

**TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2015**

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Turnbull Creek Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Turnbull Creek Community Development District, St. Johns County, Florida (the "District") as of and for the fiscal year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2015, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 29, 2016, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated March 29, 2016, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

March 29, 2016

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Turnbull Creek Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2015. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$4,296,330).
- The change in the District's total net position in comparison with the prior fiscal year was \$217,692, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2015, the District's governmental funds reported combined ending fund balances of \$1,810,475, an increase of \$196,056 in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, assigned for capital reserve and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and recreational functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2015	2014
Current and other assets	\$ 2,033,683	\$ 1,657,675
Capital assets, net of depreciation	12,961,058	12,478,890
Total assets	<u>14,994,741</u>	<u>14,136,565</u>
Current liabilities	549,956	449,684
Long-term liabilities	18,741,115	18,200,903
Total liabilities	<u>19,291,071</u>	<u>18,650,587</u>
Net Position		
Net investment in capital assets	(5,780,057)	(5,722,013)
Restricted	1,019,283	808,316
Unrestricted	464,444	399,675
Total net position	<u>\$ (4,296,330)</u>	<u>\$ (4,514,022)</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The increase is a result of the gain realized from the cancellation of a portion of the Developer Advance.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,		
	2015	2014
Revenues:		
Program revenues		
Charges for services	\$ 2,366,655	\$ 2,278,082
Operating grants and contributions	106	89
General revenues		
Unrestricted investment earnings	101	62
Other revenue	3,739	2,450
Total revenues	2,370,601	2,280,683
Expenses:		
General government	179,487	189,851
Recreation and amenity facilities	617,578	576,695
Maintenance and operations	491,993	500,205
Interest	937,217	988,739
Bond issuance costs	481,602	-
Total expenses	2,707,877	2,255,490
Special items	554,968	-
Change in net position	217,692	25,193
Net position - beginning	(4,514,022)	(4,539,215)
Net position - ending	\$ (4,296,330)	\$ (4,514,022)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2015 was \$2,707,877. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased during the current fiscal year as a result of an increase in levy and prepayment revenue. In total, expenses, including depreciation, increased from the prior fiscal year. The majority of the increase was due to the cost incurred to issue the new bonds. Also as noted above and in the statement of activities, during the current fiscal year the District realized a gain of \$554,968 from the cancellation of a portion of the Developer Advance. More detailed information about the gain on the cancellation of a portion of the Developer Advance is presented in the notes of the financial statements.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget was amended by increasing revenues by \$1,736 and appropriations by \$20,583. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2015. The actual general fund expenditures for the 2015 fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2015, the District had \$16,434,610 invested in land, land improvements, infrastructure, recreational facilities and other assets. In the government-wide financial statements, depreciation of \$3,473,552 has been taken, which resulted in a net book value of \$12,961,058. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2015, the District had \$18,750,000 in Bonds outstanding. During the 2015 fiscal year, the District issued \$13,375,000 Series 2015A Special Assessment Refunding Bonds and \$1,280,000 of Series 2015B Special Assessment Bonds. In addition, the District had a Due to the Developers balance of \$64,586 at September 30, 2015. During the 2015 fiscal year, the District, the Developers, and other Deferred Costs Recipients agreed to settle the 2005 portion of the deferred costs liability. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

For the subsequent fiscal year, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has assigned a portion of current available resources for that purpose. However, no formal funding plan has been adopted. During fiscal year 2015, the District commenced the Phase 1 – Pond Bank Reconstruction Project which was still on-going as of fiscal year end. It is expected to be completed in the subsequent fiscal year.

