Facilities whether non-owned or hired, with a combined single limit of $1,000,000.

iv. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of $1,000,000.

B. Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state of Florida. The District, its Board members, the District Manager, District Counsel, and District Engineer, officers, supervisors and employees shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without

at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement.

11. INDEMNIFICATION.

A. Contractor Indemnification. The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, staff, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled.

B. District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Contractor, the District agrees to indemnify, defend, and hold harmless the Contractor and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Contractor may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Contractor may be entitled. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Contractor only if such indemnification obligation is covered by the District's insurance.

C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

D. For purposes of this Section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns, invitees, contractors, subcontractors or employees

includes, but is not limited to, the operation and management of the Amenities and Amenity Center in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenities and Amenity Center, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.

E. The indemnification rights and obligations herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which a party shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Indemnification Section shall survive the termination or expiration of this Agreement.

12. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

13. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this Section 13 shall survive termination of this Agreement.

14. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

15. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

17. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the Parties, as follows:

A. If to District: Middle Village Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Attn: District Manager, Marilee Giles
MGiles@gmsnf.com

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel, Michael Eckert
Michael.Eckert@kutakrock.com

B. If to the Contractor:

Riverside Management Services, Inc.
50 Ellis Street, Suite 208,
St. Augustine, FL 32095
Attn: President, Darrin Mossing
DMossing@gmstnn.com

With a copy to:

Riverside Management Services, Inc.
50 Ellis Street, Suite 208,
St. Augustine, FL 32095
Attn: Chief Operating Officer, Keith Nelson
KNelson@rmsnf.com

And:

Riverside Management Services, Inc.
50 Ellis Street, Suite 208,
St. Augustine, FL 32095
Attn: Vice President, Alison Mossing
AMossing@gmstnn.com

And:

Riverside Management Services, Inc.
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
Kurt@zimmermanlaw.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

18. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or

implied is intended or shall be construed to confer upon any person or corporation or other entity other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

19. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

20. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Clay County, Florida.

21. EFFECTIVE DATE. This Agreement shall be effective as of the Effective Date and extend through September 30, 2027, unless otherwise terminated in accordance with the terms of this Agreement.

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, INFO@GMSNF.COM WITH A COPY TO MGILES@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

23. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

25. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

26. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

27. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

28. COMPLIANCE WITH E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

29. TERM. The term of this Agreement shall be from the Effective Date through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. A new agreement shall be required for any Services to be performed after September 30, 2027. The Contractor acknowledges that the prices of this Agreement are firm, and that the Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors.

30. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. If applicable, the Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida*

Statutes.

31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

32. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, attached hereto as **Exhibit E** and incorporated herein, in compliance with section 787.06(14), *Florida Statutes*.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto execute this Agreement the day and year first written above.

Attest:

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary
Board of Supervisors

By: _____

Print: _____

Its: _____
Chairperson/Vice Chairperson,
Board of Supervisors

_____
Print Name

RIVERSIDE MANAGEMENT SERVICES, INC.

_____
Witness

By: _____

Print: _____

Its: _____

_____
Print Name of Witness

Exhibit A: Scope of Services
Exhibit B: Fee Schedule
Exhibit C: Proposal
Exhibit D: Certificates of Insurance
Exhibit E: Anti-Human Trafficking Affidavit

ACKNOWLEDGEMENT OF CESSATION OF GENERAL MAINTENANCE AND JANITORIAL SERVICES

Date: September 14th, 2026

To: Middle Village Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Chairperson, Board of Supervisors

Re: Acknowledgement of Cessation of General Maintenance and Janitorial Services

Governmental Management Services, L.L.C. ("GMS-NF") provides District Management Services to Middle Village Community Development District (the "District") under that certain Agreement for District Management Services between the District and GMS-NF, dated September 26, 2006 (the "District Management Agreement"). In addition, GMS-NF has provided general maintenance services to the District under Middle Village Work Authorization #2 FY 2026, General Maintenance Services, issued under the District Management Agreement ("Work Authorization #2"), with such services performed by Riverside Management Services, Inc. ("RMS") as directed by the on-site Community Manager. RMS has also provided janitorial services to the District under those certain Agreements between Riverside Management Services, Inc. and the Middle Village Community Development District for Janitorial Services, dated March 14, 2010 and October 1, 2010 (collectively, the "Janitorial Agreements").

