

TURNBULL CREEK
Community Development District

May 14, 2019

AGENDA

Turnbull Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.turnbullcreekcdd.com

May 7, 2019

Board of Supervisors
Turnbull Creek Community Development District

Dear Board Members:

The Turnbull Creek Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, May 14, 2019 at 6:00 P.M.** at the **Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.**

Following is the advance agendas for these meetings:

- I. Roll Call
- II. Audience Comments
- III. Staff Reports
 - A. Landscape Manager (*Presenter: Duval Landscape*)
 - B. Engineer (*Presenter: Mike Yuro*)
- IV. Consideration of Resolution 2019-05, Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing Date for Adoption (*Presenter: Ernesto Torres*)
- V. Consideration of Amenity and Operations RFP
- VI. Consideration of Resolution 2019-06, Accepting the Certification of the District Engineer that the Series 2015B Project is Complete
- VII. Discussion of ADA Accessibility & Fire Lanes
- VIII. Discussion of 2249 Cascadia Court Encroachment

- IX. Consideration of Amendment to License Agreement with Fighting Turtles Swim Team
- X. Staff Reports (Part 2)
 - A. Attorney (*Presenter: Jennifer Kilinski*)
 - B. Manager – (*Presenter: Ernesto Torres*)
 - 1. Report on the Number of Registered Voters (2,084)
 - C. Operation Manager (ASG) – (*Presenter: Lourens Erasmus*)
 - 1. Report
 - D. Amenity Center Update (*Presenter: Mark Insel*)
 - 1. Report
- XI. Approval of Consent Agenda (*Presenter: Ernesto Torres*)
 - A. Approval of Minutes of the March 12, 2019 Meeting
 - B. Balance Sheet as of March 31, 2019 and Statement of Revenues & Expenditures for the Period Ending March 31, 2019; Month-to-Month Income Statement; Assessment Receipt Schedule
 - C. Approval of Check Register
- XII. Other Business
- XIII. Supervisor's Requests and Audience Comments
- XIV. Adjournment (*Next Scheduled Meeting – June 11, 2019 @ 6:00 p.m.*)

I look forward to seeing you at the meeting. If you have questions regarding any of the items on this agenda, please call me in advance of the meeting.

Sincerely,

Ernesto Torres

Ernesto Torres
District Manager

FOURTH ORDER OF BUSINESS

Turnbull Creek

Community Development District



Proposed Budget

Fiscal Year 2020

May 14, 2019



Turnbull Creek
Community Development District

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Turnbull Creek Community Development District
General Fund - Proposed Budget - Fiscal Year 2020

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual YTD 3/31/19</i>	<i>Next 6 Months</i>	<i>Projected 9/30/19</i>	<i>Proposed Budget FY 2020</i>
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Revenues

<i>Maintenance Assessments</i>	\$1,126,178	\$1,101,780	\$24,398	\$1,126,178	\$1,182,922
<i>Interest / Miscellaneous</i>	\$13,575	\$15,182	\$1,050	\$16,232	\$1,000
<i>Amenities Revenue</i>	\$2,000	\$333	\$1,667	\$2,000	\$2,000
<i>Carry Forward Surplus</i>	\$34,240	\$0	\$33,888	\$33,888	\$0
Total Revenues	\$1,175,993	\$1,117,295	\$61,003	\$1,178,298	\$1,185,922

Expenditures

Administrative

<i>Supervisor Fees</i>	\$7,000	\$2,600	\$4,000	\$6,600	\$7,000
<i>FICA Expense</i>	\$536	\$199	\$199	\$398	\$536
<i>Engineering (Yuro)</i>	\$13,000	\$2,563	\$10,438	\$13,000	\$13,000
<i>Arbitrage (Grau)</i>	\$3,000	\$0	\$2,400	\$2,400	\$2,400
<i>Dissemination (GMS & Disclosure Services)</i>	\$2,200	\$550	\$900	\$1,450	\$2,200
<i>Trustee (US Bank)</i>	\$12,667	\$10,116	\$3,329	\$13,445	\$13,500
<i>Attorney (HGS)</i>	\$40,000	\$18,801	\$21,199	\$40,000	\$40,000
<i>Tax Roll Assessments (GMS)</i>	\$5,000	\$5,000	\$0	\$5,000	\$5,000
<i>Annual Audit (Grau and Assoc)</i>	\$3,525	\$0	\$3,525	\$3,525	\$3,525
<i>Management Fees (GMS)</i>	\$45,000	\$22,500	\$22,500	\$45,000	\$45,000
<i>Information Technology (GMS)</i>	\$1,600	\$800	\$800	\$1,600	\$1,600
<i>Telephone</i>	\$450	\$147	\$303	\$450	\$450
<i>Postage</i>	\$1,100	\$441	\$659	\$1,100	\$1,100
<i>Printing & Binding</i>	\$2,500	\$1,173	\$1,327	\$2,500	\$2,500
<i>Insurance (FIA)</i>	\$8,816	\$8,014	\$0	\$8,014	\$8,816
<i>Legal Advertising</i>	\$1,400	\$220	\$1,180	\$1,400	\$1,400
<i>Other Current Charges</i>	\$1,300	\$442	\$858	\$1,300	\$1,300
<i>Office Supplies</i>	\$170	\$67	\$103	\$170	\$170
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$0	\$175	\$175
<i>Website Compliance</i>	\$0	\$1,750	\$0	\$1,750	\$0
Total Administrative Expenses	\$149,439	\$75,557	\$73,719	\$149,277	\$149,672

Amenity Center

<i>Insurance (FIA)</i>	\$15,664	\$14,240	\$0	\$14,240	\$15,664
<i>Pest Control (Turner Pest Control)</i>	\$2,673	\$1,110	\$2,013	\$3,123	\$3,123
<i>Repairs & Replacements</i>	\$48,800	\$11,685	\$37,115	\$48,800	\$51,219
<i>Recreational Passes</i>	\$600	\$195	\$405	\$600	\$800
<i>Office Supplies</i>	\$1,025	\$366	\$659	\$1,025	\$3,300
<i>Other Current Charges</i>	\$300	\$0	\$300	\$300	\$300
<i>Permit Fees (Pool, ASCAP/BMI/SEASAC)</i>	\$1,850	\$1,551	\$350	\$1,901	\$2,000

Utilities

<i>Water & Sewer (STCUD)</i>	\$10,500	\$4,328	\$6,000	\$10,328	\$10,900
<i>Electric (FPL)</i>	\$33,510	\$15,692	\$18,500	\$34,192	\$37,260
<i>Telephone/Cable/Internet (Comcast)</i>	\$3,800	\$1,878	\$1,884	\$3,762	\$3,800

Turnbull Creek Community Development District
General Fund - Proposed Budget - Fiscal Year 2020

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual YTD 3/31/19</i>	<i>Next 6 Months</i>	<i>Projected 9/30/19</i>	<i>Proposed Budget FY 2020</i>
<i>Management Contracts</i>					
<i>Lifeguards/Pool Monitors (Vesta)</i>	\$33,166	\$1,336	\$31,830	\$33,166	\$33,166
<i>Facility Monitor (Vesta)</i>	\$28,737	\$14,369	\$14,369	\$28,737	\$28,737
<i>Facility Management (Vesta)</i>	\$61,285	\$30,642	\$30,642	\$61,285	\$61,285
<i>Facility Attendants (Vesta)</i>	\$17,510	\$8,755	\$8,755	\$17,510	\$17,510
<i>Field Operations (Vesta)</i>	\$70,015	\$26,007	\$26,007	\$52,015	\$52,015
<i>Facility Maintenance (Vesta)</i>	\$49,440	\$24,720	\$24,720	\$49,440	\$49,440
<i>Pool Maintenance (Vesta)</i>	\$14,729	\$7,365	\$7,365	\$14,729	\$14,729
<i>Pool Chemicals (Poolsure)</i>	\$11,000	\$4,956	\$8,157	\$13,113	\$13,144
<i>Janitorial Services (Vesta)</i>	\$9,064	\$4,532	\$4,532	\$9,064	\$9,064
<i>Common Area Waste Collection (Vesta)</i>	\$0	\$0	\$18,300	\$18,300	\$18,300
<i>Program Director (Vesta)</i>	\$2,575	\$1,250	\$1,250	\$2,500	\$2,500
<i>Refuse Service (Advance Disposal)</i>	\$8,124	\$4,593	\$4,596	\$9,189	\$9,240
<i>Security (Envera)</i>	\$6,093	\$2,958	\$2,958	\$5,916	\$6,093
<i>Special Events</i>	\$9,000	\$5,624	\$4,576	\$10,200	\$12,000
Total Amenity Center Expenses	\$439,460	\$188,152	\$255,284	\$443,436	\$455,589
<i>Grounds Maintenance</i>					
<i>Streetlighting (FPL)</i>	\$36,000	\$17,637	\$18,000	\$35,637	\$36,000
<i>Lake Maintenance (Future Horizons)</i>	\$7,740	\$5,525	\$3,870	\$9,395	\$11,580
<i>Landscape Maintenance (Duval Landscape)</i>	\$299,573	\$149,786	\$149,786	\$299,573	\$305,000
<i>Landscape Contingency</i>	\$30,700	\$18,750	\$9,150	\$27,900	\$15,000
<i>Irrigation Repairs</i>	\$6,000	\$1,200	\$4,800	\$6,000	\$6,000
<i>Capital Reserves</i>	\$207,081	\$207,081	\$0	\$207,081	\$207,081
Total Grounds Maintenance Expenses	\$587,094	\$399,979	\$185,606	\$585,586	\$580,661
TOTAL EXPENDITURES	\$1,175,993	\$663,689	\$514,610	\$1,178,298	\$1,185,922
EXCESS REVENUES / (EXPENDITURES)	\$0	\$453,607	-\$453,607	\$0	\$0

	<i>FY 2019</i>	<i>FY 2020</i>
<i>Net Assessments</i>	\$ 1,126,178	\$ 1,182,922
<i>Add: Discounts & Collections</i>	\$ 71,850	\$ 75,470
<i>Gross Assessments</i>	\$ 1,198,028	\$ 1,258,392
<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>	\$ 1,249.25	\$ 1,312.19

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

REVENUES:

Maintenance Assessments

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

Interest Income

Maintenance Assessment income of the District will be invested in accordance with Florida Statutes and the investment guidelines approved by the Board of Supervisors.

Amenities Revenues

Income derived from Special Events benefitting the District.

EXPENDITURES:

Administrative:

Supervisor Fees

Florida Statutes allow 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 five supervisors attending an estimated 12 annual meetings.

FICA Expense

FICA expense represents the Employer's (District's) share of Social Security and Medicare taxes withheld from the fee paid to the Board of Supervisors.

Engineering

The District's engineering firm, Yuro and Associates, LLC, may provide general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage

The District is required to have an annual arbitrage rebate calculation prepared for its Series 2015A-1/A-2/B-1/B-2 and the Series 2016, Special Assessment Bonds. Grau & Associates currently provides this calculation.

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

Dissemination Agent

The Annual Disclosure Report prepared by GMS, LLC and required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee

The District's Series 2015A-1/A-2/B-1/B-2 and Series 2016, Special Assessment Bonds are held by a Trustee with US Bank. This amount represents the annual fee for the administration of the District's bond issues.

Attorney

The District's legal counsel, Hopping Green & Sams, will provide general legal services to the District, i.e. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Tax Roll Assessments

GMS, LLC serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector and maintain the District's Lien Book.

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.

Information Technology

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine

Postage

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

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

Printing & Binding

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

Insurance (General Liability)

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies. The premium is based upon amounts charged to similar Community Development Districts.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc and uses The St. Augustine Record.

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 Economic Opportunity for \$175. This is the only expense under this category for the District.

Amenity Center:

Insurance (Property)

The District's property Insurance policy is with Florida Insurance Alliance, FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Pest Control

The district is contracted with Turner Pest Control to provide pest control services to treat for termites and other insects and purchase of termite bond.

Repair & Replacements

The District has facility maintenance needs, which include surrounding recreational areas, mail kiosk, and lake banks whose cost is not otherwise covered under a contractual agreement.

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

Recreational Passes

Represents the estimated cost for access cards to the District's Amenity Center

Office Supplies

Represents any supplies needed for the operation of the Amenity Center.

Other Current Charges

Any unanticipated cost to the Amenity Center

Permit Fees/Licenses

Represents Permit Fees paid to the Department of Health for the swimming pool and other license that the amenity center may require from ASCAP, BMI, and SEASAC.

Water & Sewer

The cost of water / sewer associated at the Amenity Center from St Johns County Utility Department.

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
515577-114371	101 W Positano Ave - Water	\$ 346	\$ 4,152
532445-124596	123 E Franchetta Dr - Water	\$ 35	\$ 420
532445-124406	4106 Messina Dr - Water	\$ 35	\$ 420
532445-124405	168 Toscana Ln	\$ 35	\$ 420
515577-114371	101 W Positano Ave - Sewer	\$ 363	\$ 4,356
532445-124596	123 E Franchetta Dr - Sewer	\$ 65	\$ 780
	Contingency	\$ 29	\$ 352
	Total	\$ 908	\$ 10,900

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

Electric

The cost of electric at the Amenity Center supplied from FPL.

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual Amount</u>
9623601409	100 Terrancina Dr # Light	\$ 40	\$ 480
9561370132	100 W Positano Ave	\$ 40	\$ 480
5841524282	111 W Positano Ave # Kiosk	\$ 31	\$ 372
8189715355	168 Toscana Lane	\$ 101	\$ 1,212
2781798307	5085 State Road 16 # Light	\$ 20	\$ 240
5191830404	5335 San Giaconio	\$ 15	\$ 180
6555783429	5335 State Rd 16 #1	\$ 44	\$ 528
5907098254	90 E Franchetta Ln # Light	\$ 15	\$ 180
2722888282	101 W Positano Ave	\$ 2,464	\$ 29,568
6889119035	101 W Positano Ave #1	\$ 335	\$ 4,020
	Total	\$ 3,105	\$ 37,260

Telephone/Cable/Internet

Comcast is providing the District cost-free phone, cable, and internet service under terms of an agreement reached between the District and Comcast.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Comcast	316.67	3,800

Pool Attendants/Pool Monitors/Lifeguards

The District is under contract with Amenity Services Group and this is the cost to provide pool attendants, pool monitors, and lifeguards during the operating season

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	2,763.83	33,166

Facility Monitor

The District is under contract with Amenity Services Group for a variety of clubhouse services including facility monitors for amenity center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	2,394.75	28,737

Facility Management

The District is under contract with Amenity Services Group for a variety of clubhouse services including an onsite Manager.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	5,107.08	61,285

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

Facility Attendants

The District is under contract with Amenity Services Group to provide recreational activities at the Amenity Center and will have on-site personnel during daily hours of operation.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	1,459.17	17,510

Field Operations

The District is under contract with Amenity Services Group to provide field operations & contract administration services.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	4,334.58	52,015

Facility Maintenance

The District is under contract with Amenity Services Group for the maintenance of the Amenity Center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	4,120.00	49,440

Pool Maintenance

The District is under contract with Amenity Services Group for the maintenance of the Amenity Center swimming pool and facilities.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	1,227.42	14,729

Pool Chemicals

The District, contracts with Poolsure Inc, to provide chemicals necessary for the maintenance of the Amenity Center swimming pool.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Poolsure 6 months	831	4,987
Poolsure 6 months	1,359	8,157
	2,191	13,144

Janitorial Services

The District is under contract with ASG to have janitorial services provided for the Amenity Center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	755.33	9,064

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

Common Area Waste Collection

Garbage waste pickup in mail kiosk and other common areas provided by Vesta.

Contract	Monthly	Annual
Vesta	\$1,525.00	\$18,300

Program Director

The District will provide a part-time Program Director under the Amenity Service Group contract in order to facilitate activities provided by ASG.

Contract	Monthly	Annual
Vesta	\$208.33	\$2,500

Refuse Service

Garbage disposal service is with Advance Disposal

Contract	Monthly	Annual
Advance Disposal	770.00	9,240

Security

The District has contracted with Envera for security monitoring for the Amenity Center and billed quarterly.

Contract	Monthly	Annual
Envera	507.75	6,093

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Maintenance Reserves

The District will establish a Maintenance reserve to fund the renewal and replacement of District's capital related facilities.

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

Ground Maintenance:

Street Lighting

The District street lighting cost for the community

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual Amount</u>
2298893591	W Bonaventure Way	\$ 2,782	\$ 33,388
4217317033	Verona Way	\$ 134	\$ 1,604
	Contingency	\$ 84	\$ 1,008
	Total	\$ 3,000	\$ 36,000

Lake Maintenance

The District has 22 storm water management ponds that are required by the County and the St. Johns River Water Management District to provide for treatment of storm water runoff. The District is under contract with Future Horizons. to maintain the 22 storm water ponds.

<u>Contract</u>	<u>Monthly</u>	<u>Annual Amount</u>
Future Horizons	\$ 965	\$ 11,580

Landscape Maintenance

The District is under contract with Duval Landscape to have the landscaping of the common areas of the District maintained.

<u>Contract</u>	<u>Monthly</u>	<u>Annual Amount</u>
Duval Landscape	\$ 25,417	\$ 305,000

Landscape Contingency

Any unanticipated landscape cost for tree removal or other landscape cost incurred by the District.

Pond Bank Reserves

Funds allocated for remediation work of pond bank issues requiring Board approval.

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Irrigation Repairs

Any miscellaneous irrigation repairs and maintenance incurred by the District.

Capital Reserves

Future funding needed for the upkeep of Turnbull Creek infrastructure.

Turnbull Creek
Community Development District

Debt Service Fund
Series 2015A

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual YTD 3/31/19</i>	<i>Next 6 Months</i>	<i>Projected 9/30/19</i>	<i>Proposed Budget FY 2020</i>
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Revenues

<i>Carry Forward Surplus (1)</i>	\$257,026	\$263,882	\$0	\$263,882	\$257,026
<i>Interest Income</i>	\$300	\$9,009	\$8,870	\$17,879	\$5,000
<i>Assessments</i>	\$989,969	\$965,876	\$24,093	\$989,969	\$989,969
<i>Prepayments A1</i>	\$0	\$0	\$0	\$0	\$0
<i>Prepayments A2</i>	\$0	\$0	\$0	\$0	\$0

Total Revenues	\$1,247,295	\$1,238,767	\$32,963	\$1,271,730	\$1,251,995
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Expenditures

Series 2015 A-1

<i>Interest 11/1</i>	\$183,059	\$182,887	\$0	\$182,887	\$178,287
<i>Principal Prepayment 11/1</i>	\$0	\$5,000	\$0	\$5,000	\$0
<i>Interest 5/1</i>	\$183,059	\$0	\$182,778	\$182,778	\$178,287
<i>Principal 5/1</i>	\$415,000	\$0	\$400,000	\$400,000	\$425,000
<i>Special Call 5/1</i>	\$0	\$0	\$5,000	\$5,000	\$0

Series 2015 A-2

<i>Interest 11/1</i>	\$57,831	\$57,831	\$0	\$57,831	\$55,575
<i>Interest 5/1</i>	\$57,831	\$0	\$57,356	\$57,356	\$55,575
<i>Principal 5/1</i>	\$95,000	\$0	\$95,000	\$95,000	\$100,000
<i>Special Call 5/1</i>	\$0	\$0	\$30,000	\$30,000	\$0

Total Expenditures	\$991,781	\$245,718	\$770,134	\$1,015,852	\$992,724
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EXCESS REVENUES / (EXPENDITURES)	\$255,514	\$993,049	-\$737,171	\$255,879	\$259,271
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(1) Net of Debt Service Reserve Funds

Debt Service for 11/01/2020:

<i>Interest</i>	\$172,762
<i>Interest</i>	\$53,200
<i>Total</i>	\$225,962

<i>Net Assessments</i>	\$989,969
<i>Add: Disc. and Collections (6%)</i>	\$63,189
<i>Gross Assessments</i>	\$1,053,158

Turnbull Creek
Community Development District
Series 2015A-1 Senior Assessment Bonds
AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/19	\$ 9,045,000.00		- \$	178,286.88	\$ 776,346.26
05/01/20	\$ 9,045,000.00	2.600%	\$ 425,000.00	\$ 178,286.88	-
11/01/20	\$ 8,620,000.00			\$ 172,761.88	\$ 776,048.76
05/01/21	\$ 8,620,000.00	2.850%	\$ 435,000.00	\$ 172,761.88	-
11/01/21	\$ 8,185,000.00		- \$	166,563.13	\$ 774,325.01
05/01/22	\$ 8,185,000.00	3.150%	\$ 450,000.00	\$ 166,563.13	-
11/01/22	\$ 7,735,000.00		- \$	159,475.63	\$ 776,038.76
05/01/23	\$ 7,735,000.00	3.400%	\$ 465,000.00	\$ 159,475.63	-
11/01/23	\$ 7,270,000.00		- \$	151,570.63	\$ 776,046.26
05/01/24	\$ 7,270,000.00	3.750%	\$ 480,000.00	\$ 151,570.63	-
11/01/24	\$ 6,790,000.00		- \$	142,810.63	\$ 774,381.26
05/01/25	\$ 6,790,000.00	3.850%	\$ 500,000.00	\$ 142,810.63	-
11/01/25	\$ 6,290,000.00		- \$	133,435.63	\$ 776,246.26
05/01/26	\$ 6,290,000.00	4.000%	\$ 515,000.00	\$ 133,435.63	-
11/01/26	\$ 5,775,000.00		- \$	123,521.88	\$ 771,957.51
05/01/27	\$ 5,775,000.00	4.000%	\$ 525,000.00	\$ 123,521.88	-
11/01/27	\$ 5,250,000.00		- \$	113,021.88	\$ 761,543.76
05/01/28	\$ 5,250,000.00	4.250%	\$ 560,000.00	\$ 113,021.88	-
11/01/28	\$ 4,690,000.00		- \$	101,121.88	\$ 774,143.76
05/01/29	\$ 4,690,000.00	4.250%	\$ 585,000.00	\$ 101,121.88	-
11/01/29	\$ 4,105,000.00		- \$	88,690.63	\$ 774,812.51
05/01/30	\$ 4,105,000.00	4.250%	\$ 610,000.00	\$ 88,690.63	-
11/01/30	\$ 3,495,000.00		- \$	75,728.13	\$ 774,418.76
05/01/31	\$ 3,495,000.00	4.250%	\$ 635,000.00	\$ 75,728.13	-
11/01/31	\$ 2,860,000.00		- \$	62,234.38	\$ 772,962.51
05/01/32	\$ 2,860,000.00	4.375%	\$ 665,000.00	\$ 62,234.38	-
11/01/32	\$ 2,195,000.00		- \$	47,687.50	\$ 774,921.88
05/01/33	\$ 2,195,000.00	4.375%	\$ 695,000.00	\$ 47,687.50	-
11/01/33	\$ 1,500,000.00		- \$	32,484.38	\$ 775,171.88
05/01/34	\$ 1,500,000.00	4.375%	\$ 725,000.00	\$ 32,484.38	-
11/01/34	\$ 775,000.00		- \$	16,625.00	\$ 774,109.38
05/01/35	\$ 775,000.00	4.375%	\$ 760,000.00	\$ 16,625.00	-
11/01/35	\$ 15,000.00		-		\$ 776,625.00
			\$ 9,030,000.00	\$ 3,532,040.14	\$ 13,160,099.52

Turnbull Creek
Community Development District
Series 2015A-2 Senior Assessment Bonds
AMORTIZATION SCHEDULE

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/19	\$ 2,340,000.00		- \$	55,575.00	\$ 208,406.25
05/01/20	\$ 2,340,000.00	4.750%	\$ 100,000.00	\$ 55,575.00	-
11/01/20	\$ 2,240,000.00			\$ 53,200.00	\$ 208,775.00
05/01/21	\$ 2,240,000.00	4.750%	\$ 105,000.00	\$ 53,200.00	-
11/01/21	\$ 2,135,000.00		- \$	50,706.25	\$ 208,906.25
05/01/22	\$ 2,135,000.00	4.750%	\$ 110,000.00	\$ 50,706.25	-
11/01/22	\$ 2,025,000.00		- \$	48,212.50	\$ 208,918.75
05/01/23	\$ 2,025,000.00	4.750%	\$ 115,000.00	\$ 48,093.75	-
11/01/23	\$ 1,910,000.00		- \$	45,362.50	\$ 208,456.25
05/01/24	\$ 1,910,000.00	4.750%	\$ 120,000.00	\$ 45,362.50	-
11/01/24	\$ 1,790,000.00		- \$	42,512.50	\$ 207,875.00
05/01/25	\$ 1,790,000.00	4.750%	\$ 125,000.00	\$ 42,512.50	-
11/01/25	\$ 1,665,000.00		- \$	39,662.50	\$ 207,175.00
05/01/26	\$ 1,665,000.00	4.750%	\$ 135,000.00	\$ 39,662.50	-
11/01/26	\$ 1,530,000.00		- \$	36,456.25	\$ 211,118.75
05/01/27	\$ 1,530,000.00	4.750%	\$ 140,000.00	\$ 36,456.25	-
11/01/27	\$ 1,390,000.00		- \$	33,131.25	\$ 209,587.50
05/01/28	\$ 1,390,000.00	4.750%	\$ 145,000.00	\$ 33,131.25	-
11/01/28	\$ 1,245,000.00		- \$	29,687.50	\$ 207,818.75
05/01/29	\$ 1,245,000.00	4.750%	\$ 155,000.00	\$ 29,687.50	-
11/01/29	\$ 1,090,000.00		- \$	26,006.25	\$ 210,693.75
05/01/30	\$ 1,090,000.00	4.750%	\$ 160,000.00	\$ 26,006.25	-
11/01/30	\$ 930,000.00		- \$	22,206.25	\$ 208,212.50
05/01/31	\$ 930,000.00	4.750%	\$ 170,000.00	\$ 22,206.25	-
11/01/31	\$ 760,000.00		- \$	18,168.75	\$ 210,375.00
05/01/32	\$ 760,000.00	4.750%	\$ 175,000.00	\$ 18,168.75	-
11/01/32	\$ 585,000.00		- \$	13,893.75	\$ 207,062.50
05/01/33	\$ 585,000.00	4.750%	\$ 185,000.00	\$ 13,893.75	-
11/01/33	\$ 400,000.00		- \$	9,500.00	\$ 208,393.75
05/01/34	\$ 400,000.00	4.750%	\$ 195,000.00	\$ 9,500.00	-
11/01/34	\$ 205,000.00		- \$	4,868.75	\$ 209,368.75
05/01/35	\$ 205,000.00	4.750%	\$ 205,000.00	\$ 4,868.75	-
11/01/35	\$ -		- \$	-	\$ 209,868.75
			\$ 2,340,000.00	\$ 1,058,181.25	\$ 3,551,012.50

Turnbull Creek

Community Development District

Debt Service Fund

Pond Bank Remediation Series 2015B

Description	Adopted Budget FY 2019	Actual YTD 3/31/19	Next 6 Months	Projected 9/30/19	Proposed Budget FY 2020
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Revenues

Carry Forward Surplus (1)	-\$2,069	\$33,226	\$0	\$33,226	\$32,281
Interest Income	\$0	\$787	\$700	\$1,487	\$700
Assessments	\$79,318	\$77,358	\$1,960	\$79,318	\$79,318

Total Revenues	\$77,249	\$111,371	\$2,660	\$114,031	\$112,299
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Expenditures

Series 2015B1

Interest 11/1	\$20,125	\$20,025	\$0	\$20,025	\$19,895
Interest 5/1	\$20,125	\$0	\$20,025	\$20,025	\$19,895
Principal 5/1	\$20,000	\$0	\$20,000	\$20,000	\$20,000

Series 2015B2

Interest 11/1	\$5,913	\$5,913	\$0	\$5,913	\$5,794
Principal Prepayment 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest 5/1	\$5,913	\$0	\$5,788	\$5,788	\$5,794
Principal 5/1	\$5,000	\$0	\$5,000	\$5,000	\$5,000

Total Expenditures	\$77,075	\$30,938	\$50,813	\$81,750	\$76,378
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EXCESS REVENUES / (EXPENDITURES)	\$174	\$80,434	-\$48,153	\$32,281	\$35,922
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(1) Net of Debt Service Reserve Funds

Debt Service for 11/01/2020:

Interest	\$5,794
	\$19,895
Total	\$25,689

Net Assessments	\$79,318
Add: Disc. and Collections (6%)	\$5,063
Gross Assessments	\$84,381

Turnbull Creek
Community Development District
Series 2015B-1 Senior Assessment Bonds
AMORTIZATION SCHEDULE

<i>DATE</i>		<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/19	\$	940,000.00	2.300%	-	\$ 19,895.00	\$ 60,020.00
05/01/20	\$	940,000.00	2.600%	\$ 20,000.00	\$ 19,895.00	-
11/01/20	\$	920,000.00	2.600%	-	\$ 19,635.00	\$ 59,530.00
05/01/21	\$	920,000.00	2.850%	\$ 20,000.00	\$ 19,635.00	-
11/01/21	\$	900,000.00	2.850%	-	\$ 19,350.00	\$ 58,985.00
05/01/22	\$	900,000.00	3.150%	\$ 25,000.00	\$ 19,350.00	-
11/01/22	\$	875,000.00	3.150%	-	\$ 18,956.25	\$ 63,306.25
05/01/23	\$	875,000.00	3.400%	\$ 25,000.00	\$ 18,956.25	-
11/01/23	\$	850,000.00	3.400%	-	\$ 18,531.25	\$ 62,487.50
05/01/24	\$	850,000.00	3.750%	\$ 25,000.00	\$ 18,531.25	-
11/01/24	\$	825,000.00	3.750%	-	\$ 18,075.00	\$ 61,606.25
05/01/25	\$	825,000.00	3.850%	\$ 25,000.00	\$ 18,075.00	-
11/01/25	\$	800,000.00	3.850%	-	\$ 17,606.25	\$ 60,681.25
05/01/26	\$	800,000.00	4.000%	\$ 25,000.00	\$ 17,606.25	-
11/01/26	\$	775,000.00	4.000%	-	\$ 17,125.00	\$ 59,731.25
05/01/27	\$	775,000.00	4.000%	\$ 30,000.00	\$ 17,125.00	-
11/01/27	\$	745,000.00	4.000%	-	\$ 16,525.00	\$ 63,650.00
05/01/28	\$	745,000.00	4.250%	\$ 30,000.00	\$ 16,525.00	-
11/01/28	\$	715,000.00	4.250%	-	\$ 15,887.50	\$ 62,412.50
05/01/29	\$	715,000.00	4.250%	\$ 30,000.00	\$ 15,887.50	-
11/01/29	\$	685,000.00	4.250%	-	\$ 15,250.00	\$ 61,137.50
05/01/30	\$	685,000.00	4.250%	\$ 30,000.00	\$ 15,250.00	-
11/01/30	\$	655,000.00	4.250%	-	\$ 14,612.50	\$ 59,862.50
05/01/31	\$	655,000.00	4.250%	\$ 30,000.00	\$ 14,612.50	-
11/01/31	\$	625,000.00	4.250%	-	\$ 13,975.00	\$ 58,587.50
05/01/32	\$	625,000.00	4.375%	\$ 30,000.00	\$ 13,975.00	-
11/01/32	\$	595,000.00	4.375%	-	\$ 13,318.75	\$ 57,293.75
05/01/33	\$	595,000.00	4.375%	\$ 35,000.00	\$ 13,318.75	-
11/01/33	\$	560,000.00	4.375%	-	\$ 12,553.13	\$ 60,871.88
05/01/34	\$	560,000.00	4.375%	\$ 35,000.00	\$ 12,553.13	-
11/01/34	\$	525,000.00	4.375%	-	\$ 11,787.50	\$ 59,340.63
05/01/35	\$	525,000.00	4.375%	\$ 40,000.00	\$ 11,787.50	-
11/01/35	\$	485,000.00	4.375%	-	\$ 10,912.50	\$ 62,700.00
05/01/36	\$	485,000.00	4.500%	\$ 40,000.00	\$ 10,912.50	-
11/01/36	\$	445,000.00	4.500%	-	\$ 10,012.50	\$ 60,925.00
05/01/37	\$	445,000.00	4.500%	\$ 40,000.00	\$ 10,012.50	-
11/01/37	\$	405,000.00	4.500%	-	\$ 9,112.50	\$ 59,125.00
05/01/38	\$	405,000.00	4.500%	\$ 45,000.00	\$ 9,112.50	-
11/01/38	\$	360,000.00	4.500%	-	\$ 8,100.00	\$ 62,212.50
05/01/39	\$	360,000.00	4.500%	\$ 45,000.00	\$ 8,100.00	-
11/01/39	\$	315,000.00	4.500%	-	\$ 7,087.50	\$ 60,187.50
05/01/40	\$	315,000.00	4.500%	\$ 45,000.00	\$ 7,087.50	-
11/01/40	\$	270,000.00	4.500%	-	\$ 6,075.00	\$ 58,162.50
05/01/41	\$	270,000.00	4.500%	\$ 50,000.00	\$ 6,075.00	-
11/01/41	\$	220,000.00	4.500%	-	\$ 4,950.00	\$ 61,025.00
05/01/42	\$	220,000.00	4.500%	\$ 50,000.00	\$ 4,950.00	-
11/01/42	\$	170,000.00	4.500%	-	\$ 3,825.00	\$ 58,775.00
05/01/43	\$	170,000.00	4.500%	\$ 55,000.00	\$ 3,825.00	-
11/01/43	\$	115,000.00	4.500%	-	\$ 2,587.50	\$ 61,412.50
05/01/44	\$	115,000.00	4.500%	\$ 55,000.00	\$ 2,587.50	-
11/01/44	\$	60,000.00	4.500%	-	\$ 1,350.00	\$ 58,937.50
05/01/45	\$	60,000.00	4.500%	\$ 60,000.00	\$ 1,350.00	-
11/01/45						\$ 61,350.00
				\$ 940,000.00	\$ 654,191.26	\$ 1,634,316.26

