

TURNBULL CREEK
Community Development District

June 11, 2019

AGENDA

Turnbull Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.turnbullcreekcdd.com

June 4, 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, June 11, 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*)
 - 1. Update of Conservation Easement Report to Water Management District
 - 2. Discussion of Personal Property on Conservation Area (2816 & 2820 S. Portofino) (*Presenter – Chuck Labanowski*)
- IV. Discussion of RMS Transition Plan
- V. Consideration of Agreement with Riverside Management Services, Inc. for Amenity Management Services
- VI. Discussion of Amenity Management Performance Evaluation
- VII. Ratification of Agreement with Life Fitness, LLC Regarding the Provision and Installation of Fitness Equipment

- VIII. Discussion of Fiscal Year 2020 Approved Budget (Budget Hearing – August 13, 2019)
 - A. Discussion of Capital Reserves
- IX. Discussion of Pond Aerators
- X. Consideration of Proposal with Aqua Kiddies Swim for Survival Swim Lessons
- XI. Discussion of Pool Rules Enforcement
- XII. Staff Reports (Part 2)
 - A. Attorney (*Presenter: Jennifer Kilinski*)
 - B. Manager – (*Presenter: Ernesto Torres*)
 - C. Operation Manager (ASG) – (*Presenter: Lourens Erasmus*)
 - 1. Report
 - 2. Night Swim Quote and Spec Sheets
 - D. Amenity Center Update (*Presenter: Mark Insel*)
 - 1. Report
- XIII. Approval of Consent Agenda (*Presenter: Ernesto Torres*)
 - A. Approval of Minutes of the May 14, 2019 Meeting
 - B. Balance Sheet as of April 30, 2019 and Statement of Revenues & Expenditures for the Period Ending April 30, 2019; Month-to-Month Income Statement; Assessment Receipt Schedule
 - C. Approval of Check Register
- XIV. Supervisor's Requests and Audience Comments
- XV. Adjournment (*Next Scheduled Meeting – August 13, 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

