

# Middle Village Community Development District

## Adopted Budget

Fiscal Year 2012

**August 15, 2011**



**Middle Village**  
**Community Development District**  
BUDGET  
Fiscal Year 2012

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# Middle Village

## Community Development District

General Fund

General Ledger Code	Description	Adopted Budget FY2011	Actual YTD as of 6/30/11	Projected FY 2011	Adopted Budget FY 2012
<b>Revenues</b>					
001.363.100	Maintenance Assessments	\$166,341	\$141,098	\$141,606 (1)	\$187,218
001.361.100	Interest Income	\$300	\$44	\$60	\$300
001.271.000	Carry Forward Surplus	\$15,489	\$167,691	\$167,691	\$0
<b>Total Revenues</b>		<b>\$182,130</b>	<b>\$308,833</b>	<b>\$309,357</b>	<b>\$187,518</b>
<b>Expenditures</b>					
<i>Administrative</i>					
001.513.110	Supervisor Fees	\$9,600	\$7,800	\$10,200	\$9,600
001.538.210	FICA Expense	\$734	\$597	\$780	\$734
001.513.311	Engineering	\$6,000	\$11,992	\$15,988	\$12,000
001.513.312	Trustee	\$16,414	\$15,085	\$15,085	\$16,414
001.513.313	Dissemination Agent	\$7,000	\$6,100	\$6,100	\$7,000
001.513.314	Assessment Roll	\$5,000	\$5,000	\$5,000	\$5,000
001.513.315	Attorney	\$43,000	\$29,610	\$39,480	\$43,000
001.513.317	Attorney - Bankruptcy	\$5,000	\$12,897	\$17,196	\$5,000
001.513.316	Arbitrage	\$2,400	\$0	\$1,150	\$1,150
001.513.322	Annual Audit	\$9,100	\$8,500	\$9,100	\$8,800
001.513.340	Management Fees	\$53,657	\$40,243	\$53,657	\$53,657
001.513.351	Computer Time	\$1,000	\$750	\$1,000	\$1,000
001.513.410	Telephone	\$50	\$26	\$50	\$50
001.513.420	Postage	\$1,500	\$414	\$1,226	\$1,000
001.513.425	Printing & Binding	\$4,000	\$2,320	\$3,997	\$4,000
001.513.426	Records Storage	\$50	\$0	\$28	\$35
001.513.450	Insurance	\$7,500	\$7,500	\$7,500	\$7,500
001.513.480	Legal Advertising	\$9,050	\$7,726	\$14,375	\$10,703
001.513.490	Other Current Charges	\$400	\$362	\$609	\$400
001.513.510	Office Supplies	\$500	\$149	\$246	\$300
001.513.540	Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$175
<b>Administrative Expenses</b>		<b>\$182,130</b>	<b>\$157,245</b>	<b>\$202,941</b>	<b>\$187,518</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>		<b>\$0</b>	<b>\$151,588</b>	<b>\$106,416</b>	<b>\$0</b>

(1) Non-collection from Mercedes and Plantation Oaks \$18,515.

# Middle Village Community Development District

BUDGET  
Fiscal Year 2012

## **REVENUES:**

### *Maintenance Assessments*

The District will levy a non ad-valorem special assessment on all assessable property within the District to fund all of the General Operating Expenditures for the fiscal year.

### *Interest Income*

The excess operating funds will be invested in a money market account held by US Bank. The amount represents the estimated earnings on those funds.

### *Carry Forward Surplus*

Represents the estimated excess funds at the end of the prior fiscal year brought forward to the current fiscal year to reduce assessments.

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## **EXPENDITURES:**

### **Administrative:**

#### *Supervisor Fees*

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon four supervisors attending the estimated 12 annual meetings.

#### *FICA Expense*

These expenses represent the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

#### *Engineering Fees*

The District's engineering firm will be providing general engineering services to the District including attendance and preparation for monthly board meetings, review invoices, etc. England, Thims & Miller serves as the District's engineering firm.

#### *Trustee Fees*

The District issued \$48,355,000 of Series 2004A Special Assessment Revenue Bonds and \$2,840,000 of Series 2008A Special Assessment Revenue Bond which are held by a Trustee at U.S. Bank. The amount of the trustee fees is based on the agreement between U.S. Bank and the District for the Series 2004A and 2008A Bonds.

# **Middle Village Community Development District**

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## Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Prager, Sealy & Company, the District's bond underwriter, to provide this service.

## Assessment Roll

Governmental Management Services, LLC serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

## Attorney

The District's legal counsel will be providing general legal services to the District including attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Hopping Green & Sams serves as the District's legal counsel.

## Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2004A and 2008A, Special Assessment Revenue Bonds. GNP Services, CPA, PA, serves as the District's independent certified public accounting firm to calculate the rebate liability and submit reports to the District.

## Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Grau and Associates currently serves as the District's Independent Auditor.

## Management Fees

The District receives management, accounting and administrative services as part of a Management Agreement with Governmental Management Services, LLC.

## Computer Time

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

## Telephone

Telephone and fax machine.

## Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

# **Middle Village Community Development District**

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## Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

## Records Storage

Cost associated with storing of District records offsite and electronically.

## Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust (PGIT). PGIT specializes in providing insurance coverage to governmental agencies.

## Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

## Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

## Office Supplies

Miscellaneous office supplies.

## Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

# Middle Village

## Community Development District

### Recreation Fund

General Ledger Code	Description	Adopted Budget FY2011	Actual YTD as of 6/30/11	Projected FY 2011	Approved Budget FY 2012	Changes	Adopted Budget FY 2012
<b>Revenues</b>							
002.363.100	Maintenance Assessments	\$1,410,178	\$1,196,153	\$1,196,153	\$1,722,096	(\$29,254)	\$1,692,842
002.361.100	Interest Income	\$0	\$11	\$23	\$0	\$0	\$0
002.369.100	Amenities Revenue	\$60,000	\$39,511	\$60,000	\$60,000	\$0	\$60,000
002.369.104	Cost Share Revenue-South Village	\$29,000	\$33,462	\$33,462	\$33,462	\$0	\$33,462
002.271.000	Carry Forward Surplus (1)	\$146,363	\$776,095	\$776,095	\$0	\$0	\$0
<b>Total Revenues</b>		<b>\$1,645,541</b>	<b>\$2,045,232</b>	<b>\$2,065,733</b>	<b>\$1,815,558</b>	<b>(\$29,254)</b>	<b>\$1,786,304</b>
<b>Expenditures</b>							
<i>Administrative</i>							
002.513.340	Management Fees - On Site	\$112,941	\$84,706	\$112,941	\$112,941	\$0	\$112,941
002.513.341	Athletic Coordinator	\$15,000	\$10,544	\$15,000	\$8,000	\$0	\$8,000
002.513.420	Postage	\$100	\$118	\$118	\$100	\$0	\$100
002.513.425	Printing & Binding	\$600	\$0	\$0	\$600	\$0	\$600
002.513.450	Insurance	\$30,905	\$33,278	\$33,278	\$34,445	\$0	\$34,445
002.513.490	Other Current Charges	\$500	\$1,966	\$2,607	\$2,600	\$0	\$2,600
002.513.493	Permit Fees	\$1,840	\$1,025	\$1,025	\$750	\$0	\$750
002.513.510	Office Supplies	\$1,285	\$0	\$500	\$1,285	\$0	\$1,285
	Reserve Study	\$10,000	\$0	\$10,000	\$0	\$0	\$0
	General Reserve	\$0	\$0	\$0	\$17,000	\$0	\$17,000
<b>Administrative Expenses</b>		<b>\$173,171</b>	<b>\$131,638</b>	<b>\$175,469</b>	<b>\$177,721</b>	<b>\$0</b>	<b>\$177,721</b>
<i>Maintenance</i>							
002.572.345	Security	\$50,830	\$38,122	\$50,829	\$50,830	\$0	\$50,830
002.572.3451	Security Clay County	\$45,221	\$29,116	\$45,221	\$45,221	\$0	\$45,221
002.572.430	Electric	\$15,000	\$18,749	\$26,128	\$27,000	\$0	\$27,000
002.572.431	Streetlighting	\$32,000	\$21,816	\$32,000	\$32,000	\$0	\$32,000
002.572.434	Irrigation Maintenance	\$6,000	\$2,824	\$3,700	\$4,500	\$0	\$4,500
002.572.462	Landscape Maintenance	\$390,736	\$277,193	\$376,949	\$413,172	\$0	\$413,172
002.572.4621	Landscape Reserve	\$15,000	\$13,871	\$15,000	\$15,000	\$0	\$15,000
002.572.465	Common Area Maintenance	\$53,807	\$30,653	\$53,807	\$53,807	\$0	\$53,807
002.572.468	Lake Maintenance	\$23,688	\$16,281	\$23,688	\$23,688	\$0	\$23,688
002.572.492	Miscellaneous Maintenance	\$5,000	\$0	\$0	\$5,000	\$0	\$5,000
<b>Common Area Expenses</b>		<b>\$637,261</b>	<b>\$448,624</b>	<b>\$627,322</b>	<b>\$670,197</b>	<b>\$0</b>	<b>\$670,197</b>
<i>Recreation Facility</i>							
002.572.341	Aquatic & Athletic Manager / Staff	\$138,950	\$104,694	\$137,234	\$137,234	\$0	\$137,234
002.572.346	Pool Attendants	\$142,423	\$45,779	\$142,423	\$142,423	\$0	\$142,423
002.572.342	Janitorial	\$42,418	\$31,985	\$42,418	\$42,418	\$0	\$42,418
002.572.410	Telephone	\$7,800	\$5,858	\$7,849	\$7,900	\$0	\$7,900
002.572.432	Electric	\$60,000	\$42,457	\$56,864	\$60,000	\$0	\$60,000
002.572.433	Water / Sewer	\$70,658	\$41,328	\$53,029	\$70,658	(\$16,700)	\$53,958
002.572.449	Refuse Service	\$5,600	\$4,829	\$6,345	\$6,400	\$0	\$6,400
002.572.464	Pool Maintenance & Chemicals	\$50,920	\$38,562	\$50,920	\$50,856	\$0	\$50,856
002.572.420	Cable	\$2,000	\$1,465	\$1,920	\$2,340	\$0	\$2,340
002.572.491	Contingency	\$5,000	\$5,942	\$5,942	\$5,000	\$0	\$5,000
002.572.494	Special Events	\$25,000	\$9,250	\$25,000	\$25,000	\$0	\$25,000
002.572.510	Office Supplies and Equipment	\$7,500	\$1,368	\$2,736	\$7,500	\$0	\$7,500
002.572.620	Facility Maintenance - General	\$37,707	\$27,276	\$37,707	\$37,707	\$0	\$37,707
002.572.621	Facility Maintenance - Preventive Contracts	\$11,181	\$4,798	\$8,398	\$7,467	\$0	\$7,467
002.572.622	Facility Maintenance - Contingency	\$27,600	\$18,684	\$27,600	\$27,600	\$0	\$27,600
002.572.630	Elevator Maintenance	\$2,568	\$2,217	\$2,568	\$1,917	\$0	\$1,917
002.572.631	Repairs and Replacement	\$19,944	\$27,298	\$32,244	\$85,000	\$0	\$85,000
002.572.493	Recreation Passes	\$8,000	\$6,909	\$8,000	\$8,000	\$0	\$8,000
002.572.4663	Lighting Repairs	\$9,500	\$7,630	\$8,102	\$9,500	\$0	\$9,500
002.572.632	Reserves Pump Replacement (2)	\$9,500	\$7,125	\$9,500	\$9,500	\$0	\$9,500
002.572.344	Tennis Court Maintenance	\$20,600	\$15,424	\$20,600	\$45,600	\$0	\$45,600
	Pool Repairs	\$0	\$0	\$0	\$15,000	\$0	\$15,000
	ADA	\$0	\$5,060	\$5,060	\$25,000	(\$8,300)	\$16,700
<b>Total Recreation Facility</b>		<b>\$704,869</b>	<b>\$455,938</b>	<b>\$692,459</b>	<b>\$830,020</b>	<b>(\$25,000)</b>	<b>\$805,020</b>