Turnbull Creek
Community Development District
Series 2015B-2 Subordinate Special Assessment Bonds
AMORTIZATION SCHEDULE

<i>DATE</i>		<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/19	\$	240,000.00	4.750%	-	\$ 5,793.75	\$ 16,706.25
05/01/20	\$	240,000.00	4.750%	\$ 5,000.00	\$ 5,793.75	-
11/01/20	\$	235,000.00	4.750%	-	\$ 5,675.00	\$ 16,468.75
05/01/21	\$	235,000.00	4.750%	\$ 5,000.00	\$ 5,675.00	-
11/01/21	\$	230,000.00	4.750%	-	\$ 5,556.25	\$ 16,231.25
05/01/22	\$	230,000.00	4.750%	\$ 5,000.00	\$ 5,556.25	-
11/01/22	\$	225,000.00	4.750%	-	\$ 5,437.50	\$ 15,993.75
05/01/23	\$	225,000.00	4.750%	\$ 5,000.00	\$ 5,437.50	-
11/01/23	\$	220,000.00	4.750%	-	\$ 5,318.75	\$ 15,756.25
05/01/24	\$	220,000.00	4.750%	\$ 5,000.00	\$ 5,318.75	-
11/01/24	\$	215,000.00	4.750%	-	\$ 5,200.00	\$ 15,518.75
05/01/25	\$	215,000.00	4.750%	\$ 5,000.00	\$ 5,200.00	-
11/01/25	\$	210,000.00	4.750%	-	\$ 5,081.25	\$ 15,281.25
05/01/26	\$	210,000.00	4.750%	\$ 5,000.00	\$ 5,081.25	-
11/01/26	\$	205,000.00	4.750%	-	\$ 4,962.50	\$ 15,043.75
05/01/27	\$	205,000.00	4.750%	\$ 5,000.00	\$ 4,962.50	-
11/01/27	\$	200,000.00	4.750%	-	\$ 4,843.75	\$ 14,806.25
05/01/28	\$	200,000.00	4.750%	\$ 5,000.00	\$ 4,843.75	-
11/01/28	\$	195,000.00	4.750%	-	\$ 4,725.00	\$ 14,568.75
05/01/29	\$	195,000.00	4.750%	\$ 5,000.00	\$ 4,725.00	-
11/01/29	\$	190,000.00	4.750%	-	\$ 4,606.25	\$ 14,331.25
05/01/30	\$	190,000.00	4.750%	\$ 10,000.00	\$ 4,606.25	-
11/01/30	\$	180,000.00	4.750%	-	\$ 4,368.75	\$ 18,975.00
05/01/31	\$	180,000.00	4.750%	\$ 10,000.00	\$ 4,368.75	-
11/01/31	\$	170,000.00	4.750%	-	\$ 4,131.25	\$ 18,500.00
05/01/32	\$	170,000.00	4.750%	\$ 10,000.00	\$ 4,131.25	-
11/01/32	\$	160,000.00	4.750%	-	\$ 3,893.75	\$ 18,025.00
05/01/33	\$	160,000.00	4.750%	\$ 10,000.00	\$ 3,893.75	-
11/01/33	\$	150,000.00	4.750%	-	\$ 3,656.25	\$ 17,550.00
05/01/34	\$	150,000.00	4.750%	\$ 10,000.00	\$ 3,656.25	-
11/01/34	\$	140,000.00	4.750%	-	\$ 3,418.75	\$ 17,075.00
05/01/35	\$	140,000.00	4.750%	\$ 10,000.00	\$ 3,418.75	-
11/01/35	\$	130,000.00	4.750%	-	\$ 3,181.25	\$ 16,600.00
05/01/36	\$	130,000.00	4.750%	\$ 10,000.00	\$ 3,181.25	-
11/01/36	\$	120,000.00	4.750%	-	\$ 2,943.75	\$ 16,125.00
05/01/37	\$	120,000.00	4.750%	\$ 10,000.00	\$ 2,943.75	-
11/01/37	\$	110,000.00	4.750%	-	\$ 2,706.25	\$ 15,650.00
05/01/38	\$	110,000.00	4.750%	\$ 10,000.00	\$ 2,706.25	-
11/01/38	\$	100,000.00	4.750%	-	\$ 2,468.75	\$ 15,175.00
05/01/39	\$	100,000.00	4.750%	\$ 10,000.00	\$ 2,468.75	-
11/01/39	\$	90,000.00	4.750%	-	\$ 2,231.25	\$ 14,700.00
05/01/40	\$	90,000.00	4.750%	\$ 15,000.00	\$ 2,231.25	-
11/01/40	\$	75,000.00	4.750%	-	\$ 1,875.00	\$ 19,106.25
05/01/41	\$	75,000.00	5.000%	\$ 15,000.00	\$ 1,875.00	-
11/01/41	\$	60,000.00	5.000%	-	\$ 1,500.00	\$ 18,375.00
05/01/42	\$	60,000.00	5.000%	\$ 15,000.00	\$ 1,500.00	-
11/01/42	\$	45,000.00	5.000%	-	\$ 1,125.00	\$ 17,625.00
05/01/43	\$	45,000.00	5.000%	\$ 15,000.00	\$ 1,125.00	-
11/01/43	\$	30,000.00	5.000%	-	\$ 750.00	\$ 16,875.00
05/01/44	\$	30,000.00	5.000%	\$ 15,000.00	\$ 750.00	-
11/01/44	\$	15,000.00	5.000%	-	\$ 375.00	\$ 16,125.00
05/01/45	\$	15,000.00	5.000%	\$ 15,000.00	\$ 375.00	-
11/01/45						\$ 15,375.00
				\$ 240,000.00	\$ 191,650.00	\$ 442,562.50

Turnbull Creek

Community Development District

Debt Service Fund

Series 2016

Description	Adopted Budget FY 2019	Actual YTD 3/31/19	Next 6 Months	Projected 9/30/19	Proposed Budget FY 2020
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Revenues

Carry Forward Surplus	\$83,379	\$101,840	\$0	\$101,840	\$103,034
Interest Income	\$0	\$1,566	\$1,500	\$3,066	\$2,000
Assessments - Tax Collector	\$286,688	\$267,558	\$19,130	\$286,688	\$286,688

Total Revenues	\$370,067	\$370,963	\$20,630	\$391,594	\$391,722
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Expenditures

Series 2016

Interest 11/1	\$72,280	\$72,280	\$0	\$72,280	\$69,616
Interest 5/1	\$72,280	\$0	\$72,280	\$72,280	\$69,616
Principal 5/1	\$144,000	\$0	\$144,000	\$144,000	\$150,000
Special Call 5/1	\$0	\$0	\$0	\$0	\$0

Total Expenditures	\$288,559	\$72,280	\$216,280	\$288,560	\$289,231
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EXCESS REVENUES / (EXPENDITURES)	\$81,508	\$298,683	-\$195,649	\$103,034	\$102,491
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Debt Service for 11/01/2020:

Interest	\$66,841
Total	\$66,841

Net Assessments	\$286,688
Add: Discounts and Collections (6%)	\$18,291
Gross Assessments	\$304,979

Turnbull Creek
Community Development District
Series 2016 Special Assessment Refunding and Revenue Bond

AMORTIZATION SCHEDULE

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/19	\$ 3,778,000.00	3.70%	- \$	69,615.50	\$ 285,895.00
05/01/20	\$ 3,778,000.00	3.70%	\$ 150,000.00	\$ 69,615.50	-
11/01/20	\$ 3,628,000.00	3.70%	- \$	66,840.50	\$ 286,456.00
05/01/21	\$ 3,628,000.00	3.70%	\$ 156,000.00	\$ 66,840.50	-
11/01/21	\$ 3,472,000.00	3.70%	- \$	63,954.50	\$ 286,795.00
05/01/22	\$ 3,472,000.00	3.70%	\$ 161,000.00	\$ 63,954.50	-
11/01/22	\$ 3,311,000.00	3.70%	- \$	60,976.00	\$ 285,930.50
05/01/23	\$ 3,311,000.00	3.70%	\$ 167,000.00	\$ 60,976.00	-
11/01/23	\$ 3,144,000.00	3.70%	- \$	57,886.50	\$ 285,862.50
05/01/24	\$ 3,144,000.00	3.70%	\$ 174,000.00	\$ 57,886.50	-
11/01/24	\$ 2,970,000.00	3.70%	- \$	54,667.50	\$ 286,554.00
05/01/25	\$ 2,970,000.00	3.70%	\$ 180,000.00	\$ 54,667.50	-
11/01/25	\$ 2,790,000.00	3.70%	- \$	51,337.50	\$ 286,005.00
05/01/26	\$ 2,790,000.00	3.70%	\$ 187,000.00	\$ 51,337.50	-
11/01/26	\$ 2,603,000.00	3.70%	- \$	47,878.00	\$ 286,215.50
05/01/27	\$ 2,603,000.00	3.70%	\$ 194,000.00	\$ 47,878.00	-
11/01/27	\$ 2,409,000.00	3.70%	- \$	44,289.00	\$ 286,167.00
05/01/28	\$ 2,409,000.00	3.70%	\$ 202,000.00	\$ 44,289.00	-
11/01/28	\$ 2,207,000.00	3.70%	- \$	40,552.00	\$ 286,841.00
05/01/29	\$ 2,207,000.00	3.70%	\$ 209,000.00	\$ 40,552.00	-
11/01/29	\$ 1,998,000.00	3.70%	- \$	36,685.50	\$ 286,237.50
05/01/30	\$ 1,998,000.00	3.70%	\$ 217,000.00	\$ 36,685.50	-
11/01/30	\$ 1,781,000.00	3.70%	- \$	32,671.00	\$ 286,356.50
05/01/31	\$ 1,781,000.00	3.70%	\$ 225,000.00	\$ 32,671.00	-
11/01/31	\$ 1,556,000.00	3.70%	- \$	28,508.50	\$ 286,179.50
05/01/32	\$ 1,556,000.00	3.70%	\$ 234,000.00	\$ 28,508.50	-
11/01/32	\$ 1,322,000.00	3.70%	- \$	24,179.50	\$ 286,688.00
05/01/33	\$ 1,322,000.00	3.70%	\$ 242,000.00	\$ 24,179.50	-
11/01/33	\$ 1,080,000.00	3.70%	- \$	19,702.50	\$ 285,882.00
05/01/34	\$ 1,080,000.00	3.70%	\$ 252,000.00	\$ 19,702.50	-
11/01/34	\$ 828,000.00	3.70%	- \$	15,040.50	\$ 286,743.00
05/01/35	\$ 828,000.00	3.70%	\$ 261,000.00	\$ 15,040.50	-
11/01/35	\$ 567,000.00	3.70%	- \$	10,212.00	\$ 286,252.50
05/01/36	\$ 567,000.00	3.70%	\$ 271,000.00	\$ 10,212.00	-
11/01/36	\$ 296,000.00	3.70%	- \$	5,198.50	\$ 286,410.50
05/01/37	\$ 296,000.00	3.70%	\$ 281,000.00	\$ 5,198.50	-
11/01/37	\$ 296,000.00	3.70%	-	-	\$ 286,198.50
			\$ 3,763,000.00	\$ 1,460,390.00	\$ 5,439,669.50

Turnbull Creek

Community Development District

Capital Reserve Fund

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual YTD 3/31/19</i>	<i>Next 6 Months</i>	<i>Projected 9/30/19</i>	<i>Proposed Budget FY 2020</i>
<u>REVENUES:</u>					
<i>Capital Reserve - Transfer In</i>	\$207,081	\$207,081	\$0	\$207,081	\$207,081
<i>Carry Forward Surplus</i>	\$227,472	\$56,123	\$0	\$56,123	\$159,026
<i>Total Revenues</i>	\$434,553	\$263,204	\$0	\$263,204	\$366,107
<u>EXPENDITURES:</u>					
<i>Repair and Replacement</i>	\$329,411	\$54,019	\$50,000	\$104,019	\$105,496
<i>Other Current Charges</i>	\$0	\$69	\$90	\$159	\$200
<i>Total Expenditures</i>	\$329,411	\$54,088	\$50,090	\$104,178	\$105,696
<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$105,142	\$209,116	-\$50,090	\$159,026	\$260,411

RESOLUTION 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Turnbull Creek Community Development District (“**District**”) prior to June 15, 2019, proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for

public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2018, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____
HOUR: _____
LOCATION: Murabella Amenity Center
101 Positano Avenue
St. Augustine, FL 32092

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in St. Johns County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF MAY, 2019.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2019/2020 Budget

Exhibit A

FIFTH ORDER OF BUSINESS

TurnBull Creek FY2020 Amenity Proposals

Current Budget	FY19	Vesta 1	Vesta 2	Vesta 3	Vesta Total
Lifeguards/Pool Monitor	33,166.00	33,166.00	33,995.00	35,015.00	102,176.00
Facility Monitor	28,737.00				
Facility Management	61,285.00				
Facility Attendants	17,510.00				
Field Operations	52,015.00				
Program Director	2,500.00				
Facility Maintenance	49,440.00				
Common Area Waste Collection	18,300.00				
Total	229,787.00	229,787.00	235,532.00	242,597.00	707,916.00
Pool Chemicals	13,145.00	14,729.00	15,097.00	15,550.00	45,376.00
Janitorial Services	9,064.00	9,064.00	9,290.00	9,570.00	27,924.00
	285,162.00	286,746.00	293,914.00	302,732.00	883,392.00

		RMS 1	RMS 2	RMS 3	RMS Total
Lifeguards/Pool Monitor	33,166.00	32,807.00	32,807.00	33,312.00	98,926.00
Facility Monitor	28,737.00				
Facility Management	61,285.00				
Facility Attendants	17,510.00				
Field Operations	52,015.00				
Program Director	2,500.00				
Facility Maintenance	49,440.00				
Common Area Waste Collection	18,300.00				
Total	229,787.00	228,381.00	228,381.00	235,233.00	691,995.00
Pool Chemicals	13,145.00	13,900.00	13,900.00	14,317.00	42,117.00
Janitorial Services	9,064.00	8,800.00	8,800.00	9,064.00	26,664.00
	285,162.00	283,888.00	283,888.00	291,926.00	859,702.00

<i>RMS Alternate</i>		RMS 1	RMS 2	RMS 3	RMS Total
Lifeguards/Pool Monitor	33,166.00	32,807.00	32,807.00	33,312.00	98,926.00
Facility Monitor	28,737.00				
Facility Management	61,285.00				
Facility Attendants	17,510.00				
Field Operations*	52,015.00				
(24 hr per week)					
Program Director	2,500.00				
Facility Maintenance	49,440.00				
Common Area Waste Collection	18,300.00				
Total	229,787.00	200,521.00	200,521.00	206,537.00	607,579.00
Pool Chemicals	13,145.00	13,900.00	13,900.00	14,317.00	42,117.00
Janitorial Services	9,064.00	8,800.00	8,800.00	9,064.00	26,664.00
	285,162.00	256,028.00	256,028.00	263,230.00	775,286.00

		EG 1	EG 2	EG 3	EG Total
Lifeguards/Pool Monitor	33,166.00	33,000.00	33,900.00	35,010.00	101,910.00
Facility Monitor	28,737.00				
Facility Management	61,285.00				
Facility Attendants	17,510.00				
Field Operations	52,015.00				
Program Director	2,500.00				
Facility Maintenance	49,440.00				
Common Area Waste Collection	18,300.00				
Total	229,787.00	228,500.00	240,000.00	252,000.00	720,500.00
Pool Chemicals	13,145.00	12,780.00	12,780.00	12,780.00	38,340.00
Janitorial Services	9,064.00	9,000.00	9,450.00	9,925.00	28,375.00
	285,162.00	283,280.00	296,130.00	309,715.00	889,125.00

Turnbull Creek CDD
Proposals for Amenity Management Services

Proposer	Proposed Fee for Management and Staffing	Proposed Annual Fee for Janitorial Services	Proposed Annual Fee for Pool Maintenance Services	Proposed Not-to-Exceed Fee for Lifeguards	Legal Sufficiency	Personnel	Revenue Share	Security
Vesta Property Services, Inc. 245 Riverside Avenue, #250 Jacksonville, Florida 32202 (904) 355-1830 (p) (904) 355-1831 (f) Contact: Roy Deary President, Amenities Division Received May 1, 2019	Year 1: \$229,787.00 (incl. Pet Waste Removal cost of \$18,300.00) Year 2: \$235,532.00 (incl. Pet Waste Removal cost of \$18,758.00) Year 3: \$242,597.00 (incl. Pet Waste Removal cost of \$19,320.00) Hourly Rate paid by District to Contractor for Facility Attendants: \$15.59 with 2.5% increase in Yr. 2 & 3% increase in Yr. 3 (Hourly Rate actually paid Facility Attendants: \$10.50 – 12.00) Hourly Rate paid by District to	Year 1: \$9,064.00 Year 2: \$9,290.00 Year 3: \$9,570.00	Year 1: \$14,729.00 Year 2: \$15,097.00 Year 3: \$15,550.00	Year 1: \$33,166.00 Year 2: \$33,995.00 Year 3: \$35,015.00 Hourly Rate paid by District to Contractor: \$16.35 with 2.5% increase in Yr. 2 & a 3% increase in Yr. 3 Hourly Rate actually paid to lifeguards: \$9.50 – 11.00	No omissions noted.	Proposer does not intend to use any subcontractors in connection with the work.	Under this new agreement, Vesta proposes to distribute 10% of all gross revenues from lessons and special events, to provide further value to the District. Based on the most recent 12 months, this would approximate \$3,700.00 of revenue-sharing by Vesta for the District.	Screening: Utilizes an expert vendor to perform background/drug screening for every new hire Includes SSN, County and National databases with Sex Offender status (prev. 7 years) Motor Vehicle Records are checked based upon the position and driving responsibilities Drug screenings detect Amphetamines, Barbiturates,

Turnbull Creek CDD
Proposals for Amenity Management Services

	<p>Contractor for Facility Monitors: \$16.35 with 2.5% increase in Yr. 2 & 3% increase in Yr. 3 (Hourly Rate actually paid Facility Monitors: \$11.00 – 12.00)</p>							<p>Benzodiazepine, Cannabinoids, Cocaine, Methadone, Methaqualone, Opiates, Phencyclidine, Propoxyphene.</p> <p>Youth Guidelines:</p> <p>Uses <i>Protect Youth Sports</i> for all coaches' and volunteers' background screenings. The services provided include:</p> <p>National Criminal Search</p> <p>National Sex Offender Registry</p> <p>Social Security Number Trace</p> <p>County Criminal Search</p>
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Turnbull Creek CDD
Proposals for Amenity Management Services

Proposer	Proposed Fee for Management and Staffing	Proposed Annual Fee for Janitorial Services	Proposed Annual Fee for Pool Maintenance Services	Proposed Not-to-Exceed Fee for Lifeguards	Legal Sufficiency	Personnel	Revenue Share	Security
Evergreen Lifestyles Management 2100 Hiawassee Road Orlando, Florida 32835 (877) 221-6919 (p) Contact: Robert Johnson Regional Manager <i>Received May 3, 2019</i>	Year 1: \$228,500.00 Year 2: 240,000.00 Year 3: 252,000.00 Hourly Rate Paid by District to Contractor for Facility Attendants: \$9-13.00 (x30%) Hourly Rate actually paid Facility Attendants: \$9-13.00 Hourly Rate paid by District to Contractor for Facility Monitors: \$9-13.00 (x30%)	Year 1: \$9,000.00 Year 2: \$9,450.00 Year 3: \$9,925.00	Amount to be Paid to Subcontractor: \$12,780.00 Mark up retained by Proposer: \$0.00	Year 1: \$33,000.00 Year 2: \$33,990.00 Year 3: \$35,010.00 Hourly Rate paid by District to Contractor: \$9-12.00 (x30%) Hourly Rate actually paid to lifeguards: \$9-12.00	No omissions noted.	Subcontractor proposed for Pool Maintenance Services: Crystal Clean 9020 Berry Avenue #1 Jacksonville, FL 32211 (904) 855-8884 Contact: Jamie Miley	Will distribute all funds from lessons and events back to the CDD in whichever frequency is desired (daily, weekly, monthly, quarterly, etc.). The Evergreen accounting team is very familiar with the CDD accounting team for GMS and how they function as they have worked with them on multiple	Screening: SAFE Communities program for background screening and driver's license status of all vendors who wish to enter the property at no cost to the community Works with Paychex, their payroll company, to provide background checks on all employees. Provides drug testing on a site-by-site if required or requested by the Board of Directors. Youth Guidelines: N/A

Turnbull Creek CDD

Proposals for Amenity Management Services

**Hourly Rate
actually paid
Facility Monitors:
\$9-13.00**

other projects.

Turnbull Creek CDD
Proposals for Amenity Management Services

Proposer	Proposed Fee for Management and Staffing	Proposed Annual Fee for Janitorial Services	Proposed Annual Fee for Pool Maintenance Services	Proposed Not-to-Exceed Fee for Lifeguards	Legal Sufficiency	Personnel	Revenue Share	Security
Riverside Management Services 9655 Florida Mining Boulevard West, Building 300, Suite 305 Jacksonville, Florida 32286 (904) 288-7667 Contact: Richard Whetsel, President	OPTION A Year 1: \$228,381.00 Year 2: \$228,381.00 Year 3: \$235,233 Hourly Rate paid by District to Contractor for Facility Attendants: \$18.50 Hourly Rate actually paid Facility Attendants: \$9.00-13.00 Hourly Rate paid by District to Contractor for Facility Monitors:	OPTION A Year 1: \$8,800.00 Year 2: \$8,800.00 Year 3: \$9,064.00 OPTION B (ALTERNATE) Year 1: \$8,800.00 Year 2: \$8,800.00 Year 3: \$9,064.00	OPTION A Year 1: \$13,900.00 Year 2: \$13,900.00 Year 3: \$14,317.00 OPTION B (ALTERNATE) Year 1: \$13,900.00 Year 2: \$13,900.00 Year 3: \$14,317.00	OPTION A Year 1: \$32,807.00 Year 2: \$32,807.00 Year 3: \$33,312.00 Hourly Rate paid by District to Contractor: \$15.75 Hourly Rate actually paid to lifeguards: \$9.00-11.50 OPTION B (ALTERNATE) Year 1: \$32,807.00 Year 2: \$32,807.00	No omissions noted	Proposer does not intend to use any subcontractors in connection with the work.	RMS will continue to distribute additional revenue pursuant to the existing district procedures, unless an alternate method is desired by the Board of Supervisors.	Screening: All Riverside employees are subject to a pre-employment background verification, drug screening, physical, and motor vehicle inspection. Youth Guidelines: Riverside will comply with all youth guidelines as required by the State, Local and Federal laws. Pre-employment interviews, physicals, drug screenings and trainings will also be within

**Turnbull Creek CDD
Proposals for Amenity Management Services**

<p>\$18.50</p> <p>Hourly Rate actually paid Facility Monitors: \$9.00-13.00</p> <p>OPTION B (ALTERNATE)</p> <p><i>Pricing includes 24 hours per week for Field Operations Manager*</i></p> <p>Year 1: \$200,521.00</p> <p>Year 2: \$200,521.00</p> <p>Year 3: \$206,537.00</p> <p>Hourly Rate paid by District to Contractor for Facility Attendants: \$18.50</p>			<p>Year 3: \$33,328.00</p> <p>Hourly Rate paid by District to Contractor: \$15.75</p> <p>Hourly Rate paid to lifeguards: \$9.00-11.00</p>				<p>all State, Local and Federal laws.</p>
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Turnbull Creek CDD
Proposals for Amenity Management Services

<p>Hourly Rate actually paid Facility Attendants: \$9.00-13.00</p> <p>Hourly Rate paid by District to Contractor for Facility Monitors: \$18.50</p> <p>Hourly Rate actually paid Facility Monitors: \$9.00-13.00</p> <p>* RMS proposes an alternate bid for Field Operations Manager to include 24 hours onsite weekly to reflect a savings of \$28,015.00.</p>								
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SIXTH ORDER OF BUSINESS

RESOLUTION 2019-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE PHASE 1 POND BANK RECONSTRUCTION PROJECT IS COMPLETE; DECLARING THE PHASE 1 POND BANK RECONSTRUCTION PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2015B SPECIAL ASSESSMENT BONDS; CONFIRMING WAIVER OF STATUTORY PREPAYMENT RIGHTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Turnbull Creek Community Development District ("Turnbull Creek") was established by Ordinance Number 2004-47 of the Board of County Commissioners of St. Johns County, Florida, effective June 28, 2004 (the "Ordinance"), for the purpose of providing infrastructure improvements, facilities and services to the lands within the District as provided in Chapter 190, Florida Statutes; and

WHEREAS, on December 8, 2014, the Board of Supervisors of Turnbull Creek adopted Resolution 2015-04, as supplemented by Resolution 2015-09 on February 24, 2015, authorizing, among other things, the issuance of not to exceed \$2,000,000 aggregate principal amount of its Turnbull Creek Community Development District (St. Johns County, Florida) Special Assessment Bonds, Series 2015 in order to finance all or a portion of the costs of the planning, financing, reconstruction, equipping and installation of certain infrastructure improvements for the stormwater management system within the District; and

WHEREAS, Turnbull Creek approved the *Engineer's Report Turnbull Creek CDD Pond Bank Repairs – Phase 1*, dated November 1, 2014, adopted by the Board on November 25, 2014, and revised on January 30, 2015 (the "Engineer's Report"), attached hereto as **Exhibit A** and incorporated herein by reference, which identifies and describes the components of the project to be financed with the Series 2015B Bonds (the "Phase 1 Pond Bank Reconstruction Project") and sets forth the estimated total costs of the Phase 1 Pond Bank Reconstruction Project ("Total Project Costs"); and

WHEREAS, the Engineer's Report estimated capital costs totaling \$1,100,00 for the Phase 1 Pond Bank Reconstruction Project, including professional services and contingencies; and

WHEREAS, on February 2, 2015, the Turnbull Creek Board adopted Resolution 2015-07, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, Florida Statutes, and that such special assessments

would be paid in annual installments commencing in the year in which the special assessments were confirmed, and Resolution 2015-08, setting a public hearing on the special assessments; and

WHEREAS, on March 10, 2015, the Turnbull Creek Board adopted Resolution 2015-11, which, among other things, approved and confirmed the provision of infrastructure improvements, adopted and approved an engineer's report, and confirmed and adopted the *Final Special Assessment Allocation Report for Phase 1 – Pond Bank Reconstruction Special Assessment Bonds Series 2015B*, dated March 10, 2015 ("Allocation Report"), and, pursuant to Section 170.08, Florida Statutes, authorized the project described therein, equalized and levied special assessments to defray the Total Project Costs, levied a master assessment lien over all of the property within the District and provided that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes (the "**Special Assessment Lien**"), all in accordance with Section 170.08, Florida Statutes (together, Turnbull Creek Resolutions 2015-07, 2015-08, 2015-09, and 2015-11 comprise the "**Assessment Resolutions**"); and

WHEREAS, on March 12, 2015, Turnbull Creek duly authorized and issued \$1,020,000 in Turnbull Creek Community Development District (St. Johns County, Florida) Senior Special Assessment Bonds, Series 2015B-1 (Pond Bank Reconstruction – Phase 1) and \$260,000 in Turnbull Creek Community Development District (St. Johns County, Florida) Subordinate Special Assessment Bonds, Series 2015B-2 (Pond Bank Reconstruction – Phase 1) (together, the "Series 2015B Bonds") for the purpose of funding all of the construction, installation, and acquisition of public infrastructure, improvements, and services of the Phase 1 Pond Bank Reconstruction Project; and

WHEREAS, the Series 2015B Bonds were issued pursuant to that certain *Master Indenture* dated March 1, 2005 (the "Master Indenture"), as supplemented by the *Fourth Supplemental Trust Indenture* dated March 1, 2015 (the "Fourth Supplemental Indenture" and, together with the Master Indenture, the "Indenture") both by and between Turnbull Creek and the Trustee; and

WHEREAS, the Phase 1 Pond Bank Reconstruction Project specially benefits all of the developable acreage in the District as set forth in the Assessment Resolutions and the Allocation Report, which is attached hereto as **Exhibit B** and it is reasonable, proper, just and right to assess the portion of the costs of the Phase 1 Pond Bank Reconstruction Project financed with the Series 2015B Bonds to the specially benefitted properties within the District as set forth in the Assessment Resolutions and this Resolution; and

WHEREAS, pursuant to Chapter 170, Florida Statutes, and the Indenture, the District Engineer has executed and delivered a certificate regarding completion of construction dated May ____, 2019 (the "Engineer's Certificate of Completion"), attached hereto as **Exhibit C** and incorporated herein by reference, wherein the District Engineer certified the Phase 1 Pond Bank Reconstruction Project, as amended, to be complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer's Certificate of Completion evidencing the Date of Completion, as such term is defined in the Indenture, of the

Phase 1 Pond Bank Reconstruction Project as described above, the District's Board of Supervisors desires to certify the Phase 1 Pond Bank Reconstruction Project complete in accordance with the Indenture; and

WHEREAS, according to the records of the District, the cost of the Phase 1 Pond Bank Reconstruction Project totaled \$_____, of which \$_____ represents the eligible Costs of the Phase 1 Pond Bank Reconstruction Project that were subject to the requisition process under the Indenture and which were subsequently paid by the District; and

WHEREAS, there are no 'Deferred Costs' for the Completed Phase 1 Pond Bank Reconstruction Project due to the 'Developer' as those terms used are and/or defined under the Indenture and no such Deferred Cost Account was created under the Fourth Supplemental Indenture; and

WHEREAS, the completion of the Phase 1 Pond Bank Reconstruction Project, as amended, resulted in a balance of One Hundred and Two Dollars and Ninety-Five Cents (\$102.95) in the Series 2015B Acquisition and Construction Account (the "Construction Account"); and

WHEREAS, Chapter 170, Florida Statutes, requires that upon completion of the Phase 1 Pond Bank Reconstruction Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the Phase 1 Pond Bank Reconstruction Project, as amended.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the Indenture and Chapters 170 and 190, Florida Statutes, and in accordance with the provisions of the Assessment Resolutions.