Subsequent to fiscal year end, the Board has entered into an Underwriter Agreement and held a public hearing regarding the refinancing of the Series 2006 Bonds.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Turnbull Creek Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2015**

	Governmental Activities
ASSETS	
Cash	\$ 365,295
Investments	40,531
Assessments receivable	18,900
Accounts receivable	3
Prepays	25,713
Restricted assets:	
Investments	1,583,241
Capital assets:	
Nondepreciable	4,675,154
Depreciable, net	8,285,904
Total assets	14,994,741
 LIABILITIES	
Accounts payable	29,393
Contracts and retainage payable	193,815
Accrued interest payable	326,748
Non-current liabilities:	
Due within one year	600,000
Due in more than one year	18,141,115
Total liabilities	19,291,071
 NET POSITION	
Net investment in capital assets	(5,780,057)
Restricted for debt service	780,809
Restricted for capital projects	238,474
Unrestricted	464,444
Total net position	\$ (4,296,330)

See notes to the financial statements

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED TO SEPTEMBER 30, 2015**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Governmental activities:				
General government	\$ 179,487	\$ 179,487	\$ -	\$ -
Recreation and amenity facilities	617,578	365,973	-	(251,605)
Maintenance and operations	491,993	381,718	25	(110,250)
Interest on long-term debt	937,217	1,439,477	81	502,341
Bond issuance costs	481,602	-	-	(481,602)
Total governmental activities	<u>2,707,877</u>	<u>2,366,655</u>	<u>106</u>	<u>(341,116)</u>
General revenues:				
Unrestricted investment earnings				101
Miscellaneous				3,739
Total general revenues				<u>3,840</u>
Special item - Gain on the settlement of debt				554,968
Change in net position				217,692
Net position - beginning				(4,514,022)
Net position - ending				<u>\$ (4,296,330)</u>

See notes to the financial statements

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2015**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 125,470	\$ 1,351	\$ 238,474	\$ 365,295
Investments	40,531	1,094,817	488,424	1,623,772
Assessments receivable	7,511	11,389	-	18,900
Accounts receivable	3	-	-	3
Prepays	25,713	-	-	25,713
Total assets	<u>\$ 199,228</u>	<u>\$ 1,107,557</u>	<u>\$ 726,898</u>	<u>\$ 2,033,683</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 29,393	-	-	\$ 29,393
Contracts and retainage payable	-	-	193,815	193,815
Total liabilities	<u>29,393</u>	<u>-</u>	<u>193,815</u>	<u>223,208</u>
Fund balances:				
Nonspendable:				
Prepaid items	25,713	-	-	25,713
Reserved for:				
Debt service	-	1,107,557	-	1,107,557
Capital projects	-	-	294,609	294,609
Assigned to:				
Capital reserves			238,474	238,474
Unassigned	144,122	-	-	144,122
Total fund balances	<u>169,835</u>	<u>1,107,557</u>	<u>533,083</u>	<u>1,810,475</u>
Total liabilities and fund balances	<u>\$ 199,228</u>	<u>\$ 1,107,557</u>	<u>\$ 726,898</u>	<u>\$ 2,033,683</u>

See notes to the financial statements

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2015**

Fund balance - governmental funds \$ 1,810,475

Amounts reported for governmental activities in the statement
of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	16,434,610	
Accumulated depreciation	<u>(3,473,552)</u>	12,961,058

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(326,748)	
Developers payable	(64,586)	
Bonds payable	<u>(18,676,529)</u>	<u>(19,067,863)</u>