**Middle Village**  
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Recreation Fund

General Ledger Code	Description	Adopted Budget FY2011	Actual YTD as of 6/30/11	Projected FY 2011	Approved Budget FY 2012	Changes	Adopted Budget FY 2012
<i>Aquatics Pool</i>							
002.572.4841	Pool Maintenance/Chemicals	\$31,205	\$10,083	\$16,456	\$29,640	\$0	\$29,640
002.572.4321	Electric	\$19,500	\$10,079	\$16,183	\$19,500	\$0	\$19,500
002.572.4331	Water/Sewer	\$18,000	\$4,449	\$7,162	\$18,000	\$0	\$18,000
002.572.435	Gas Heat	\$58,795	\$5,655	\$9,679	\$58,795	(\$4,254)	\$54,541
002.572.347	Supervisors	\$2,740	\$2,896	\$7,241	\$11,685	\$0	\$11,685
<b>Total Aquatics Pool</b>		<b>\$130,240</b>	<b>\$33,162</b>	<b>\$56,720</b>	<b>\$137,620</b>	<b>(\$4,254)</b>	<b>\$133,366</b>
<b>Total Expenses</b>		<b>\$1,645,541</b>	<b>\$1,069,362</b>	<b>\$1,551,970</b>	<b>\$1,816,558</b>	<b>(\$29,254)</b>	<b>\$1,788,304</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>		<b>\$0</b>	<b>\$975,870</b>	<b>\$513,763</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

(1) Represents a portion of Beginning Fund Balance from FY 11 utilize to subsidize assessment levels.  
(2) Provision for pool pump replacement as needed.

# Middle Village Community Development District

BUDGET  
Fiscal Year 2012

## **REVENUES:**

### Maintenance Assessments

The District will levy a non ad-valorem special assessment on all assessable property within the District to fund all of the Recreational Operating Expenditures for the fiscal year.

### Interest Income

The District will have funds invested in a money market fund with U.S. Bank. The amount is based upon the estimated balance invested throughout the year

### Amenities Revenue

- Income received from resident/non-resident rental of Grand Banquet Room, Furniture and Grand Lawn.
- Income earned from the sales of vending items.
- Income received from the non-resident user fee for the Recreation Facility.
- Income received from tennis lessons, ball machine rental, and equipment repair.

### Cost Share Revenue – South Village

The District has entered into a Cost Share Agreement with the South Village Community Development District to fund a portion of the Landscape Maintenance Cost of the District.

### Carry Forward Surplus

Represents the estimated excess funds at the end of the prior fiscal year that will be brought forward to the current fiscal year.

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# Middle Village Community Development District

BUDGET  
Fiscal Year 2012

## **EXPENDITURES:**

### **Administrative:**

#### *Management Fees – On Site*

The District has contracted with Governmental Management Services, LLC for the supervision and on site management of the District's Amenity Center. The responsibilities include management of District maintenance contracts, scheduling Special Events, weekend management services, rentals of the facilities, resident inquiries and other maintenance related items. The District will share the cost of an onsite manager, operations manager, weekend manager and rental coordinator with the Double Branch Community Development District.

#### *Athletic Coordinator*

To provide District oversight for the athletic fields and district facilities for baseball, basketball, cheerleading, flag football, football, and soccer. GMS is currently under an hourly contract to provide these services to the District.

#### *Postage*

Consists of mailings to residents, overnight deliveries, correspondence, etc.

#### *Printing & Binding*

Cost of printing the residential mailings.

#### *Insurance*

The District's Property Insurance policy is with Preferred Governmental Insurance Trust (PGIT). PGIT specializes in providing insurance coverage to governmental agencies.

#### *Other Current Charges*

Bank charges and any other miscellaneous expenses that are incurred during the year.

#### *Permit Fees*

Costs of various occupational licenses and pool permits.

Elevator Permit	\$125.00
Swimming Pool Permit	\$250.00
Swimming Pool Permit	\$125.00
Swimming Pool Permit	<u>\$250.00</u>
	\$ 750.00

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Office Supplies

Miscellaneous office supplies for onsite manager and rental coordinator.

Reserve Study

Estimated costs for fixed asset reserve study to be contracted with a recognized firm with expertise in asset useful life studies.

**Maintenance: Common Area**

Security

The District will have a contract with Security Services of America, a security company to provide Athletic Center and Common area security services and a roving guard.

<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Contract	\$4,236	\$50,830

Security – Clay County

The District will contract with off-duty Clay County Officers 24 hours/week random patrols (cost split 50/50 with Double Branch).

Electric

The cost of electricity for signage lighting, entry feature lighting, landscape lighting, etc.