SECTION 3. ACCEPTANCE OF DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE PHASE 1 POND BANK RECONSTRUCTION PROJECT. The District's Board of Supervisors hereby accepts the Engineer's Certificate of Completion, dated May ___, 2019, attached hereto as **Exhibit C**, certifying the Phase 1 Pond Bank Reconstruction Project complete and upon reliance thereon, and certifies the Phase 1 Pond Bank Reconstruction Project complete in accordance with the Assessment Resolutions and the Indenture. The Date of Completion, as that term is defined in the Indenture, shall be the date of the Engineer's Certificate of Completion.

SECTION 5. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2015B BONDS. Pursuant to Section 170.08, Florida Statutes, and the Assessment Resolutions, special assessments securing the Series 2015B Bonds on benefitted property within the District

are to be credited the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the costs paid by the District to fund the Phase 1 Pond Bank Reconstruction Project. Attached hereto as **Exhibit B** and incorporated herein by reference, is the Methodology Report which, based on the balance of One Hundred and Two Dollars 95/100 Cents (\$102.95) in the Construction Account at the time of receipt of the Engineer's Certificate of Completion, accurately reflects the amount of special assessments securing the Series 2015B Bonds. The assessments levied pursuant to the Assessment Resolutions also correctly reflect an amount of debt assessment equal to the amount being finalized. Therefore, in accordance with Section 170.08, Florida Statutes, and the Assessment Resolutions, the special assessments on parcels specially benefitted by the Phase 1 Pond Bank Reconstruction Project are hereby finalized in the amount of the outstanding debt due on the Series 2015B Bonds in accordance with **Exhibit B** herein, and is apportioned in accordance with the methodology described in **Exhibit B**, upon the specially benefitted lands indicated in the District's Final Assessment Lien Roll attached hereto as **Exhibit D** and incorporated herein by reference.

SECTION 6. NO DEFERRED COSTS. No provision of Deferred Costs was provided in the Fourth Supplemental Indenture and as such, no Deferred Costs are due and owing for the Phase 1 Pond Bank Reconstruction Project.

SECTION 7. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this resolution the special assessments as reflected herein shall be recorded by the Secretary of the District's Board of Supervisors in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 8. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 9. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED this 14th day of May, 2019.

Attest:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: *Engineer's Report Turnbull Creek CDD Pond Bank Repairs – Phase 1,*
dated November 1, 2014, adopted by the Board on November 25, 2014,
and revised on January 30, 2015

Exhibit B: *Special Assessment Allocation Report for the Phase 1 – Pond Bank*
Reconstruction Special Assessment Bonds Series 2015B Final Numbers,
dated March 10, 2015

Exhibit C: Engineer's Certificate of Completion (dated _____, 2019)

Exhibit D: *Final Assessment Lien Roll*

EXHIBIT A

Engineer's Report Turnbull Creek CDD Pond Bank Repairs – Phase 1,
dated November 1, 2014, adopted by the Board on November 25, 2014,
and revised on January 30, 2015

EXHIBIT B

*Special Assessment Allocation Report for the Phase 1 – Pond Bank Reconstruction Special
Assessment Bonds Series 2015B Final Numbers, dated March 10, 2015*

EXHIBIT C

Engineer's Certificate of Completion (dated _____, 2019)

**CERTIFICATE OF DISTRICT ENGINEER
COMPLETION OF CONSTRUCTION
TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
PHASE 1 POND BANK RECONSTRUCTION PROJECT**

May ____, 2019

Board of Supervisors
Turnbull Creek Community Development District ("District")

U.S. Bank, National Association, as Trustee,

This Certificate is furnished in in connection with the \$1,020,000 Turnbull Creek Community Development District (St. Johns County, Florida) Senior Special Assessment Bonds, Series 2015B-1 (Pond Bank Reconstruction – Phase 1) and \$260,000 Turnbull Creek Community Development District (St. Johns County, Florida) Subordinate Special Assessment Bonds, Series 2015B-2 (Pond Bank Reconstruction – Phase 1) (together, the "Series 2015B Bonds") issued pursuant to that certain *Master Indenture* dated March 1, 2005 (the "Master Indenture"), by and between the District and U.S. Bank National Association, as supplemented by the *Fourth Supplemental Trust Indenture* dated March 1, 20015 (the "Fourth Supplemental Indenture" and together with the Master Indenture, the "Indenture"), by and between the District and U.S. Bank National Association.

The Series 2015B Bonds were issued to finance of the costs of the Phase 1 Pond Bank Reconstruction Project. The Phase 1 Pond Bank Reconstruction Project is more fully described in the *Engineer's Report Turnbull Creek CDD Pond Bank Repairs – Phase 1*, dated November 1, 2014, adopted by the Board on November 25, 2014, and revised on January 30, 2015 (the "Engineer's Report"), which is attached hereto as **Exhibit A** and is incorporated herein by reference. This Certificate is furnished in accordance with Section 5.01(c) of the Master Indenture and Chapter 170, *Florida Statutes*, and intended to evidence the completion of the Phase 1 Pond Bank Reconstruction Project, as amended, as undertaken by the District. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Indenture.

The undersigned, acting on behalf of Yuro & Associates, LLC, as District Engineer, hereby certifies that:

- I. As of the date hereof, the Phase 1 Pond Bank Reconstruction Project, as amended, and all components thereof have been acquired or constructed and are capable of performing the functions for which they were intended.
- II. The Phase 1 Pond Bank Reconstruction Project, as amended, has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Phase 1 Pond Bank Reconstruction Project have been paid for and acknowledgment of such payments has been obtained from all contractors and suppliers or the Developer provided reasonable assurances of past payment for such labor, services, materials and supplies.

- III. All other facilities necessary in connection with the Phase 1 Pond Bank Reconstruction Project, as amended, have been constructed, acquired, and installed in accordance with the specifications therefore and all Costs and expenses incurred in connection therewith have been paid, except the following: [ARE THERE ANY INCOMPLETE FACILITIES?]
- IV. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Phase 1 Pond Bank Reconstruction Project, as amended, are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- V. There is a balance of One Hundred Two Dollars and Ninety-Five Cents (\$102.95) remaining in the Series 2015B Acquisition and Construction Account. There are no remaining unpaid Costs of the Phase 1 Pond Bank Reconstruction Project, as those terms are used in the Indenture.
- VI. The full amount of funds remaining in the Series 2015B Acquisition and Construction Account, currently estimated at \$102.95, is not necessary for the payment of any remaining enhancement or deferred costs of the improvements.
- VII. The Date of Completion of the Phase 1 Pond Bank Reconstruction Project, as amended, shall be the date of this Certificate stated above.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

Yuro & Associates, LLC

Mike Yuro, P.E.
President

STATE OF FLORIDA

COUNTY OF _____

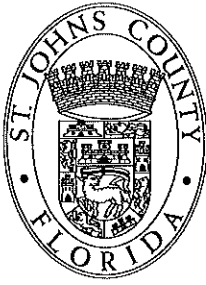
The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Mike Yuro, P.E., of Yuro & Associates, LLC, District Engineer of the Turnbull Creek Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT D

Final Assessment Lien Roll

SEVENTH ORDER OF BUSINESS



MEMORANDUM

ST. JOHNS COUNTY ATTORNEY OFFICE

500 San Sebastian View
St. Augustine, FL 32084
(904) 209-0805
Fax: (904) 209-0806
E-Mail: bbulthuis@sjcfl.us

To:	Patrick F. McCormack, County Attorney	Date: June 29, 2018
From:	Bradley Bulthuis, Assistant County Attorney	
Re:	Ownership of Sidewalks in the Murabella Subdivision	

During the general public comment period at the June 19, 2018 meeting of the Board of County Commissioners, George Jacobs, president of the Murabella homeowners' association, spoke regarding a parking dispute in the subdivision related to the ownership of the sidewalks within the subdivision. Mr. Jacobs indicated the St. Johns County Sheriff's Office had issued a legal opinion declining to cite homeowners or their guests under the Florida Uniform Traffic Control Law for parking vehicles on the apron of their driveway in such a way that obstructs the sidewalk. (A copy of the Undersheriff's letter and the Attorney General Opinion referenced in the letter are attached.) Several members of the Board then requested that the Office of the County Attorney research and report back on the ownership of the sidewalks. The findings below indicate that the sidewalks within the Murabella subdivision are within the County-owned right-of-way and have been accepted by the County.

This memo is intended to respond to the inquiry of the Board of County Commissioners as to the ownership of the sidewalks in the Murabella subdivision. It does not attempt to interpret the Florida Uniform Traffic Law, or to advise or provide direct in its enforcement, which is a matter for the St. Johns County Sheriff's Office in consultation with its legal counsel, Fla. Stat. § 316.640(2).

Under the ordinance approving the Murabella PUD (formerly known as Palm Lakes PUD), the *construction* of the internal sidewalks is largely the obligation of the developer and/or subsequent contractors during home construction:

Pedestrian access: Sidewalks of six foot (6') minimum width will be constructed by the Applicant on one side along Pacetti Road before as-builts will be accepted for Phase I. Sidewalks of 4' width

minimum will be built along the main roadways (60' right-of-way or greater) before as-builts for those roadways will be accepted. Sidewalks will be required of contractors when homes are built along one side of all main interior roads and may be installed on balance at developer's discretion. 6' sidewalks will be construction [sic] along both sides of the [sic] roadway from the entrance on Pacetti Road to the roundabout. At the approval of construction plans on Phase II a bike/pedestrian path will be constructed at the south end of this project for interconnectivity.

Ord. No. 2006-65, MDP Text 13. Review of the building permit file for a recently constructed home within Murabella (PIN 028685-2220) confirms sidewalks are being constructed by contractors with new home construction, as is typical in residential subdivisions. This requirement has also been incorporated into the covenants and restrictions of the Murabella homeowners' association.

The constructed sidewalks, however, lie within a County-owned right-of-way and, upon construction, are dedicated to the County for maintenance. The language of the "Adoption and Dedication" sections of each plat for the various units of the Murabella subdivision contain language specifying that the road rights-of-way "are irrevocably dedicated to the County of St. Johns, its successor and assigns, in perpetuity, for maintenance of the rights-of-way, access and drainage, which are now or hereafter constructed thereon." (emphasis added).

Thus, the sidewalks in the Murabella subdivision both lie within rights-of-way dedicated to and accepted by the County and are themselves accepted by the County, despite being privately constructed in the first instance. Accordingly, both the right-of-way and the sidewalks improvements therein are public.

In order to avoid confusion on this topic in the future, it may be advisable for the MDP text of future PUDs to expressly state when the sidewalks are proposed to be dedicated to the County or kept by the community.

Similarly, given that views on the desirability of sidewalk/driveway parking may vary among the many communities in the County, a community-level remedy may be more practical. To that end, particular HOAs may wish to adopt or amend covenants and restrictions that identify sidewalks as common areas or to prohibit or otherwise restrict parking on sidewalks (or on the sidewalk sections of driveway).

Please do not hesitate to contact me if you should have any questions, or to discuss this matter further.

Sheriff
DAVID B. SHOAR

OFFICE
904/824-8304



ST. JOHNS COUNTY SHERIFF'S OFFICE

4015 LEWIS SPEEDWAY, ST. AUGUSTINE, FLORIDA 32084
WWW.SJSO.ORG

February 02, 2017

Art Dyer
Murabella Owners Association
414 Old Hard Road, Suite 502
Fleming Island, Florida 32003

RE: MURABELLA PARKING ISSUES

Dear Mr. Dyer:

I serve as the Undersheriff and General Counsel for the St. Johns County Sheriff's Office. Some concerns regarding parking within your community have been brought to my attention. Specifically, the issue of home owners parking in their privately owned driveways that creates a partial blockage of the sidewalk. This very issue has been addressed by our Attorney General and an Advisory Legal Opinion was issued (AGO-96-53). The Attorney General's opinion reads in part, "A municipal police officer or parking enforcement specialist does not have the authority under Chapter 316, Florida Statutes, to issue a traffic citation for vehicles parked on private residential property in violation of municipal ordinance since such property is not a thoroughfare or street upon which the public has a right to travel by motor vehicle." I have enclosed a copy of the entire opinion for you to review.

In summary, the St. Johns County Sheriff's Office does not have the statutory authority to issue citations to homeowners that have parked their vehicle in their driveways, even if the vehicle encroaches upon or even blocks the sidewalk. However, this is merely the position from a law enforcement perspective and is in no way a limitation as to any remedies that are available civilly or through the HOA covenants and restrictions.

Please contact me should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "m d cline".

Matthew D. Cline, Esquire

MDC/ra



Florida Attorney General Advisory Legal Opinion

Number: AGO 96-53

Date: July 12, 1996

Subject: Police enforcement of ordinances on private property

Mr. Michael S. Davis
St. Petersburg City Attorney
Post Office Box 2842
St. Petersburg, Florida 33731

RE: MUNICIPALITIES--ORDINANCES--LAW ENFORCEMENT OFFICERS--PRIVATE
PROPERTY--enforcement of municipal ordinances on private residential
property by municipal law enforcement officers. ss. 316.006,
316.008, Fla. Stat.

Dear Mr. Davis:

You have asked for my opinion on substantially the following
question:

Does Chapter 316, Florida Statutes, authorize a municipal police
officer or parking enforcement specialist to issue a traffic
citation for vehicles parked on private residential property
(including, but not limited to, a private residential lawn) in
violation of municipal ordinance?

In sum:

A municipal police officer or parking enforcement specialist does
not have the authority under Chapter 316, Florida Statutes, to issue
a traffic citation for vehicles parked on private residential
property in violation of municipal ordinance since such property is
not a thoroughfare or street upon which the public has a right to
travel by motor vehicle. However, vehicles improperly parked on
private residential property which has been posted may be towed from
that property at the property owner's or lessee's request pursuant
to section 715.07, Florida Statutes, and a lien imposed for towing
and storage under section 713.78, Florida Statutes. Unauthorized
vehicles may be towed from single-family residential property at the
owner's request and the property need not be posted pursuant to
section 715.07, Florida Statutes.

According to your letter, the City of St. Petersburg is experiencing

problems with people parking on residential lawns in violation of a city ordinance. This is a particular problem for single-family residential property owners and has prompted your opinion request.

The Florida Uniform Traffic Control Law, Chapter 316, Florida Statutes, was enacted "to make uniform traffic laws to apply throughout the state and its several counties and uniform traffic ordinances to apply in all municipalities." [1] In order to ensure that the provisions of Chapter 316, Florida Statutes, are given uniform application throughout the state, section 316.002, Florida Statutes, provides that "[i]t is unlawful for any local authority to pass or to attempt to enforce any ordinance in conflict with the provisions of this chapter." [2]

However, section 316.002, Florida Statutes, expressly states:

"The Legislature recognizes that there are conditions which require municipalities to pass certain other traffic ordinances in regulation of municipal traffic that are not required to regulate the movement of traffic outside of such municipalities. Section 316.008 enumerates the area within which municipalities may control certain traffic movement or parking in their respective jurisdictions."

Thus, section 316.008(1), Florida Statutes, recognizes that the provisions of Chapter 316 do not prevent local authorities from "[r]egulating or prohibiting stopping, standing, or parking" on streets and highways under their jurisdiction.

This office has stated that the provisions in Chapter 316, Florida Statutes, are enforceable on private property only if the public may travel by motor vehicle on such property. [3] This conclusion is based on section 316.640, Florida Statutes, which provides, in part, that municipalities must enforce state traffic laws on all municipal streets and highways "wherever the public has the right to travel by motor vehicle."

It is the availability of the area or place for travel and the right of general and common use which makes certain private property subject to public control pursuant to Chapter 316, Florida Statutes. Thus, this office has determined that municipalities have enforcement authority with respect to traffic violations and accidents occurring in shopping centers and parking lots which are considered to be "streets and highways" upon which the public has the right to travel by motor vehicle. [4] However, no authority to enforce Chapter 316, Florida Statutes, exists on private residential property which may not be used by the public for motor vehicle traffic. [5]

You have specifically cited section 316.1945(3), Florida Statutes,

as authority for your assertion that a municipal police officer may enforce an ordinance prohibiting vehicle parking on private residential property such as lawns. The statute provides that:

"A law enforcement officer or parking enforcement specialist who discovers a vehicle parked in violation of this section or a municipal or county ordinance may:

- (a) Issue a ticket form as may be used by a political subdivision or municipality to the driver; or
- (b) If the vehicle is unattended, attach such ticket to the vehicle in a conspicuous place, except that the uniform traffic citation prepared by the department pursuant to s. 316.650 may not be issued by being attached to an unattended vehicle."

The statute also provides that "[t]he uniform traffic citation prepared by the department pursuant to s. 316.650 may not be issued for violation of a municipal or county parking ordinance." The statutory section specifically prohibits stopping, standing, or parking in particular places such as on a crosswalk or in an intersection.[6]

Thus, to the extent that a municipality or county has adopted an ordinance regulating parking on a publicly traveled street or highway, a municipal police officer may ticket a vehicle not in compliance with the local regulation. Such was the case in Attorney General's Opinion 83-86 in which this office concluded that a municipality was authorized to enact an ordinance allowing pest control vehicles exceeding 10,000 pounds which could not enter residential driveways without damaging the driveways to make temporary stops on city streets for purposes of performing pest control services on the adjacent residential properties from such vehicle. As was noted in that opinion, section 316.008(1), Florida Statutes, authorizes a municipality, within the reasonable exercise of the police power, to regulate or prohibit "stopping, standing, or parking" on streets and highways under its jurisdiction.[7] It is these local regulations which section 316.1945(3), Florida Statutes, authorizes a police officer or parking enforcement specialist to enforce.

Therefore, it is my opinion that a municipal police officer or parking enforcement specialist does not have the authority under Chapter 316, Florida Statutes, to issue a traffic citation for vehicles parked on private residential property in violation of municipal ordinance unless the public has a right to travel by motor vehicle on such property.

However, I would note that section 715.07, Florida Statutes, authorizes the owners of private property upon which vehicles have been parked without permission to have these vehicles towed from their property. Section 713.78, Florida Statutes, recognizes that a

lien for towing and storage services may be imposed against the vehicle by the towing company for these services.

Section 715.07, Florida Statutes, authorizes

"[t]he owner or lessee of real property . . . [to] cause any vehicle parked on such property without his permission to be removed by a person regularly engaged in the business of towing vehicles, without liability for the costs of removal, transportation, or storage or damages caused by such removal, transportation, or storage[.]"[8]

The statute imposes certain requirements on the towing companies responding to such a request for removal.[9] Thus, the towed vehicle must be stored at a site within a certain distance of the property on which it was parked and the person or firm towing or removing the vehicle must, within 30 minutes of completion of the removal, notify the appropriate law enforcement agency of the location of the vehicle and provide a description of the vehicle.

Section 715.07, Florida Statutes, requires that a notice that unauthorized vehicles will be towed must be posted on certain private property but "property appurtenant to and obviously a part of a single-family residence" is exempt from this requirement.[10] Thus, the owner or lessee of a single-family residence[11] is not required to post his or her property in order to have unauthorized vehicles which have been parked there towed or removed at the vehicle owner's expense.

Sincerely,

Robert A. Butterworth
Attorney General

RAB/tgk

[1] See s. 316.002, Fla. Stat. (1995). And see the preamble to Ch. 71-135, Laws of Florida, creating Ch. 316, Fla. Stat., in which the Legislature recognized that the movement of traffic had previously been controlled by "a hodgepodge of ordinances" which varied as to language and penalty and which caused an inconvenience and hazard to travelers.

[2] And see s. 316.007, Fla. Stat. (1995), providing that "no local authority shall enact or enforce any ordinance on a matter covered by this chapter unless expressly authorized." See also s. 166.021, Fla. Stat. (1995), which grants municipalities broad home rule powers except on matters expressly prohibited by law or when the subject matter is expressly preempted to the state by general law.

[3] See Ops. Att'y Gen. Fla. 90-68 (1990), 88-05 (1988), 86-59 (1986) and 83-84 (1983).

[4] See Ops. Att'y Gen. Fla. 73-323 (1973) and 72-383 (1972).

[5] Cf. s. 316.006(2)(b), Fla. Stat., which provides that a municipality may exercise jurisdiction over private roads or limited access roads owned or controlled by a special district and located within the municipal boundaries if the municipality and parties owning or controlling these roads enter into a written agreement for such traffic control which is approved by the governing body of the municipality.

[6] Section 316.1945(1)(a)3. and 4., Fla. Stat. (1995).

[7] And see Op. Att'y Gen. Fla. 93-22 (1993) (in which this office concluded, in response to a request from the City of St. Petersburg, that commercial horse-drawn carriage operations could not be banned from operation on streets within the city except as provided in s. 316.008, Fla. Stat., or other provision of state law).

[8] Section 715.07(2), Fla. Stat.

[9] Section 715.07(2)(a)1.-4., Fla. Stat.

[10] Section 715.07(2)(a)5., Fla. Stat. The section also exempts from the posting requirement those "instances when notice is personally given to the owner or other legally authorized person in control of the vehicle that the area in which that vehicle is parked is reserved or otherwise unavailable for unauthorized vehicles and subject to being removed at the owner's or operator's expense[.]"

[11] There is no definition of "single-family residence" for purposes of section 715.07, Fla. Stat. The phrase must be understood in reference to the applicable local zoning code. Courts have upheld the zoning of single-family residence districts to exclude not only all commercial, vocational and industrial enterprises, but also two-family houses (duplexes), apartment houses and multiple-family dwellings. However, wide discretion is granted to a local legislative body in the establishment of residential districts, and the determination of what land will be included in such a district. See generally *McQuillin, Municipal Corporations* ss. 25.98, 25.100, 25.101, and 25.127 (3rd Ed.). And see *State v. Hagan*, 387 So. 2d 943 (Fla. 1980), and *Southeastern Fisheries Association, Inc. v. Department of Natural Resources*, 453 So. 2d 1351 (Fla. 1984), for the proposition that in the absence of a statutory definition, words used in a statute should be understood in their plain and ordinary sense.



ST. JOHNS COUNTY, FLORIDA

Board of County Commissioners

FIRE RESCUE

3657 GAINES ROAD
SAINT AUGUSTINE, FLORIDA
32084-6565

PHONE: (904) 209-174
FAX: (904) 209-173

March 14th 2017

Shirley Smith-President
Floridian Property Management, LLC
ssmith@fpm.company
904-592-4090

Reference: Murabella Fire Department Access

Dear Ms. Smith:

St. Johns County Fire Rescue received a complaint from a resident of the Murabella neighborhood, with concerns about vehicles parking on the side streets that run off of the main loop (Porta Rosa/W. Postiano). The resident is concerned that vehicles parking on both sides of the road could hinder the Fire Department's response to homes in the neighborhood.

Our department performed a site visit with a fire apparatus and staff vehicle to determine if the parking would inhibit our ability to access the roads. The main loop (Porta Rosa/W. Postiano) was measured at 25'10", and the branch roads were measured at 21'9". The main loop provides adequate clearance for our vehicles, even in the event that cars were parked on both sides of the road. However, the branch roads may not be accessible to fire apparatus if cars are parked on both sides of the road. In the attached image you can clearly see the restriction that this would place on our responding fire apparatus.

St. Johns County Fire Rescue in cooperation with St. Johns County Traffic and Transportation is requesting your assistance with ensuring that residents only park on one side of the roads located in the Murabella Neighborhood. This request is supported by the fire code (NFPA 1:18.2.4.1.1 (2012) which states: *"The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles."*

The unimpeded response of Department vehicles to emergencies in the community is paramount. In the absence of your assistance, the alternative of installing fire lane signage throughout the neighborhood which is enforceable by the St Johns County Sheriff's Office will be a necessary assessment. We appreciate your assistance with the expeditious resolution of this life safety matter.

If you have any questions please feel free to contact me at 904-209-1702.

Respectfully,

Sherman Missick- Deputy Chief of Operations



ST. JOHNS COUNTY, FLORIDA

Board of County Commissioners

FIRE RESCUE

3657 GAINES ROAD
SAINT AUGUSTINE, FLORIDA
32084-6565

PHONE: (904) 209-174
FAX: (904) 209-173



Hopping Green & Sams

Attorneys and Counselors

To: Turnbull Creek CDD
From: HGS
Date: April 19, 2019
Re: ADA Access on Sidewalks and Streets

OVERVIEW

This document is a brief summary of the main federal, state, and local laws and regulations regarding accessibility standards for streets and sidewalks in St. Johns County, Florida. The law in this area is complex, and this document is not intended to be a comprehensive list of all standards that may apply. An outline of the general federal, state, and local frameworks are below, and a chart of citations follows.

Federal. Title II of the Americans with Disabilities Act (“ADA”) of 1990 (“Title II”) prohibits discrimination on the basis of disability by public entities. *See* 28 C.F.R. § 35.101. As special districts, CDDs must comply with the provisions of Title II of the ADA. *See* 28 C.F.R. § 35.104. ADA standards are implemented in more detail in regulations in the Code of Federal Regulations (“CFR”). The Department of Justice has published 2010 ADA Standards for Accessible Design, which is a compilation of applicable rules and regulations setting “minimum requirements – both scoping and technical -- for newly designed and constructed or altered State and local government facilities, public accommodations, and commercial facilities to be readily accessible to and usable by individuals with disabilities.” *See* Department of Justice, *2010 ADA Standards for Accessible Design* (September 15, 2010), available at: <https://www.ada.gov/regs2010/2010ADASTandards/2010ADASTandards.htm#titleIII>.

State. Florida has a Civil Rights Act prohibiting discrimination based on handicap, but it does not independently address streets or sidewalks. *See* Fla. Stat. §§ 760.01-760.11. Florida’s Building Construction Standards generally adopt the Americans with Disabilities Act Standards for Accessible Design and direct that the federal standards be incorporated into the Florida Accessibility Code for Building Construction and adopted by the Florida Building Commission. *See* Fla. Stat. § 553.503. The Florida Accessibility Code applies to “All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation, and commercial facilities.” *See* Section 101.1.2, *Florida Building Code – Accessibility, Sixth Edition* (2017). Additional guidance materials, which are not necessarily law but may still be helpful, are available on the Florida Department of Transportation’s Americans with Disabilities/Accessibility (ADA) webpage, available at: <https://www.fdot.gov/roadway/ada/default.shtm>.

Local. St. Johns County has not enacted additional accessibility standards, but states that it enforces the 2017 6th Edition Florida Building Code. *See* St. Johns County Government, *Building Codes and Standards*, available at: <http://www.sjcfl.us/BuildingServices/Codes.aspx>.

Accessibility Standards for Sidewalks and Streets	
Federal Law	
ADA	<ul style="list-style-type: none"> General Citation: 42 U.S.C. § 12101 et seq. <ul style="list-style-type: none"> Title II: 42 U.S.C. §§ 12131–12165.
Regulations implementing Title II of the ADA	<ul style="list-style-type: none"> General Citation: 28 CFR Part 35 <ul style="list-style-type: none"> Paths of Travel: 28 CFR § 35.151(b)(4) Curb Ramps: 28 CFR § 35.151(i)
2004 ADA Accessibility Guidelines	<ul style="list-style-type: none"> General Citation: 36 CFR part 1191, appendices B and D <ul style="list-style-type: none"> 36 CFR part 1191, Appendix B, <ul style="list-style-type: none"> Section 206 (Accessible Routes) 36 CFR part 1191, Appendix D, <ul style="list-style-type: none"> Section 302 (Floor or Ground Surfaces); Section 303 (Changes in Level); Section 304 (Turning Space); Section 305 (Clear Floor or Ground Space); Sections 401-410 (Accessible Routes)
2010 ADA Standards for Accessible Design (applicable to alterations or new construction on or after March 15, 2012)	<ul style="list-style-type: none"> Available at: https://www.ada.gov/regs2010/2010ADASTandards/2010ADASTandards.htm#scopeofcoverage
Florida Law	
Florida Civil Rights Act	<ul style="list-style-type: none"> General Citation: Sections 760.01-760.11, Florida Statutes
Florida Americans With Disabilities Accessibility Implementation Act	<ul style="list-style-type: none"> General Citation: Sections 553.501-5141, Florida Statutes
Florida Building Code	<ul style="list-style-type: none"> Available at: https://codes.iccsafe.org/content/FAC2017 <ul style="list-style-type: none"> Section 206 (Accessible Routes) Section 302 (Floor or Ground Surfaces) Section 303 (Changes in Level) Section 304 (Turning Space) Section 305 (Clear Floor or Ground Space) Sections 401-410 (Accessible Routes)
Additional Resources: Florida Department of Transportation: Americans with Disabilities/Accessibility	<ul style="list-style-type: none"> Available at: https://www.fdot.gov/roadway/ada/default.shtm
St. Johns County Ordinances	
St. Johns County enforces the Florida Building Code	<ul style="list-style-type: none"> Available at: https://codes.iccsafe.org/content/FAC2017

NINTH ORDER OF BUSINESS

**FIRST ADDENDUM TO THE LICENSE AGREEMENT BY AND BETWEEN THE
TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT AND WGV
FIGHTING TURTLES SWIM TEAM, INC., F/K/A FIGHTING TURTLES SWIM
TEAM, INC., REGARDING THE USE OF THE DISTRICT'S AQUATIC FACILITIES**

This Addendum is made and entered into as of this ____ day of May, 2019, by and between:

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, and with offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"), and

WGV FIGHTING TURTLES SWIM TEAM, INC., F/K/A FIGHTING TURTLES SWIM TEAM, INC., a Florida not-for-profit corporation having a mailing address of 1737 N. Cappero Dr., St. Augustine, Florida 32092 (the "Licensee" and together with the District, sometimes referred to as the "Parties").

RECITALS

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

WHEREAS, the District previously entered into a certain license agreement with Fighting Turtles Swim Team, Inc., regarding the use of the District's Aquatic Facilities (the "Agreement"); and

WHEREAS, Fighting Turtles Swim Team, Inc. dissolved its corporate entity and now operates under the name WGV Fighting Turtles Swim Team, Inc.; and

WHEREAS, Section 2.B of the Agreement limits Licensee's access to the Aquatic Facilities to a swim team meeting, practices and swim meets on the dates set forth in **Exhibit B** to the Agreement; and

WHEREAS, the Parties desire to amend Section 2.B of the Agreement to allow for the revised access and schedule as set forth below.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Addendum.
2. **AMENDMENT.** Section 2.B of the Agreement is amended to additionally allow the following, subject to the terms of the Agreement:

SWIM TEAM PRACTICES: Effective upon the date of this Agreement, the Licensee shall have access to the Competition Pool for swim team practices on Monday, Wednesday and Thursday from 6:30 P.M. to 7:30 P.M. Effective May 28, 2019, all swim team practices shall be held at the Competition Pool from 7:00 A.M. to 10:00 A.M. for the remainder of the term set forth in the Agreement.

SWIM TEAM MEETS: The Licensee shall have access to the Competition Pool for a mock meet on Monday, May 13, 2019, from 4:30 P.M. to 7:30 P.M.

3. **AFFIRMATION OF AGREEMENT.** Nothing contained herein shall alter or amend the Parties' rights and responsibilities under the Agreement, except to the extent set forth herein. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties, provided however that all rights and obligations previously inuring to Fighting Turtles Swim Team, Inc., shall now inure to WGV Fighting Turtles Swim Team, Inc. The District's signature on this Addendum shall constitute written consent to such transfer or assignment, as required by Section 14 of the Agreement.