Net position of governmental activities		<u><u>\$ (4,296,330)</u></u>
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**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2015**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 927,178	\$ 1,439,477	\$ -	\$ 2,366,655
Interest earnings	101	81	25	207
Other revenue	3,739	-	-	3,739
Total revenues	<u>931,018</u>	<u>1,439,558</u>	<u>25</u>	<u>2,370,601</u>
EXPENDITURES				
Current:				
General government	179,487	-	-	179,487
Recreation and amenity facilities	350,379	-	-	350,379
Maintenance and operations	365,973	-	1,537	367,510
Debt Service:				
Principal	-	95,000	-	95,000
Interest	-	1,015,129	-	1,015,129
Bond issuance costs	-	-	481,602	481,602
Payment to refunded bond escrow agent	-	13,025,000	-	13,025,000
Repayment to Developer	-	-	366,349	366,349
Capital outlay	-	-	873,850	873,850
Total expenditures	<u>895,839</u>	<u>14,135,129</u>	<u>1,723,338</u>	<u>16,754,306</u>
Excess (deficiency) of revenues over (under) expenditures	35,179	(12,695,571)	(1,723,313)	(14,383,705)
OTHER FINANCING SOURCES (USES)				
Transfer in	-	-	417,507	417,507
Transfers out	(51,175)	(366,332)	-	(417,507)
Bond issuance	-	12,954,716	1,700,284	14,655,000
Original issue discount	-	-	(75,239)	(75,239)
Total other financing sources (uses)	<u>(51,175)</u>	<u>12,588,384</u>	<u>2,042,552</u>	<u>14,579,761</u>
Net change in fund balances	(15,996)	(107,187)	319,239	196,056
Fund balances - beginning	<u>185,831</u>	<u>1,214,744</u>	<u>213,844</u>	<u>1,614,419</u>
Fund balances - ending	<u>\$ 169,835</u>	<u>\$ 1,107,557</u>	<u>\$ 533,083</u>	<u>\$ 1,810,475</u>

See notes to the financial statements

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2015**

Net change in fund balances - total governmental funds	\$	196,056
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		873,850
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(391,682)
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.		(14,655,000)
Governmental funds report the effect of premiums, discounts and deferred amounts on refunding when debt is first issued, whereas these amounts are deferred and amortized in the government-wide financial statements.		75,239
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(1,768)
Governmental funds report amounts transferred to the escrow agent in connection with the issuance of refunding Bonds as an expenditure, whereas these amounts are eliminated in the statement of activities and reduce long-term liabilities in the statement of net position.		13,025,000
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		95,000
Repayment of developer advances are expenditures in the governmental fund financial statements, but such repayemnts reduce liabilities in the statement of net position and are eliminated in the statement of activities		366,349
The gain on the settlement of debt is not recognized in the governmental fund financial statements, but is reported as a special item in the statement of activities.		554,968
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		79,680
Change in net position of governmental activities	\$	217,692

See notes to the financial statements

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Turnbull Creek Community Development District ("District") was established on June 28, 2004 by Ordinance 2004-47 of the Board of County Commissioners of St. Johns County, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified resident electors residing within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Funds

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt for both Series 2005 and Series 2006 Special Assessment Bonds.

Capital Projects Funds

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District and for capital reserves for future major repair and replacement costs.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure, recreational facilities, irrigation and other	10 - 30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2015:

	Fair Value	Credit Risk	Maturities
First American Prime Obligation Fund CL Z	\$ 40,492	S&P: AAAm	Weighted average of the fund portfolio: 30 days
First American Government Obligation Fund CL Z	1,583,241	S&P: AAAm	Weighted average of the fund portfolio: 37 days
Florida prime	39	S&P: AAAm	Weighted average of the fund portfolio: 29 days
	<u>\$ 1,623,772</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 5 - INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2015 were as follows:

Fund	Transfer in	Transfer out
General	\$ -	\$ 51,175
Debt service	-	366,332
Capital projects	417,507	-
	<u>\$ 417,507</u>	<u>\$ 417,507</u>

Transfers from debt service fund were used to move excess reserves and revenues collected in the debt service fund to the capital projects fund to pay deferred costs on the District's infrastructure projects, in accordance with the Bond Indentures. Transfers from the general fund to the capital projects fund were assigned to build the capital reserve fund to pay for the repair and replacement costs.