GMS-NF and RMS hereby acknowledge that Work Authorization #2 and the Janitorial Agreements, respectively, and the services provided thereunder, will terminate and cease effective September 30, 2026. Effective October 1, 2026: (i) the general maintenance services will be provided to the District directly by RMS under that certain Agreement between Middle Village Community Development District and Riverside Management Services, Inc. for General Facility Maintenance and Repair Services, effective October 1, 2026 (the "RMS Agreement"); and (ii) the janitorial services will be provided to the District by Community Association and Lifestyle Management III, LLC ("CALM III") under that certain Agreement between Middle Village Community Development District and Community Association and Lifestyle Management III, LLC for On-Site Management and Maintenance Contract Administration, Janitorial Services, and Tennis Professional Services and Instruction, effective October 1, 2026 (the "CALM III Agreement"). CALM III joins in this acknowledgement.

District Management Services will continue to be provided by GMS-NF without interruption under the District Management Agreement. Fees for District Management Services for Fiscal Year 2027 and thereafter will be reflected in the District's adopted Annual Budget, consistent with the terms of the District Management Agreement.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT OF CESSATION OF GENERAL MAINTENANCE AND JANITORIAL SERVICES MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT SIGNATURE PAGE

Approved:

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

By: _____

Print: _____

Its: Chairperson/Vice Chairperson, Board of Supervisors

Acknowledged:

GOVERNMENTAL MANAGEMENT SERVICES, L.L.C.

By: _____

Print: Darrin Mossing

Its: President

RIVERSIDE MANAGEMENT SERVICES, INC.

By: _____

Print: Darrin Mossing

Its: President

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC

By: _____

Print: Darrin Mossing

Its: President

Exhibit A
Scope of Services

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District's Amenities and Facilities.

Description of Services

General Facility Maintenance and Repair Services:
To assist the Field Operations Manager on an as-needed basis:

- Pick up debris in and around all District owned facilities, including walkways, fields, courts, entryways, roadways, pool deck amenity Center and common area.
- Clean and maintain all features associated with the athletic fields and sport courts including nets, fencing, windscreens, playing surfaces, etc.
- Replace trash can liners weekly throughout the District.
- Tasks as assigned by the Field Operations Manager
- Pressure wash Amenity Facility as needed (based upon separate proposal)
- Inspect, maintain playground equipment to safe standards, provide proposals for repairs if needed.
- Monitor all gates and doors for proper operating conditions.
- Maintain pool decks, pool slide, outdoor pool furniture, obtain proposals for services and repair as needed for anything above and beyond general maintenance.
- Maintain & keep building free of cob & spider webs and other debris around amenity, pools and tennis courts.
- Replace HVAC filters as needed.
- Complete minor touchup of paint and wall repairs as needed.
- Maintain an aesthetically pleasing CDD community as possible within budget & approvals.
- Maintain all the entry monuments and CDD signage, to include outside contracting for repairs and pressure-washing as needed.
- Inspect & maintain all sunshade structures & sails, to include outside contracting for repairs & pressure washing as needed.
- Perform lighting inspections for all district owned interior and exterior lighting.
- Oversee & assist maintenance personnel with CDD projects on site. (Trash pickup on CDD common areas, parking lots, sports fields & courts, along roadways, lake banks & along fences) Trash receptacles emptied, and trash bags replaced.