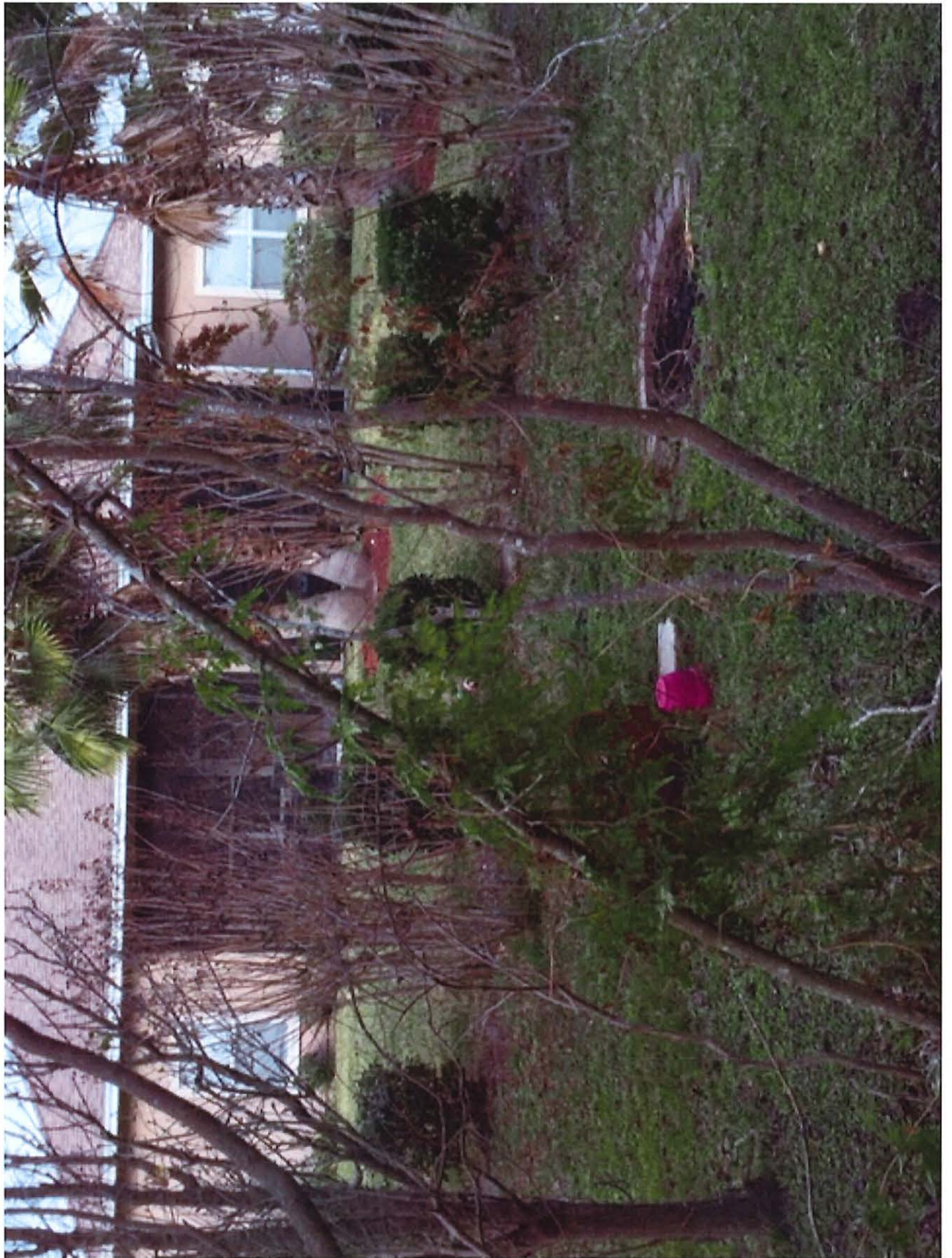
Ernesto Torres
District Manager

THIRD ORDER OF BUSINESS

B.

2.







FIFTH ORDER OF BUSINESS

**AGREEMENT BETWEEN TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT AND RIVERSIDE MANAGEMENT SERVICES, INC.
FOR AMENITY MANAGEMENT SERVICES**

This Agreement for Amenity Management Services ("Agreement") is made and entered into this 1st day of October, 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, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

Riverside Management Services, Inc., a Florida corporation, having offices at 9655 Florida Mining Blvd. West, Suite 305, Jacksonville, Florida 32257 ("Contractor" and, together with the District, the "Parties").

RECITALS

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

WHEREAS, the District has constructed a recreation center that includes a swimming pool, a fitness room, sports fields and grounds and other recreation facilities (collectively, the "Amenity Center"), as well as lake embankments, entrance areas and other common areas (collectively, the "Facilities"); and

WHEREAS, the District intends to provide for the operation, management program and maintenance of the Amenity Center and the Facilities; and

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

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

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

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

3. DESCRIPTION OF SERVICES. Contractor shall provide the Services and personnel in accordance with Composite Exhibit A, and below and subject to the organizational chart attached hereto as Exhibit B.

A. Facility Manager. Contractor shall provide an Amenity Center Facility Manager throughout the term of this Agreement.

B. Facility Attendants. Contractor shall provide Facility Attendants throughout the term of this Agreement.

C. Program Director. Contractor shall provide a Program Director to provide program director services throughout the term of this Agreement.

D. Lifeguard Services. Contractor shall provide lifeguard staff and services for the first year in accordance with the schedule set forth in the exhibits hereto. The lifeguard staff and services schedule for any future years shall be incorporated by an addendum to this Agreement no later than February 28th of each year.

E. Facility Monitor Services. Contractor shall provide facility monitor staff and services throughout the term of this Agreement.