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

Attest:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice-Chairman, Board of Supervisors

**WGV FIGHTING TURTLES SWIM
TEAM, INC.**

Witness

By: _____
Print: _____
Its: _____

Print Name of Witness

TENTH ORDER OF BUSINESS

B.

April 22, 2019

Turnbull Creek CDD
Attn: Sarah Sweeting, Recording Secretary
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Ms. Sweeting:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

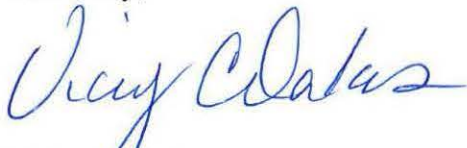
Turnbull Creek CDD

2,084 registered voters in St. Johns County

This number is based on the streets within the legal description on file with our office.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

VO/ew

C.



MuraBella
Field Operations Manager Report

Date of report: 5/3/2019

Submitted by: *Lourens Erasmus*

Amenity and entrance way light replacement:



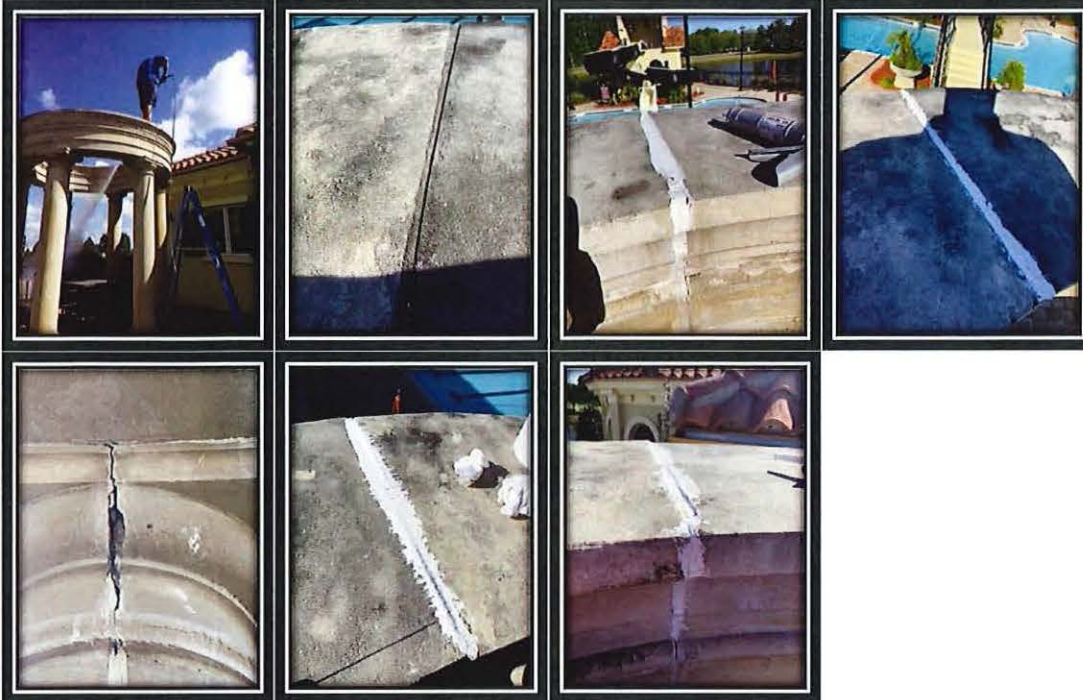
We continue to replace blown lights and converting them to led's.

Playground graffiti removed:



Removed some graffiti that was created with a sharpie.

Amenity center tabby stone:



After deliberation with one of our stone experts they recommended that we try to seal the tabby stone monument on the pool deck. We purchased the recommended caulk and sealer paint and applied as suggested. We hope that it will prevent or slow down some of the deterioration.

Slide tower trim caulk and paint:



Cutting out old caulk on the trim around the slide tower, re-caulk and paint all the way around.

Trees cut and removed:



A resident was concerned about 2 leaning pine trees. One was leaning towards his screen and the others roots were lifting the vegetation up in the berm.

San Marino fence repair:



A resident called saying the landscapers damaged their fence. I asked Duval and they could not recall causing the damage. I ordered a patch kit for pvc fence and repaired the holes.

Pescara fields:



Remove a 4 foot piece of rebar sticking out of the ground in the Pescara field.

SR16 entry:



Removed a fort that was built in the berm.

Amenity Center:



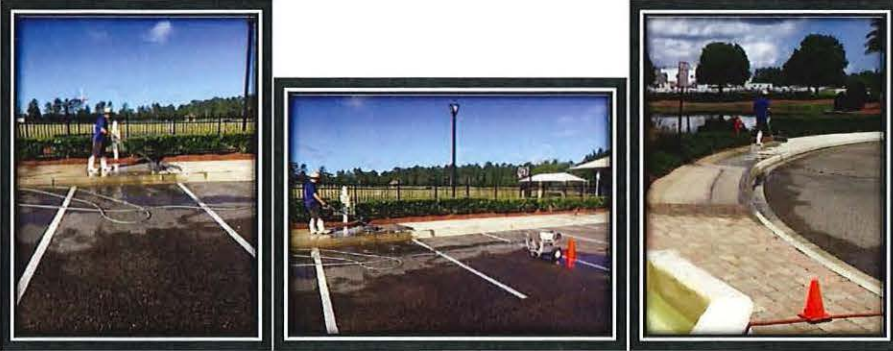
Replaced a faulty emergency light.

Asphalt patch:



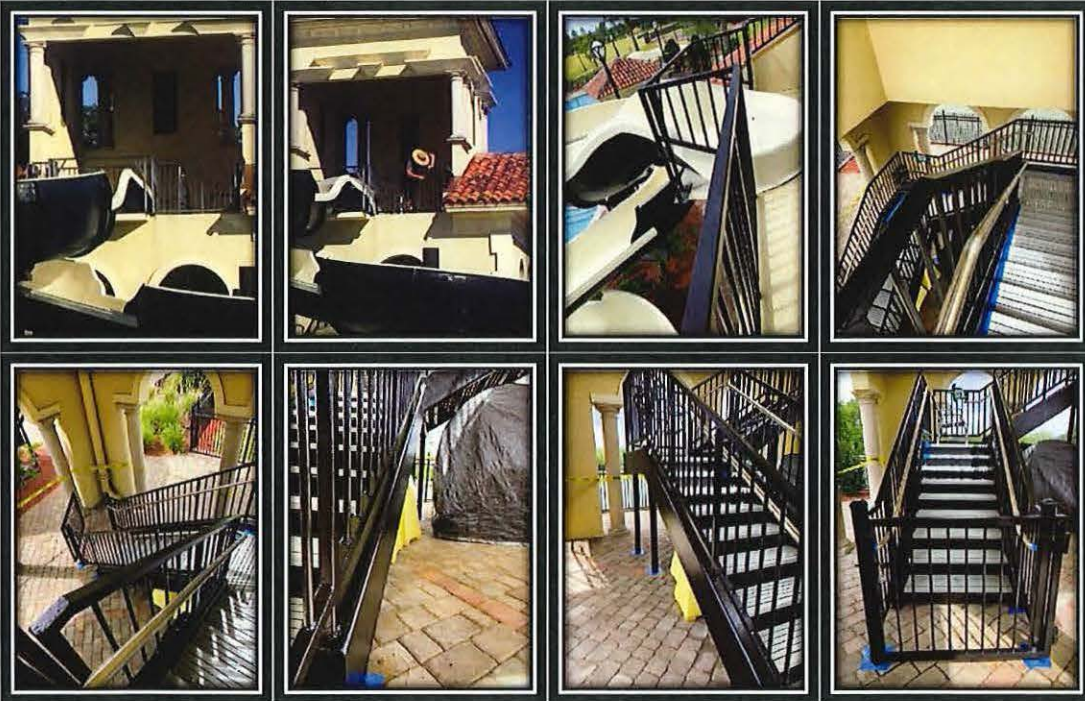
Putting asphalt patch in holes at the mail kiosk and in the circle of Porta Rosa.

Amenity center pressure washing:



Continued cleaning of the amenity center before summer comes around.

Slide staircase repainting:



The slide tower was starting to look a little rough so we decided to clean it and paint it to improve the appearance and protect it from further rust. This is a large project and it came out very nice.

D.



Exactly what you want, exactly where you want it.

Amenity Center Management Report

Date of Meeting: 5/14/2019

Submitted by: **Mark Insel**

➤ Facility- Key points

- *Painting has been completed on the slide stair railings, by staff.*
- *Sealed the entire tabby stone gazebo, staff.*
- *Caulked the entire fascia on the slide tower, staff.*
- *More of the pool deck signs have been refurbished and/ or replaced.*
- *PM was completed in the fitness center on all machines and cardio equipment.*
- *Exterior pressure washing was done to the building in the most troublesome areas to remove any build up or staining.*

➤ Activities- kids, adults, fitness, athletics, swim team

- *Ongoing programs: Zumba, Ballet, Story time, The Bookmobile, Many HOA/Community Use clubs and Coffee Club.*
- *Soccer season will be ending on 5/18. We had another record breaking number of registered participants. The season has been a huge success and the residents have been grateful for the space available.*
- *The Fighting Turtles swim team will have the first of three swim meets on 6/1, from 6am until 12:30pm. They will begin practices here on 5/28 from 7:00-10:00am Tuesday through Friday; one lap lane will remain open for any residents to use.*

➤ Amenity Management

- *The food trucks have had a good turnout so far and will continue the first Friday of the month.*
- *We will be having family movie night 5/4 on the green and be showing Star Wars IV, A new Hope at 8:15pm.*
- *We will have a resident Potluck Happy Hour this month in the social hall on 5/5 from 5-7pm.*
- *Family Game night in the social hall is on 5/10, at 6:30pm.*
- *The end of school, summer celebration will be 5/24 from 4-7pm. We'll have a DJ playing music poolside, games, prizes, food trucks and free popsicles for the first 100 kids!*

- *We had our Aqua Egg Hunt 4/13, pictures below; we had a good turnout and great weather to hunt for eggs in the pool! Many more fun events, clubs and seminars to come, be sure to check E-blasts for dates, times and information!*



Aqua Egg Hunt Event



MURABELLA

ENVERA INTRUDER REPORT (Pool Deck)

Events for the month
of:

April

Date of Event	Description of Event	Damage	Cost of repairs
n/a	All Clear	n/a	n/a

Should you have any comments or questions feel free to contact me directly



904-940-1157

ELEVENTH ORDER OF BUSINESS

A.

TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District was held Tuesday, March 12, 2019 at 6:00 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida.

Present and constituting a quorum were:

Lee Clabots	Chairman
Wil Simmons	Vice Chairman
Brian J. Wing	Supervisor
Chuck Labanowski	Supervisor

Also Present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Mike Yuro	District Engineer
Mark Insel	Vesta/Amenity Services Group
Roy Deary	Vesta/Amenity Services Group
Dan Fagen	Vesta/Amenity Services Group
Lourens Erasmus	Vesta/Amenity Services Group
Michael Johnson	Duval Landscape Maintenance

The following is a summary of the actions taken at the March 12, 2019 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Clabots called the meeting to order at 6:00 p.m. and Mr. Torres called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Murphy stated fire ants are on the track, throughout some of the walking areas and are a lot worse since I moved here. Are the fire ants being taken care of?

Mr. Johnson stated we spot treat that every week, we also do an application twice a year of the whole grounds especially the fields. If there are ant hills out there we will get those addressed tomorrow.

A resident stated since we moved in our backyard has been flooded. The lady before us spent about \$10,000 trying to get the water to the front somewhere. I don't know if this board can do anything about that and our neighbors are dealing with the same situation. The location is 3527, 3531 and 3532 Garibaldi. It is the whole cul-de-sac.

Mr. Wing stated we will ask our engineer to look at that.

Mr. Yuro stated I have looked at that and I have information that I was going to bring up under my report.

THIRD ORDER OF BUSINESS

Staff Reports (Part 1)

A. Landscape Manager (Presenter: Duval Landscape)

Mr. Johnson updated the board on the landscape maintenance activities that took place since the last meeting, new flowers will be installed next Tuesday and they will work on the fire ants.

Mr. Erasmus stated we need to find a place for the mulch trailer because we get complaints from neighbors.

Staff was directed to use the field on Ragusa Lane.

B. Engineer - Report (Presenter: Mike Yuro)

Mr. Yuro stated I was made aware of the drainage concerns on Garibaldi Way and I prepared an exhibit based on the as-built drawings from the permit file. According to the original design plan that whole area is designed to drain towards the houses from that common area, and they are designed to be a Type A lot, which means the rear lot line is designed to drain towards the house, the house is always above the adjacent ground level, and the house is designed to drain away from the house and it creates a swale in the backyard that is supposed to be graded to bring it towards the front yard. I did see the pictures and there is significant ponding in their backyards. It appears to be more of a lot/homeowner issue than a CDD issue because if the lot was graded properly that water wouldn't be standing in the backyard it would be draining down the sides of the yards towards the front.

The board directed Mr. Yuro to go to the houses on the cul-de-sac and report back to the board on his findings and the homeowners were requested to contact the home builder and advise them of the drainage problem.

Mr. Yuro stated I wanted to bring the priority list that was prepared last year and I got a call and met Lourens at Amalfi Court behind 1925 and 1929 and those are on the high priority list. There are several areas in the community that have severe erosion issues and you addressed some about a year ago but didn't have enough money to address them all. The pond has a lot of issues. I am happy to reach out to contractors for suggestions and recommendations on what they have had success with. This is one of the more challenging erosion repairs that I have ever seen.

FOURTH ORDER OF BUSINESS**Consideration of Proposals for Treating Ponds (Presented: Lourens Erasmus)**

Mr. Torres stated we provided by email bids that came in for lake maintenance, the contract with Future Horizon ends at the end of March.

Mr. Erasmus stated they told me their rate was going up and I put it out to bid and as you can see they are under the proposals that came in.

On MOTION by Mr. Wing seconded by Mr. Simmons with all in favor the proposal from Future Horizons was approved in substantial form in an amount not to exceed \$14,100 annually and staff was directed to amend the 5-10 feet shoreline vegetation to 2-4 feet.

FIFTH ORDER OF BUSINESS**Discussion of Street Lighting (Presenter: Supervisor Labanowski)**

Mr. Labanowski stated I met with FP&L and did GPS locate for all the lights and since this has been going on for years prices may have changed. He is getting me prices as well as the GPS locator.

SIXTH ORDER OF BUSINESS**Discussion of Social Group Use of Amenity Center Meeting Room (Presenter: Supervisor DelBene)****SEVENTH ORDER OF BUSINESS****Discussion of RFP Process for Amenity and Operations Services for Fiscal Year 2020-2023 (Presenter: Jennifer Kilinski)**

Mr. Clabots stated this was sent out as a draft, I would like to provide any comments or suggestions to be included in the RFP. I have one and I would like to be authorized to work with

district counsel to finalize the RFP no later than the end of the month so that we can get bids back by the 30th of April and consider those at our June meeting.

The board and staff discussed the following items; how the contractor proposed to distribute revenues from lessons and special events, disclosure of that information, public records of everything that is produced or generated by providing contractual services, timing of RFP and contracting for services, non-exclusivity in terms of programs, non-compete clauses, three years of pricing,

Mr. Wing stated you can work with Jennifer and she can forward it to us and if we have an issue we can contact her within four days so that we can get this noticed by the end of March.

On MOTION by Mr. Simmons seconded by Mr. Labanowski with all in favor the RFP process for amenity operations services was approved as amended and the vice chairman was authorized to work with Jennifer on the final document.

Ms. Kilinski stated we will have this ready by the end of March, circulate it to the board and if everybody is good with it then advertise and ask for proposals to be back by the end of April.

EIGHTH ORDER OF BUSINESS

Consideration of Fitness Equipment Proposal (Presenter: Mark Insel)

Mr. Clabots stated you have a package of information based on staff's work and Wil's work to share at this meeting.

Mr. Simmons summarized his research and the proposals for the fitness equipment and recommended doing the flooring at the same time.

Mr. Torres stated there is \$227,000 in capital reserves for the remainder of FY19, there are a few items budgeted for the gym equipment in the budget and a few items in FY18 that we didn't use. When we combine those it is in the \$30,000 range. I have asked staff to look at the FY19 capital reserve study and make determinations as to what critical items need to be addressed or have funds available in the event that funds are shifted.

Mr. Wing asked is there anything in the study for 2020?

Mr. Torres stated yes.

Mr. Wing stated I would move to approve the proposal minus the TVs for a total of \$43,000.

Mr. Clabots stated that does not include painting they gym. What is the estimate for painting the gym?

Mr. Erasmus stated painting the gym is \$3,500.

Mr. Labanowski stated it would be nice to have all new equipment but there are other things in the community that need to be repaired. We need to replace the cardio machines, but to replace everything at one time when we don't need to when we have other priorities that need to be fixed I can't see spending that much money at this time.

Mr. Simmons stated if we replace it all then we don't have to worry about it and it is current and up to speed.

A resident stated I think we can get volunteers to paint the gym.

On MOTION by Mr. Wing seconded by Mr. Simmons with three in favor and Mr. Labanowski opposed the proposal from LifeFitness in an amount not to exceed \$48,000 minus the TVs was approved with the option of hiring a painter or getting volunteers to paint.

NINTH ORDER OF BUSINESS

Staff Reports (Part 2)

A. Attorney (Presenter: Jennifer Kilinski)

Mr. Labanowski asked is Comcast a dead issue?

Ms. Kilinski stated more than likely we will come back to you at a future meeting. The arbitration that occurred with Bartram Springs, which was on a very similar issue has concluded in favor of the developer. For our purposes that means there is probably going to be litigation from there, it is in our best interest to stay back and watch and see what the outcome of that is and I will come back to you to say do you want to pursue a claim because they were successful or it is not worth pursuing a claim because they lost on these merits.

Mr. Clabots asked are there any proposed bills in the Legislature that we should be worried about?

Ms. Kilinski stated not any more then you see in those distributions you receive by e-mail, at least not at this point. There are a couple bills we are closely tracking but every day there is something different. Amendment 12 is something that we are also following, that may have impacts for CDD boards. There was a constitutional amendment that was passed that dealt with abuse of power for governmental representatives and that includes special districts. The

Commission on Ethics has been charged with promulgating rules on what disproportionate benefit means as well as the standard of abuse associated with what would be considered a disproportionate benefit. I have attended Commission on Ethics meetings for the first two rule workshops, the third one is on Friday. The draft rule they put out this morning is incredibly vague and not particularly favorable to any board members to understand what the standard is and it appears one could construe the definition of disproportionate benefit to be very, very, very broad. We will keep you posted. They have to adopt a rule by October 1st of this year and the legislature will then prescribe the requisite intent, but it is still in the very early makings, we imagine there will be a handful of rule challenges but that one is the bigger picture issue as it relates to counties, cities and special districts.

B. Manager – (Ernesto Torres)

Mr. Torres stated in preparation of the 2020 budget draft, approval and adoption I prepared this handout that has the adopted budgets for 2017 and 2018 and a column of actual expenditures. The actual year to date expenditures highlighted are the items of concern that we will see a variance at the continued rate. There are not a lot of variances the only one I added was based on the lake maintenance to include the one we approved tonight for pond maintenance. As you will recall we were about \$32,000 from our assessment to our expenditures in FY 2019 and the technique used to fill that gap was to transfer cash in from the carry forward balance. At this point it is hard to predict if that is an option for Fiscal Year 2020. I am asking the board to consider if that option is not available, three other options to lower our contingency, lower capital contribution or increase assessments by a slight amount. Those will be the three options to consider when we approve the budget. Keep in mind we can always approve at a higher rate and when we adopt the budget, we will may have a better understanding as to what the carry forward may be.

I'm not alarmed by looking at this, I think we are on a good track other than the contract with Future Horizons.

Mr. Labanowski stated printing and binding is highlighted and is a concern because we waste too much paper. I would like to receive everything electronically and do away with printing and binding.

On MOTION by Mr. Labanowski seconded by Mr. Clabots with all in favor future agenda packages will be provided electronically.

C. Operations Manager (ASG) (Presenter: Lourens Erasmus)

Mr. Erasmus gave an overview of the activities that have taken place since the last meeting and stated the he will work with Ernesto on how to prolong the life of the lights so that the expense of a lift will not be incurred so often.

Mr. Clabots asked will you look into what it would cost to rehab the signage we have, do the signs meet our needs, do we need additional signage for our future planning?

Mr. Erasmus stated we just replaced the pump motor at the pool and in total the pool was down about three weeks. I don't mind getting three bids, but it would make it easier if we had one vendor we could go to when that pump is down that I can call and say I need a pump. We have worked with Crown they worked on our pool and understand everything that is going on over here and their pricing on the last bids were right in the middle and on the lower end. After summer I'm happy to get bids, but in the summer I want to prevent us from being down for weeks at a time.

Mr. Torres stated when we got bids Crown Pools was comparable and I feel safe using them.

It was the consensus of the board to use Crown Pools if a pump goes down.

Mr. Clabots asked the pool light conversion to LEDs do the top heads come off?

Mr. Erasmus stated no, I take the bulb out, take the old bulb remove the ballast completely and replace it with LED.

Mr. Clabots asked could we replace the heads with lights that shine down if we want to have night swimming?

Ms. Kilinski stated no, it is way more involved than that.

Mr. Insel stated we retrofitted these poles in other districts and it was a significant project.

Ms. Kilinski stated you have to have a pool engineer conduct a lighting study.

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor staff was authorized to contract with a lighting engineer to conduct light testing for night swimming in an amount not to exceed \$2,500.

D. Amenity Center Update (Presenter: Mark Insel)

Mr. Insel stated we changed the signs in the field so they are more visible, the first batch of pool chairs came back the second half is out for refurbishment, soccer season is underway, we held a wildlife safety event, we are bringing back the food trucks, we are planning another movie night and a CPR class.

TENTH ORDER OF BUSINESS**Approval of Consent Agenda (Presenter:
Ernesto Torres)**

- A. Approval of Minutes of the January 8, 2019 Meeting**
- B. Balance Sheet as of January 31, 2019 and Statement of Revenues & Expenditures for the Period Ending January 31, 2019; Month-to-Month Income Statement; Assessment Receipt Schedule**
- C. Approval of Check Register**

On MOTION by Mr. Simmons seconded by Mr. Clabots with all in favor the consent agenda items were approved.

ELEVENTH ORDER OF BUSINESS**Other Business**

Mr. Torres stated there was an altercation between the coaches of Amenity Management League and Ancient City last week about the usage of the Pescara field. I emailed Andy about the issue and we would like the coaches to work out the details among themselves. I looked at the agreement the board approved for Ancient City, there was no mention of practice, I went back to the minutes and the recording of the meeting and there was no mention of practice. I got Andy's practice schedule and I would like authorization to work with Ancient City and district counsel to amend Ancient City's agreement to reflect practices. He has given me Tuesdays and Thursdays 5:30 to 7:00.

Mr. Wing asked does that work around Amenity athletics?

Mr. Insel stated they practice when they can, there is no set schedule. They use Pescara or here.

Mr. Wing stated assuming we approve this Andy's group has all those times.

Mr. Insel stated the biggest problem is you will be telling paying residents they can't use their own field. I got a comment about that this morning.

Ms. Kilinski stated the intent of the agreement was that there were going to be Saturday games, starting March 3rd through May 18th, just Saturdays from 9 – 12:30. There was no discussion about practices.

Mr. Clabots stated I don't have a problem if they want to practice the problem I have is they want a fixed schedule. I think that is up to the coaches of the respective leagues to work it out. I don't want someone from Ancient City saying I have the field on Tuesday and Thursday and you can't be on these fields. If there are only two fields that are usable then you have to work it.

Mr. Insel stated in years past we practiced every night, various nights, they pick and choose. Now we are up to 14 teams so between here and Pescara they generally work it out and find their own space.

Mr. Clabots stated I don't mind saying they can practice but I don't want to say they have a fixed schedule for them at the expense of our other league.

Mr. Torres stated the other issue where an amendment may also be required is Ancient City would like to have a soccer camp June 10 – 14th from 9 a.m. to 2 p.m. Currently that is not in the agreement, it is additional usage and I would like to put some agreement in place or add to the agreement to accommodate the camp.

Mr. Labanowski stated you can give them use of the Pescara field and it keeps this side open.

Ms. Kilinski stated a couple other questions, bigger context. Are we limiting this to residents only? And with a 9 – 2 the summer camp with no cover, no bathroom access if there are non-residents, do you want to allow facility use? It gets to the question of use of the facilities, which I have addressed in the agreement for their previous uses, but I want to be clear from you how you want to structure that. It is the same thing with the practices. Are non-residents allowed to use the facilities, are we still using port-o-lets because formerly there was only one at Pescara and now they are on Murabella fields as well. Do we want to address that?

Mr. Labanowski stated he can use a portable facility as he is now, that would be fine.

Mr. Simmons stated the only caveat is you can't get access to the gym through the back, don't be tracking the dirt, mud and grass into the gym.

TWELFTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

Mr. Labanowski stated I think we need to look at the feasibility of fixing the fields up, getting them leveled. If we are going to be using the fields they need to be usable.

Mr. Clabots stated on the MuraBella Hood one member of the HOA board asked for suggestions for events. There was a suggestion for evening swim and we will talk about that when we talk about the lighting. There was a suggestion of those evening swims having alcohol. I said absolutely no alcohol, I'm not sure of our liability if we permit alcohol. If you disagree I can correct that answer. I would like to look at pricing of additional fencing. There is a level area along Pacetti Road where the berm was not extended all the way across, it was probably an entrance for construction traffic. I would like to get a price for fencing there because I have seen a number of people using that track, walking their dogs, not picking up after their dogs and at least a handful of those people are coming over from King of the Bear. That area is for Murabella residents and I would like to get a price so we can put that in our capital planning.

THIRTEENTH ORDER OF BUSINESS**Next Scheduled Meeting – May 14, 2019 at 6:00 p.m.**

Mr. Clabots stated the next meeting is scheduled for May 14, 2019 at 5:00 p.m.

On MOTION by Mr. Wing seconded by Mr. Labanowski with all in favor the meeting adjourned at 8:00 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Turnbull Creek

Community Development District

Unaudited Financial Reporting
March 31, 2019

*Turnbull Creek
Community Development District
Combined Balance Sheet
March 31, 2019*

	<u>Governmental Fund Types</u>			
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Capital Reserve</u>
				<u>Totals (Memorandum Only)</u>
Assets:				
Cash - Wells Fargo	---	---	---	\$211,668
Cash - Hancock Bank	\$177,182	---	---	\$177,182
Investments:				
Investment - SBA	\$41	---	---	\$41
Investment-General Account	\$856,796	---	---	\$856,796
Series 2015 A1-A2				
Revenue	---	\$968,621	---	\$968,621
Reserve A1	---	\$392,572	---	\$392,572
Reserve A2	---	\$108,793	---	\$108,793
Prepayment A1	---	\$212	---	\$212
Prepayment A2	---	\$24,692	---	\$24,692
Construction	---	---	\$1	\$1
COI	---	---	\$2,686	\$2,686
Series 2015 B1-B2				
Revenue B	---	\$77,578	---	\$77,578
Reserve B1	---	\$32,424	---	\$32,424
Reserve B2	---	\$9,654	---	\$9,654
Prepayment B1	---	\$169	---	\$169
Prepayment B2	---	\$2,688	---	\$2,688
Construction	---	---	\$103	\$103
Series 2016				
Sinking	---	\$6	---	\$6
Reserve	---	\$119,555	---	\$119,555
Revenue	---	\$275,723	---	\$275,723
Prepayment	---	\$3,919	---	\$3,919
Interest	---	\$4	---	\$4
Prepaid Expenses	\$5,110	---	---	\$5,110
Total Assets	\$1,039,129	\$2,016,610	\$2,790	\$211,668
Liabilities:				
Accounts Payable	\$232,984	---	---	\$232,984
Due to Debt Service 2016	\$12,747	---	---	\$12,747
Fund Balances:				
Assigned General Fund	\$34,240	---	---	\$34,240
Restricted for Debt Service	---	\$2,016,610	---	\$2,016,610
Restricted for Capital Projects	---	---	\$2,790	\$2,790
Nonspendable	\$5,110	---	---	\$5,110
Unassigned	\$754,048	---	---	\$754,048
Total Liabilities and Fund Equity	\$1,039,129	\$2,016,610	\$2,790	\$211,668

*Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending March 31, 2019*

	Adopted Budget	Prorated Thru 3/31/19	Actual Thru 3/31/19	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$1,126,178	\$1,101,780	\$1,101,780	\$0
Interest/Miscellaneous	\$13,575	\$6,788	\$15,182	\$8,395
Amenities Revenue	\$2,000	\$1,000	\$333	(\$667)
Total Revenues	\$1,141,753	\$1,109,567	\$1,117,295	\$7,728

Expenditures:

Administrative

Supervisor Fees	\$7,000	\$3,500	\$2,600	\$900
FICA Expense	\$536	\$268	\$199	\$69
Engineering (Yuro & Associates, LLC)	\$13,000	\$6,500	\$2,563	\$3,938
Arbitrage (Graul)	\$3,000	\$0	\$0	\$0
Dissemination (Disclosure Services)	\$2,200	\$1,100	\$550	\$550
Trustee (US Bank)	\$12,667	\$10,116	\$10,116	\$0
Attorney (HGS)	\$40,000	\$20,000	\$18,801	\$1,199
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$5,000	\$0
Annual Audit (Graul and Assoc)	\$3,525	\$0	\$0	\$0
Management Fees (GMS)	\$45,000	\$22,500	\$22,500	\$0
Information Technology (GMS)	\$1,600	\$800	\$800	\$0
Telephone	\$450	\$225	\$147	\$78
Postage	\$1,100	\$550	\$441	\$109
Printing & Binding	\$2,500	\$1,250	\$1,173	\$77
Insurance (FIA)	\$8,816	\$8,816	\$8,014	\$802
Legal Advertising	\$1,400	\$700	\$220	\$480
Other Current Charges	\$1,300	\$650	\$442	\$208
Office Supplies	\$170	\$85	\$67	\$18
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance	\$0	\$0	\$1,750	(\$1,750)
Administrative Expenses	\$149,439	\$82,235	\$75,557	\$6,677

Amenity Center

Insurance (FIA)	\$15,664	\$15,664	\$14,240	\$1,424
Pest Control (Turner Pest Control)	\$2,673	\$1,337	\$1,110	\$227
Repairs & Replacements	\$48,800	\$24,400	\$11,685	\$12,715
Recreational Passes	\$600	\$300	\$195	\$105
Office Supplies	\$1,025	\$513	\$366	\$147
Other Current Charges	\$300	\$150	\$0	\$150
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$1,850	\$1,551	\$1,551	\$0

Utilities

Water & Sewer (STCUD)	\$10,500	\$5,250	\$4,328	\$922
Electric (FPL)	\$33,510	\$16,755	\$15,692	\$1,063
Telephone/Internet (Comcast)	\$3,800	\$1,900	\$1,878	\$22

*Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending March 31, 2019*

	Adopted Budget	Prorated Thru 3/31/19	Actual Thru 3/31/19	Variance
<u><i>Amenity Center Cont'd</i></u>				
<u><i>Management Contracts</i></u>				
<i>Lifeguards/Pool Monitors (ASG)</i>	\$33,166	\$1,336	\$1,336	\$0
<i>Facility Monitor (ASG)</i>	\$28,737	\$14,369	\$14,369	(\$0)
<i>Facility Management (ASG)</i>	\$61,285	\$30,643	\$30,642	\$0
<i>Facility Attendants (ASG)</i>	\$17,510	\$8,755	\$8,755	(\$0)
<i>Field Operations (ASG)</i>	\$70,015	\$35,008	\$26,007	\$9,000
<i>Facility Maintenance (ASG)</i>	\$49,440	\$24,720	\$24,720	\$0
<i>Pool Maintenance (ASG)</i>	\$14,729	\$7,365	\$7,365	(\$0)
<i>Pool Chemicals</i>	\$11,000	\$5,500	\$4,956	\$544
<i>Janitorial Services (ASG)</i>	\$9,064	\$4,532	\$4,532	\$0
<i>Program Director (ASG)</i>	\$2,575	\$1,288	\$1,250	\$38
<i>Refuse Service (Advance Disposal)</i>	\$8,124	\$4,062	\$4,593	(\$531)
<i>Security - ENVERA</i>	\$6,093	\$3,047	\$2,958	\$89
<i>Special Events</i>	\$9,000	\$5,624	\$5,624	\$0
 <i>Amenity Center Expenses</i>	 \$439,460	 \$214,065	 \$188,152	 \$25,913
<u><i>Grounds Maintenance</i></u>				
<i>Streetlighting (FPL)</i>	\$36,000	\$18,000	\$17,637	\$363
<i>Lake Maintenance (Future Horizons)</i>	\$7,740	\$3,870	\$5,525	(\$1,655)
<i>Landscape Maintenance (Duval Landscape)</i>	\$299,573	\$149,787	\$149,786	\$0
<i>Landscape Contingency</i>	\$30,700	\$15,350	\$18,750	(\$3,400)
<i>Irrigation Repairs</i>	\$6,000	\$3,000	\$1,200	\$1,800
<i>Capital Reserves</i>	\$207,081	\$207,081	\$207,081	\$0
 <i>Grounds Maintenance Expenses</i>	 \$587,094	 \$397,088	 \$399,979	 (\$2,892)
 <i>Total Expenses</i>	 \$1,175,993	 \$693,387	 \$663,689	 \$29,698
 <i>Excess Revenues (Expenditures)</i>	 (\$34,240)		 \$453,607	
 <i>Fund Balance - Beginning</i>	 \$34,240		 \$339,792	
 <i>Fund Balance - Ending</i>	 \$0		 \$793,398	

Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2019

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Maintenance Assessments	\$0	\$41,210	\$409,354	\$557,771	\$43,338	\$50,106	\$0	\$0	\$0	\$0	\$0	\$0	\$1,101,780
Interest/Miscellaneous	\$62	\$2,028	\$1,045	\$11,651	\$148	\$249	\$0	\$0	\$0	\$0	\$0	\$0	\$15,182
Amenities Revenue	\$155	\$23	\$0	\$5	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Total Revenues	\$217	\$43,261	\$410,399	\$569,427	\$43,486	\$50,505	\$0	\$0	\$0	\$0	\$0	\$0	\$1,117,295
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisor Fees	\$0	\$1,000	\$0	\$800	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
FICA Expense	\$0	\$77	\$0	\$61	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$199
Engineering	\$750	\$875	\$0	\$375	\$563	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,563
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$133	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$550
Trustee	\$4,357	\$0	\$0	\$0	\$0	\$5,759	\$0	\$0	\$0	\$0	\$0	\$0	\$10,116
Attorney	\$104	\$0	\$5,433	\$5,691	\$1,996	\$5,578	\$0	\$0	\$0	\$0	\$0	\$0	\$18,801
Tax Roll Assessments	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500
Computer Time	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$800
Telephone	\$82	\$17	\$0	\$18	\$30	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$147
Postage	\$44	\$27	\$14	\$27	\$319	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$441
Printing & Binding	\$565	\$47	\$213	\$72	\$233	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$1,173
Insurance	\$8,014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,014
Legal Advertising	\$0	\$72	\$76	\$0	\$0	\$72	\$0	\$0	\$0	\$0	\$0	\$0	\$220
Other Current Charges	\$121	\$56	\$37	\$23	\$177	\$28	\$0	\$0	\$0	\$0	\$0	\$0	\$442
Office Supplies	\$21	\$0	\$23	\$0	\$21	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$67
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website Compliance	\$0	\$0	\$0	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
Administrative Expenses	\$23,250	\$6,138	\$9,763	\$12,784	\$7,304	\$16,318	\$0	\$0	\$0	\$0	\$0	\$0	\$75,557
<u>Amenity Center</u>													
Insurance	\$14,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,240
Pest Control	\$185	\$185	\$185	\$185	\$185	\$185	\$0	\$0	\$0	\$0	\$0	\$0	\$1,110
Repairs & Replacements	\$2,474	\$3,219	\$2,056	\$1,432	\$1,763	\$740	\$0	\$0	\$0	\$0	\$0	\$0	\$11,685
Recreational Passes	\$0	\$195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195
Office Supplies	\$0	\$140	\$70	\$86	\$0	\$70	\$0	\$0	\$0	\$0	\$0	\$0	\$366
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit Fees	\$358	\$0	\$0	\$1,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,551
<u>Utilities</u>													
Water & Sewer	\$887	\$782	\$462	\$476	\$1,272	\$449	\$0	\$0	\$0	\$0	\$0	\$0	\$4,328
Electric	\$2,959	\$2,746	\$2,623	\$2,699	\$2,495	\$2,171	\$0	\$0	\$0	\$0	\$0	\$0	\$15,692
Telephone/Cable/Internet	\$311	\$311	\$317	\$313	\$313	\$313	\$0	\$0	\$0	\$0	\$0	\$0	\$1,878

Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2019

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Amenity Center Cont'd</i>													
<u>Management Contracts</u>													
Pool Monitors/Lifeguards	\$0	\$0	\$0	\$0	\$0	\$1,336	\$0	\$0	\$0	\$0	\$0	\$0	\$1,336
Facility Monitor (1,550 and 2,325)	\$2,395	\$2,395	\$2,395	\$2,395	\$2,395	\$2,395	\$0	\$0	\$0	\$0	\$0	\$0	\$14,369
Facility Management (5,107.08)	\$5,107	\$5,107	\$5,107	\$5,107	\$5,107	\$5,107	\$0	\$0	\$0	\$0	\$0	\$0	\$30,642
Facility Attendants (1,459.17)	\$1,459	\$1,459	\$1,459	\$1,459	\$1,459	\$1,459	\$0	\$0	\$0	\$0	\$0	\$0	\$8,755
Field Operations (4,334.58)	\$4,335	\$4,335	\$4,335	\$4,335	\$4,335	\$4,335	\$0	\$0	\$0	\$0	\$0	\$0	\$26,007
Facility Maintenance (4,120)	\$4,120	\$4,120	\$4,120	\$4,120	\$4,120	\$4,120	\$0	\$0	\$0	\$0	\$0	\$0	\$24,720
Pool Maintenance (1,227.42)	\$1,227	\$1,227	\$1,227	\$1,227	\$1,227	\$1,227	\$0	\$0	\$0	\$0	\$0	\$0	\$7,365
Pool Chemicals (815.59 and 1,333.57)	\$816	\$816	\$831	\$831	\$831	\$831	\$0	\$0	\$0	\$0	\$0	\$0	\$4,956
Janitorial Services (755.33)	\$755	\$755	\$755	\$755	\$755	\$755	\$0	\$0	\$0	\$0	\$0	\$0	\$4,532
Refuse Service	\$764	\$766	\$766	\$766	\$766	\$766	\$0	\$0	\$0	\$0	\$0	\$0	\$4,593
Security - Envera (470)	\$493	\$493	\$493	\$493	\$493	\$493	\$0	\$0	\$0	\$0	\$0	\$0	\$2,958
Special Events	\$3,379	\$1,317	\$626	\$0	\$0	\$302	\$0	\$0	\$0	\$0	\$0	\$0	\$5,624
Program Director (208.33)	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
<i>Amenity Center Expenses</i>	<i>\$46,473</i>	<i>\$30,578</i>	<i>\$28,035</i>	<i>\$28,080</i>	<i>\$27,725</i>	<i>\$27,261</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$188,152</i>
<u>Grounds Maintenance</u>													
Street lighting	\$2,991	\$2,971	\$2,914	\$2,914	\$2,916	\$2,930	\$0	\$0	\$0	\$0	\$0	\$0	\$17,637
Lake Maintenance (\$645.00)	\$645	\$645	\$645	\$645	\$645	\$2,300	\$0	\$0	\$0	\$0	\$0	\$0	\$5,525
Landscape Maintenance (\$26,489.41)	\$24,964	\$24,964	\$24,964	\$24,964	\$24,964	\$24,964	\$0	\$0	\$0	\$0	\$0	\$0	\$149,786
Landscape Contingency	\$1,525	\$1,525	\$1,525	\$6,325	\$6,325	\$1,525	\$0	\$0	\$0	\$0	\$0	\$0	\$18,750
Irrigation Repairs	\$0	\$765	\$0	\$435	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Capital Reserves	\$0	\$0	\$0	\$0	\$0	\$207,081	\$0	\$0	\$0	\$0	\$0	\$0	\$207,081
<i>Grounds Maintenance Expenses</i>	<i>\$30,125</i>	<i>\$30,871</i>	<i>\$30,049</i>	<i>\$35,284</i>	<i>\$34,651</i>	<i>\$238,801</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$399,979</i>
<i>Total Expenses</i>	<i>\$99,848</i>	<i>\$67,586</i>	<i>\$67,847</i>	<i>\$76,148</i>	<i>\$69,879</i>	<i>\$282,380</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$663,689</i>
<i>Excess Revenues (Expenditures)</i>	<i>(\$99,632)</i>	<i>(\$24,324)</i>	<i>\$342,552</i>	<i>\$493,279</i>	<i>(\$26,393)</i>	<i>(\$231,875)</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$453,607</i>

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015A1-A2
Statement of Revenues & Expenditures
For the Period ending March 31, 2019

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>3/31/19</i>	<i>3/31/19</i>	

Revenues:

<i>Interest Income</i>	\$300	\$300	\$9,009	\$8,709
<i>Assessments</i>	\$989,969	\$965,876	\$965,876	\$0
<i>Prepayments A1</i>	\$0	\$0	\$0	\$0
<i>Prepayments A2</i>	\$0	\$0	\$0	\$0
<i>Total Revenues</i>	\$990,269	\$966,176	\$974,885	\$8,709

Expenditures

Series 2015A-1

<i>Interest 11/1</i>	\$183,059	\$183,059	\$182,887	\$173
<i>Principal Prepayment 11/1</i>	\$0	\$0	\$5,000	(\$5,000)
<i>Interest 5/1</i>	\$183,059	\$0	\$0	\$0
<i>Principal 5/1</i>	\$415,000	\$0	\$0	\$0

Series 2015A-2

<i>Interest 11/1</i>	\$57,831	\$57,831	\$57,356	\$475
<i>Principal Prepayment 11/1</i>	\$0	\$0	\$0	\$0
<i>Interest 5/1</i>	\$57,831	\$0	\$0	\$0
<i>Principal 5/1</i>	\$95,000	\$0	\$0	\$0
<i>Special Call 5/1</i>	\$0	\$0	\$0	\$0

<i>Total Expenditures</i>	\$991,781	\$240,891	\$245,243	(\$4,353)
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<i>Excess Revenues (Expenditures)</i>	(\$1,512)	\$725,285	\$729,642	\$4,357
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Other Sources (Uses)

<i>Operating Transfer In (Out)</i>	\$0	\$0	\$0	\$0
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<i>Total Other Sources(Uses)</i>	\$0	\$0	\$0	\$0
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<i>Net Change in Fund Balance</i>	(\$1,512)	\$729,642	\$0	\$0
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<i>Fund Balance - Beginning</i>	\$257,026	\$765,247	\$0	\$0
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<i>Fund Balance - Ending</i>	\$255,514	\$1,494,890	\$0	\$0
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Turnbull Creek
Community Development District
Debt Service Fund - Series 2015B1-B2
Statement of Revenues & Expenditures
For the Period ending March 31, 2019

<i>Adopted Budget</i>	<i>Prorated Thru 3/31/19</i>	<i>Actual Thru 3/31/19</i>	<i>Variance</i>
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Revenues:

<i>Interest Income</i>	\$0	\$0	\$787	\$787
<i>Assessments</i>	\$79,318	\$77,358	\$77,358	\$0
<i>Prepayments B1</i>	\$0	\$0	\$0	\$0
<i>Prepayments B2</i>	\$0	\$0	\$0	\$0

<i>Total Revenues</i>	\$79,318	\$77,358	\$78,145	\$787
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Expenditures

Series 2015B-1

<i>Interest 11/1</i>	\$20,125	\$20,125	\$20,025	\$100
<i>Principal Prepayment 11/1</i>	\$0	\$0	\$0	\$0
<i>Interest 5/1</i>	\$20,125	\$0	\$0	\$0
<i>Principal 5/1</i>	\$20,000	\$0	\$0	\$0

Series 2015B-2

<i>Interest 11/1</i>	\$5,913	\$5,913	\$5,913	\$0
<i>Principal Prepayment 11/1</i>	\$0	\$0	\$5,000	(\$5,000)
<i>Interest 5/1</i>	\$5,913	\$0	\$0	\$0
<i>Principal 5/1</i>	\$5,000	\$0	\$0	\$0

<i>Total Expenditures</i>	\$77,075	\$26,038	\$30,938	(\$4,900)
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<i>Excess Revenues (Expenditures)</i>	\$2,243	\$51,321	\$47,208	
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Other Sources (Uses)

<i>Operating Transfer In (Out)</i>	\$0	\$0	\$0	\$0
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<i>Total Other Sources(Uses)</i>	\$0	\$0		
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<i>Net Change in Fund Balance</i>	\$2,243	\$47,208		
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<i>Fund Balance - Beginning</i>	(\$2,069)	\$75,304		
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<i>Fund Balance - Ending</i>	\$174	\$122,512		
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Turnbull Creek
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For the Period ending March 31, 2019

	<i>Adopted Budget</i>	<i>Prorated Thru 3/31/19</i>	<i>Actual Thru 3/31/19</i>	<i>Variance</i>
<u>Revenues:</u>				
Interest Income	\$0	\$0	\$1,566	\$1,566
Assessments	\$286,688	\$267,558	\$267,558	\$0
Total Revenues	\$286,688	\$267,558	\$269,123	\$1,566
<u>Expenditures</u>				
<u>Series 2016</u>				
Interest 11/1	\$72,280	\$72,280	\$72,280	\$0
Interest 5/1	\$72,280	\$0	\$0	\$0
Principal 5/1	\$144,000	\$0	\$0	\$0
Special Call 5/1	\$0	\$0	\$0	\$0
Total Expenditures	\$288,559	\$72,280	\$72,280	\$0
Excess Revenues (Expenditures)	(\$1,871)	\$195,278	\$196,844	
<u>Other Sources (Uses)</u>				
Operating Transfer In/(Out) (1)	\$0	\$0	\$0	\$0
Transfer Out to Escrow Agent	\$0	\$0	\$0	\$0
Total Other Sources(Uses)	\$0		\$0	
Net Change in Fund Balance	(\$1,871)		\$196,844	
Fund Balance - Beginning	\$83,379		\$202,364	
Fund Balance - Ending	\$81,508		\$399,208	

Turnbull Creek
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For the Period ending March 31, 2019

	Series			
Series	2015B-1 &	Series		
2015A-1 & A-2	B-2	2016		Total

Revenues:

Interest Income	\$28	\$1	\$8	\$37
Total Revenues	\$28	\$1	\$0	\$29

Expenditures

Capital Outlay (1) - Series 2016	\$0	\$0	\$0	\$0
Capital Outlay - Series 2015A-1-A2	\$0	\$0	\$0	\$0
Capital Outlay - Series 2015 B-1-B2	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$28	\$1	\$0	\$29

Other Sources (Uses)

Operating Transfer In	\$0	\$0	\$0	\$0
Total Other Sources(Uses)	\$0	\$0	\$0	\$0
Net Change in Fund Balance	\$28	\$1	\$0	\$29
Fund Balance - Beginning	\$2,660	\$101	\$0	\$2,761
Fund Balance - Ending	\$2,688	\$103	\$0.00	\$2,790

Turnbull Creek
Community Development District
Capital Reserve Funds
Statement of Revenues & Expenditures
For the Period ending March 31, 2019

	<i>Adopted Budget</i>	<i>Prorated Thru 3/31/19</i>	<i>Actual Thru 3/31/19</i>	<i>Variance</i>
<u><i>Revenues:</i></u>				
<i>Capital Reserve Funding - Transfer In</i>	\$207,081	\$207,081	\$207,081	\$0
<i>Total Revenues</i>	\$207,081	\$207,081	\$207,081	\$0
<u><i>Expenditures</i></u>				
<i>Capital Outlay</i>	\$329,411	\$54,019	\$54,019	\$0
<i>Other Current Charges</i>	\$0	\$0	\$69	(\$69)
<i>Total Expenditures</i>	\$329,411	\$54,019	\$54,088	(\$69)
<i>Excess Revenues (Expenditures)</i>	(\$122,330)		\$152,993	
<i>Fund Balance - Beginning</i>	\$227,472		\$56,123	
<i>Fund Balance - Ending</i>	\$105,142		\$209,116	

**TURNBULL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019 ASSESSMENT RECEIPTS SUMMARY**

TAX ROLL	# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2015A1- 2 DEBT ASSESSED	SERIES 2016 DEBT ASSESSED	SERIES 2015B1-2 DEBT ASSESSED	FY19 O&M ASSESSED
CERTIFIED TAX ROLL	959	2,478,962.18	987,239.09	286,504.77	79,069.42	1,126,148.91

TAX ROLL RECEIPTS						
DATE RECEIVED	ST JOHNS CO. DIST.	TOTAL RECEIVED	SERIES 2015A1- 2 DEBT RECEIVED	SERIES 2016 DEBT RECEIVED	SERIES 2015B1-2 DEBT RECEIVED	O&M RECEIVED
11/7/2018	1	24,266.28	9,663.97	2,804.56	774.00	11,023.75
11/19/2018	2	66,448.03	26,462.72	7,679.70	2,119.44	30,186.17
11/27/2018	3	105,535.99	42,029.38	12,197.27	3,366.19	47,943.15
12/13/2018	4	541,819.69	215,778.03	62,620.53	17,281.98	246,139.15
12/27/2018	5	253,745.68	101,053.44	29,326.53	8,093.52	115,272.19
1/10/2019	INTEREST	368.32	146.68	42.57	11.75	167.32
1/28/2019	6	1,227,439.07	488,823.85	141,860.64	39,150.61	557,603.97
2/25/2019	7	95,399.32	37,992.49	11,025.73	3,042.87	43,338.23
3/19/2019	8	110,296.51	43,925.25	12,747.46	3,518.04	50,105.76
4/11/2019	INTEREST	4,453.27	1,773.50	514.68	142.04	2,023.05
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		2,429,772.16	967,649.31	280,819.67	77,500.44	1,103,802.74

PERCENT COLLECTED	98.02%	98.02%	98.02%	98.02%	98.02%
-------------------	--------	--------	--------	--------	--------

Turnbull Creek
Community Development District
Long Term Debt Report

Series 2015A1-A2 Special Assessment Refunding Bonds	
Interest Rate:	4.190%
Maturity Date:	5/1/2035
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$495,258
Reserve Fund Balance:	\$501,365
Bonds outstanding - 4/30/2015	\$13,375,000
Less: May 2, 2016 (Principal)	(\$475,000)
Less: May 2, 2016 (Prepayment -A2)	(\$15,000)
Less: November 1, 2016 (Prepayment -A1)	(\$10,000)
Less: November 1, 2016 (Prepayment -A2)	(\$5,000)
Less: May 1, 2017 (Principal-A1)	(\$395,000)
Less: May 1, 2017 (Principal-A2)	(\$90,000)
Less: May 1, 2017 (Prepayment-A2)	(\$10,000)
Less: November 1, 2017 (Prepayment -A1)	(\$15,000)
Less: November 1, 2017 (Prepayment -A2)	(\$5,000)
Less: May 1, 2018 (Principal-A1)	(\$405,000)
Less: May 1, 2018 (Principal-A2)	(\$90,000)
Less: November 1, 2018 (Principal-A1)	(\$5,000)
Current Bonds Outstanding	\$11,855,000

Series 2015B1-B2 Pond Bank Reconstruction Special Assessment Bonds	
Interest Rate:	4.450%
Maturity Date:	5/1/2045
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$41,378
Reserve Fund Balance:	\$42,078
Bonds outstanding - 4/30/2015	\$1,280,000
Less: May 2, 2016 Principal B1	(\$20,000)
Less: May 2, 2016 Principal B2	(\$5,000)
Less: May 1, 2017 (Principal-B1)	(\$20,000)
Less: May 1, 2017 (Principal-B2)	(\$5,000)
Less: November 1, 2017 (Prepayment-B1)	(\$5,000)
Less: May 1, 2018 (Principal-B1)	(\$20,000)
Less: May 1, 2018 (Principal-B2)	(\$5,000)
Less: November 1, 2018 (Principal-B2)	(\$5,000)
Current Bonds Outstanding	\$1,195,000

Series 2016 Special Assessment Refunding and Revenue Bonds	
Interest Rate:	3.700%
Maturity Date:	11/1/2037
Reserve Fund Definition:	40% Max Annual Debt
Reserve Fund Requirement:	\$115,142
Reserve Fund Balance:	\$119,555
Bonds outstanding - 5/31/2016	\$4,196,000
Less: May 1, 2017 Principal	(\$135,000)
Less: May 1, 2018 Principal	(\$139,000)
Current Bonds Outstanding	\$3,922,000

C.

Turnbull Creek

Community Development District

Check Run Summary

April 28, 2019

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>	
<i>Payroll</i>	3/19/19	50634-50637	\$	738.80
			<i>Subtotal</i>	\$ 738.80
<u><i>General Fund</i></u>				
<i>Accounts Payable</i>	3/1-3/31/19	817-837	\$	331,789.20
	4/1-4/30/19	838-859	\$	273,635.87
			<i>Subtotal</i>	\$ 605,425.07
<u><i>Capital Reserve Fund</i></u>				
<i>Accounts Payable</i>	3/1-3/31/19	83-84	\$	14,197.95
			<i>Subtotal</i>	\$ 14,197.95
<i>Total</i>			\$	620,361.82

*Fedex invoices available upon request.

BR040M-A CHECKS WRITTEN LISTING AS OF 3/31/2019 RUN 5/03/2019 PAGE 1
 CMPY-001 TURNBULL CREEK CDD BANK-P TURNBULL CREEK PR

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050634	R	PR	03/19/2019	184.70	15	LELAND G CLABOTS
050635	R	PR	03/19/2019	184.70	12	CHARLES A LABANOWSKI
050636	R	PR	03/19/2019	184.70	14	WILLIAM SIMMONS
050637	R	PR	03/19/2019	184.70	13	BRIAN J WING
BANK TOTAL				738.80		
COMPANY TOTAL				738.80		

TURN TURNBULL CREEK BPEREGRINO

Attendance Sheet

District Name: Turnbull Creek CDD

Board Meeting Date: March 12, 2019

	Name	In Attendance	Fee
1	Brian Wing	<input checked="" type="checkbox"/>	YES - \$200
2	Chris DelBene	<input type="checkbox"/>	YES - \$200
3	William Simmons	<input checked="" type="checkbox"/>	YES - \$200
4	Lee Clabots	<input checked="" type="checkbox"/>	YES - \$200
5	Chuck Labanowski	<input checked="" type="checkbox"/>	YES - \$200

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

March 13, 2019
Date

PLEASE RETURN COMPLETED FORM BERNADETTE PEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/11/19	00277	3/01/19 184373	201903 320-53800-46600	MAR LANDSCAPE MAINTENANCE	*	24,964.41	
				DUVAL LANDSCAPE MAINTENANCE LLC			24,964.41 000817
3/11/19	00205	2/28/19 57489	201902 320-53800-46800	FEB LAKE MAINTENANCE	*	645.00	
				FUTURE HORIZONS INC			645.00 000818
3/11/19	00250	2/28/19 02282019	201902 320-53800-46700	TREE REMOVAL	*	4,800.00	
				JASON SHAW TREE SERVICE			4,800.00 000819
3/11/19	00124	3/22/18 7791A	201810 330-57200-63100	MAR PREVENTATIVE MAINT	*	407.40	
				SOUTHEAST FITNESS REPAIR			407.40 000820
3/11/19	00124	9/11/18 9105A	201810 330-57200-63100	SEP PREVENTATIVE MAINT	*	407.40	
				SOUTHEAST FITNESS REPAIR			407.40 000821
3/11/19	00096	1/09/19 01092019	201901 310-51300-42000	2018 NOTICE POSTAGE	*	304.27	
				ST. JOHNS COUNTY TAX COLLECTOR			304.27 000822
3/11/19	00303	3/05/19 03052019	201903 300-20700-10500	ST JOHNS CTY TAX DIST #1	*	2,804.56	
		3/05/19 03052019	201903 300-20700-10500	ST JOHNS CTY TAX DIST #2	*	7,679.70	
		3/05/19 03052019	201903 300-20700-10500	ST JOHNS CTY TAX DIST #3	*	12,197.27	
		3/05/19 03052019	201903 300-20700-10500	ST JOHNS CTY TAX DIST #4	*	62,620.53	
		3/05/19 03052019	201903 300-20700-10500	ST JOHNS CTY TAX DIST #5	*	29,326.53	
		3/05/19 03052019	201903 300-20700-10500	INTEREST	*	42.57	
		3/05/19 03052019	201903 300-20700-10500	ST JOHNS CTY TAX DIST #6	*	141,860.63	
				TURNBULL CREEK CDD-HANCOCK 2016			256,531.79 000823
3/11/19	00311	2/28/19 353282	201902 330-57200-63100	FEB BILLABLE MILEAGE	*	45.76	
				VESTA PROPERTY SERVICES, INC.			45.76 000824
3/11/19	00311	3/01/19 353026	201903 330-57200-34000	MAR FACILITY MANAGER	*	5,107.08	

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/01/19 353026	201903 330-57200-34300		*	1,459.17	
			MAR FACILITY ATTENDANTS				
		3/01/19 353026	201903 330-57200-34100		*	4,334.58	
			MAR FIELD OPS MANAGER				
		3/01/19 353026	201903 330-57200-46400		*	1,227.42	
			MAR POOL MAINTENANCE				
		3/01/19 353026	201903 330-57200-34200		*	755.33	
			MAR JANITORIAL SERVICES				
		3/01/19 353026	201903 330-57200-34800		*	2,394.76	
			MAR FACILITY MONITOR				
		3/01/19 353026	201903 330-57200-34400		*	4,120.00	
			MAR COMMON GROUNDS SVCS				
		3/01/19 353026	201903 320-53800-46700		*	1,525.00	
			MAR PET WASTE DISPOSAL				
		3/01/19 353026	201903 330-57200-34700		*	208.33	
			MAR PROGRAM DIRECTOR				
				VESTA PROPERTY SERVICES, INC.			21,131.67 000825
3/11/19 00342	1/17/19 1179	201901 310-51300-55000		ADA WEBSITE COMPLIANCE	*	1,750.00	
				VGLOBALTECH			1,750.00 000826
3/11/19 00302	2/28/19 2337	201811 310-51300-31100		NOV PROFESSIONAL SERVICES	*	875.00	
				YURO & ASSOCIATES, LLC			875.00 000827
3/11/19 00302	2/28/19 2338	201901 310-51300-31100		JAN PROFESSIONAL SERVICES	*	375.00	
				YURO & ASSOCIATES, LLC			375.00 000828
3/11/19 00302	2/28/19 2339	201902 310-51300-31100		FEB PROFESSIONAL SERVICES	*	562.50	
				YURO & ASSOCIATES, LLC			562.50 000829
3/22/19 00313	3/11/19 6	201803 310-51300-31300		2015B2 11/1 PREPAY AMORT	*	50.00	
				DISCLOSURE SERVICES LLC			50.00 000830
3/22/19 00269	3/01/19 678343	201803 300-15500-10000		4/1/19-6/30/19 MONITORING	*	1,479.00	
				ENVERA			1,479.00 000831
3/22/19 00016	3/01/19 247	201803 310-51300-34000		MAR MANEGEMENT FEES	*	3,750.00	
	3/01/19 247	201803 310-51300-35100		MAR INFORMATION TECH	*	133.33	

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/01/19 247	201803 310-51300-31300		*	83.33	
			MAR DISSEMINATION SERVICE				
		3/01/19 247	201803 310-51300-51000		*	.60	
			OFFICE SUPPLIES				
		3/01/19 247	201803 310-51300-42000		*	10.00	
			POSTAGE				
		3/01/19 247	201803 310-51300-42500		*	43.20	
			COPIES				
				GOVERNMENTAL MANAGEMENT SERVICES			4,020.46 000832
3/22/19 00343		3/08/19 9711	201803 330-57200-63100		*	200.00	
			PLATFORM FEE				
				QUICK CATCH INC			200.00 000833
3/22/19 00303		3/19/19 03192019	201803 300-20700-10500		*	11,025.73	
			ST.JOHNS CNTY TAX DIST 7				
				TURNBULL CREEK CDD-HANCOCK 2016			11,025.73 000834
3/22/19 00311		2/28/19 353960	201802 330-57200-63100		*	53.24	
			BATHROOM CLEANER				
		2/28/19 353960	201802 330-57200-63100		*	649.71	
			GLOVES/CLEANER/BATTERIES				
		2/28/19 353960	201802 330-57200-63100		*	114.55	
			FOLDING TABLE				
		2/28/19 353960	201802 330-57200-63100		*	294.87	
			PAPER TOWELS/GLOVE/COFFEE				
		2/28/19 353960	201802 330-57200-63100		*	12.39	
			MASTER SEAL CAULK				
		2/28/19 353960	201802 330-57200-63100		*	14.47	
			FIRE ANT KILLER				
		2/28/19 353960	201802 330-57200-63100		*	25.89	
			WATER & CUPS FOR MEETINGS				
		2/28/19 353960	201802 330-57200-51000		*	70.00	
			CONSTANT CONTACT				
		2/28/19 353960	201802 330-57200-63100		*	74.90	
			TOROCOAT SEALANT PAINT				
		2/28/19 353960	201802 330-57200-63100		*	76.94	
			PROJECT SUPPLIES				
		2/28/19 353960	201802 330-57200-63100		*	79.80	
			LED CORN BULBS				
		2/28/19 353960	201802 330-57200-51000		*	129.59	
			REPLACE OFFICE CHAIR				
		2/28/19 353960	201802 330-57200-63100		*	205.24	
			LIGHT BULBS/SPOTLIGHT				
		2/28/19 353960	201802 330-57200-63100		*	212.72	
			GYM WIPES				
				VESTA PROPERTY SERVICES, INC.			2,014.31 000836
				TURN TURNBULL CREEK BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/04/19	00313	4/02/19 7	201904 310-51300-31300-		*	100.00	
		2015A1 5/1/19 PRPAY AMORT			*	250.00	
		4/02/19 7	201904 310-51300-31300		*		
		2015A2 5/1/19 PRPAY AMORT					
DISCLOSURE SERVICES LLC							350.00 000844
4/04/19	00205	3/29/19 58055	201903 320-53800-46800		*	2,300.00	
		MAR LAKE MAINTENANCE					
FUTURE HORIZONS INC							2,300.00 000845
4/04/19	00311	3/31/19 354637	201903 330-57200-34600		*	1,335.80	
		MAR LIFE GUARD HOURS					
VESTA PROPERTY SERVICES, INC.							1,335.80 000846
4/11/19	00344	4/09/19 04092019	201904 330-57200-49400		*	360.00	
		EVENT 4/13/19					
A TWIST OF COLOR							360.00 000847
4/11/19	00304	4/13/19 04132019	201904 330-57200-49400		*	450.00	
		EVENT 4/13/19					
BOUNCERS,SLIDES,AND MORE INC.							450.00 000848
4/11/19	00050	3/25/19 5312172	201903 310-51300-31400		*	3,041.72	
		FY19 2015A1&2 TRUSTEE FEE			*	404.11	
		3/25/19 5312172	201903 310-51300-31400		*		
		INCIDENTAL EXPENSES			*	2,172.66	
		3/25/19 5312172	201903 300-15500-10000		*		
		FY20 2015A1&2 TRUSTEE FEE					
US BANK							5,618.49 000849
4/11/19	00050	3/25/19 5312270	201903 310-51300-31400		*	2,041.67	
		FY19 2015B1&2 TRUSTEE FEE			*	271.25	
		3/25/19 5312270	201903 310-51300-31400		*		
		INCIDENTAL EXPENSES			*	1,458.33	
		3/25/19 5312270	201903 300-15500-10000		*		
		FY20 2015B1&2 TRUSTEE FEE					
US BANK							3,771.25 000850
4/11/19	00221	4/08/19 13990	201904 330-57200-63100		*	150.00	
		"RESIDENTS ONLY" SIGNS			*	100.00	
		4/08/19 13990	201904 330-57200-63100		*		
		"NO FISHING" SIGNS					
VINYL DECALS & SIGNS							250.00 000851
4/22/19	00277	4/01/19 34	201904 320-53800-46600		*	24,964.41	
		APR LANDSCAPE MAINTENANCE					
DUVAL LANDSCAPE MAINTENANCE LLC							24,964.41 000852

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/22/19	00277	4/15/19 124	201904 320-57200-43400	IRRIGATION REPAIRS	*	595.00	
				DUVAL LANDSCAPE MAINTENANCE LLC			595.00 000853
4/22/19	00004	2/12/19 I0314343	201903 310-51300-48000	NOTICE OF MEETING 3/12/19	*	71.80	
				THE ST. AUGUSTINE RECORD			71.80 000854
4/25/19	00277	4/18/19 149	201904 320-57200-43400	MAINLINE REPAIRS	*	520.00	
				DUVAL LANDSCAPE MAINTENANCE LLC			520.00 000855
4/25/19	00039	4/09/19 5737002	201904 330-57200-46600	APR PEST CONTROL	*	110.00	
				TURNER PEST CONTROL			110.00 000856
4/25/19	00039	4/09/19 5738795	201904 330-57200-46600	APRIL PEST CONTROL	*	75.00	
				TURNER PEST CONTROL			75.00 000857
4/25/19	99999	4/25/19 VOID	201904 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 000858
4/25/19	00311	3/31/19 355001	201903 330-57200-63100	POOL MATERIALS	*	127.33	
		3/31/19 355001	201903 330-57200-63100	POOL MATERIALS	*	46.65	
		3/31/19 355001	201903 330-57200-63100	POOL MATERIALS	*	45.42	
		3/31/19 355001	201903 330-57200-63100	SAND PAPER	*	17.08	
		3/31/19 355001	201903 330-57200-63100	GAS FOR BLOWER	*	17.87	
		3/31/19 355001	201903 330-57200-63100	GAS FOR UTV	*	18.74	
		3/31/19 355001	201903 330-57200-63100	PVC VINUL FENCE REPAIR	*	37.99	
		3/31/19 355001	201903 330-57200-63100	MAINTENANCE SUPPLIES	*	45.04	
		3/31/19 355001	201903 330-57200-51000	CONSTANT CONTACT	*	70.00	
		3/31/19 355001	201903 330-57200-63100	SANDPAPER/KEYS/GLOVES	*	81.06	
		3/31/19 355001	201903 330-57200-63100	BROMINE/FIRE ANT KILLER	*	83.15	

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/31/19 355001	201903 330-57200-63100		FOOD TRUCK FRIDAY SIGNS	*	219.54	
		3/31/19 355001	201903 330-57200-49400		EGGS FOR SPRING EGG HUNT	*	46.62	
		3/31/19 355001	201903 330-57200-49400			*	254.99	
----- VESTA PROPERTY SERVICES, INC. -----								1,111.48 000859
TOTAL FOR BANK C							605,425.07	
TOTAL FOR REGISTER							605,425.07	

TURN TURNBULL CREEK BPEREGRINO



DUVAL LANDSCAPE MAINTENANCE LLC
7011 BUSINESS PARK BLVD N
JACKSONVILLE, FL 32256

INVOICE

INVOICE DATE	INVOICE #
3/1/2019	184373

Bill To
TURNBULL CREEK COMMUNITY DEVELOPMENT DIST ATTN: DISTRICT MANAGER 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

1-32-538-466
277

DUE DATE
4/15/2019

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance -MARCH	24,964.41
<div>RECEIVED MAR 01 2019 BY: _____</div>	

TOTAL	\$24,964.41
PAYMENTS	\$0.00

BALANCE DUE \$24,964.41

E-mail
accounting@duvallandscape.com

Phone #
904-900-1127

Future Horizons, Inc.