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2015 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 3,846,133	\$ -	\$ -	\$ 3,846,133
Construction in progress		829,021		829,021
Total capital assets, not being depreciated	<u>3,846,133</u>	<u>829,021</u>	<u>-</u>	<u>4,675,154</u>
Capital assets, being depreciated				
Infrastructure - storm drainage	3,734,488	44,829	-	3,779,317
Building and recreational facilities	7,980,139	-	-	7,980,139
Total capital assets, being depreciated	<u>11,714,627</u>	<u>44,829</u>	<u>-</u>	<u>11,759,456</u>
Less accumulated depreciation for:				
Infrastructure - storm drainage	(987,247)	(124,483)	-	(1,111,730)
Building and recreational facilities	(2,094,623)	(267,199)	-	(2,361,822)
Total accumulated depreciation	<u>(3,081,870)</u>	<u>(391,682)</u>	<u>-</u>	<u>(3,473,552)</u>
Total capital assets, being depreciated, net	<u>8,632,757</u>	<u>(346,853)</u>	<u>-</u>	<u>8,285,904</u>
Governmental activities capital assets, net	<u>\$ 12,478,890</u>	<u>\$ 482,168</u>	<u>\$ -</u>	<u>\$ 12,961,058</u>

The Improvement Plan was certified complete in a prior fiscal year. Also in a prior fiscal year, the District determined that a total liability of \$2,010,848 exists for deferred costs. In prior fiscal years, \$1,024,945 was paid to the Developers. During the current fiscal year, an additional \$358,231 was paid to the Developers and the remaining Series 2005 portion was cancelled in accordance with a Settlement Agreement and Release entered into during the current fiscal year. In addition, \$8,118 was paid to the Developer as part of the amount owed on the Series 2006 project. As such, a liability of \$64,586 exists at fiscal year end. See Note 7 - Long Term Liabilities for more information.

NOTE 6 - CAPITAL ASSETS (Continued)

During the current fiscal year, the District commenced Phase 1 – Pond Bank Reconstruction Project, which consists of the reconstruction of portions of the stormwater management system pond banks at three of the District’s ponds. The District Engineer has estimated the cost of the Phase 1 - Pond Bank Reconstruction Project to be approximately \$1,100,000. Phase 1 – Pond Bank Reconstruction Project will be financed with a portion of the Series 2015B Bonds. Future phases of the stormwater pond bank reconstruction project are expected to be funded with proceeds from a future series of Bonds or funds of the District. During the current fiscal year, the District incurred a total of \$829,021 toward the Phase 1 – Pond Bank Reconstruction Project. The Phase 1 – Pond Bank Reconstruction Project was still on-going as of current year end.

Depreciation expense was charged to function/programs as follows:

Recreation and amenity facilities	\$ 267,199
Maintenance and operations	124,483
Total depreciation expense	<u>\$ 391,682</u>

NOTE 7 - LONG TERM LIABILITIES

Series 2006

On October 6, 2006, the District issued \$4,850,000 of Special Assessment Bonds, Series 2006. The Bonds are due May 1, 2037 with a fixed interest rate of 5.25%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1 and the principal is to be paid annually on each May 1, commencing May 1, 2008.

The Series 2006 Bonds are subject to redemption at the option of the District prior to their maturity. In addition, the Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2015.

Series 2015

On March 12, 2015, the District issued \$13,375,000 of Special Assessments Refunding Bonds, Series 2015A and \$1,280,000 of Special Assessments Bonds, Series 2015B. The Series 2015A Bonds were issued to refund the District’s outstanding Special Assessment Bonds, Series 2005 and the Series 2015B Bonds were issued to pay all of the costs of the Phase 1 – Pond Bank Reconstruction Project. The Series 2015A and 2015B Bonds are consisted of the following:

<u>Series</u>	<u>Components</u>	<u>Original Face Amount</u>	<u>Interest Rate</u>	<u>Maturity</u>
2015A-1	Senior Bonds	\$ 10,650,000	1.250% - 4.375%	May 1, 2035
2015A-2	Subordinate Bonds	2,725,000	4.750%	May 1, 2035
2015B-1	Senior Bonds	1,020,000	1.250% - 4.500%	May 1, 2045
2015B-2	Subordinate Bonds	260,000	4.750% - 5.000%	May 1, 2045

The Series 2015A and 2015B Bonds are subject to redemption at the option of the District prior to maturity in the manner provided the Bond Indenture. The Series 2015A and 2015B Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 7 - LONG TERM LIABILITIES (Continued)

Series 2015 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2015.