Description of Services
General Maintenance (Overflow) If an urgent maintenance need cannot be completed within the regularly scheduled General Facility Maintenance and Repair Services, or if additional labor or specialized assistance is needed, RMS may provide additional maintenance services at the hourly rate shown above. • All overflow services must be requested and approved in advance by the District. Once approved, the Field Operations Manager will coordinate scheduling with RMS. • Overflow services will be tracked separately from the regularly scheduled General Facility Maintenance and Repair Services. Total annual fees for regular maintenance services and General Maintenance (Overflow) shall not exceed $195,000 under this Agreement.
Special Projects (Not Included in General Facility Maintenance and Repair Services) Special projects are separate, non-recurring projects that are outside the routine General Facility Maintenance and Repair Services described in this proposal. Examples may include significant repairs, replacements, improvements, or other project-based work. • Each special project will be separately presented to the District for review and approval before work begins. The project proposal or work authorization will describe the scope of work, anticipated schedule, and estimated or not-to-exceed cost. • Special projects will be invoiced separately from routine General Facility Maintenance and Repair Services and General Maintenance (Overflow). • Special projects will be completed in accordance with the District's applicable purchasing and approval requirements.
General Provisions: • Contractor shall provide, at no charge to the District, company uniforms to all personnel providing these services. • Costs incurred by Contractor due to maintenance-related requests, emergencies or unscheduled visits (i.e. vandalism, acts of God, etc.) shall be invoiced at the approved hourly rate, plus any materials, and travel reimbursement. Minimum of one (1) hour charge. • Reasonable reimbursement for the expense of copies, office supplies, travel, etc. • All supplies and materials needed for maintenance within the District shall be paid for by the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Exhibit B
Fee Schedule

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District's Amenities and Facilities.

1. **GENERAL FACILITY MAINTENANCE AND REPAIR SERVICES:**

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
Common Area Maintenance • $45.00 per hour plus State of Florida mileage rate, billed monthly in arrears based on actual hours worked.	**$45.00/Hour not to exceed budgeted amount of $89,040 without prior board approval**
Facility Maintenance - General • Provides facility maintenance and repair services for the Amenity Center, common areas, and other District-owned facilities, as described in Exhibit A. • $45.00 per hour plus State of Florida mileage rate, billed monthly in arrears based on actual hours worked. (Excluding Supplies)	**$45.00/Hour not to exceed budgeted amount of $71,663 without prior board approval**
General Maintenance (Overflow) • Additional maintenance services when an urgent need cannot be completed within the regularly scheduled General Facility Maintenance and Repair Services, as described in Exhibit A. • $45.00 per hour, requested and approved in advance by the District, billed monthly in arrears based on actual hours worked.	**$45.00/Hour**
Out of Pocket Reimbursable Expenses: • Reimbursable expenses to be itemized on invoicing each month.	**At RMS Standard Rate or Cost**

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
Additional Services: • All other requested items not specifically denoted in **Exhibit "A"** or **Exhibit "B"** will be subject to either a flat rate proposal or an hourly rate proposal to the District.	**To Be Negotiated**
*** Fiscal Year Calendar:** • Fiscal Year 2027 represents dates from October 1st, 2026 through September 30th, 2027. • Services that begin after the first day of a month will be invoiced on a prorated basis for that month, based on the actual start date.	

2. ADDITIONAL SERVICES:

All other requested items not specifically denoted in **Exhibit A** or **Exhibit B** will be subject to either a flat rate proposal or an hourly rate proposal to the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Exhibit C
Proposal

September 14th, 2026

Marilee Giles
Middle Village Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: FY2027 General Facility Maintenance and Repair Services

Dear Marilee:

Please consider this proposal for Riverside Management Services, Inc. ("RMS") to provide the following services for the Middle Village Community Development District starting 10/01/2026:

Services	FY2026 Budget	FY2026 Fees	FY2027 Proposed Fees
Common Area Maintenance	$40.00/Hour Plus State of Florida Mileage Rate Expenses	$45.00/Hour Plus State of Florida Mileage Rate Expenses	$89,040
Facility Maintenance-General	$40.00/Hour Plus State of Florida Mileage Rate Expenses	$45.00/Hour Plus State of Florida Mileage Rate Expenses	$71,663
TOTALS			**$160,703**
General Maintenance (Overflow)		$45.00/Hour	$45.00/Hour

The proposed fees for the General Facility Maintenance and Repair Services reflect a cost-of-living increase. The ownership and management at RMS would like to thank the Board of Supervisors in advance for your consideration of our request to help offset the continued rise in the cost of operating your facility. If you have any questions or comments, please feel free to call me.