403 North First Street
P O Box 1115
Hastings, FL 32145-1115

Voice: 800-682-1187

Fax: 904-692-1193

INVOICE

Invoice Number: 57489

Invoice Date: Feb 28, 2019

Page: 1

Bill To:

Turnbull Creek CDD
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32145

Ship to:

Aquatic Weed
Control Services

1.32.538.468
205

Customer ID	Customer PO	Payment Terms	
Turnbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		4/14/19

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of 2/6/19	645.00	645.00

RECEIVED
MAR 05 2019
BY: _____

Subtotal	645.00
Sales Tax	
Freight	
Total Invoice Amount	645.00
Payment/Credit Applied	
TOTAL	645.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

JASON SHAW TREE SERVICE

6323 GOMEZ ROAD, ST. AUGUSTINE FL 32080 TELEPHONE 904-794-7053

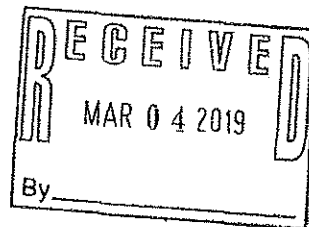
INVOICE

TO: Murabella C.C.D.
101 W. Positano Ave.

DATE: 02-28-19

ATTN: Lourens Erasmus
904-536-6217

REF: Tree Removals



1.32.538.467
250

- Dead or declining Pine trees removed located throughout the community.
- A daily rate will apply for the listed work. The rate for a crew of men (Minimum 4 men) and all equipment and supplies needed for the job is \$ 2,400.00. This is based on an eight-hour workday and includes all dump fees.
- Two full days completed.

TOTAL- \$ 4,800.00

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 7791A

Facility Name:	Murabella Amenity Center
Facility Address:	c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092
Billing Address:	c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092
Contact & Phone:	
Reason for call:	QUARTERLY PM

Date: 22-Mar-2018

Payment is due within 30 days of
invoice date.

1.33.572.631
124

Description	Part #	Part Cost	QTY	Total
PM - TREADMILL: TREADMILL		35.00	3.00	105.00
PM - ELLIPTICAL/CROSSTRainer/ARC/AMT: ELLIPTICAL/CROSSTRainer/ARC/AMT		30.00	2.00	60.00
PM - RECUMBENT/UPRIGHT BIKE: RECUMBENT/UPRIGHT BIKE		20.00	2.00	40.00
PM - SINGLE-STATION: SINGLE-STATION		10.00	9.00	90.00
DISCOUNT: DISCOUNT	DISCOUNT	-12.60	1.00	-12.60
FLAT RATE FEE		125.00	1.00	125.00
Comments:			<i>Parts Total</i>	407.40
			<i>Tax</i>	0.00
			<i>Balance</i>	407.40

Technician: ROBERT PETERKIN

Thank you for your business.

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 9105A

Date: 11-Sep-2018

Payment is due within 30 days of
invoice date.

Facility Name:	Murabella Amenity Center
Facility Address:	c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092
Billing Address:	c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092
Contact & Phone:	
Reason for call:	Quarterly PM - September 3 Treadmills 2 Ellipticals 2 Recumbent/Upright 9 Single Station \$407.40

1.33.572.631
124

Description	Part #	Part Cost	QTY	Total
PM - TREADMILL: TREADMILL		35.00	3.00	105.00
PM - ELLIPTICAL/CROSSTRAINER/ARC/AMT; ELLIPTICAL/CROSSTRAINER/ARC/AMT		30.00	2.00	60.00
PM - RECUMBENT/UPRIGHT BIKE: RECUMBENT/UPRIGHT BIKE		20.00	2.00	40.00
PM - SINGLE-STATION: SINGLE-STATION		10.00	9.00	90.00
DISCOUNT: DISCOUNT	DISCOUNT	-12.60	1.00	-12.60
FLAT RATE FEE		125.00	1.00	125.00
Comments:			Parts Total	407.40
			Tax	0.00
			Balance	407.40

Technician: ROBERT PETERKIN

Thank you for your business.



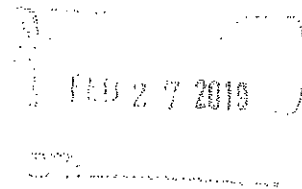
ST. JOHNS COUNTY
TAX COLLECTOR

DENNIS W. HOLLINGSWORTH, CFC

P.O. Box 9001
ST. AUGUSTINE, FLORIDA 32085
P: 904 209 2250
F: 904 209 2283
WWW.SJGTAX.US

January 9, 2019

Turnbull Creek Community Development District
% GMS, LLC
475 West Town Place, Ste 114
St. Augustine, FL 32092



INVOICE

1-31-513-42
96

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2018 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 304.27

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector

INNOVATION INTEGRITY EXPERTISE

MAILING ADDRESS FOR ALL LOCATIONS: P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

ST. AUGUSTINE - MAIN
4030 LEWIS SPEEDWAY
ST. AUGUSTINE, FL 32084

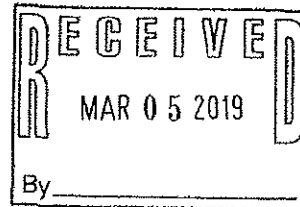
DUPONT CENTER
6658 US 1 SOUTH
ST. AUGUSTINE, FL 32086

JULINGTON CREEK
725 FLORA BRANCH BLVD
SAINT JOHNS, FL 32259

PONTE VEDRA
5430 PALM VALLEY ROAD
PONTE VEDRA BEACH, FL 32082

Turnbull Creek
COMMUNITY DEVELOPMENT DISTRICT

General Fund



Check Request

Date	Amount	Authorized By
March 5, 2019	\$ 256,531.79	Sheryl Fuls

Payable to:

Turnbull Creek CDD- Hancock 2016 Revenue Account #303

Date Check Needed:

Budget Category:

ASAP	001-300-20700-10500
------	---------------------

Intended Use of Funds Requested:

St.Johns Cty Tax Dist	1	2,804.56
St.Johns Cty Tax Dist	2	7,679.70
St.Johns Cty Tax Dist	3	12,197.27
St.Johns Cty Tax Dist	4	62,620.53
St.Johns Cty Tax Dist	5	29,326.53
St.Johns Cty Tax Dist	INTEREST	42.57
St.Johns Cty Tax Dist	6	141,860.63
		<u>\$ 256,531.79</u>
(Attach supporting documentation for request.)		



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice #
Date

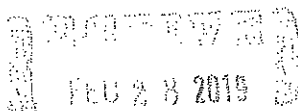
353282
2/28/2019

Terms
Due Date
Memo

Net 30
3/30/2019
Billable Mileage

Bill To

Turnbull Creek, C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092



NY: 1-33-572-631

1-33-572-631
311

Description	Quantity	Rate	Amount
Billable Mileage	1	1.00	45.76

Total \$45.76

BILLABLE Mileage Report

[illegible]

Process through Paycom as "billable" and Save to server in mileage folder
Separate communities by using the tabs below. Change name of tab to the appropriate community name

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Invoice

Invoice Number 678343	Date 03/01/2019
Customer Number 400208	Due Date 04/01/2019

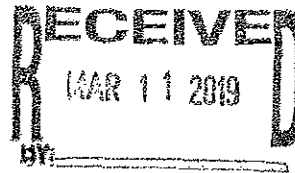
Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Murabella	400208		678343	04/01/2019
Quantity	Description	Rate	Amount	
20	Murabella, 3970 Pacetti Rd, Saint Augustine, FL			
678343	3.00 Cctv Video Monitoring	493.00	1,479.00	
001	04/01/2019 - 06/30/2019			
	Sales Tax		0.00	
	Payments/Credits Applied		0.00	
		Invoice Balance Due:	\$1,479.00	

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Service: (941) 556-0734



1-300-155-100
269

Date	Invoice #	Description	Amount	Balance Due
03/01/2019	678343	Alarm Monitoring Services	\$1,479.00	\$1,479.00

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Return Service Requested

Invoice

Invoice Number 678343	Date 03/01/2019
Customer Number 400208	Due Date 04/01/2019

Net Due: \$1,479.00

Amount Enclosed: _____

*****MIXED AADC 440 8274 1 MB 0.428
008196
MURABELLA
C/O TURNBULL CREEK CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

REMIT TO:

ENVERA
PO BOX 2086
HICKSVILLE NY 11802-2086



Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

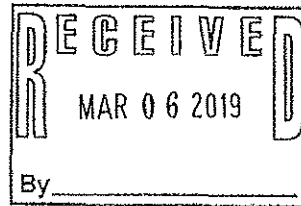
Invoice #: 247

Invoice Date: 3/1/19

Due Date: 3/1/19

Case:

P.O. Number:

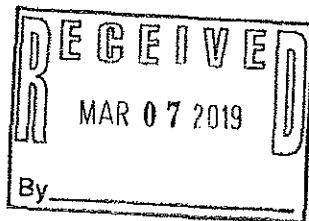
Bill To:Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - March 2019 1-31-513-34		3,750.00	3,750.00
Information Technology - March 2019 1-31-513-351		133.33	133.33
Dissemination Agent Services - March 2019 1-31-513-313		83.33	83.33
Office Supplies 1-31-513-51		0.60	0.60
Postage 1-31-513-42	16	10.00	10.00
Copies 1-31-513-425		43.20	43.20

Total \$4,020.46**Payments/Credits** \$0.00**Balance Due** \$4,020.46

Quick Catch Inc
12627 San Jose Blvd Suite 205
Jacksonville, FL 32223 US
admin@quick-catch.com
www.quick-catch.com

BILL TO
Turnbull Creek CDD
101 W Positano Ave
Saint Augustine, FL 32092 USA



Invoice

1.33.572.631
343

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
9711	03/08/2019	\$200.00	03/08/2019	Due on receipt	

ACTIVITY

Platform Fee
Platform Presentation Fee
Murabella Wildlife Presentation 3/8/2019

QTY	RATE
1	200.00

BALANCE DUE

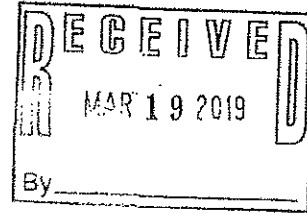
\$200.00

RECEIVED
FEB 25 2019

**Turnbull Creek
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request



Date	Amount	Authorized By
March 19, 2019	\$ 11,025.73	Sheryl Fulks

Payable to:

Turnbull Creek CDD- Hancock 2016 Revenue Account #303

Date Check Needed:

Budget Category:

ASAP	001-300-20700-10500
------	---------------------

Intended Use of Funds Requested:

St Johns Cty Tax Dist	7	11,025.73
		\$ 11,025.73
(Attach supporting documentation for request.)		



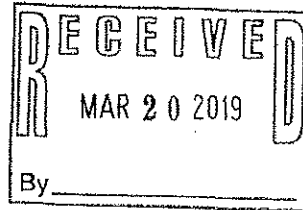
Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 353960
Date 2/28/2019
Terms Net 30
Due Date 3/30/2019
Memo Pass Thru Feb

Bill To

Turnbull Creek, C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092



Description	Quantity	Rate	Amount
Billable Expenses			53.24
Bath cleaner RR			649.71
Downy airfreshner, handling fee, gloves, glass cleaner, knives, bleach, refill air freshner, towels, paper plates, trash bags, coffee creamer, paper towels, AAA batteries, napkin, and AAA batteries RR			114.55
Folding table and coffee RR			294.87
Paper towels, coffee, creamer, toilet paper, gloves, scented oil, carpet odor, post it notes, swiffer duster refill, & supplies for toilet RR			12.39
L. Erasmus - Coastal Construction; Master seal caulk RR			14.47
L. Erasmus - Korner Supply; Fire Ant Killer RR			25.89
M. Insel - Publix; Cups for Social Hall & Water for meetings RR			70.00
M. Insel - Constant Contact; Constant Contact receipt OS			74.90
L. Erasmus - Coastal Construction; Torocoat sealant paint RR			76.94
L. Erasmus - Home Depot; Supplies for projects RR			79.80
L. Erasmus - Amazon; LED Corn Lights RR			129.59
M. Insel - Amazon; Replacement Office Chair OS			205.24
L. Erasmus - Home Depot; Light bulbs, PVC & LED Spotlight RR			212.72
M. Insel - Wipes; for fitness machines RR			2,014.31
Total Billable Expenses			

Total \$2,014.31

STAPLES

Business Advantage

INVOICE DETAIL

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
1/19/19	TA1821005	8052953179
PLEASE PAY BY	TERMS	SUMMARY INVOICE AMOUNT
2/18/19	Net 30 Days	\$ 702.95

Staples Business Advantage

VESTA PROPERTY SERVICES
245 RIVERSIDE AVE
JACKSONVILLE, FL 32202

VESTA PROPERTY SERVICES
101 W POSITANO AVE
SAINT AUGUSTINE, FL 32092

Bill to Account: AT1070818

Ship to Account:

Budget Ctr: FACILITIES: BILLABLE
P O Number:
Ordered By: MARK INSEL

Invoice Number: 3402483211
Order: 7211598607-000-002

Order Line	Item Number	Description/Unit of Measure	Order Qty	Ship Qty	Unit Price	Extended Price
1	318334	CLR PRO BATH CLEANER 32 OZ. T	1.00	1.00	\$ 49.99	\$ 49.99
Tax: \$ 3.25						Subtotal: \$ 49.99
						Total: \$ 53.24

STAPLES

Business Advantage

INVOICE DETAIL

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
1/19/19	TA1821005	8052953179
PLEASE PAY BY	TERMS	SUMMARY INVOICE AMOUNT
2/18/19	Net 30 Days	\$ 702.95

Staples Business Advantage

VESTA PROPERTY SERVICES
245 RIVERSIDE AVE
JACKSONVILLE, FL 32202

VESTA PROPERTY SERVICES
101 W POSITANO AVE
SAINT AUGUSTINE, FL 32092

Bill to Account: AT1070818

Ship to Account:

Budget Ctr: FACILITIES: BILLABLE
P O Number:
Ordered By: MARK INSEL

Invoice Number: 3402483207
Order: 7211598607-000-001

Order Line	Item Number	Description / Unit of Measure	Order Qty	Ship Qty	Unit Price	Extended Price
1	2728769	AIR DOWNY APRIL FRSH 8.8OZ 2PK	3.00	3.00	\$ 6.59	\$ 19.77
1	2452743	HANDLING FEE TAXABLE	6.00	6.00	\$ 0.99	\$ 5.94
1	708975	ADENNA PHANTM LTX GLVS L/32916	2.00	2.00	\$ 14.59	\$ 29.18
1	2611662	FOAMING GLASS CLEANER CT	1.00	1.00	\$ 13.99	\$ 13.99
1	951359	CLOROX LIQ BLEACH CLN LIN 64OZ	6.00	6.00	\$ 7.55	\$ 45.30
1	511514	HVY DUTY PLASTIC KNIFE 100/BX	2.00	2.00	\$ 4.19	\$ 8.38
1	608507	REFILL LITMS APLE&SPCE	6.00	6.00	\$ 6.79	\$ 40.74
1	491292	TOWEL CFOLD 2400/CT WE	3.00	3.00	\$ 29.99	\$ 89.97
2	648595	FABULOSO ALL PURPOSE CLEANER	3.00	3.00	\$ 12.59	\$ 37.77
3	869467	SOLO 8.5 IN PAPER PLATES	1.00	1.00	\$ 64.19	\$ 64.19
4	790212	LINERS CAN RECYCLED 56GAL BK	2.00	2.00	\$ 71.39	\$ 142.78
5	470743	COFFEEMATE CREAMER 50CT	2.00	2.00	\$ 7.29	\$ 14.58
6	722986	SOFPULL PREM CENTERPULL TOWELS	1.00	1.00	\$ 56.59	\$ 56.59
7	703715	BATTERY AA ALKALINE 20PK	1.00	1.00	\$ 17.99	\$ 17.99
8	887844	LUNCHEON NAPKINS 400SHTS WHITE	1.00	1.00	\$ 4.99	\$ 4.99
9	618854	DURACELL COPPERTOP AAA16 DBLWD	1.00	1.00	\$ 18.79	\$ 18.79
Tax: \$ 38.78						Subtotal: \$ 610.95
						Total: \$ 649.71

STAPLES

Business Advantage

INVOICE DETAIL

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
2/2/19	TA1821005	8053137925
PLEASE PAY BY	TERMS	SUMMARY INVOICE AMOUNT
3/4/19	Net 30 Days	\$ 114.55

Staples Business Advantage

VESTA PROPERTY SERVICES
245 RIVERSIDE AVE
JACKSONVILLE, FL 32202

VESTA PROPERTY SERVICES
101 W POSITANO AVE
SAINT AUGUSTINE, FL 32092

Bill to Account: AT1070818

Ship to Account:

Budget Ctr: FACILITIES: BILLABLE
P O Number:
Ordered By: MARK INSEL

Invoice Number: 3404206623
Order: 7212639163-000-001

Order Line	Item Number	Description / Unit of Measure	Order Qty	Ship Qty	Unit Price	Extended Price
1	749944	STAPLES 6FT FOLDING TABLE	1.00	1.00	\$ 97.99	\$ 97.99
2	846592	FOLGERS CLASSIC DECAF 22.6OZ	1.00	1.00	\$ 10.19	\$ 10.19
Tax: \$ 6.97						Subtotal: \$ 108.18
						Total: \$ 114.55

STAPLES
Business Advantage

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
2/16/19	ATL 1821005	8053307486
PLEASE PAY BY	TERMS	AMOUNT DUE
3/18/19	Net 30 Days	294.87

INVOICE DETAIL

Staples Business Advantage

Federal ID #:04-3390816

Bill to Account: 1070018

Ship to Account: MURABELLA

VESTA PROPERTY SERVICES
CHEYENNE HARDOFF
245 RIVERSIDE AVE
STE 250
JACKSONVILLE, FL 32202

VESTA PROPERTY SERVICES
ATTN: MARK INSEL
101 W POSITANO AVE
SAINT AUGUSTINE, FL 32092

P O Number :
P O Desc :
Release :
Release Desc:

Invoice Number: 3405426677
Order : 7213319156-000-001
Ordered By : MARK INSEL
Order Date : 2/12/19

Order Line	Item Number	Description	order QTY	B/O QTY	Unit Meas	Ship Qty	Unit Price	Extended Price
1	491292	TOWEL CFOLD 2400/CT WE FACILITIES: BILLABLE	2		0 CT	2	29.99	59.98
2	1684921	FOLGERS CLASSIC ROAST 30.5 OZ FACILITIES: BILLABLE	2		0 EA	2	9.99	19.98
3	470743	COFFEEMATE CREAMER 50CT FACILITIES: BILLABLE	2		0 BX	2	7.79	15.58
4	375681	SEB BATH TISSUE 80/PK FACILITIES: BILLABLE	1		0 CT	1	62.99	62.99
5	708975	ADENNA PHANTM LTX GLVS L/32916 FACILITIES: BILLABLE	2		0 BX	2	14.59	29.18
6	918460	SCENTD OIL TWIN REFILL LAV/CAM FACILITIES: BILLABLE	1		0 PK	1	6.71	6.71
7	2802131	CARPET ODOR ELMNTR FRSH BREEZE FACILITIES: BILLABLE	1		0 CT	1	23.99	23.99
8	812595	POST-IT 4X8 SS NOTES W/MAGNET OFFICE PRODUCTS: BILLABLE	1		0 PK	1	18.39	18.39
9	2365723	SWIFFER DUSTER 360 REFILLS 6PK FACILITIES: BILLABLE	1		0 PK	1	11.93	11.93

STAPLES
Business Advantage

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
2/16/19	ATL 1821005	8053307486
PLEASE PAY BY	TERMS	AMOUNT DUE
3/18/19	Net 30 Days	294.87

INVOICE DETAIL

Staples Business Advantage

Federal ID #:04-3390816

Bill to Account: 1070818

Ship to Account: MURABELLA

VESTA PROPERTY SERVICES
CHEYENNE BARDROFF
245 RIVERSIDE AVE
ETH 250
JACKSONVILLE, FL 32202

VESTA PROPERTY SERVICES
ATTN: MARK INSEL
101 W POSITANO AVE
SAINT AUGUSTINE, FL 32092

P O Number :
P O Desc :
Release :
Release Desc:

Invoice Number: 3405426677
Order : 7213319156-000-001
Ordered By : MARK INSEL
Order Date : 2/12/19

Order Line	Item Number	Description	order Qty	B/O Qty	Unit Meas	Ship Qty	Unit Price	Extended Price
10	2365723	SWIFFER DUSTER 360 REFILLS 6PK FACILITIES: BILLABLE	1		0 PK	1	11.93	11.93
11	186890	BOWL&BRUSH CADDY FACILITIES: BILLABLE	2		0 EA	2	9.19	18.38
Freight:		.00	Tax: (6.5000 %)		15.83		Sub-Total:	279.04
							Total:	294.87

Merchant

Coastal Construction Products
3401 Philips Hwy
Jacksonville, FL 32207

Date: 2/8/2019

Invoice:

Reference ID:

Authorization code: 125122

Credit card type: American Express

Credit Card Num: *****2966

Expiration Date: 4/22

TOTAL: 12.39

SIGN X

I agree to pay according to the card
issuer agreement.

2/22/2019 10:01 AM
Store: 1

Sales Receipt #110881

Korner Supply LLC

8430 CR13 North
Saint Augustine, Florida, 32092

Cashier:

Item #	Qty	Price	Ext Price
13849102	1	\$13.59	\$13.59
ORTHO FIRE ANT k			

Subtotal:	\$13.59
Local Sales Tax	6.5 % Tax: + \$0.88
RECEIPT TOTAL:	\$14.47

Credit Card: \$14.47
MasterCard

Thanks for shopping with us!



110881

KORNER SUPPLY
8430 COUNTY RD 13N
SAINT AUGUSTINE, FL 32092
904-940-0062

02/22/2019

11:27:32

CREDIT CARD

AMEX SALE

Card #	XXXXXXXXXX2966
Chip Card:	AMERICAN EXPRESS
AID:	A000000025010601
ATC:	0044
ARQC:	93F31FA248FCEE07
SEQ #:	9
Batch #:	2
Trans #:	6
Approval Code:	808052
TRANS ID:	006639416548872
Entry Method	Chip Read
Mode:	Issuer

SALE AMOUNT

\$14.47

THANK YOU

CUSTOMER COPY

Publix

Shoppes at Murabella
84 Tuscan Way
Saint Augustine, FL 32092
Store Manager: Kevin Carine
904-940-2889

DIXIE TO GO CUPLID	5.29	T
DIXIE TO GO CUPLID	5.29	T
DIXIE TO GO CUPLID	5.29	T
PUBLIX SPRNG 24PK		
2 @ 4.49	8.98	F

Order Total	24.85	
Sales Tax	1.04	
Grand Total	25.89	
Credit	Payment	25.89
Change		0.00

PRESTO!

Trace #: 074599

Reference #: 1310754139

Acct #: XXXXXXXXXXXX2669

Purchase American Express

Amount: \$25.89

Auth #: 808594

CREDIT CARD	PURCHASE
A000000025010801	AMERICAN EXPRESS
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Florie

02/21/2019 12:35 S1239 R107 6815 C0114

Explore the many ways to save at Publix.
View bargains at publix.com/savingstyle

Publix Super Markets, Inc.

Payment Receipt
for February 23, 2019

Vesta
Attn.: ASG ASG Vesta Properties
245 Riverside Ave. Suite 250
jacksonville, FL 32202
US
904-940-1157

Today's Date: February 23, 2019
Payment Date: February 23, 2019
Payment Method: American Express (last 4 digits: 2669)
User Name: murabella1

Thank you for your payment!

Description	Amount Paid
Payment - Credit Card - 2669	\$70.00

Amounts shown may reflect sales tax which is applicable in certain areas.

Note you can continue to view payment receipts online. Log into your Constant Contact account, click the [My Account](#) link in the upper right hand corner of the Home page, and choose the View Payment Receipts option.

You may also use the Opt In/Out of Payment Receipt E-Mails link on the [My Account](#) page to opt out of receiving payment receipt emails in the future.

We appreciate your business.

Best Regards,

Constant Contact Billing

1601 Trapelo Road, Suite 329 - Waltham, MA 02451

Merchant

Coastal Construction Products
3401 Phillips Hwy
Jacksonville, FL 32207

Date: 2/8/2019

Invoice:

Reference ID:

Authorization code: 109502

Credit card type: American Express

Credit Card Num: *****2966

Expiration Date: 4/22

TOTAL: 74.90

SIGN X _____

I agree to pay according to the card
issuer agreement.