<b>Account Number</b>	<b>Description</b>	<b>Amount</b>
5829387	1071 Deerview Drive	\$178
6082986	885 Misty Oak Drive	\$168
6144521	384 Oakleaf Plantation Boulevard	\$1,511
6177042	726-1 Chestnut Chase Drive	\$602
6214282	707 Oak Leaf Plantation Pkwy	\$4,076
6411763	4222-1 Plantation Oaks Blvd	\$2,973
7131568	893-1 Cardinal Hills Street	\$683
7131600	508-1 Chestwood Chase Drive	\$471
7131634	3215-1 Live Oak Hollow Drive	\$507
7131642	1016-1 Oakleaf Plantation Parkway	\$356
7131691	1225-1 Deerview Lane	\$433
7138258	3786-1 Timberline Drive	\$447
7778707	4219-1 Plantation Oaks Blvd	\$1,785
7709488	711-1 Oak Leaf Plantation	\$1,099
8455347	573-2 Oakleaf Plantation Pkwy	\$2,247
8455321	713-1 Oakleaf Plantation Pkwy	\$3,270
	Contingency	\$5,105
	Total	\$27,000

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## Street Lighting

The cost of roadway lighting:

Account Number	Description	Amount
630119-6	Westside of Brannanfield	\$29,664
	Contingency	\$2,336
	Total	\$32,000

## Irrigation Maintenance

Miscellaneous irrigation repairs and maintenance.

## Landscape Maintenance

The District has contracted with Down to Earth to provide landscaping and irrigation maintenance services to all of the common areas within the District as well as the Amenity Center.

<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Contract	\$33,169	\$398,028
Contingency	<u>\$1,262</u>	<u>\$ 15,144</u>
Total	\$34,431	\$413,172

## Landscape Reserve

Tree replacement, additional mulching, storm clean up and replacements as well as tree pruning and removal.

## Common Area Maintenance

Represents the estimated day-to-day maintenance of the Districts common areas. Services include:

-Pressure washing of District fences, entrance signage and pillars, pool areas, tennis facilities, gazebos, amenity center, field house, parks, park equipment and sidewalks. The estimated annual amounts for these services are based upon contractor proposals.

The estimated cost for the following is based upon past history and current hourly rates:

- All common area easements and park litter clean up
- Storm sewer grate inspections and cleaning
- Removal of unauthorized signage and maintenance of community signage
- Traffic/car accident clean up
- Inspections and repairs to all park equipment such as playground, picnic tables and benches.
- Lake inspections and cleanup

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## Lake Maintenance

The District has contracted with The Lake Doctors to provide monthly water management services and annual carp as needed per the contract to the 13 lakes within the District. Contingency includes monthly lake inspections and clean up of outfall structures and barriers.

<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Contract	\$1,489	\$17,868
Contingency	<u>\$ 400</u>	<u>\$ 4,800</u>
Total	\$1,889	\$23,668

## Miscellaneous Maintenance

Includes contingency for any unanticipated and unscheduled cost to the District.

## **Maintenance: Recreational Facility**

### Aquatic & Athletic Manager / Staff

The District currently receives Aquatic and Athletic Management services as part of a contract with Amenity Aquatics Staffing, Inc and GMS, LLC. The Amenity Aquatics Staffing, Inc. provides Program Director Administrative Assistant who issues access cards and manages the daily operations of the Amenity Center. GMS, LLC provides tennis lessons and other recreational related programs as part of their management contract with Middle Village CDD.

### Pool Attendants (March – October)

Cost to provide lifeguard services from the Amenity Aquatics Staffing, Inc during pool operating season, Mid March through October.

### Janitorial

The District has contracted with Riverside Management to provide janitorial services and scheduled carpets cleanings to the District. Janitorial services are being provided seven days a week and carpets will be cleaned 9xs a year unless otherwise needed. Supplies will be purchased directly from First Choice Cleaning Supplies.

<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Contract	\$2,905	\$34,862
Contingency	\$ 96	\$ 1,156
Supplies	<u>\$ 533</u>	<u>\$ 6,400</u>
Total	\$3,534	\$42,418

### Telephone

The Amenity Center currently pays AT&T for 3 phone lines (291-1283, 291-1776 and 291-1849). The amounts are based upon the following:

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<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Amount	\$640	\$7,680
Contingency	\$18	\$220
Total	\$658	\$7,900

### Electric

Cost of electric billed to the District by Clay Electric for the Amenity Center.

Account Number	Description	Amount
6301188	845 Oakleaf Plantation	\$53767
	Contingency	\$ 6,233
	Total	\$60,000

### Water / Sewer

Cost of water and sewer service from JEA and Clay County Utility Authority for the Amenity Center.

Account Number	Description	Amount
64274704 - JEA Water	845 Oakleaf Plantation	\$ 6,287
64274704 - JEA Sewer	845 Oakleaf Plantation	\$ 13,679
210999 - CCUA	3214-1 Tower Oaks Drive Rec	\$ 7,980
235920 - CCUA	701-4 Turkey Point Drive Rec	\$ 282
235921 - CCUA	878-1 Songbird Drive Rec	\$ 325
235922 - CCUA	738-1 Chestwood Chase Drive	\$ 324
241833 - CCUA	3214-2 Tower Oaks Drive Rec	\$ 831
274569 - CCUA	1089 Oakleaf Plantation Pkwy	\$ 8,969
274570 - CCUA	1092 Oakleaf Plantation Pkwy	\$ 10,882
	Contingency	\$ 4,399
	Total	\$ 53,958

### Refuse Service

The District receives Refuse removal service from Southland Waste Service for the Amenity Center. Two dumpsters during busy summer months (June-Aug).