Sincerely,

/s/ Alison Mossing

Alison Mossing
Vice President

50 Ellis Street, Suite 208 · St. Augustine, FL 32095 · (904) 288-7667

HTTPS://RIVERSIDEMGTSVC.COM

Exhibit A
Scope of Services

General Facility Maintenance and Repair Services:

To assist the Field Operations Manager on an as-needed basis:

- Pick up debris in and around all District owned facilities, including walkways, fields, courts, entryways, roadways, pool deck amenity Center and common area.
- Clean and maintain all features associated with the athletic fields and sport courts including nets, fencing, windscreens, playing surfaces, etc.
- Replace trash can liners weekly throughout the District.
- Tasks as assigned by the Field Operations Manager
- Pressure wash Amenity Facility as needed (based upon separate proposal)
- Inspect, maintain playground equipment to safe standards, provide proposals for repairs if needed.
- Monitor all gates and doors for proper operating conditions.
- Maintain pool decks, pool slide, outdoor pool furniture, obtain proposals for services and repair as needed for anything above and beyond general maintenance.
- Maintain & keep building free of cob & spider webs and other debris around amenity, pools and tennis courts.
- Replace HVAC filters as needed.
- Complete minor touchup of paint and wall repairs as needed.
- Maintain an aesthetically pleasing CDD community as possible within budget & approvals.
- Maintain all the entry monuments and CDD signage, to include outside contracting for repairs and pressure-washing as needed.
- Inspect & maintain all sunshade structures & sails, to include outside contracting for repairs & pressure washing as needed.
- Perform lighting inspections for all district owned interior and exterior lighting.
- Oversee & assist maintenance personnel with CDD projects on site. (Trash pickup on CDD common areas, parking lots, sports fields & courts, along roadways, lake banks & along fences) Trash receptacles emptied, and trash bags replaced.

General Maintenance (Overflow)

If an urgent maintenance need cannot be completed within the regularly scheduled General Facility Maintenance and Repair Services, or if additional labor or specialized assistance is needed, RMS may provide additional maintenance services at the hourly rate shown above.

- All overflow services must be requested and approved in advance by the District. Once approved, the Field Operations Manager will coordinate scheduling with RMS.
- Overflow services will be tracked separately from the regularly scheduled General Facility Maintenance and Repair Services. Total annual fees for regular maintenance services and General Maintenance (Overflow) shall not exceed $195,000 during Fiscal Year 2027.

Special Projects (Not Included in General Facility Maintenance and Repair Services)

Special projects are separate, non-recurring projects that are outside the routine General Facility Maintenance and Repair Services described in this proposal. Examples may include significant repairs, replacements, improvements, or other project-based work.

- Each special project will be separately presented to the District for review and approval before work begins. The project proposal or work authorization will describe the scope of work, anticipated schedule, and estimated or not-to-exceed cost.
- Special projects will be invoiced separately from routine General Facility Maintenance and Repair Services and General Maintenance (Overflow).
- Special projects will be completed in accordance with the District's applicable purchasing and approval requirements.

Exhibit D

Certificates of Insurance

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/25/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Vicky Zelen
Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: vicky@zelenrisk.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Northfield Insurance Company
INSURED Riverside Management Services, Inc. 50 Ellis Street, Suite 208 Saint Augustine, FL 32095	INSURER B : Bridgefield Casualty Insurance Company INSURER C : Hartford Fire Insurance Company INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			WS681618	10/24/2025	10/24/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 100,000 $ 5,000 $ 2,000,000 $ 3,000,000 $ 3,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: Y (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		196-23349	10/16/2025	10/16/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C	Crime			21TP0343213-25	11/04/2025	11/04/2026	Employee theft on Client's Premises	$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder, its officers, supervisors, agents, managers, engineers and staff are additional insureds with respect to the general liability when required by written contract. Coverage is primary and non-contributory. Waiver of subrogation applies in favor of the additional insureds when required by written contract.