More saving.
More doing.™

1750 US 1 SOUTH
ST AUGUSTINE, FL 32084 (904)824-3657

6334 00061 53985 01/30/19 10:48 AM
SELF CHECK OUT

049821210304 GITR HANGER <A> 8.06
5" WRAP ARND HANGER W/BRKT MILL 4PK
071798002231 DECK SCRUB <A> 5.98
QUICKIE UNION WOOD BLOCK DECK SCRUB
855647003200 FS AERO CL <A> 12.98
FLEX SEAL 14 OZ. AEROSOL CLEAR
043180498250 INWALL 60M S <A>
DFT IND INWALL 60 MIN SPRING STEEL
2@19.97 39.94
070798081352 DAP LX HPT <A> 5.28
PLASTIC WOOD LTX NATURAL 1/2 PI

SUBTOTAL 72.24
SALES TAX 4.70
TOTAL \$76.94
XXXXXXXXXX2966 AMEX

USD\$ 76.94
AUTH CODE 811529/3610034 TA
AID A000000025010801 AMERICAN EXPRESS



6334 61 53985 01/30/2019 2239

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/30/2019

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 114593 108320
PASSWORD: 19080 108259

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Order Details

Ordered on February 20, 2019 Order# 114-8508370-6985804

[View or Print invoice](#)

Shipping Address

- Murabella Amenity Center
 - 101 W POSITANO AVE
 - ST AUGUSTINE, FLORIDA 32092-4787
 - United States
- [Change](#)

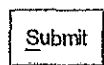
Payment Method



**** 2669

[Change](#)

Apply gift card balance



[Apply](#)

Order Summary

Item(s) Subtotal:

\$104.99

Shipping & Handling:

\$24.60

Total before tax:

\$129.59

Estimated tax to be collected:

\$0.00

Grand Total:

\$129.59

See tax and seller information

Transactions

Arriving Feb 26 - Mar 1

[Track package](#)

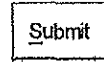


LCH High Back Executive Office Chair with Adjustable Tilt Angle - PU Leather Computer Desk Chair with Thick Padding for Comfort and Ergonomic Design for Lumbar Support

Sold by: Cavalier Store

\$104.99

Condition: New



[Buy it again](#)

[Problem with order](#) [Change Payment Method](#) [Change shipping speed](#) [Cancel items](#) [Archive order](#)

**Details for Order #112-3623244-9370627**Print this page for your records.**Order Placed:** February 8, 2019**Amazon.com order number:** 112-3623244-9370627**Order Total:** \$79.80**Not Yet Shipped****Items Ordered****Price**

2 of: 2-Pack DooVil 50 Watt (350W Equivalent) LED Corn Bulb, 5000 Lumen
6500K, Cool Daylight LED Street and Area Light, E26/E27 Medium Base, for
Outdoor Indoor Garage Warehouse High Bay Barn Backyard and More
Sold by: BOSTIC ([seller profile](#))

\$39.90

Condition: New

Shipping Address:

Lourens Erasmus
101 W POSITANO AVE
SAINT AUGUSTINE, FL 32092-4787
United States

Shipping Speed:

FREE Shipping

Payment information**Payment Method:**

American Express | Last digits: 2966

Item(s) Subtotal: \$79.80

Shipping & Handling: \$8.50

Free Shipping: -\$8.50

Billing address

Lourens Erasmus
101 W POSITANO AVE
SAINT AUGUSTINE, FL 32092-4787
United States

Total before tax: \$79.80

Estimated tax to be collected: \$0.00

Grand Total: \$79.80To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates



More saving.
More doing.™

1750 US 1 SOUTH
ST AUGUSTINE, FL 32084 (904)824-3657

6334 00062 86629 02/08/19 12:06 PM
SELF-CHECK OUT

611942039456 PVC40 PEPPIPE <A>	5.51
1-1/4" X 10' PVC40 PE PIPE	
611942066612 PVC40 PEPPIPE <A>	2.71
3/4" X 10' PVC40 PE PIPE	
044315125201 18"STRAP TIE <A>	1.58
18IN ZMAX STRAP TIE-EA	
046677434694 PLC13WPL-C <A>	
PLC 13W PL-C 4PIN CFLNI CW 1PK	
586.97	34.85
052427770011 20G SG GEL <A>	5.97
GORILLA SUPER GLUE GEL .70 OZ	
052427780560 SUPER GLUE <A>	5.97
GORILLA SUPER GLUE .70 OZ	
051115036828 2090 <A>	
SCOTCHBLUE 1.41" 2090	
285.93	11.86
815710020084 LEDSPOTLITE <A>	
CE LED SPOTLITE-METAL 14W GREY 1100L	
3819.88	59.64
693690563698 ESA19DLCFIL4 <A>	
ECS 7W(60W) A19 DL DIM ES CLR LED 4P	
6010.77	64.62

SUBTOTAL	192.71
SALES TAX	12.53
TOTAL	\$205.24

XXXXXXXXXXXX2966 AMEX USD\$ 205.24
AUTH CODE 890713/4624553 TA
AID A000000025010801 AMERICAN EXPRESS



6334 62 86629 02/08/2019 3243

RETURN POLICY DEFINITIONS
POLICY ID 1 DAYS 90 POLICY EXPIRES ON 05/09/2019
A



CustomerID# 399

Thank you for your order. Your order number is 15349, placed 02/13/2019 at 10:04AM.

Bill To:

Vesta/asg
Mark Insel
245 riverside ave
suite 250
jacksonville, FL 32204
United States
9043551831
mark.insel@vestaforyou.com

Ship To:

Murabella
mark Insel
101 West Positano Ave
St Augustine, FL 32092
United States
9049401157

Payment Info:

Credit Card: American Express
mark insel
*****2669

Shipping Method:

UPS Ground

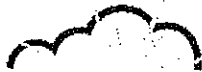
Order Details:

Code	Item	Qty	Price	Grand Total
DisinfectingWipes	Wipes.com Disinfecting Wipes	2	\$89.97	\$179.94

Subtotal: \$179.94

Tax: \$0.00

Shipping Cost: \$32.78



-Since 1963-

Weather Engineers, Inc.

PO Box 37068
Jacksonville, FL 32236
Phone: (904) 356-3963
Fax: (904) 356-4969
www.weatherengineers.com
CAC041190
Tax ID: 59-3076169

Invoice

Number	Date
C14713	02/05/19

BILL TO: #29005

MURABELLA COMMUNITY CENTER

**101 W. POSITANO AVENUE
ST. AUGUSTINE, FL 32092**

SERVICE PERFORMED AT:

**MURABELLA COMMUNITY CENTER
101 W. POSITANO AVENUE
ST. AUGUSTINE, FL 32092**

Site Number: 29005-001

Return this portion with payment

Amount Paid: _____

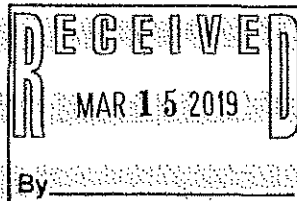
Invoice Date	Customer #	P.O. Number	Salesman	Terms	Contract #
02/05/19	29005			30	SA001

DESCRIPTION

Service Date: 2/4/19

Performed an inspection on your HVAC equipment as per agreement.

1-33-572-631
295



TOTAL : \$ 199.50

We are an equal opportunity employer and do not discriminate against applicants due to race, ethnicity, gender, veterans status, or on the basis of disability or any other federal, state or local protected class. THIS CONTRACTOR AND SUBCONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF 41 CFR 60-300.5 (A). THIS REGULATION PROHIBITS DISCRIMINATION AGAINST QUALIFIED PROTECTED VETERANS AND REQUIRES AFFIRMATIVE ACTION BY COVERED PRIME CONTRACTORS AND SUBCONTRACTORS TO EMPLOY AND ADVANCE IN EMPLOYMENT QUALIFIED PROTECTED VETERANS

Hopping Green & Sams

Attorneys and Counselors

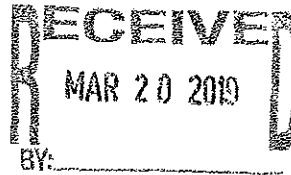
119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

March 19, 2019

Turnbull Creek CDD
Governmental Management Services, LLC
c/o District Manager
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 106101
Billed through 02/28/2019



1-31-513-315
15

General Counsel

TURNBL 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

02/04/19	LMF	Prepare request for proposals for amenity management services.	1.20 hrs
02/11/19	JLK	Confer with DM regarding status of V Global Tech agreement and website remediation; review proposals related to same and confer on updated agreement.	0.40 hrs
02/12/19	JLK	Review correspondence on fighting turtles license and update documents related to same; confer with engineer regarding DR Horton easement and transmit correspondence on same.	0.40 hrs
02/15/19	JLK	Confer regarding meeting date; review pool information and confer with DM regarding bid thresholds; confer regarding RFP for amenity management.	0.60 hrs
02/18/19	JLK	Draft/edit and update fighting turtles agreement; confer with DM on same.	0.70 hrs
02/22/19	LMF	Prepare request for proposals for amenity management services.	1.30 hrs
02/24/19	JLK	Review and edit RFP documents, scope of services and draft agreement and confer with staff on same.	2.10 hrs
02/26/19	JLK	Continue edits and refinement of amenity management RFP package and agreement related to same.	1.10 hrs
02/27/19	LMF	Review and redline agreement portion of request for proposals for amenity management services.	1.20 hrs
02/28/19	JLK	Continue ADA related research and case law updates; continue refining and negotiating ADA website agreement; review websites for commencement of compliance responsibilities; confer with DM regarding various posting and ADA related issues.	0.10 hrs
02/28/19	SRS	Continue research regarding ADA website accessibility.	0.10 hrs
02/28/19	CGS	Monitor proposed legislation which may impact district.	0.30 hrs

Total fees for this matter

\$1,995.50

MATTER SUMMARY

Stuart, Cheryl G.	0.30 hrs	355 /hr	\$106.50
Kilinski, Jennifer L.	5.40 hrs	260 /hr	\$1,404.00
Fiore, Lydia M. - Paralegal	3.70 hrs	125 /hr	\$462.50
Sandy, Sarah R.	0.10 hrs	225 /hr	\$22.50

TOTAL FEES	\$1,995.50
------------	------------

TOTAL CHARGES FOR THIS MATTER	<u>\$1,995.50</u>
-------------------------------	-------------------

BILLING SUMMARY

Stuart, Cheryl G.	0.30 hrs	355 /hr	\$106.50
Kilinski, Jennifer L.	5.40 hrs	260 /hr	\$1,404.00
Fiore, Lydia M. - Paralegal	3.70 hrs	125 /hr	\$462.50
Sandy, Sarah R.	0.10 hrs	225 /hr	\$22.50

TOTAL FEES	\$1,995.50
------------	------------

TOTAL CHARGES FOR THIS BILL	<u>\$1,995.50</u>
-----------------------------	-------------------

Please include the bill number on your check.



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

Invoice

Date

4/1/2019

Invoice #

131295584718

Terms	Net 20
Due Date	4/21/2019
PO #	
Customer #	13MUR100

Bill To Turnbull Creek CDD 475 West Town Place Suite 114 St. Augustine FL 32092	Ship To Jeff Branch Turnbull Creek CDD 101 E Positano Ave Saint Augustine FL 32092 1.33.572.465 41
--	---

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	1,320.85
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62
<div>RECEIVED MAR 22 2019 BY: _____</div>				

Total 1,359.47
Amount Due \$1,359.47

Remittance Slip

Customer
13MUR100
Invoice #
131295584718

Amount Due \$1,359.47

Amount Paid _____

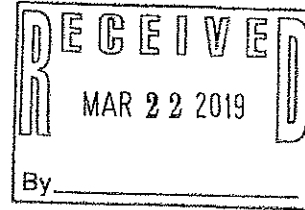
Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295584718

Turnbull Creek
COMMUNITY DEVELOPMENT DISTRICT

General Fund



Check Request

Date	Amount	Authorized By
March 22, 2019	\$207,081.00	Ernesto Torres

Payable to:

Turnbull Creek CDD Capital Reserve Fund #206
--

Date Check Needed:

Budget Category:

ASAP	1-330-57200-58100
------	-------------------

Intended Use of Funds Requested:

FY19 Capital Reserve Funding
(Attach supporting documentation for request.)



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
 904-365-8300 • Fax: 904-353-1499 • Toll Free: 800-225-8305
 www.turnerpest.com

Service Slip/Invoice

INVOICE: 5691051
 DATE: 3/12/2019
 ORDER: 5691051

Bill To: [129708]
 Turnbull Creek CCD
 475 W Town Pl Ste 114
 Saint Augustine, FL 32092-3649

Work Location: [129708] 904-589-4783
 Murabella Owners Assoc Inc
 101 W Positano
 Saint Augustine, FL 32092-4787

1-33-572-466
 # 39

Work Date	Time	Target Pest	Technician	Time In
3/12/2019	09:42 AM			09:42 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	3/12/2019		10:16 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	110.00
<div data-bbox="717 1150 1006 1318" data-label="Text"> <p>RECEIVED MAR 20 2019 BY: _____</p> </div>		SUBTOTAL \$110.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$110.00
		AMOUNT DUE \$110.00

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
 Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
904-356-5300 • Fax: 904-353-1489 • Toll Free: 800-225-5305
www.turnerpest.com

Service Slip/Invoice

INVOICE: 5692805
DATE: 3/12/2019
ORDER: 5692805

Bill To: [129708]
Turnbull Creek CCD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

Work Location: [129708] 904-589-4783
Murabella Owners Assoc Inc
101 W Positano
Saint Augustine, FL 32092-4787

1-33-572-466
39

Work Date	Time	Target Pest	Technician	Time In
3/12/2019	09:42 AM			09:42 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	3/12/2019		10:16 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	75.00
<div>RECEIVED MAR 20 2019 BY: _____</div>		SUBTOTAL \$75.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$75.00
		AMOUNT DUE \$75.00
		TECHNICIAN SIGNATURE
		CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

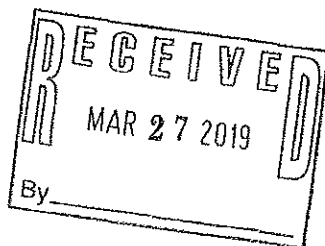
PLEASE PAY FROM THIS INVOICE



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 354122
Date 4/1/2019
Terms Net 30
Due Date 4/15/2019
Memo April 2019 Fees

**Bill To**

Turnbull Creek, C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Facility Manager Services for Turnbull Creek C.D.D. Amenity Center	1	5,107.08	5,107.08
Facility Attendants Services for Turnbull Creek C.D.D. Amenity Center	1	1,459.17	1,459.17
Field Operations Manager Services for Turnbull Creek C.D.D. Amenity Center	1	4,334.58	4,334.58
Pool Maintenance Services for Turnbull Creek C.D.D. Amenity Center	1	1,227.42	1,227.42
Janitorial Services for Turnbull Creek C.D.D. Amenity Center	1	755.33	755.33
Facility Monitor Services for Turnbull Creek C.D.D. Amenity Center	1	2,394.76	2,394.76
Common Grounds & Facility Services for Turnbull Creek C.D.D. Amenity Center	1	4,120.00	4,120.00
Pet-Waste Station Management	1	1,525.00	1,525.00
Program Director	1	208.33	208.33

Thank you for your business.

311

Total \$21,131.67

Future Horizons, Inc.

403 North First Street
P O Box 1115
Hastings, FL 32145-1115

Voice: 800-682-1187

Fax: 904-692-1193

INVOICE

Invoice Number: 58055

Invoice Date: Mar 29, 2019

Page: 1

Bill To:

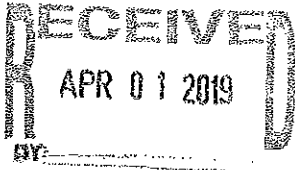
Turnbull Creek CDD
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32145

Ship to:

Aquatic Weed
Control Services

1.32.538.468
205

Customer ID	Customer PO	Payment Terms	
Turnbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		5/13/19

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of March, 2019	2,300.00	2,300.00
				
Subtotal				2,300.00
Sales Tax				
Freight				
Total Invoice Amount				2,300.00
Payment/Credit Applied				
TOTAL				2,300.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



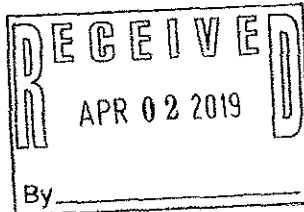
Invoice

Vesta Property Services, Inc.
246 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 354637
Date 3/31/2019
Terms Net 30
Due Date 4/30/2019
Memo Lifeguard Hours March

Bill To

Turnbull Creek, C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092



1-33-572-346
311

Description	Quantity	Rate	Amount
Lifeguard Hours for 4/1-6/30 3/1-3/30	81.7	16.35	1,335.80

Thank you for your business.

Total \$1,335.80

VESTA PROPERTY SERVICES INC
Client: GYC07

Labor Allocation Report

Date Range (03/01/2019 - 04/02/2019)
Freeze Time (04/02/2019 09:00:49)
Generated (04/02/2019 09:02:58)

EE Name	Badge	Pay Class	EE Status	Hire Date	Department	Payroll Profile	Division	Region	Location	Job Title	Job Detail	Check Book	Average Rate	Hours	Units	Amount	Hours % to Dist	Hours % to Company	Amount % to Dist	Amount % to Company
MCDEVITT, MOLLY ROSE (A1RF)	825291	PT Hourly	ACTIVE	03/15/2019	Aquatics [AQU]	Amenity [OWE33]	Facility-Amenity [FACAMEN]	Northeast [NE]	Murabella [MYRA]	Lifeguard [LG]	Aquatic Lifeguard [AQLPG]	Murabella [MURA]	\$9.00	6.37	0.00	\$57.33	100.0000%	7.7968%	100.0000%	7.6340%
Aquatics [AQU] - Amenity [OWE33] - Facility-Amenity [FACAMEN] - Northeast [NE] - Murabella [MYRA] - Lifeguard [LG] - Aquatic Lifeguard [AQLPG] - Murabella [MURA] - Total																				
MARSHALL, ERIC SAVARIO (A1D8)	84257	PT Hourly	ACTIVE	03/22/2018	Aquatics [AQU]	Amenity [OWE33]	Facility-Amenity [FACAMEN]	Northeast [NE]	Murabella [MYRA]	Lifeguard [LG]	Lifeguard [LG]	Murabella [MURA]	\$9.50	31.07	0.00	\$295.17	41.2452%	38.0294%	42.5532%	39.3046%
MCDEVITT, MOLLY ROSE (A1RF)	825291	PT Hourly	ACTIVE	03/15/2019	Aquatics [AQU]	Amenity [OWE33]	Facility-Amenity [FACAMEN]	Northeast [NE]	Murabella [MYRA]	Lifeguard [LG]	Lifeguard [LG]	Murabella [MURA]	\$9.00	2.00	0.00	\$18.00	2.6550%	2.4480%	2.5950%	2.3969%
MOORE, CALEB (A1DJ)	031758	PT Hourly	ACTIVE	03/26/2018	Aquatics [AQU]	Amenity [OWE33]	Facility-Amenity [FACAMEN]	Northeast [NE]	Murabella [MYRA]	Lifeguard [LG]	Lifeguard [LG]	Murabella [MURA]	\$9.50	21.26	0.00	\$201.98	28.2225%	26.0220%	29.1184%	26.8955%
PAPOVITCH, KAITLYN MORIAH (A1K7)	109481	PT Hourly	TERMINATED	06/16/2018	Aquatics [AQU]	Amenity [OWE33]	Facility-Amenity [FACAMEN]	Northeast [NE]	Murabella [MYRA]	Lifeguard [LG]	Lifeguard [LG]	Murabella [MURA]	\$8.50	21.00	0.00	\$178.50	27.8773%	25.7038%	25.7334%	23.7689%
Aquatics [AQU] - Amenity [OWE33] - Facility-Amenity [FACAMEN] - Northeast [NE] - Murabella [MYRA] - Lifeguard [LG] - Lifeguard [LG] - Murabella [MURA] - Total																				
Company Totals														29.77	0.00	\$750.98				



VESTA PROPERTY SERVICES INC
Client: OYC07

Labor Allocation Report

Date Range (03/01/2019 - 04/02/2019)
Freeze Time (04/02/2019 09:00:49)
Generated (04/02/2019 09:02:58)

Summary

Distributed Department Code	Distributed Department Desc	Distributed Payroll Profile Code	Distributed Payroll Profile Desc	Distributed Division Code	Distributed Division Desc	Distributed Region Code	Distributed Region Desc	Distributed Location Code	Distributed Location Desc	Distributed Job Title Code	Distributed Job Title Desc	Distributed Job Detail Code	Distributed Job Detail Desc	Distributed Check Sort Code	Distributed Check Sort Desc	Hours	Units	Amount	Hours % Company	Amount % Company
AQU	Aquatics	OWE33	Amenity	FACAMEN	Facility- Amenity	NE	Northeast	MYRA	Murabella	LG	Lifeguard	AQLFG	Aquatic Lifeguard	MURA	Murabella	6.37	0.00	57.33	7.7968%	7.6340%
AQU	Aquatics	OWE33	Amenity	FACAMEN	Facility- Amenity	NE	Northeast	MYRA	Murabella	LG	Lifeguard	LG	Lifeguard	MURA	Murabella	75.33	0.00	593.85	92.2032%	92.3660%
Company Totals																81.70	0.00	\$750.98		

A Twist of Color

Painting happy memories one face at a time.

• GA • <http://www.jaxparties.com>
T: (912) 439-3092 • F: • E: atwistofcolorentertainment@gmail.com

PERFORMANCE AGREEMENT

(1) This is an Agreement between A Twist of Color ("Service"), and

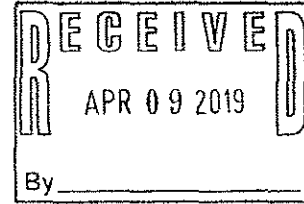
Name: Kathy Sargent ("Client")

Company: Turnbull Creek CDD

Address: 101 W Positano Ave , St Augustine, FL 32092

Telephone: (904) 347-7028

Email/Web: ksargent@vestapropertyservices.com



(2) Service will provide Client with services at the following date, time, and location ("Event"):

Date & Time: Apr 13, 2019 - Saturday, 1:00pm to 4:00pm

Venue: World Golf Village 370 Heritage Landing Pkwy , St Augustine, FL

(3) At the above Event, Service will provide the following services:

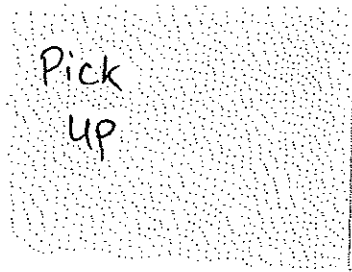
Item	Quantity	Rate	Subtotal
Balloon Twisting	3.00	\$150.00	\$450.00

Notes:

Subtotal: \$450.00
20% Discount: \$ -90.00
Total: \$360.00

(4) Client agrees to pay Service a total of \$360.00. A deposit of \$0.00 is due by March 22, 2019 and the balance is due on Apr 13, 2019. Please make all checks payable to "A Twist of Color".

(5) This Agreement is subject to the Terms and Conditions on the following page.



1-33-572-494
344

RECEIVED

APR 07 2019

K. Sargent

TERMS & CONDITIONS

TERM

The Agreement shall be effective upon receipt by Service of any deposit and/or signed copy of this Agreement. This Agreement shall remain in effect through the completion of the services.

VENUE CONDITIONS

Client agrees to provide Service a safe and appropriate working environment and adult supervision of minors. This includes a shaded/covered area if working outside. (Trees do not constitute a shaded area) Shade must be a pop up tent or permanent building structure. Client shall also provide an environment free from physical or verbal threats or any and all violent actions. If at any time the person or persons providing entertainment feel endangered or threatened in any way they reserve the right to discontinue service immediately. Client agrees in the event of discontinued service they are still immediately responsible for payment in full of agreed upon charges for the entire event. Client further agrees that if Client or Client's guests damage, abuse, or remove Service's property during or from Event, Client will repair or replace the property with parts or products from the manufacturers of the original products damaged or taken. Client also agrees that in the event of temperatures above 90 degrees for outside events, artists reserve the right to take a water break of not more than ten (10) minutes once every hour to avoid dangerous health concerns.

LIMITATION OF LIABILITY

Client acknowledges that there are risks and dangers inherent with the contracted-for entertainment, and with the props and products necessary for that entertainment. Client assumes the liability for all such risks and agrees to indemnify, defend and hold harmless Service and all Service artists from and against any and all accidents, claims, judgments, costs or liability for damage, injury to any person or property during the Event, including time of set up and take down, by guests or staff. Liability of Service shall not exceed the total value of this Agreement.

FORCE MAJEURE/SUBSTITUTION

Neither Service nor Client will incur liability to each other for failing to perform any obligation under this Agreement if such failure results from a force majeure or any force beyond their reasonable control. In the event of incapacitating illness, injury, or emergency to the agreed upon Service Entertainer/Artist, Service shall substitute an Entertainer/Artist of equal or greater skill at no additional cost to Client. If no replacement can be found, Service and Client will be discharged of all obligations under this Agreement and all deposits returned.

GENERAL

This Agreement shall be governed by, venue in, and construed in accordance with the laws of the State of GA. This Agreement constitutes the entire agreement between the Service and Client and supersedes any prior written or oral communications. If any portion of this Agreement is deemed invalid, the remainder of the Agreement will remain in full force and effect. However, Client may authorize overtime and additional fees and expenses orally at or before the Event. Client is responsible for any parking and or entrance fees necessary for the entertainer/s to provide services at the event.

EMPLOYMENT AND ADDITIONAL SERVICES

Client agrees that Service entertainers/artists are independent contractors and not an employees of Client. Overtime will be billed at the same hourly rate listed in the agreement above. If no rate can be determined from the fee, overtime will be billed at \$125.00 per hour per artist/service.

CANCELLATION POLICY

Retainer fees are nonrefundable. Events are rain or shine. If Client cancels fourteen (14) days or less prior to Event, or if Entertainment Services are rendered impossible by Client or Venue Conditions, Client must pay Service the full amount due. Rain dates are not guaranteed and are available at the discretion of the Entertainer. Any payment can be used towards a rain date if the Entertainer is available and the rain date is within three (3) months of the original event date. Payment in full is still due on original event date. Any decor job is considered custom, and Client is responsible for full payment of agreed upon charges on Event date immediately following the signing of the contract.

As agreed



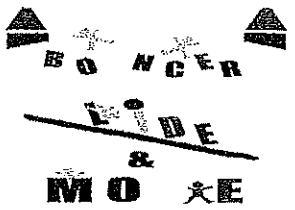
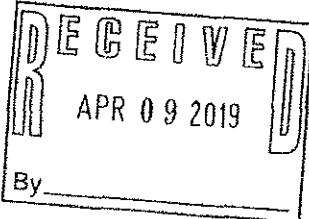
Mar 22, 2019
Date

Kathy Sargent

Fingerprint: 208.189.222.129::1553283736
Kathy Sargent
Turnbull Creek CDD

Mar 22, 2019
Date



		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: 13 April, 2019 Invoice Number: 04132019.07	
Name / Address Attn: Kathy Sargent MuraBella CDD - Vesta Kathy.Sargent@vestaforyou.com 904-230-4208		Additional Details:			
Description	Quantity	Rate	Discount	SubTotal	Extended
1 Hayride	1				
2 Medium Combo	1				
3					
4 Generators	1				
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
Comments:					\$450.00
Total					n/a
Total					\$450.00

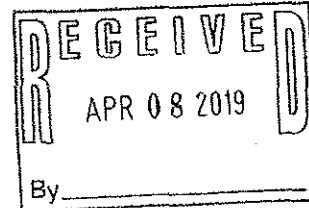
RECEIVED



Corporate Trust Services
EP-MN-WN3L
80 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5312172
Account Number: 222295000
Invoice Date: 03/25/2019
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

GOVERNMENTAL MANAGEMENT SERVICES
CENTRAL FLORIDA
475 WEST TOWN PLACE SUITE 114
WORLD GOLF VILLAGE
ST AUGUSTINE FL 32092



TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)
SEN/SUB SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2015A-1 & A-2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$5,618.49

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

TURNBULL CREEK COMMUNITY DEVELOPMENT
DISTRICT (ST. JOHNS COUNTY, FLORIDA)
SEN/SUB SPECIAL ASSESSMENT REFUNDING BONDS,
SERIES 2015A-1 & A-2

Invoice Number:	5312172
Account Number:	222295000
Current Due:	\$5,618.49
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 222295000
Invoice # 5312172
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

3/3

Invoice Number: 5312172
Invoice Date: 03/25/2019
Account Number: 222295000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

TURNBULL CREEK COMMUNITY DEVELOPMENT
DISTRICT (ST. JOHNS COUNTY, FLORIDA)
SEN/SUB SPECIAL ASSESSMENT REFUNDING BONDS,
SERIES 2015A-1 & A-2

Accounts Included	222295000	222295001	222295002	222295003	222295004	222295005
In This Relationship:	222295006	222295007	222295008	222295009	222295010	222295011
	222295012	222295013	222295014	222295015	222295016	

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

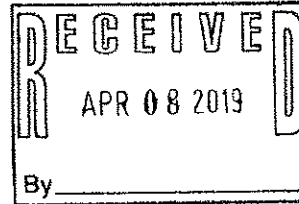
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	5,214.38	100.00%	\$5,214.38
Subtotal Administration Fees - In Advance 03/01/2019 - 02/29/2020				\$5,214.38
Incidental Expenses	5,214.38	0.0775		\$404.11
Subtotal Incidental Expenses				\$404.11
TOTAL AMOUNT DUE				\$5,618.49





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5312270
Account Number: 226661000
Invoice Date: 03/25/2019
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805



GOVERNMENTAL MANAGEMENT SERVICES
CENTRAL FLORIDA
475 WEST TOWN PLACE SUITE 114
WORLD GOLF VILLAGE
ST AUGUSTINE FL 32092

TURNBULL CREEK COMMUNITY DEVELOPMENT (ST JOHNS COUNTY, FL) SENIOR/SUB
SPECIAL ASSESSMENT BONDS SERIES 2015B-1 & 2015 B-2 (POND RECONSTRUCT)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	\$3,771.25
------------------	------------

All Invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

TURNBULL CREEK COMMUNITY DEVELOPMENT (ST
JOHNS COUNTY, FL) SENIOR/SUB
SPECIAL ASSESSMENT BONDS SERIES 2015B-1
& 2015 B-2 (POND RECONSTRUCT)

Invoice Number:	5312270
Account Number:	226661000
Current Due:	\$3,771.25
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 226661000
Invoice # 5312270
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

3/3

Invoice Number: 5312270
Invoice Date: 03/25/2019
Account Number: 226661000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

TURNBULL CREEK COMMUNITY DEVELOPMENT (ST
JOHNS COUNTY, FL) SENIOR/SUB
SPECIAL ASSESSMENT BONDS SERIES 2015B-1
&2015 B-2 (POND RECONSTRUCT)

Accounts Included	226661000	226661001	226661002	226661003	226661004	226661005
In This Relationship:	226661006	226661007	226661008	226661009	226661010	226661011
	226661012	226661013	226661014	226661015		

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,500.00	100.00%	\$3,500.00
Subtotal Administration Fees - In Advance 03/01/2019 - 02/29/2020				\$3,500.00
Incidental Expenses	3,500.00	0.0775		\$271.25
Subtotal Incidental Expenses				\$271.25
TOTAL AMOUNT DUE				\$3,771.25





Invoice

1.33.572.6B1
221

Laurence 536-6217

Qty	Description	Unit Price	TAX %	Total
3	12"X18"X.080 SF ALUM SIGNS "RESIDENTS ONLY"	\$50.00		\$150.00
5	6"X12"X.040 SF ALUM TAGS "NO FISHING"	\$20.00		\$100.00

Total	\$250.00
Balance Due	\$250.00

Thank you for your business.



Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256

www.duvalandscape.com

INVOICE

Date	Invoice No.
04/01/19	34
Terms	Due Date
Net 40	05/11/19

BILL TO

Lourens Erasmus
TURNBULL CREEK COMMUNITY
DEVELOPMENT DIST
Attn: District Manager
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

PROPERTY

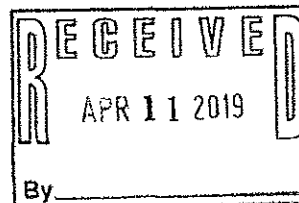
Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$24,964.41	

Please detach top portion and return with your payment.