### Pool Maintenance & Chemicals

The District is contracted with Crystal Clean Pools for the cleaning, water testing and treatment of the Amenity Center pools. GMS staff handles additional, annual maintenance projects on the pool and deck features. The amount includes the following:

<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Contract – Cleaning	\$1,908	\$ 22,896
Slide Waxing/Maintenance	\$ 375	\$ 4,500
Spray Ground/Furniture Cleaning	\$ 550	\$ 6,600
Preseason Filter Clean and Prep	\$ 125	\$ 1,500
Total	\$2,958	\$35,496

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The District currently has a contract with Poolsure to supply chemicals and chemical feeders for the Amenity Center pools. The amount is as follows:

<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Contract	\$1,045	\$ 12,540
Contingency	\$ 150	\$ 1,800
Fuel Surcharge	<u>\$ 85</u>	<u>\$ 1,020</u>
Total	\$1,280	\$15,360
 Total Pool Maintenance and Chemicals	 <u>\$ 4,238</u>	 <u>\$50,856</u>

Cable

The District currently uses Comcast for cable services.

<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Contract	\$ 195	\$ 2,340

Contingency

Represents any unanticipated and/or unscheduled cost to the District.

Special Events

Monthly events and organized functions the Amenity Center Director provides for all residents of Oakleaf Plantation.

Office Supplies and Equipment

Office supplies for the Amenity Center.

Facility Maintenance – General

Represents estimated cost for general maintenance throughout the District based upon historical cost.

Facility Maintenance - Preventative

Cost of routine repairs and maintenance which include:

<u>Contractor</u>	<u>Purpose</u>	<u>Annual Cost</u>
S.E. Fitness	Bi-Monthly Service	\$ 2,400
Paula's Pest Control	Quarterly Service	\$ 721
Certified Air Contractors	Bi-Monthly Service	\$ 1,482
Jacksonville Sound & Communication	Alarm System Inspection	\$ 921
Cintas	Sprinklers & Extinguishers	\$ 1,103
Termite Bond	Preventative	\$ 840
Total		<u>\$ 7,467</u>

# Middle Village Community Development District

BUDGET  
Fiscal Year 2012

### Facility Maintenance – Contingency

Represents estimated amount based upon historical cost for fence repairs, graffiti clean up, signage repairs, wall cap replacements and damaged park equipment.

### Elevator Maintenance

The District has a contract with Coastal Elevator Service for the maintenance of the Amenity Center Elevator as well as the annual state inspection.

<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Contract	\$ 160	\$ 1917

### Repairs & Replacement

Regular maintenance and replacement which includes pool pumps, filters, facility lighting/electrical and painting, and replacement of furnishings.

### Recreation Passes

Entry cards are issued to all CDD residents for facility access. Recreation Passes include the cards, ribbon, cleaner, guest cards etc...

### Lighting Repairs

Represents costs for fixtures, bulb and ballast, replacement, and electrician labor based upon past history.

### Reserves Pump Replacement

Provision for pool pump replacement as needed.

### Tennis Court Maintenance

Represents cost of clay replacement and installation (twice per year), irrigation and equipment repairs, drainage cleaning/repairs. For FY2011 additional hours for general maintenance reflecting 10 hours per week during the year.

### Pool Repairs

Possible structural cracks have resulted in an increase in water leaks. Repairs are needed to repair cracks and reduce water usage.

### ADA Compliance

Recently enacted American with Disabilities Act ("ADA") Federal legislation requires the District to improve accessibility. The cost are estimates based upon a study conducted by an engineer in order for the District to achieve compliance.

# Middle Village Community Development District

BUDGET  
Fiscal Year 2012

## Aquatics Pool

### Pool Maintenance

The District is contracted with Crystal Clean Pools cleaning, water testing, and treatment of the Amenity Center Pools. Additionally, annual maintenance projects on the pool and deck features are handled by GMS staff. The amount includes the following:

<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Contract - Cleaning	\$ 1,195	\$ 14,340
Preseason Filter clean and Prep	<u>\$ 125</u>	<u>\$ 1,500</u>
Total	\$ 1,320	\$ 15,840

### Pool Chemicals

The District will contract for supply of chemicals for the competition pool. The amount is as follows:

<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Contract	\$ 1,000	\$ 12,000
Contingency	<u>\$ 150</u>	<u>\$ 1,800</u>
Total	\$ 1,150	\$ 13,800

Total Pool Maintenance and Chemicals	<u>\$2,470</u>	<u>\$ 29,640</u>
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### Water/Sewer

Cost of water and sewer service from JEA and Clay County Utility Authority for the Aquatics Pool.

### Gas Heat

Cost of gas for heating the pool.

### Electric

Cost of electric for running the pool.

Account Number	Description	Amount
835383-1	853 Oakleaf Plant Pkwy (Pool)	\$19,500
	Contingency	\$0.00
	Total	\$19,500

### Supervisors

The District currently receives Aquatic and Athletic Management services as part of a contract with Amenity Aquatics Staffing, Inc and GMS, LLC. The Amenity Aquatics Staffing, Inc. will provide service for running the Aquatics Pool as part of their management contract with Middle Village CDD.