CERTIFICATE HOLDER	CANCELLATION
Middle Village CDD 475 West Town Place Suite 114 St Augustine, FL 32092	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Vicky M. Zelen <ME>

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/24/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER

Edie Williams State Farm
330 A1A N Suite 324
Ponte Vedra, FL 32082

CONTACT NAME: Stephanie Marciani
PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4049
E-MAIL ADDRESS: Stephanie@EdieWilliams.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Mutual Automobile Insurance Company	25178
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Riverside Management Services. Inc.
1001 Bradford Way
Kingston, TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY	Y	Y	0462896-SFP-59	04/08/2026	10/08/2026	COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$ 1,000,000
	☒ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$ 1,000,000
							PROPERTY DAMAGE (Per accident)	$ 1,000,000
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)**	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT is Additional Insured with regard to Auto Liability.
The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle.
Waiver of Subrogation under the Liability Coverage and Property Damage Coverage.
If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page

CERTIFICATE HOLDER

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
475 West Town Place, Suite 114
St. Augustine, FL 32092

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Stephanie Marciani

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1001486 132849.12 03-16-2016

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/24/2026

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PRODUCER

Edie Williams State Farm
330 A1A N Suite 324
Ponte Vedra, FL 32082

CONTACT NAME: Stephanie Marciani
PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4049
E-MAIL ADDRESS: Stephanie@EdieWilliams.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Mutual Automobile Insurance Company	25178
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Riverside Management Services. Inc.
1001 Bradford Way
Kingston, TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY	Y	Y	0462896-SFP-59	10/08/2026	04/08/2027	COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$ 1,000,000
	☒ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$ 1,000,000
							PROPERTY DAMAGE (Per accident)	$ 1,000,000
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)**	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT is Additional Insured with regard to Auto Liability.
The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle.
Waiver of Subrogation under the Liability Coverage and Property Damage Coverage.
If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page

CERTIFICATE HOLDER

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
475 West Town Place, Suite 114
St. Augustine, FL 32092

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Stephanie Marciani

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1001486 132849.12 03-16-2016

Exhibit E
Anti-Human Trafficking Affidavit

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Rich Gray, on behalf of RMS (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

(a) Using or threatening to use physical force against any person;

(b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;

(c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;

(d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

(e) Causing or threatening to cause financial harm to any person;

(f) Enticing or luring any person by fraud or deceit; or

(g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

Company Name: RMS

Signature: [signature]

Name: Rich Gray

Title: Director of Field Operations

Date: 05-26-26

STATE OF FLORIDA
COUNTY OF St. Johns

SWORN TO AND SUBSCRIBED before me ☐ physical presence or ☐ remote notarization by (name) Lisa T. Pelkey, as (title) Administrative Asst. of (company) RMS, who is ☒ personally known to me or ☐ who produced _____ as identification this ____ day of _____, 2026.

Lisa T. Pelkey
Notary Public

(Notary Seal)

LISA T. PELKEY
Notary Public-State of Florida
Commission # HH 534967
My Commission Expires
June 04, 2028

SEVENTH ORDER OF BUSINESS

RESOLUTION 2027-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Middle Village Community Development District, hereinafter referred to as "District", adopted General Fund, Recreation Fund, and Capital Reserve Fund Budgets for Fiscal Year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund, Recreation Fund, and Capital Reserve Fund Budgets are hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 10th day of November, 2026 and be reflected in the monthly and Fiscal Year End 9/30/26 Financial Statements and Audit Report of the District.

