

*Turnbull Creek
Community Development District*

Workshop Agenda

Wednesday
June 28, 2017
6:00 p.m.

Murabella Amenity Center
101 Positano Avenue
St. Augustine, Florida 32092

- I. Roll Call
- II. Audience Comments
- III. Discussion of Fiscal Year 2018 Budget
- IV. Next Scheduled Meeting – July 11, 2017 @ 6:00 p.m. at Murabella Amenity Center
- V. Adjournment

Turnbull Creek
Summary of CDD Assessments

Annual Assessments

	Debt	Pond Bank Debt*	O&M	Annual Total
Series 2015A1-2				
Single Family (Debt Payoff 2035)	1,451.69	88.08	1,145.27	2,685.04
% of Total Assessment	54.1%	3.3%	42.7%	
Series 2016 (San Marino & Pescara)				
Single Family (Debt Payoff 2037)	1,427.85	88.08	1,145.27	2,661.20
% of Total Assessment	53.7%	3.3%	43.0%	

* Series 2015B1-2 (Debt Payoff 2045)

Turnbull Creek Community Development District
General Fund - Proposed Budget - Fiscal Year 2018

Description	Adopted Budget FY 2017	Actual YTD 04/30/17	Next 5 Months	Projected FY 2017	Proposed Budget FY 2018
Revenues					
Maintenance Assessments	\$1,032,448	\$1,024,707	\$7,741	\$1,032,448	\$1,122,592
Interest / Miscellaneous	\$2,000	\$1,269	\$731	\$2,000	\$2,000
Amenities Revenue*	\$2,000	\$591	\$1,409	\$2,000	\$2,000
	\$0	\$0	\$0	\$0	\$0

Total Revenues	\$1,036,448	\$1,026,567	\$9,881	\$1,036,448	\$1,126,592
-----------------------	--------------------	--------------------	----------------	--------------------	--------------------

**any Comcast Revenue Sharing to be placed in Capital Reserves.*

Expenditures

Administrative

Supervisor Fees	\$11,000	\$6,000	\$5,000	\$11,000	\$11,000
FICA Expense	\$842	\$459	\$383	\$842	\$842
Engineering (ETM) *	\$21,000	\$13,897	\$13,897	\$27,794	\$23,000
Arbitrage (Grau)	\$3,000	\$3,000	\$0	\$3,000	\$3,000
Dissemination (GMS) *	\$2,200	\$867	\$1,333	\$2,200	\$2,200
Trustee (US Bank) *	\$12,667	\$9,390	\$3,277	\$12,667	\$12,667
Attorney (HGS) *	\$42,000	\$16,966	\$23,752	\$40,718	\$42,000
Tax Roll Assessments (GMS) *	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Annual Audit (Grau and Assoc) *	\$4,300	\$2,023	\$2,277	\$4,300	\$4,700
Management Fees (GMS) *	\$49,000	\$28,583	\$20,417	\$49,000	\$49,000
Information Technology *	\$1,600	\$933	\$667	\$1,600	\$1,600
Telephone	\$250	\$196	\$274	\$470	\$500
Postage	\$1,500	\$615	\$439	\$1,054	\$1,300
Printing & Binding	\$2,200	\$1,523	\$1,088	\$2,611	\$2,500
Insurance (FIA)	\$8,643	\$8,014	\$0	\$8,014	\$8,816
Legal Advertising	\$2,164	\$584	\$818	\$1,402	\$1,400
Other Current Charges	\$1,380	\$1,097	\$784	\$1,881	\$1,900
Office Supplies	\$400	\$138	\$99	\$237	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative Expenses	\$169,321	\$99,460	\$74,504	\$173,964	\$171,850
--------------------------------------	------------------	-----------------	-----------------	------------------	------------------

Amenity Center

Insurance (FIA)	\$14,952	\$14,240	\$0	\$14,240	\$15,664
Pest Control (B&B and Turner Pest Control) *	\$2,700	\$1,295	\$925	\$2,220	\$2,673
Repairs & Replacements	\$69,610	\$13,084	\$21,314	\$34,398	\$33,945
Recreational Passes	\$1,200	\$400	\$400	\$800	\$800
Office Supplies	\$2,000	\$1,097	\$2,194	\$3,291	\$3,000
Other Current Charges	\$300	\$0	\$300	\$300	\$300
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$1,500	\$1,482	\$18	\$1,500	\$1,500

Utilities

Water & Sewer (STCUD)	\$9,100	\$6,353	\$4,538	\$10,891	\$10,900
Electric (FPL)	\$34,500	\$18,494	\$13,210	\$31,704	\$31,700
Telephone/Internet (Comcast) *	\$0	\$2,345	\$2,585	\$4,930	\$4,930
Cable (DIRECTV)	\$0	\$598	\$120	\$718	\$0

Turnbull Creek Community Development District
General Fund - Proposed Budget - Fiscal Year 2018