# Middle Village

Community Development District

## Debt Service Fund

Series 2004A/2008A

Description	Adopted Budget FY11	Actual YTD 6/30/11	Projected FY 2011	Adopted Budget FY2012
<b>Revenues</b>				
Carry Forward Surplus	\$1,087,740	\$1,161,857	\$1,161,857	\$681,771
Special Assessments	\$2,795,900	\$2,395,708	\$2,404,244	\$2,793,105
Interest Income	\$2,500	\$2,035	\$3,500	\$3,500
Transfer In - Reserve	\$0	\$0	\$0	\$381,009
<b>Total Revenues</b>	<b>\$3,886,140</b>	<b>\$3,559,600</b>	<b>\$3,569,601</b>	<b>\$3,859,385</b>
<b>Expenditures</b>				
<i>Series 2004A</i>				
Interest 11/1	\$987,505	\$987,505	\$987,505	\$970,105
Principal 5/1	\$600,000	\$600,000	\$600,000	\$640,000
Interest 5/1	\$987,505	\$987,505	\$987,505	\$970,105
Principal - Special Call 5/1	\$0	\$0	\$0	\$0
<i>Series 2008A</i>				
Principal - Special Call 11/1	\$0	\$10,000	\$10,000	\$0
Interest 11/1	\$94,194	\$94,194	\$94,194	\$92,675
Principal 5/1	\$45,000	\$45,000	\$45,000	\$45,000
Interest 5/1	\$94,194	\$93,850	\$93,850	\$92,675
<i>Other Financing Sources</i>				
Operating Transfer Out(1)	\$14,038	\$69,776	\$69,776	\$0
<b>Total Expenses</b>	<b>\$2,822,436</b>	<b>\$2,887,830</b>	<b>\$2,887,830</b>	<b>\$2,810,560</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$1,063,705</b>	<b>\$671,770</b>	<b>\$681,771</b>	<b>\$1,048,825</b>

Interest November 1, 2012

\$951,545

\$91,156

\$1,042,701

Unit Type	Units	Per Unit Assessments	Gross Assessment
Single Family	1059	\$ 1,061	\$ 1,123,641
Multi-Family	2098	\$ 752	\$ 1,577,738
Commercial (Acres)	330	\$ 828	\$ 273,187
Total Gross Assessment			\$ 2,974,567
Less: Discounts and Collections (6%)			\$ 181,462
Total Net Assessment			\$ 2,793,105

(1) Operating Transfers Out (interfund transfers) are transfers made from the Debt Service to the Capital Projects fund

# Middle Village

Community Development District

## Amortization Schedule

Series 2004A, Special Assessment Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/08	\$ 34,375,000.00		\$ 1,019,550.00	\$ 1,019,550.00
05/01/09	\$ 34,375,000.00	\$ 535,000.00	\$ 1,019,550.00	
11/01/09	\$ 33,840,000.00		\$ 1,004,035.00	\$ 2,558,585.00
05/01/10	\$ 33,840,000.00	\$ 570,000.00	\$ 1,004,035.00	
11/01/10	\$ 33,270,000.00		\$ 987,505.00	\$ 2,561,540.00
05/01/11	\$ 33,270,000.00	\$ 600,000.00	\$ 987,505.00	
11/01/11	\$ 32,670,000.00		\$ 970,105.00	\$ 2,557,610.00
05/01/12	\$ 32,670,000.00	\$ 640,000.00	\$ 970,105.00	
11/01/12	\$ 32,030,000.00		\$ 951,545.00	\$ 2,561,650.00
05/01/13	\$ 32,030,000.00	\$ 675,000.00	\$ 951,545.00	
11/01/13	\$ 31,355,000.00		\$ 931,970.00	\$ 2,558,515.00
05/01/14	\$ 31,355,000.00	\$ 715,000.00	\$ 931,970.00	
11/01/14	\$ 30,640,000.00		\$ 911,235.00	\$ 2,558,205.00
05/01/15	\$ 30,640,000.00	\$ 760,000.00	\$ 911,235.00	
11/01/15	\$ 29,880,000.00		\$ 889,195.00	\$ 2,560,430.00
05/01/16	\$ 29,880,000.00	\$ 805,000.00	\$ 889,195.00	
11/01/16	\$ 29,075,000.00		\$ 865,850.00	\$ 2,560,045.00
05/01/17	\$ 29,075,000.00	\$ 855,000.00	\$ 865,850.00	
11/01/17	\$ 28,220,000.00		\$ 841,055.00	\$ 2,561,905.00
05/01/18	\$ 28,220,000.00	\$ 905,000.00	\$ 841,055.00	
11/01/18	\$ 27,315,000.00		\$ 814,810.00	\$ 2,560,865.00
05/01/19	\$ 27,315,000.00	\$ 960,000.00	\$ 814,810.00	
11/01/19	\$ 26,355,000.00		\$ 786,970.00	\$ 2,561,780.00
05/01/20	\$ 26,355,000.00	\$ 1,015,000.00	\$ 786,970.00	
11/01/20	\$ 25,340,000.00		\$ 757,535.00	\$ 2,559,505.00
05/01/21	\$ 25,340,000.00	\$ 1,075,000.00	\$ 757,535.00	
11/01/21	\$ 24,265,000.00		\$ 726,360.00	\$ 2,558,895.00
05/01/22	\$ 24,265,000.00	\$ 1,140,000.00	\$ 726,360.00	
11/01/22	\$ 23,125,000.00		\$ 693,300.00	\$ 2,559,660.00
05/01/23	\$ 23,125,000.00	\$ 1,210,000.00	\$ 693,300.00	
11/01/23	\$ 21,915,000.00		\$ 657,000.00	\$ 2,560,300.00
05/01/24	\$ 21,915,000.00	\$ 1,285,000.00	\$ 657,000.00	
11/01/24	\$ 20,630,000.00		\$ 618,450.00	\$ 2,560,450.00
05/01/25	\$ 20,630,000.00	\$ 1,365,000.00	\$ 618,450.00	
11/01/25	\$ 19,265,000.00		\$ 577,500.00	\$ 2,560,950.00
05/01/26	\$ 19,265,000.00	\$ 1,450,000.00	\$ 577,500.00	
11/01/26	\$ 17,815,000.00		\$ 534,000.00	\$ 2,561,500.00
05/01/27	\$ 17,815,000.00	\$ 1,535,000.00	\$ 534,000.00	
11/01/27	\$ 16,280,000.00		\$ 487,950.00	\$ 2,556,950.00
05/01/28	\$ 16,280,000.00	\$ 1,630,000.00	\$ 487,950.00	
11/01/28	\$ 14,650,000.00		\$ 439,050.00	\$ 2,557,000.00
05/01/29	\$ 14,650,000.00	\$ 1,735,000.00	\$ 439,050.00	
11/01/29	\$ 12,915,000.00		\$ 387,000.00	\$ 2,561,050.00
05/01/30	\$ 12,915,000.00	\$ 1,840,000.00	\$ 387,000.00	
11/01/30	\$ 11,075,000.00		\$ 331,800.00	\$ 2,558,800.00
05/01/31	\$ 11,075,000.00	\$ 1,955,000.00	\$ 331,800.00	
11/01/31	\$ 9,120,000.00		\$ 273,150.00	\$ 2,559,950.00
05/01/32	\$ 9,120,000.00	\$ 2,075,000.00	\$ 273,150.00	
11/01/32	\$ 7,045,000.00		\$ 210,900.00	\$ 2,559,050.00
05/01/33	\$ 7,045,000.00	\$ 2,205,000.00	\$ 210,900.00	
11/01/33	\$ 4,840,000.00		\$ 144,750.00	\$ 2,560,650.00
05/01/34	\$ 4,840,000.00	\$ 2,340,000.00	\$ 144,750.00	
11/01/34	\$ 2,500,000.00		\$ 74,550.00	\$ 2,559,300.00
05/01/35	\$ 2,500,000.00	\$ 2,485,000.00	\$ 74,550.00	
11/01/35				\$ 2,559,550.00
<b>Total</b>		<b>\$ 34,360,000.00</b>	<b>\$ 35,774,240.00</b>	<b>\$ 70,134,240.00</b>