Middle Village
Community Development District

by: _____
Chairman / Vice Chairman

Attest:

by: _____
Secretary / Assistant Secretary

MIDDLE VILLAGE CDD
RESOLUTION 2027-01

EXHIBIT A

Exhibit A

Middle Village
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Special Assessments - Tax Roll	$ 200,594	$ 635	$ 201,229	$ 201,229
Interest Income	1,000	40,974	41,974	41,974
Total Revenues	**$ 201,594**	**$ 41,609**	**$ 243,203**	**$ 243,203**
Expenditures				
General & Administrative:				
Supervisors Fees	$ 12,000	$ -	$ 12,000	$ 11,000
FICA Expense	918	-	918	842
Travel per Diem	200	-	200	-
Engineering	8,000	4,566	12,566	12,566
Trustee Fee	15,000	4,202	19,202	19,202
Dissemination Agent	4,129	350	4,479	4,479
Assessment Roll Administration	8,907	-	8,907	8,907
Attorney	40,000	(10,000)	30,000	23,095
Arbitrage Rebate	700	-	700	600
Annual Audit	6,800	100	6,900	6,900
Management Fees	76,509	-	76,509	76,509
Information Technology	3,008	-	3,008	3,008
Telephone	300	-	300	285
Postage	1,500	2,091	3,591	3,591
Printing	2,500	1,104	3,604	3,604
Insurance General Liability	15,443	-	15,443	14,547
Legal Advertising	2,500	-	2,500	1,606
Other Current Charges	150	239	389	389
Office Supplies	200	-	200	10
Website Maintenance	2,655	-	2,655	2,655
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative Expenditures	**$ 201,594**	**$ 2,652**	**$ 204,246**	**$ 193,970**
Excess Revenues (Expenditures)	$ -	$ 38,957	$ 38,957	$ 49,233
Fund Balance - Beginning	$ -	$ (38,957)	$ (38,957)	$ 209,418
Fund Balance - Ending	$ -	$ -	$ -	$ 258,651

Exhibit A

Middle Village
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
Recreation Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Special Assessments - Tax Roll	$ 2,256,317	$ 7,146	$ 2,263,463	$ 2,263,463
Interest Income	5,000	14,812	19,812	19,812
Miscellaneous Revenue	1,000	(1,000)	-	-
Amenities Revenue	100,000	9,904	109,904	109,904
Total Revenues	**$ 2,362,317**	**$ 30,862**	**$ 2,393,179**	**$ 2,393,179**
Expenditures				
Administrative:				
Management Fees - On Site Staff	$ 374,481	$ -	$ 374,481	$ 374,481
Insurance	97,141	-	97,141	90,124
Other Current Charges	6,000	1,013	7,013	7,013
Permit Fees	1,650	377	2,027	2,027
Total Administrative	**$ 479,272**	**$ 1,390**	**$ 480,662**	**$ 473,645**
Maintenance:				
Security	$ 136,335	$ -	$ 136,335	$ 108,860
Security Clay County	47,304	-	47,304	17,227
Electric	18,000	3,481	21,481	21,481
Streetlighting	32,400	-	32,400	31,588
Irrigation Maintenance	5,000	-	5,000	1,660
Landscape Maintenance	557,230	-	557,230	557,230
Common Area Maintenance	84,000	-	84,000	71,221
Lake Maintenance	25,000	-	25,000	21,328
Subtotal Maintenance	**$ 905,269**	**$ 3,481**	**$ 908,750**	**$ 830,595**
Recreation Facility:				
Amenity Staff	$ 190,000	$ 50,638	$ 240,638	$ 240,638
Janitorial	62,475	49	62,524	62,524
Telephone	18,000	-	18,000	3,916
Electric	69,600	-	69,600	56,921
Water / Sewer	54,200	19,093	73,293	73,293
Gas/Heat (Pool)	20,000	3,824	23,824	23,824
Refuse Service	42,000	33,026	75,026	75,026
Pool Maintenance & Chemicals	43,000	9,746	52,746	52,746
Cable	8,000	309	8,309	8,309
Special Events	10,000	-	10,000	7,803
Office Supplies and Equipment	1,500	-	1,500	553
Facility Maintenance - General	68,250	-	68,250	60,324
Facility Maintenance - Preventive Contracts	15,950	-	15,950	4,590
Facility Maintenance - Contingency	7,875	-	7,875	4,958
Elevator Maintenance	10,000	-	10,000	1,723
Recreation Passes	4,000	-	4,000	3,032
Lighting Repairs	12,000	-	12,000	7,158
Tennis Court Maintenance	69,012	6,619	75,631	75,631
Capital Reserve	271,914	-	271,914	271,914
Subtotal Recreation Facility	**$ 977,776**	**$ 123,304**	**$ 1,101,080**	**$ 1,034,883**
Total Expenditures	**$ 2,362,317**	**$ 128,175**	**$ 2,490,492**	**$ 2,339,123**
Excess Revenues (Expenditures)	$ -	$ (97,313)	$ (97,313)	$ 54,056
Fund Balance - Beginning	$ -	$ 97,313	$ 97,313	$ 1,115,221
Fund Balance - Ending	$ -	$ -	$ -	$ 1,169,277