F. Field Operations Management Services. Contractor shall provide a Field Operations Manager throughout the term of this Agreement

G. Pool Maintenance Services. Contractor shall provide pool maintenance services throughout the term of this Agreement.

H. Janitorial Services. Contractor shall provide janitorial services throughout the term of this Agreement.

I. Common Grounds and Facility Maintenance Technician. Contractor shall provide the services of a Common Grounds and Facility Maintenance Technician throughout the term of this Agreement and include dog waste services as provided for herein.

4. COMPENSATION. The Agreement shall be for a three-year period, renewable or terminable pursuant to the provisions herein. For the first three years the Agreement is in effect, Contractor shall be compensated for providing the Services described in Section 3 of this Agreement in accordance with the prices set out at **Exhibit C**, which is incorporated herein by reference. For any future years during which the Agreement is in effect, the Parties shall agree to negotiated pricing in a written addendum to this Agreement. The pricing herein is inclusive of all costs, fees, charges and compensation, including associated wages, salaries, associated taxes, human resource administration, background checks, drug screening, employer payroll expenses, credit card processing fees, other processing fees, mileage allowances, uniforms, cell phone charges, vehicle and any other items related to the performance of the Scope of Services except

as otherwise provided for herein. Contractor shall not utilize District employees, if any, or other independent contractors to perform any of the Services provided for herein without the express permission of the Board and for a reimbursement to the District at an agreed upon amount. Contractor compensation is payable at least monthly, and any deferral of compensation accrued but unpaid due to insufficient revenues will be subject to statutory interest amounts and will be paid no later than termination of the Agreement.

Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered to the District at the offices of the District Manager on the fifteenth of the month in which the invoice is being billed (for example, for Contractor to receive timely payment for Services provided for the month of May, the invoice for May shall be delivered to the District Manager on May 15th). These monthly invoices are due and payable within fifteen (15) days upon receipt of the invoice by the District. Each monthly invoice will include such supporting information including departmental sales reports, as the District may reasonably require the Contractor to provide. In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

5. GENERAL PROVISIONS.

- A. The Services provided by Contractor shall be as provided for in **Composite Exhibit A** and as set forth in this Agreement. Contractor shall immediately notify the District Manager should it discover any issues or concerns that affect the public's health, safety and welfare and shall immediately address and correct such concerns.
- B. The Facility Manager and Field Operations Manager shall attend the Districts' Board of Supervisors' ("Board") meetings, shall prepare a report and submit it to the District Manager prior to the Board meeting and shall include substantive updates and information.
- C. Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any department hereunder, or terminate the Agreement in whole or part, the District shall not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.
- D. The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon thirty (30) days written notice without cause, specifying the department or position(s) discontinued, in the Districts sole and absolute discretion. Any addendums to this

agreement will not take effect unless the parties receive an opinion from bond counsel that the changes made thereby do not adversely affect the exclusion from gross income of interest on the bonds financing the managed property.

- E. At all times during operation of the Facilities and Amenity Center, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing of the Facilities. Contractor shall not utilize employees hired by Contractor to staff District Facilities and Amenity Center at other Contractor properties without the express approval of the District, through its District Manager. Contractor shall not use District employees, if any, District property or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor-related businesses. District employees shall not be utilized for the provision of the Services set forth herein.
- F. In consideration for the District's ability to elect to make any position, department or portion of this Agreement staffed by District employee(s) or an unaffiliated third-party contractor other than Contractor, Contractor shall not be entitled to any compensation in consideration for such election by the District.
- G. All Contractor employees or subcontractor, including but not limited to fitness instructors, shall either be employees hired directly by the Contractor, or subcontractors who are hired and compensated by the Contractor (1099 individuals).
- H. Contractor is an independent contractor. Contractor shall have sole authority as an independent Contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and contractors, licensees, lessees and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control, direction and management of all personnel providing services or functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. This provision is meant to be exhaustive such that any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District and Contractor has been paid for the Services in consideration of the Services and the indemnification provisions provided for in this Agreement.
- I. Contractor shall promptly respond to any and all emergencies or problems related to the Amenity Center and/or the Facilities and shall report to the District all known problems related to the Amenity Center and/or the Facilities.