# Middle Village

Community Development District

## Amortization Schedule

Series 2008A, Special Assessment Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/08	\$ 2,840,000.00		\$ 32,297.92	\$ 32,297.92
05/01/09	\$ 2,840,000.00	\$ 40,000.00	\$ 96,893.75	
11/01/09	\$ 2,800,000.00		\$ 95,543.75	\$ 232,437.50
05/01/10	\$ 2,800,000.00	\$ 40,000.00	\$ 95,543.75	
11/01/10	\$ 2,760,000.00		\$ 94,193.75	\$ 229,737.50
05/01/11	\$ 2,760,000.00	\$ 45,000.00	\$ 94,193.75	
11/01/11	\$ 2,715,000.00		\$ 92,675.00	\$ 231,868.75
05/01/12	\$ 2,715,000.00	\$ 45,000.00	\$ 92,675.00	
11/01/12	\$ 2,670,000.00		\$ 91,156.25	\$ 228,831.25
05/01/13	\$ 2,670,000.00	\$ 50,000.00	\$ 91,156.25	
11/01/13	\$ 2,620,000.00		\$ 89,468.75	\$ 230,625.00
05/01/14	\$ 2,620,000.00	\$ 55,000.00	\$ 89,468.75	
11/01/14	\$ 2,565,000.00		\$ 87,612.50	\$ 232,081.25
05/01/15	\$ 2,565,000.00	\$ 55,000.00	\$ 87,612.50	
11/01/15	\$ 2,510,000.00		\$ 85,756.25	\$ 228,368.75
05/01/16	\$ 2,510,000.00	\$ 60,000.00	\$ 85,756.25	
11/01/16	\$ 2,450,000.00		\$ 83,731.25	\$ 229,487.50
05/01/17	\$ 2,450,000.00	\$ 65,000.00	\$ 83,731.25	
11/01/17	\$ 2,385,000.00		\$ 81,537.50	\$ 230,268.75
05/01/18	\$ 2,385,000.00	\$ 70,000.00	\$ 81,537.50	
11/01/18	\$ 2,315,000.00		\$ 79,175.00	\$ 230,712.50
05/01/19	\$ 2,315,000.00	\$ 75,000.00	\$ 79,175.00	
11/01/19	\$ 2,240,000.00		\$ 76,643.75	\$ 230,818.75
05/01/20	\$ 2,240,000.00	\$ 80,000.00	\$ 76,643.75	
11/01/20	\$ 2,160,000.00		\$ 73,943.75	\$ 230,587.50
05/01/21	\$ 2,160,000.00	\$ 85,000.00	\$ 73,943.75	
11/01/21	\$ 2,075,000.00		\$ 71,075.00	\$ 230,018.75
05/01/22	\$ 2,075,000.00	\$ 90,000.00	\$ 71,075.00	
11/01/22	\$ 1,985,000.00		\$ 68,037.50	\$ 229,112.50
05/01/23	\$ 1,985,000.00	\$ 100,000.00	\$ 68,037.50	
11/01/23	\$ 1,885,000.00		\$ 64,662.50	\$ 232,700.00
05/01/24	\$ 1,885,000.00	\$ 105,000.00	\$ 64,662.50	
11/01/24	\$ 1,780,000.00		\$ 61,118.75	\$ 230,781.25
05/01/25	\$ 1,780,000.00	\$ 110,000.00	\$ 61,118.75	
11/01/25	\$ 1,670,000.00		\$ 57,406.25	\$ 228,525.00
05/01/26	\$ 1,670,000.00	\$ 120,000.00	\$ 57,406.25	
11/01/26	\$ 1,550,000.00		\$ 53,281.25	\$ 230,687.50
05/01/27	\$ 1,550,000.00	\$ 130,000.00	\$ 53,281.25	
11/01/27	\$ 1,420,000.00		\$ 48,812.50	\$ 232,093.75
05/01/28	\$ 1,420,000.00	\$ 140,000.00	\$ 48,812.50	
11/01/28	\$ 1,280,000.00		\$ 44,000.00	\$ 232,812.50
05/01/29	\$ 1,280,000.00	\$ 145,000.00	\$ 44,000.00	
11/01/29	\$ 1,135,000.00		\$ 39,015.63	\$ 228,015.63
05/01/30	\$ 1,135,000.00	\$ 160,000.00	\$ 39,015.63	
11/01/30	\$ 975,000.00		\$ 33,515.63	\$ 232,531.26
05/01/31	\$ 975,000.00	\$ 170,000.00	\$ 33,515.63	
11/01/31	\$ 805,000.00		\$ 27,671.88	\$ 231,187.51
05/01/32	\$ 805,000.00	\$ 180,000.00	\$ 27,671.88	
11/01/32	\$ 625,000.00		\$ 21,484.38	\$ 229,156.26
05/01/33	\$ 625,000.00	\$ 195,000.00	\$ 21,484.38	
11/01/33	\$ 430,000.00		\$ 14,781.25	\$ 231,265.63
05/01/34	\$ 430,000.00	\$ 210,000.00	\$ 14,781.25	
11/01/34	\$ 220,000.00		\$ 7,562.50	\$ 232,343.75
05/01/35	\$ 220,000.00	\$ 220,000.00	\$ 7,562.50	\$ 227,562.50
<b>Total</b>		<b>\$ 2,840,000.00</b>	<b>\$ 3,416,916.71</b>	<b>\$ 6,256,916.71</b>