Refunded Bonds

The District current refunded the Series 2005 Special Assessment Bonds, which had an outstanding balance of \$13,025,000 at the time of the current refunding with the proceeds from the Series 2015A Bonds. The refunding was a current refunding and resulted in a difference in cash flows required to pay the respective debt service of \$1,994,958. The refunding resulted in a net present value of savings from cash flow of \$1,381,598. The refunded Bonds have been paid off as of September 30, 2015.

Developers Advances and Settlement Agreement

For the capital projects fund, there are certain agreements between the District and the Developers whereby the Developers advanced funds to the District for construction. In accordance with these agreements, the advances are subject to reimbursement and are intended to be reimbursed when and if funds become available from the Bonds, in accordance with the Bond Indentures.

During the current fiscal year, the District, the Developer, and other deferred costs recipients (the "Deferred Costs Recipients") entered into the Settlement Agreement and Release to establish the terms under which the District will use certain proceeds of the Series 2005 Bonds to fully satisfied any present or future liability for the 2005 Deferred Costs and to come to an agreement on the discount rate to be applied to the deferred costs to be paid to the Deferred Costs recipients as full satisfaction of the future deferred costs liability in the event the District refinances its Series 2006 Bonds in the future. Pursuant to the Settlement Agreement and Release, the District and the Deferred Costs Recipients settled the 2005 deferred costs obligations for a lump sum of \$345,000 (the "Settlement Payment") in full satisfaction of the present and future deferred costs. Upon payment of this amount by the District, the Deferred Costs Recipients release any and all claims they have or may have in the future to the 2005 deferred costs pursuant to the 2005 Acquisition Agreement or any other document or agreement. During the current year, the District made a total payment of \$358,231, including the Settlement Payment to the Deferred Costs Recipients. The remaining balance of \$554,968 has been cancelled and represents the gain on the settlement of debt reflected in the government-wide statement of activities.

Also pursuant to the Settlement Agreement and Release, the District and the Deferred Costs Recipients agreed to settle the 2006 deferred costs liability in the same manner in which the 2005 deferred costs liability were treated. Specifically, the District and the Deferred Costs Recipients agreed to calculate the amount of the lump sum 2006 deferred costs settlement based on a net present value discount rate of 4.1893%. Upon payment of this amount by the District, the Deferred Costs Recipients agreed to release any and all claims they have or may have in the future to the 2006 deferred costs pursuant to the 2006 Acquisition Agreement and any other document or agreement. During the current fiscal year, the District paid \$8,118 to the Deferred Costs Recipients to reduce the 2006 deferred costs liability; no settlement payments were made as the Series 2006 Bonds has not been refinanced as of current fiscal year end.

The balance owed of \$64,586 is not included in the maturity schedule, but is reflected in the table below. See Note 6 - Capital Assets for more information.

NOTE 7 - LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

Changes in long-term liability activity for the fiscal year ended September 30, 2015 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2005	\$ 13,025,000	\$ -	\$ 13,025,000	\$ -	\$ -
Series 2006	4,190,000	-	95,000	4,095,000	100,000
Series 2015A	-	13,375,000	-	13,375,000	475,000
Original issue discount	-	(63,271)	(1,570)	(61,701)	
Series 2015B	-	1,280,000	-	1,280,000	25,000
Original issue discount	-	(11,968)	(198)	(11,770)	
Due to Developers - Series 2005	913,199		913,199	-	
Due to Developers - Series 2006	72,704	-	8,118	64,586	-
Total	<u>\$ 18,200,903</u>	<u>\$ 14,579,761</u>	<u>\$ 14,039,549</u>	<u>\$ 18,741,115</u>	<u>\$ 600,000</u>