<i>Description</i>	<i>Adopted Budget FY 2017</i>	<i>Actual YTD 04/30/17</i>	<i>Next 5 Months</i>	<i>Projected FY 2017</i>	<i>Proposed Budget FY 2018</i>
<i>Management Contracts</i>					
<i>Lifeguards/Pool Monitors (VESTA) *</i>	\$32,200	\$3,292	\$28,908	\$32,200	\$32,200
<i>Facility Monitor (VESTA) *</i>	\$27,900	\$16,275	\$11,625	\$27,900	\$27,900
<i>Facility Management (VESTA) *</i>	\$59,500	\$34,708	\$24,792	\$59,500	\$59,500
<i>Facility Attendants (VESTA) *</i>	\$17,000	\$9,917	\$7,083	\$17,000	\$17,000
<i>Field Operations (VESTA) *</i>	\$50,500	\$29,458	\$21,042	\$50,500	\$50,500
<i>Facility Maintenance (VESTA) *</i>	\$48,000	\$28,000	\$20,000	\$48,000	\$48,000
<i>Pool Maintenance (VESTA) *</i>	\$14,300	\$8,342	\$5,958	\$14,300	\$14,300
<i>Pool Chemicals</i>	\$12,000	\$4,668	\$4,668	\$9,336	\$9,400
<i>Janitorial Services (VESTA) *</i>	\$8,800	\$5,133	\$3,667	\$8,800	\$8,800
<i>Refuse Service (Advance Disposal) *</i>	\$6,317	\$3,978	\$2,841	\$6,819	\$6,800
<i>Security - ENVERA *</i>	\$5,640	\$3,336	\$2,465	\$5,801	\$5,800
<i>Special Events</i>	\$11,000	\$4,987	\$6,013	\$11,000	\$11,000
<i>Program Director (VESTA) *</i>	\$5,500	\$3,208	\$2,292	\$5,500	\$5,500
<i>Total Amenity Center Expenses</i>	\$434,519	\$214,690	\$186,958	\$401,648	\$402,112
<i>Grounds Maintenance</i>					
<i>Electric (FPL)</i>	\$6,500	\$2,423	\$3,392	\$5,815	\$5,820
<i>Streetlighting (FPL)</i>	\$34,600	\$20,492	\$14,637	\$35,129	\$35,130
<i>Lake Maintenance (Future Horizons) *</i>	\$8,640	\$5,040	\$3,600	\$8,640	\$8,640
<i>Landscape Maintenance (Duval Landscape) *</i>	\$265,236	\$156,246	\$108,990	\$265,236	\$265,236
<i>Landscape Contingency</i>	\$28,496	\$12,056	\$17,944	\$30,000	\$25,000
<i>Pond Bank Reserves</i>	\$10,000	\$0	\$0	\$0	\$0
<i>Miscellaneous</i>	\$8,500	\$842	\$7,658	\$8,500	\$8,500
<i>Irrigation Repairs</i>	\$10,000	\$19,077	\$7,423	\$26,500	\$20,000
<i>Contingency</i>	\$0	\$1,580	\$0	\$1,580	\$0
<i>Capital Reserves</i>	\$60,637	\$60,637	\$0	\$60,637	\$184,304
<i>Total Grounds Maintenance Expenses</i>	\$432,609	\$278,393	\$163,644	\$442,037	\$552,630
<i>TOTAL EXPENDITURES</i>	\$1,036,448	\$592,543	\$425,106	\$1,017,649	\$1,126,592
<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$0	\$434,024	-\$415,225	\$18,799	\$0

* under Contract

	<i>FY 2017</i>	<i>FY 2018</i>
<i>Net Assessments</i>	\$1,032,448	\$1,122,592
<i>Add: Discounts & Collections</i>	\$ 65,870	\$ 71,621
<i>Gross Assessments</i>	\$ 1,098,319	\$ 1,194,213
<i>Lots:</i>		
<i>Phase I Lots</i>	740	740
<i>Phase II Lots</i>	219	219
<i>Total Lots</i>	959	959
<i>Per Lot Assessment</i>	\$ 1,145.27	\$ 1,245.27

Turnbull Creek
 FY18 Budget Analysis

Total FY18 O&M 1,126,591.50

Contractual Services	61.95%	\$697,946	Term
Landscape Contractor		\$265,236	Rebidding FY18
VESTA		\$263,700	Rebidding FY18
District Mgmt		\$57,800	Rebidding FY18
Trustee/Audit/Pest Ctrl/Phone&Internet/Refuse/Security/Lake Maint		\$46,210	Various
Attorney		\$42,000	Rebidding FY17
Engineer		\$23,000	Rebid in FY16
All Other O&M Costs	38.05%	\$428,646	
Capital Reserves		\$184,304	
Repairs/Replacements/Landscape Contingency/Irrigation Repairs/Misc		\$87,445	
Utilities		\$83,550	
Insurance (Liability/Property)		\$24,480	
Supervisor Fees/FICA		\$11,842	
Special Events		\$11,000	
All Other (Arbitrage/Other Admin/Office Supplies/Permits/Pool Chemicals)		\$26,025	