DESCRIPTION	TOTAL
#240 - Turnbull Creek CDD April 2019	\$24,964.41
Total	\$24,964.41

1-32-538-466
277





7011 Business Park Blvd N
Jacksonville, FL 32256

www.duvallandscape.com

INVOICE

Date	Invoice No.
04/15/19	124
Terms	Due Date
Net 40	05/25/19

BILL TO
Lourens Erasmus TURNBULL CREEK COMMUNITY DEVELOPMENT DIST Attn: District Manager 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

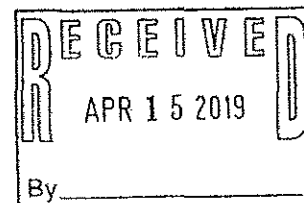
PROPERTY
Murabella 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

Amount Due	Enclosed
\$595.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	Mainline 557		\$595.00	\$0.00	\$595.00
	Irrigation Repairs		\$595.00	\$0.00	\$595.00
	Total		\$595.00	\$0.00	\$595.00

1-32-572-434
277





Questions on this invoice call:
(866) 470-7133 Option 2

10	11	12 14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
03/03		Balance Forward						\$71.80
PREVIOUS AMOUNT OWED:				\$71.80				
NEW CHARGES THIS PERIOD:				\$0.00				
CASH THIS PERIOD:				\$0.00				
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00				
We appreciate your business.								
So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.								
1-31-513-48 4								

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE	
	\$0.00		\$71.80	\$0.00	\$0.00	\$0.00		\$71.80	
SALES REP/PHONE #		ADVERTISER INFORMATION							
Melissa Rhinehart 904-819-3423		1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
			03/04/2019 - 03/31/2019		18409		18409		TURNBULL CREEK CDD/MURA BELLA/

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

ADVERTISING INVOICE and STATEMENT

1		2	
BILLING PERIOD		ADVERTISER/CLIENT NAME	
03/04/2019 - 03/31/2019		TURNBULL CREEK CDD/MURA BELLA/	
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT
SA 7		\$71.80	\$0.00
TERMS OF PAYMENT			
NET 15 DAYS			
21	CURRENT NET AMOUNT	22	30 DAYS
	\$0.00		\$71.80
			\$0.00
			\$0.00
4	PAGE #	5	BILLING DATE
			03/31/2019
6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
	18409		18409
24		STATEMENT NUMBER	
8		BILLING ACCOUNT NAME AND ADDRESS	
9		REMITTANCE ADDRESS	



8 - 3233

TURNBULL CREEK CDD/MURA BELLA/
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649



The St. Augustine Record
Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Tue, Feb 12, 2019
7:47:36AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Acct: 18409
Phone: 19049405850
E-Mail:
Client: TURNBULL CREEK CDD/MURA BEL

Name: TURNBULL CREEK CDD/MURA BELLA/
Address: 475 W TOWN PLACE
ROOM 114
City: SAINT AUGUSTINE

State: FL **Zip:** 32092

Ad Number: 0003143433-01
Start: 02/12/2019

Caller: SARAH SWEETING
Issues: 1

Paytype: BILL
Stop: 02/12/2019

Placement: SA Legals

Rep: Melissa Rhinehart

Copy Line: NOTICE OF MEETING TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of

Lines 47
Depth 4.00
Columns 1

Price \$71.80

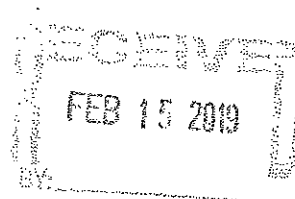
NOTICE OF MEETING TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors (the "Board") of the Turnbull Creek Community Development District is scheduled to be held on Tuesday, March 12, 2019 at 6:00 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from Turnbull Creek CDD, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager
0003143433 February 12, 2019



THE ST. AUGUSTINE RECORD
Affidavit of Publication

TURNBULL CREEK CDD/MURA BELLA/
475 W TOWN PLACE
ROOM 114
SAINT AUGUSTINE, FL 32092

ACCT: 18409
AD# 0003143433-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **REG MTG BOARD 3/12/19** was published in said newspaper on 02/12/2019.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this _____ day of **FEB 12 2019**

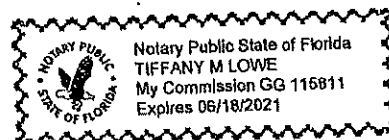
by Jamie Williams who is personally known to me
or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)

**NOTICE OF MEETING
TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors (the "Board") of the Turnbull Creek Community Development District is scheduled to be held on Tuesday, March 12, 2019 at 6:00 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from Turnbull Creek CDD, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager
0003143433 February 12, 2019





Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256

www.duvallandscape.com

INVOICE

Date	Invoice No
04/18/19	149
Terms	Due Date
Net 40	05/28/19

BILL TO

Lourens Erasmus
TURNBULL CREEK COMMUNITY
DEVELOPMENT DIST
Attn: District Manager
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

PROPERTY

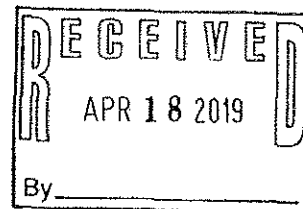
Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$520.00	

Please detach top portion and return with your payment.

DESCRIPTION	TOTAL
mainline april 617	
Irrigation Repairs	\$520.00
Total	\$520.00

1-32-572-434
277





Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305
 www.turnerpest.com

Service Slip/Invoice

INVOICE: 5737002
 DATE: 4/9/2019
 ORDER: 5737002

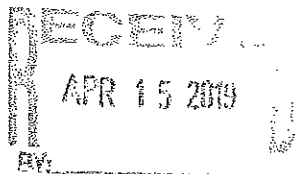
Bill To: [129708]
 Turnbull Creek CCD
 475 W Town Pl Ste 114
 Saint Augustine, FL 32092-3649

Work Location: [129708] 904-589-4783
 Murabella Owners Assoc Inc
 101 W Positano
 Saint Augustine, FL 32092-4787

1-33-572-466
 39

Work Date	Time	Target Pest	Technician	Time Out
4/9/2019	09:41 AM			09:41 AM
Purchase Order	Name	Key	Map Code	Time Out
	NET 30	4/9/2019		10:29 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	110.00
		SUBTOTAL \$110.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$110.00
		AMOUNT DUE \$110.00



Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

This invoice is not valid until satisfactory completion of all services are noted and accepted by the customer as specified above.

PLEASE PAY FROM THIS INVOICE



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305
www.turnerpest.com

Service Slip/Invoice

INVOICE: 5738795
DATE: 4/9/2019
ORDER: 5738795

Bill To: [129708]
Turnbull Creek CCD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

Work Location: [129708] 904-589-4783
Murabella Owners Assoc Inc
101 W Positano
Saint Augustine, FL 32092-4787

1-33-572-466
39

Work Date	Time	Enter Fee	Technician	Time In
4/9/2019	09:41 AM			09:41 AM
Invoice Order	Term	Last Service	Map Code	Time Out
NET 30		4/9/2019		10:29 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	75.00
		SUBTOTAL \$75.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$75.00
		AMOUNT DUE \$75.00

RECEIVED
APR 15 2019
BY: _____

[Signature]
TECHNICIAN SIGNATURE

[Signature]
James
CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

Turner Pest Control does not accept any liability for the satisfactory completion of all services rendered and does not warrant the control of services as specified above.

PLEASE PAY FROM THIS INVOICE



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice #
Date

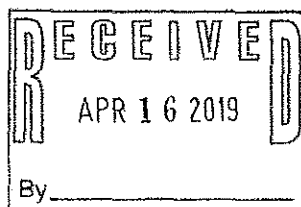
355001
3/31/2019

Terms
Due Date
Memo

Net 30
4/30/2019
Pass Thru March

Bill To

Turnbull Creek, C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092



Billable Expenses

Pool Material <i>RR</i>	127.33
Pool Material <i>RR</i>	46.65
Pool Material <i>RR</i>	45.42
L. Erasmus - Lowe's; Sand paper <i>RR</i>	17.08
L. Erasmus - Gate; Gas for blower & pressure washer <i>RR</i>	17.87
L. Erasmus - Gate; Gas for UTV <i>RR</i>	18.74
L. Erasmus - Amazon; Pvc vinyl fence repair <i>RR</i>	37.99
L. Erasmus - Home Depot; Supplies <i>RR</i>	45.04
M. Insel - Constant Contact; Constant Contact receipt <i>OS</i>	70.00
L. Erasmus - Lowe's; Sandpaper, keys, gloves, thread sandpaper, tape <i>RR</i>	81.06
L. Erasmus - Lowe's; Posts, bromine, fire ant killer <i>RR</i>	83.15
L. Erasmus - Ryan Herco; 6" pvc pool check valve <i>RR</i>	219.54
K. Sargent - Stumps; Food Truck Friday Signs <i>SE</i>	46.62
K. Sargent - Amazon; Eggs for Spring Egg Hunt <i>SE</i>	254.99
Total Billable Expenses	1,111.48

Total

\$1,111.48



HX - FC - JACKSONVILLE - 34
8297 PHILLIPS HWY * JACKSONVILLE, FL 32256
PHONE: 904-730-9555 * FAX: 904-730-5672

Invoice	538323
Document	982713
Date	02/27/19
Print Time	8:32PM

Sold To:	250473 AMENITY OPERATIONS & MAINTENANCE, INC 245 RIVERSIDE AVENUE STE 250 JACKSONVILLE, FL 32202	Ship To:	SAME AMENITY OPERATIONS & MAINTENANCE, INC 245 RIVERSIDE AVENUE STE 250 JACKSONVILLE, FL 32202					
Customer PO Number	Order Taken By	Time	Terms	Order Pulled By:				
MURABELLA	JSC	2:04PM	1 1/2 10TH/N 20TH NET 20 TH					
Order Date	Carrier	Ship Date	Order Checked Out By:					
02/26/19	COUNTER	02/27/19						
QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
2		2	HH1506COMP	EA	HAMMERHEAD STANDARD DEBRIS BAG WITH CLEAT		26.00	52.00
2		2	POWERBLUE-GAL	EA	POWER BLUE TILE CLEANER 1 GAL		27.70	55.40
2		2	BRS-2	EA	ADJUST-A-BRUSH REPL PAD*MEDIUM (RED PAD) SP-M		5.80	11.60

Standard Terms: Account disputes must be reported to Credit Department within 60 days of Invoice date. Past due accounts and Credit Card payments are not entitled to discounts. Amounts not paid by the Due Date bear interest at 18% per annum and all cost of collection, including attorney's fees, are the obligation of the customer.

RECEIVED BY:

PLEASE SIGN AND PRINT NAME IN BLACK INK

PAYMENT RECEIVED

Cash ☐ Check ☐ Credit Card ☐

Number: _____

Amount: _____

Received By: _____

Subtotal	119.00
Discount/Fa	
Taxable Subtotal	119.00
Tax	8.33
Freight	.00
Total	127.33





HX - FC - JACKSONVILLE - 34
8297 PHILLIPS HWY * JACKSONVILLE, FL 32256
PHONE: 904-730-9555 * FAX: 904-730-5672

Invoice	556813
Document	993368
Date	03/18/19
Print Time	9:24PM

Sold To:	250473 AMENITY OPERATIONS & MAINTENANCE, INC 245 RIVERSIDE AVENUE STE 250 JACKSONVILLE, FL 32202	PHONE: 904-355-1831 X428	Ship To:	SAME AMENITY OPERATIONS & MAINTENANCE, INC 245 RIVERSIDE AVENUE STE 250 JACKSONVILLE, FL 32202				
Customer PO Number	Order Taken By	Time	Terms	Order Filled By:				
MURA BELLA	PAC	12:52PM	1% 10TH/N 20TH NET 20 TH	Order Checked Out By:				
Order Date	Carrier	Ship Date	Order Picked Up By:	Order Delivered By:				
03/14/19	COUNTER	03/18/19		Route: CTR				
QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
4		4	FL-3	EA	SIGN - UPDATED FLA POOL RULES NOW 24in X 24in		10.90	43.60
Standard Terms: Account disputes must be reported to Credit Department within 60 days of Invoice date. Past due accounts and Credit Card payments are not entitled to discounts. Amounts not paid by the Due Date bear interest at 18% per annum and all cost of collection, including attorney's fees, are the obligation of the customer.						PAYMENT RECEIVED		
RECEIVED BY: PLEASE SIGN AND PRINT NAME IN BLACK INK						Cash <input type="checkbox"/> Check <input type="checkbox"/> Credit Card <input type="checkbox"/>		
						Number: _____		
						Amount: _____		
						Received By: _____		
Subtotal						43.60		
Discount/Fa								
Taxable Subtotal						43.60		
Tax						3.05		
Freight						0.00		
Total						46.65		





HX - FC - JACKSONVILLE - 34
8297 PHILLIPS HWY * JACKSONVILLE, FL 32256
PHONE: 904-730-9555 * FAX: 904-730-5672

Invoice	562885
Document	996884
Date	03/21/19
Print Time	9:54 PM

Sold To:	250473 PHONE: 904-355-1831 X428 AMENITY OPERATIONS & MAINTENANCE, INC 245 RIVERSIDE AVENUE STE 250 JACKSONVILLE, FL 32202	Ship To:	SAME AMENITY OPERATIONS & MAINTENANCE, INC 245 RIVERSIDE AVENUE STE 250 JACKSONVILLE, FL 32202
-----------------	---	-----------------	--

Customer PO Number	Order Taken By	Time	Terms	Order Picked Up By:
MURABELA	JSC	12:12PM	1* 10TH/N 20TH NET 20 TH	Order Checked Out By:
Order Date	Carrier	Ship Date	Order Picked Up By:	Order Delivered By: Router: CTR
03/20/19	COUNTER	03/21/19		

QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
1		1	TC-25295	EA	T/C FLOATING F & C TEMPERATURE GAUGE - CARDED		7.85	7.85
4		4	SW-1	EA	SIGN - NO LIFEGUARD ON DUTY - 18in X 24in		8.65	34.60

Standard Terms: Account disputes must be reported to Credit Department within 60 days of Invoice date. Past due accounts and Credit Card payments are not entitled to discounts. Amounts not paid by the Due Date bear interest at 18% per annum and all cost of collection, including attorney's fees, are the obligation of the customer.

RECEIVED BY:

PLEASE SIGN AND PRINT NAME IN BLACK INK

PAYMENT RECEIVED

Cash ☐ Check ☐ Credit Card ☐

Number: _____

Amount: _____

Received By: _____

Subtotal	42.45
Discount/Fa	
Taxable Subtotal	42.45
Tax	2.97
Freight	.00
Total	45.42





LOWE'S HOME CENTERS, LLC
8054 PHILIPS HIGHWAY
JACKSONVILLE, FL 32256 (904) 820-5170

- SALE -

SALES#: S1842YH1 2567856 TRANS#: 10207082 02-26-19

919384 KNOCK OUT 10-LB FIRE ANT	36.96
12.97 DISCOUNT EACH	-0.65
3 @ 12.32	
493055 OH 7-FT 13-GA HD U-POST	26.52
6.98 DISCOUNT EACH	-0.35
4 @ 6.63	
649784 CLX SPA BROMINATING TAB 1	14.23
14.98 DISCOUNT EACH	-0.75

SUBTOTAL: 77.71

TAX: 5.44

INVOICE 10247 TOTAL: 83.15

AMEX: 83.15

TOTAL DISCOUNT: 4.10

AMEX:XXXXXXXXXX2966 AMOUNT:83.15 AUTHCD:821522

CHIP REFID:184210261005 02/26/19 13:51:02

APL: AMERICAN EXPRESS TVR: 0000000000

AID: A000000025010801 TSI: F800

STORE: 1842 TERMINAL: 10 02/26/19 13:51:40

OF ITEMS PURCHASED: 8

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: BRIAN DANIEL



LOWE'S HOME CENTERS, LLC
8054 PHILIPS HIGHWAY
JACKSONVILLE, FL 32256 (904) 828-5170

- SALE -

SALES#: FSTLANE2 13 TRANS#: 5207747 02-26-19

422627 B&D MEGA HOUSE ASSORTED 5	15.96
2 @ 7.98	

SUBTOTAL: 15.96

TAX: 1.12

INVOICE 05135 TOTAL: 17.08

AMEX: 17.08

AMEX:XXXXXXXXXX2966 AMOUNT:17.08 AUTHCD:864592

CHIP REFID:184205128089 02/26/19 14:02:21

APL: AMERICAN EXPRESS TVR: 0000000000

AID: A000000025010801 TSI: F800

STORE: 1842 TERMINAL: 05 02/26/19 14:02:27

OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: BRIAN DANIEL

Welcome to GATE
Store #1224
3011 Int Golf Prkwy
St. Augustine
Florida 32092
904-940-5043

Receipt #50054
03/01/2019
09:41

Pump	Gallons	Price
25	5.957	\$ 2.999
Product: EthFreePlu		
TOTAL FUEL		\$ 17.87

SALE - Card Swiped
TOTAL SALE \$ 17.87
AXACct#
*****2966
Refer #00000336
Batch #1022
Sequence #1369
Approval #580429

Thank you for
choosing GATE!

Welcome to GATE
Store #1224
3011 Int Golf Prkwy
St. Augustine
Florida 32092
904-940-5043

Receipt #76193
03/22/2019
08:56

Pump	Gallons	Price
12	7.210	\$ 2.599
Product: Reg-Unlead		
TOTAL FUEL		\$ 18.74

SALE - Card Swiped
TOTAL SALE \$ 18.74

AXAcct#
*****2966
Refer #00000193
Batch #1044
Sequence #5783
Approval #533357

Thank you for
choosing GATE!

amazon.com

Details for Order #112-2658589-9349811

Print this page for your records.

Order Placed: March 11, 2019

Amazon.com order number: 112-2658589-9349811

Order Total: \$37.99

Not Yet Shipped

Items Ordered

1 of: *Vinyl Fence Post Repair Kit (Alternative to Replacement Vinyl Fence Panels, Posts, Pickets, Sections, Rails and Parts) White*
Sold by: Fence Daddy ([seller profile](#))

Price

\$37.99

Condition: New
New IN THE BOX

Shipping Address:

Lourens Erasmus
101 W POSITANO AVE
SAINT AUGUSTINE, FL 32092-4787
United States

Shipping Speed:

Economy Shipping

Payment information

Payment Method:

American Express | Last digits: 2966

Item(s) Subtotal: \$37.99

Shipping & Handling: \$0.00

Billing address

Lourens Erasmus
101 W POSITANO AVE
SAINT AUGUSTINE, FL 32092-4787
United States

Total before tax: \$37.99

Estimated tax to be collected: \$0.00

Grand Total: \$37.99

To view the status of your order, return to [Order Summary](#).

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More saving.
More doing.™

1750 US 1 SOUTH
ST AUGUSTINE, FL 32084 (904)324-3657

6334 00001 97707 03/27/19 11:36 AM
CASHIER GWENDOLYN

092097213364 TEKS 3/4" -A> 7.25
TEKS 12X3/4" HWH/DRILL PT 120 11.5
092097252103 EZANCL520PK -A> 6.98
EZ TWIST-N-LOCK 75 20 PK
764666528376 PIN158S1 -A> 1.97
#8 X 1-5/8" PG10 EXT SCREW 1 LB
887480014426 SCREWS -A> 5.90
SHEET MTL SCREW FL-PH 10X2
887480014525 SCREWS -A> 6.22
SHEET MTL SCREW FL-PH 12X2
731919274087 GMPVCGLM -A> 6.97
GREASE MONKEY LONG TUFF PVC RED M

SUBTOTAL 42.29
SALES TAX 2.75
TOTAL \$45.04

XXXXXXXXXX2566 AMEX USD 45.04
AUTH CODE 815711/701439 1K
AID A000000025010801 AMERICAN EXPRESS



6334 01 97707 03/27/2019 1482

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 06/25/2019

DID WE NAIL IT?

Take a short survey for a chance to WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: HYJ 202037 195704
PASSWORD: 19177 195704

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Payment Receipt
for March 24, 2019

Vesta
Attn.: ASG ASG Vesta Properties
245 Riverside Ave. Suite 250
Jacksonville, FL 32202
US
904-940-1157

Today's Date: March 24, 2019
Payment Date: March 24, 2019
Payment Method: American Express (last 4 digits: 2669)
User Name: murabella1

Thank you for your payment!

Description	Amount Paid
Payment - Credit Card - 2669	\$70.00

Amounts shown may reflect sales tax which is applicable in certain areas.

Note you can continue to view payment receipts online. Log into your Constant Contact account, click the [My Account](#) link in the upper right hand corner of the Home page, and choose the View Payment Receipts option.

You may also use the Opt In/Out of Payment Receipt E-Mails link on the [My Account](#) page to opt out of receiving payment receipt emails in the future.

We appreciate your business.
Best Regards,
Constant Contact Billing
1601 Trapelo Road, Suite 329 - Waltham, MA 02451



LOVE'S HOME CENTERS, LLC
8054 PHILIPS HIGHWAY
JACKSONVILLE, FL 32256 (904) 828-5170

- SALE -

SALES#: S1842SC2 2597416 TRANS#: 10582319 03-14-19

27300 2-IN X 5 YD OUTDOOR TREAD	19.96
2 3 9.98	
71899 HH #71 YALE BRASS KEY	11.90
5 3 2.38	
422627 BAD HERR HOUSE ASSORTED 5	15.96
2 3 7.98	
425006 VEHOM 50-CT HWY DTY NITRI	19.96
2 9 9.98	
1175493 ORFTI RHV NON-NHP 180Z (-	7.97

SUBTOTAL: 75.75

TAX: 5.31

INVOICE 10181 TOTAL: 81.06

ANEX: 81.06

ANEX:XXXXXXXXXX2966 AMOUNT:81.06 AUTHCD:839743

CHIP REFID:184210284934 03/14/19 12:51:11

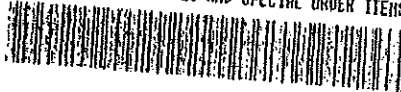
APL: AMERICAN EXPRESS TVR: 0000008000

AID: A000000025010801 TSI: F000

STORE: 1842 TERMINAL: 10 03/14/19 12:52:18

OF ITEMS PURCHASED: 12

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS





CUSTOMER COPY - PACKING SLIP

T A X A B L E

RHFS Jacksonville 043
558 Stuart Lane
Jacksonville, FL 32254
Phone 904 781 7100

SALES ORDER 9182416 REPRINT

Document Type: PACKING SLIP
Payment Method: Charge
Account Number: 135698
Date Printed: 3/14/19 7:59
Date Ordered: 3/14/19
Date Shipped: 0/00/00
Job Number:
Ordered By: LOURENS
Ship via: PICK UP
Entered By: GJO
Salesman Id: 943
Freight: PREPAID
Promise Ship Date: 3/14/19

Bill To
Misc Sales Jacksonville
558 STUART LANE
JACKSONVILLE, FL 32254

Ship To
Misc Sales Jacksonville
558 Stuart Lane
Jacksonville, FL 32254

Customer PO#: CREDIT CARD

Line	Location	Qty	Qty	Qty	B/O	Catalog / Description	Unit Price	Disc	Amount	UOM
001	109 040 120	2	2	0	0	5156X060	293.11000	65	205.18	EA

6" PVC/EPDM WAFER CHECK VALVE
Promise Date: 3/14/19
BARNES Part# CRPEX-WAFERCHK-R060
Contact LOURENS ERASMUS
Contact Phone# (904) 781-7100

Sub Total	Tax %	Tax Amt	Oth Chg	Foreign Tx	Rental Chg	Restock	Freight	Total
205.18	7.000	14.36	.00	.00	.00	.00	.00	219.54

This statement affirms that the materials shipped against the purchase order referenced above are in compliance with your order as confirmed to you by Ryan Herco Flow Solutions. To the best of our knowledge and belief, and without implied warranty, the products supplied conform with all applicable engineering, production, dimensional and test requirements per the manufacturer's specification.

Pulled By - Date	Checked By - Date	Packed By - Date	Date Shipped	No. Packages	Received in good condition	Page 1
						END OF ORDER

See www.RHFS.com/terms for terms, conditions and other important information

3/28/2019

Mail - Kathy Sargent - Outlook

Confirmation from Stumps Party

Stumps Party Order Confirmation <csr@stumpsparty.com>

Fri 3/8/2019 11:03 AM

To: Kathy Sargent <KSargent@vestapropertyservices.com>

[Get FREE Event Planning Help ►](#)



[Event Supplies](#)

[Weddings](#)

[Corporate](#)

[Themes](#)

[Signs](#)

ORDER CONFIRMED!

Dear Kathleen Sargent,

Thank you for ordering from Stumps Party!

Your order number is 1935586. If you have any questions or concerns, please email us at csr@stumpsparty.com or reply to this message. You may also reach us at 1-800-314-8794.

You will receive another email when your items ship. You can review the status of your order on our website anytime by clicking on the following link or pasting it into your web browser. [Check Order Status](#)

Please note that items ordered together do not necessarily ship together. However, shipping and handling charges are based on the value of the merchandise and not the number of shipments.

Thanks again for your order,
Stumps Party Customer Service
Order Details

Order #: 1935586 [Check Order Status](#)

Ship to:

Kathleen Sargent
295 JOHNS CREEK PKWY
ST AUGUSTINE, FL 32092-5060
US
9043477028

Shipping Method: Standard

Billing Address

Kathleen Sargent Vesta Property Services ksargent@vestapropertyservices.com 245 Riverside Ave, Suite 250
Jacksonville, FL 32202 US

Payment Method: Credit Card

Product	Qty	Each	Total
23 in. Photo Yard Sign	4		\$9.99
			\$39.96
			Discount: -\$7.99
			Subtotal: \$39.96
			Tax: \$0.00
			Shipping & Handling: \$14.65
			Shipping Surcharge \$0.00
			Total: \$46.62

amazon.com

Final Details for Order #111-7569775-1600254Print this page for your records.**Order Placed:** March 18, 2019**Amazon.com order number:** 111-7569775-1600254**Order Total:** \$254.99**Shipped on March 19, 2019****Items Ordered****Price**1 of: *500 ~ Candy or Toy Assorted Filled Easter Eggs*

\$85.00

Sold by: Gifts Galore Store ([seller profile](#))

Condition: New

Order by 1pm PST will ship same day Ships from Georgia West Coast 4 day ship Midwest 3 day ship Central 2 day ship South 1 to 2 day ship Snap Tight® Easter Eggs Brand New

1 of: *Plastic Easter Eggs - Candy Filled (1000 pcs)*

\$135.00

Sold by: Gifts Galore Store ([seller profile](#))

Condition: New

Snap Tight Plastic Easter Eggs® - Drop from a Helicopter! Fulfilled Exclusively by Gifts Galore

Shipping Address:

Kathy Sargent

295 JOHNS CREEK PKWY

ST AUGUSTINE, FL 32092-5060

United States

Item(s) Subtotal: \$220.00

Shipping & Handling: \$34.99

Total before tax: \$254.99

Sales Tax: \$0.00

Shipping Speed:

Standard Shipping

Total for This Shipment: \$254.99**Payment information****Payment Method:**

American Express | Last digits: 1042

Item(s) Subtotal: \$220.00

Shipping & Handling: \$34.99

Billing address

Vesta

245 RIVERSIDE AVE STE 250

JACKSONVILLE, FL 32202-4944

United States

Total before tax: \$254.99

Estimated tax to be collected: \$0.00

Grand Total: \$254.99**Credit Card transactions**

AmericanExpress ending in 1042: March 19, 2019: \$254.99

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/03/19 PAGE 1
 *** CHECK DATES 03/01/2019 - 04/30/2019 *** TURNBULL CREEK-CAPITAL RESERVE
 BANK B CAPITAL RESERVE FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/22/19	00033	12/11/18 7781B	201803 600-53800-61000		*	10,797.95	
		BALANCE POOL FURNITURE		COASTAL CAROLINA SUPPLY, INC			10,797.95 000083
3/22/19	00024	2/14/19 109337	201802 600-53800-61000		*	3,400.00	
		REMOVE/INSTALL NEW MOTOR		CROWN POOLS, INC			3,400.00 000084
TOTAL FOR BANK B						14,197.95	
TOTAL FOR REGISTER						14,197.95	

TURN TURNBULL CREEK BPEREGRINO



Coastal Carolina Supply, Inc.
5121 Highway 70 West
PO Box 1259
Morehead City, NC 28557

Phone 252-726-8464

Invoice

Date 12/11/2018
Invoice # 7781
Order # 3720

Bill To

MuraBella-Turnbull Creek CDD
101 W Positano Ave
Saint Augustine, FL 32092

Ship To

MuraBella-Turnbull Creek CDD
101 W Positano Ave
Saint Augustine, FL 32092

33-600-538-61
33

PAYMENT OF INVOICE IS REQUIRED BEFORE THE ORDER WILL BE SCHEDULED FOR PRODUCTION

It is the customers responsibility to check this confirmation for accuracy and advise Coastal of any errors.

Your order is custom manufactured or repaired.

Changes after production has begun will incur additional charges.

Plastic fittings and glides are subject to availability and may incur additional costs.

PO #	Terms	Due Date	Rep	Area	Coordinates
		12/11/2018	AI	Florida	
Item	Description	Shipped	Price	Total	
OFR VL 100 - 2"	Complete Refinish of Strap Chaise Lounge - 2" Straps	80	94.10	7,528.00T	
OFR VL 110 - 2"	Add for Cross Weave of Strap Chaise Lounge - 2" Straps	80	14.00	1,120.00T	
OFR VC 100 - 2"	Complete Refinish of Dining Chair - 2" Straps	68	65.60	4,460.80T	
OFR VC 110 - 2"	Add for Cross Weave of Strap Dining Chair - 2" Straps	68	9.00	612.00T	
OFR TS 101	Complete Refinish Frame for Acrylic or Metal Top Table, 24" or Less In Diameter - Does not Include Price of New Top	22	56.40	1,240.80T	
Table Top A 18 Ro...	18" Round Acrylic Table Top No additional charge for custom cutting 18" table top to fit bottom rings	44	22.00	968.00T	
OFR TL 100	Complete Refinish Frame for Fiberglass Top Table, 30" Diameter or More - Does not Include Price of New Top	17	86.40	1,468.80T	
Table Top F 48 Ro...	48" Round or Square Fiberglass Table Top w/ Umbrella Hole	17	175.00	2,975.00T	
Freight 181-210 Pi...	Freight on 181-210 Furniture Items	1	815.00	815.00	
Nonstack Freight ...	50% Additional Freight Charge for Furniture that Does Not Stack and/or is Oversized		50.00%	407.50	
	Commercial Warranty-Refinishing and Restrapping *Frame Finish-One year limited warranty on the frame finish from the date of refinishing. If the finish peels, cracks or blisters due to manufacturing defect, we will repair, refinish or replace the damaged finish. This includes parts and labor. No warranty on actual construction of frame itself, as these frames are not from our manufacturer. *Vinyl Straps-Vinyl straps are warranted for two years against breakage. This applies only to breakage, not color change.				

Payments not received by the due date will be assessed a 1.5% monthly finance charge. All invoices paid via credit card will be charged a 2.5% convenience fee. There will be 2% monthly holding fee for storage of all completed furniture. There will be a \$25.00 processing fee for all returned checks. Please contact us if you have any questions.

Thank you for your business.

Subtotal \$21,595.90
Sales Tax (0.0%) \$0.00
Payments/Credits \$0.00
Balance Due \$21,595.90

Balance - \$ 10,797.95

Invoice

CROWN POOLS, INC.
3002 PHILLIPS HIGHWAY
JACKSONVILLE, FL 32207-4306

Invoice # : 109337

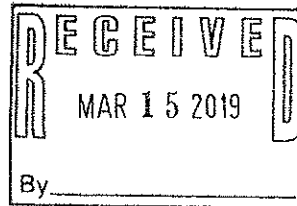
Invoice Date : 2/14/19

Amount Remitted : _____

Questions? Contact us:
(904) 858-4300

lourens.erasmus@vestaforyou.com

TURNBULL CREEK MURABELLA AMENITY
CENTER
101 E. POSITANO AVE
ST AUGUSTINE, FL 32092



33-600-538-61
24

System ID: 8437

Invoice Description:

Ticket #: 27835

NEW MOTOR, etc.

Qty	Unit	Description	Price	Sub Total	Tax	Total
1.00		SERVICE LABOR / REMOVAL OF OLD & INSTALLATION OF NEW MOTOR - SHAFT SEAL - SLEEVE - GASKET -HELICOIL	\$460.00	460.00		\$460.00
1.00	Ea	15hp 3ph 200V 215JM LEESON MOTOR	\$2,401.17	2,401.17		\$2,401.17
1.00	Ea	S/R CSPH/CCSPH MECHANICAL SHAFT SEAL	\$183.11	183.11		\$183.11
1.00	Ea	CSPH/CCSPH SHAFT SLEEVE	\$275.88	275.88		\$275.88
1.00	Ea	CSPH/CCSPH VOLUTE TO BRACKET GASKET	\$11.75	11.75		\$11.75
1.00	Ea	HELICOIL	\$68.09	68.09		\$68.09

Invoice Amount Due :	\$3,400.00	\$3,400.00
----------------------	------------	------------

LATE FEE ASSESSMENT: PAST DUE BALANCES { 30+ DAYS } ARE
CHARGED A FEE OF { \$10 } or { 1.5% } WHICHEVER IS GREATER.
THIS FEE BECOMES A PART OF YOUR FINANCIAL OBLIGATION FOR
SERVICES RENDERED

CROWN POOLS, INC.
3002 PHILLIPS HIGHWAY
JACKSONVILLE, FL 32207-
4306

Questions? Call:
(904) 858-4300
System ID: 8437
Page 1 of 1