At September 30, 2015, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2016	\$ 600,000	\$ 818,411	\$ 1,418,411
2017	615,000	769,530	1,384,530
2018	635,000	752,563	1,387,563
2019	655,000	733,483	1,388,483
2020	675,000	712,398	1,387,398
2021-2025	3,795,000	3,168,761	6,963,761
2026-2030	4,680,000	2,301,153	6,981,153
2031-2035	5,885,000	1,111,394	6,996,394
2036-2040	865,000	158,619	1,023,619
2041-2045	345,000	40,875	385,875
	<u>\$ 18,750,000</u>	<u>\$ 10,567,187</u>	<u>\$ 29,317,187</u>

NOTE 8 – DEFICIT NET POSITION

The District has a government-wide net position deficit of (\$4,292,096) as of September 30, 2015. There is no such deficit reflected in the governmental fund statements. The deficit in the government-wide statement of net position primarily relates to the excess of the amount of long-term debt outstanding over the amount of capital assets, net of accumulated depreciation. In a prior year, various infrastructure improvements necessary to complete the District were financed through the issuance of long-term debt but were conveyed to other entities for maintenance. Those capital assets are not included in the assets of the District; however, the long-term debt associated with those assets remains a liability of the District.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There have been no claims from these risks that exceeded commercial insurance coverage over the past three years.

NOTE 11 – SUBSEQUENT EVENTS

D.R. Horton Settlement Agreement

Subsequent to fiscal year end, the District and D.R. Horton entered into a Settlement Agreement to settle a dispute over damages that the District believed was caused by D.R. Horton. The District believed that construction defects on certain lots contributed to the need to reconstruct the pond banks adjacent to those lots. D.R. Horton denied such construction defects; however, to avoid the expense of protracted negotiations and potential litigation and to relieve the current owners of the lots from defending against the District's claims, it agreed to contribute \$12,916 toward the reconstruction of the pond banks in exchange for a release of liability from the District relating to the perceived construction defects. As such, subsequent to fiscal year end, the District received \$12,916 from D.R. Horton.

Deferred Cost payments

Subsequent to fiscal year end, the District distributed \$7,457 to the Deferred Costs Recipients to further reduce the 2006 deferred costs liability.

Bond Refinancing

Subsequent to fiscal year end, the Board has entered into an Underwriter Agreement and held a public hearing regarding the refinancing of its Series 2006 Bonds.

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2015**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 917,698	\$ 919,666	\$ 927,178	\$ 7,512
Interest and miscellaneous	1,369	2,137	2,090	(47)
Amenities revenue	2,700	1,700	1,750	50
Total revenues	921,767	923,503	931,018	7,515
EXPENDITURES				
Current:				
General government	162,383	179,551	179,487	64
Recreation and amenity facilities	357,862	349,365	350,379	(1,014)
Maintenance and operations	401,522	413,434	365,973	47,461
Total expenditures	921,767	942,350	895,839	46,511
Excess (deficiency) of revenues over (under) expenditures	-	(18,847)	35,179	54,026
OTHER FINANCING SOURCES (USES)				
Carry forward		18,838	-	(18,838)
Interfund transfer (out)	-	9	(51,175)	(51,184)
Other financing sources (uses)	-	18,847	(51,175)	(70,022)
Net change in fund balances	\$ -	\$ -	(15,996)	\$ (15,996)
Fund balance - beginning			185,831	
Fund balance - ending			\$ 169,835	

See notes to required supplementary information

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget was amended by increasing revenues by \$1,736 and appropriations by \$20,583. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2015. The actual general fund expenditures for the 2015 fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Turnbull Creek Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Turnbull Creek Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 29, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 29, 2016



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Turnbull Creek Community Development District
St. Johns County, Florida

We have examined Turnbull Creek Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2015. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2015.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Turnbull Creek Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 29, 2016



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Turnbull Creek Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Turnbull Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2015, and have issued our report thereon dated March 29, 2016.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 29, 2016, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Turnbull Creek Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Turnbull Creek Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 29, 2016

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2014.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2015.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2015.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes agrees with the September 30, 2015 financial audit report.

6. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

7. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2015. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.