Exhibit A

Middle Village
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
Capital Reserve Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Transfer In from Recreation Fund	271,914	-	271,914	271,914
Interest	15,000	25,213	40,213	40,213
Total Revenues	**$ 286,914**	**$ 25,213**	**$ 312,127**	**$ 312,127**
Expenditures				
Repairs & Replacements	250,000	-	250,000	236,852
Total Expenditures	**$ 250,000**	**$ -**	**$ 250,000**	**$ 236,852**
Excess Revenues (Expenditures)	$ 36,914	$ 25,213	$ 62,127	$ 75,275
Fund Balance - Beginning	$ 1,157,673	$ (43,451)	$ 1,114,222	$ 1,114,222
Fund Balance - Ending	$ 1,194,587	$ (18,238)	$ 1,176,349	$ 1,189,497

EIGHTH ORDER OF BUSINESS

D.

Middle Village Community Development District (CDD)
845 Plantation Oaks Parkway, Orange Park, FL 32065
904-375-9285; manager@oakleafresidents.com

Memorandum

Date: **November 2026**

To: **Board of Supervisors**

From: **GMS – OakLeaf Operations Manager**

Community:

Special Events

- Report – Pumpkin Plunge, Community Yard Sale
- Upcoming – Breakfast for Veterans Day, Turkey trot, Resident Run vendor fair

Aquatics

- Pool hours completed for the season. Aquatic staff to return in March
- Replacement and planning for pool items, swim lesson gear, lifeguard gear replacements for next season started
- Update on year round swim team

Amenity Usage

- *Total Facilities Usage – 6687*
- *Average daily usage – 216*

Card counts:

MV Owners	28
MV Renters	23
MV Replacements	8
MV Updated	3

Total cards printed: 126 (both districts)

Rentals

- 13 of 30 days rented in October , 3 of 4 weekends rented
- 14 Grand Ballroom rentals, 0 Grand Lawn rental , 0 Bridal Suite rentals, 0 patio rentals
- 17 tours (approx.44 hours)/ 68 hours used for scheduling, administrative, etc.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065
904-375-9285; manager@oakleafresidents.com

Memorandum

Operations: Open Items

- Update on Electrical Repairs
- Update on Elevator

MAINTENANCE

- Coordinate inspection and repair of large utility cart
- Waterslide VFD repaired
- Coordinate the repair/replacement of water slide motor
- Damaged water feature motor repaired/replaced
- Replace swings at Whitfield park
- Water feature VFD slide installed
- Repair of autofill water line at slide pool
- Repair and testing of elevator completed
- Inspection and repair of HVAC unit at Grand Banquet
- Install of multiple replacement soap fixture at bathrooms
- Inspect and adjust lighting schedules for timers throughout property
- Inspect and coordinate repair of outdoor furniture at Grand Banquet Veranda
- Install of new flooring at Tennis Building
- Inspect and repair multiple uneven areas at promenade
- Coordinate repairs/grinding of multiple sidewalk areas at Amenity center
- GFI repair at grand banquet building (outside outlets)
- Inspect heater group – coordinate inspection and repairs of breaker/contactor
- 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's office.
- Continual Park inspections and cleaning – reports kept on file.
- Light Inspections completed – Whitfield, Boulevard, Parkway, and Hamilton Glenn completed 10/05 Forest Brook, Creekview, Oakpoint, and Timberlake completed 10/21

Landscaping

- Monthly report for October submitted and filed at Operations office

For questions, comments, or clarification, please contact:

- *Jay Soriano, Oakleaf Operations Manager 904-342-1441 jsoriano@gmsnf.com*

FOREST HAMMOCK
UNIT TWO
PB 55 PG 10-41

FOREST HAMMOCK
PB 54 PG 59 - 70

FIELDSTONE

MIDDLE VILLAGE CDD

JENNINGS POINT CONDOS

2011 S/D
COVENTRY @ OLP
PB 54 PG 38-43

COVENTRY @ OLP CONDOS

MIDDLE VILLAGE CDD

CAMBRIDGE
PB 47 PG 11-18

BRIAR OAK
PB 47 PG 34-39A

THE PRESERVE
AT OAKLEAF
CONDOS

MIDDLE VILLAGE
AMENITY CENTER

WHITFIELD
PB 46 PG 58-67

WILLOWBROOK
PB 56 PG 27 - 33

12-C
OAKLEAF PLANTATION SCHOOL SITE

CREEKVIEW
PB 46 PG 18-31

OAK POINT
PB 45 PG 59-65

FOREST BROOKE
PB 45 PG 52-58

TIMBERLAKE
PB 46 PG 32-38

2008 S/D
CHESTNUT RIDGE
PB 53 PG 3-8

HAMILTON GLEN
PB 50 PG 52-60

DRYSDALE DR
GLENDALE LN
WATERVALE WAY
FOREST MEADOW LN
DEERCROFT LN
GRAYFIELD LN
KINGSBURY LN
PLANTATION OAKS BLVD
KIRKLAND CT
CRANBROOK
IVORY RD EXTENSION PB 51 PG 15-17
OAKLEAF PLANTATION PKWY
PLANTATION OAKS BLVD W
CRYSTAL WAY
IVORY CROSSING
SUNSTONE CT
CRESWICK CIR
TAMARIND WAY
BUCKTHORNE DR
OLD VILLAGE DR
MOSSWOOD CHASE ST
PONDVIEW ST
MISTY OAK ST
MIDDLEBROOK DR
OLD HICKORY LN
CARDINAL HILL ST
LEATHERWOOD DR
WESTRIDGE DR
WILD HICKORY ST
AUBREY LN
GROVER LN
REESE WAY
WYKEER WAY
CHESTWOOD CHASE DR
SPLENDED OAKS CT
DEER VIEW LN
DEERTREE HILLS DR
PALMETTO PLACE CT
SONGBIRD DR
TOWER OAKS DR
CLASSIC OAK CT
HORSESHOE TRAIL DR
ACORN CHASE DR
LIVE OAK HOLLOW DR
BLUE WING CT
INWOOD CT
MAPLE LN
MILL VIEW CT
TIMBERLINE DR
OTTER CREEK DR
HIDDEN VIEW DR
BRIAR LN
BRIAR VIEW DR
QUIET STONE LN
CHASING FALLS RD
SOUTHWOOD WAY
SOUTHWOOD WAY PB 52 PG 57-59
BRANAN FIELD RD
ROYAL PINES DR
BLACK PINE CT

- Boundary
- Parcel Line Work
- 920000.00 Middle Village @ OLP
- 920001.00 COMM Middle Village
- 920002.00 EXMPT Middle Village
- 920373.01 Whitefield
- 920373.10 Briar Oak
- 920373.20 Cambridge
- 920373.25 Preserve
- 920373.30 Coventry
- 920374.00 Southwood Way
- 920374.01 Oakpoint
- 920374.05 Creekview
- 920374.10 Timberlake
- 920374.15 Forest Brooke
- 920374.20 Hamilton Glen
- 920374.25 Chestnut Ridge
- 920374.30 Jennings Pt
- 920375.00 Willowbrook

N
W E
S

1 inch = 333 feet

Middle Village 2013 CDD
Clay County, Florida

THE HONORABLE ROGER A. SUGGS, CFA, AAS
CLAY COUNTY PROPERTY APPRAISER
State-Certified General Real Estate Appraiser
RZ2771

GENERATED BY THE GIS DEPARTMENT 05/02/2013

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