**Middle Village CDD**  
**Percentage Allocation of O&M Assessments**

	Single Family	Multi-Family	Commercial/ Office	Total
General Fund	37.59%	52.88%	9.53%	100.00%
Facility Administration	37.59%	52.88%	9.53%	100.00%
Common Area	37.59%	52.88%	9.53%	100.00%
Recreation Facilities	33.54%	66.46%	0.00%	100.00%
Aquatics Pool	33.54%	66.46%	0.00%	100.00%

<u>Description</u>	<u>Expenses</u>
General Fund	\$187,518
Facility Administration	\$177,721
Common Area	\$670,197
Recreation Facilities	\$805,020
Aquatics Pool	\$133,366
<b>Total</b>	<b>\$1,973,822</b>

Description	Single Family	Multi-Family	Commercial/ Office	Total
General Fund	\$70,488	\$99,160	\$17,870	\$187,518
Facility Administration	\$66,805	\$93,979	\$16,937	\$177,721
Common Area	\$251,927	\$354,400	\$63,870	\$670,197
Recreation Facilities	\$270,004	\$535,016	\$0	\$805,020
Aquatics Pool	\$44,731	\$88,635	\$0	\$133,366
<b>Total</b>	<b>\$ 703,955</b>	<b>\$ 1,171,190</b>	<b>\$ 98,677</b>	<b>\$ 1,973,822</b>
Allocation of Other Revenues	(\$20,690)	(\$70,727)	(\$2,345)	(\$93,762)
# of Units	1059	2098	330,000 Square Feet	
Net Assessments After Allocation	\$683,265	\$1,100,463	\$96,332	\$1,880,060
Discounts and Collections (6%)	\$43,592	\$70,210	\$6,146	\$119,948
Gross Assessment	<b>\$726,857</b>	<b>\$1,170,672</b>	<b>\$102,478</b>	<b>\$2,000,064</b>
Per Unit FY2012	<b>\$686.36</b>	<b>\$557.99</b>	<b>\$0.31</b>	
Per Unit FY2011	<b>\$570.90</b>	<b>\$464.01</b>	<b>\$0.30</b>	
% Increase	20.2%	20.3%	3.5%	
Amount Change from FY 2011	\$115.46	\$93.98	\$0.01	

# Middle Village Community Development District

## Exhibit "A"

### Allocation of Operating Reserves

#### Estimated Funds Available

Beginning General Fund Balance - Fiscal Year 2011	\$ 167,691
Estimated Deficit General Revenues - Fiscal Year 2011	\$ (61,276)
Beginning Recreation Fund Balance - Fiscal Year 2011	\$ 776,095
Estimated Deficit Recreation Revenues - Fiscal Year 2011	\$ (262,332)
<b>Total Estimated Funds Available - 9/30/2011</b>	<b><u>\$ 620,178</u></b>

#### Allocation of Funds Available

General Fund Operating Reserve - First Quarter Operating Capital	\$ 52,675
Recreation Fund Operating Reserve - First Quarter Operating Capital	\$ 320,413
Undesignated Reserves	
Total Reserve	<u>\$ 373,088</u>
Total Working Capital Surplus @ 9/30/11	<u>\$ 281,807</u>

#### Designated Reserves

Pump Replacements @ 9/30/11	\$ 19,000
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#### Projected Undesignated Funds Available at 9/30/12

Total Funds Available @ 9/30/11	\$ 620,178
Estimated Shortfall General Revenues FY 2012	\$ (18,515)
Estimated Shortfall Recreation Revenues FY 2012	\$ (230,369)
Total Estimate Fund Available 9/30/12	<u>\$ 371,294</u>
Estimated First Quarter Working Capital	\$ (373,088)
Working Capital Surplus(Deficit)	<u>\$ (1,794)</u>