- J. Contractor shall provide annual evaluations of all employees staffed at the District, including District employees that Contractor oversees, at a minimum. Such evaluations shall be standardized and provided in accordance with best employment practices. Contractor shall train employees with supervisory responsibilities, or cause such employees to be trained, including but not limited to the General Manager and various department heads, in human resources and employment best practices. This training at a minimum shall include such topics as performance management and terminations, corrective actions, social networking best practices and the do's and don'ts, harassment and discrimination, interviewing, and handling difficult employees/conflict resolution.
- K. All purchases made by any of the positions paid for pursuant to the Agreement or this Addendum will be in accordance with and subject to the District's procurement and purchasing policies, Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-to-day operation that will be reasonably necessary for a public purpose of the District. These will include, but not be limited to, the following: District telephone services, utilities, operating supplies, uniforms to the extent not provided for by Contractor as set forth herein, travel expenses for District employees consistent with the District's reimbursement policies, and other related expenses to District specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but in no event later than seventy-two (72) hours.
- L. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor. The Contractor shall to the best of its ability, avoid paying directly for items and seeking reimbursements, as the District provides a credit card for expenditures and has several accounts open for purchases.
- M. Contractor shall require all applicable registration forms and waivers to be executed by any Patrons of the District (as defined in the *Policies Regarding District Amenity Facilities*) prior to use of the Amenity Center and/or Facilities.
- N. The Parties agree that the Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Facilities consistent with the terms of this Agreement. The Contractor shall operate in a way that maintains the District's tax-exempt status. The District agrees to pay any applicable ad valorem taxes, except that the Contractor shall be responsible for payment of ad valorem taxes to the extent that the Facilities are made subject to ad valorem taxation as a result of

the Contractor's failure to abide by the terms of this Agreement or the Districts' rules or policies.

- O. The District shall be responsible for all normal operating expenses of its day-to-day operation for its own employees. These include, but are not limited to, shipping and postage expenses, utilities, office set up and equipment expenses, District employee wages and benefits, and mileage reimbursement expenses for its employees and for District business and duties consistent with the District's policies and procedures. Contractor shall endeavor to ensure fiscal responsibility and appropriateness of expenses for District employees.
- P. Residents shall pay \$18.50 per hour for temporary staffing services by facility attendants, such as after-hours private birthday parties and private facility rentals, due prior to the commencement of such services.
- Q. To the extent that any other terms provided in **Composite Exhibit A, Exhibit B, or Exhibit C** conflict with the terms of this Agreement, the terms of this Agreement shall control.
- R. The Contractor shall additionally follow the District's adopted Youth Safety Guidelines set forth in **Exhibit D**.
- S. Contractor is entitled to 90% of gross revenue and the District 10% of gross revenue generated by Contractor in the performance of this Agreement. Otherwise, the sole compensation for services provided hereunder are as defined herein, in the exhibits hereto, and as identified in this Agreement. Contractor shall produce adequate documentation to support the remittance of its revenue share to the District at the District's request.

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

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

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

9. TERMINATION. The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of this Agreement or upon thirty (30) days written notice without cause. Contractor shall have the right to terminate this Agreement upon ninety (90) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination. Upon termination of this Agreement, the Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

- a. deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Facilities, the District operations, and such other accountings, papers, and records as the District shall request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Facilities;
- b. vacate any portion of the Facilities then accessed by the Contractor as a consequence of this Agreement; and
- c. furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

10. INSURANCE.

A. Contractor shall maintain throughout the term of this Agreement, at a minimum, the following insurance:

- i. Workers Compensation - statutory limits
- ii. General liability insurance with the following limits:

\$3,000,000	General Aggregate
\$1,000,000	Products/Completed Operations

\$1,000,000 Personal & Advertising
 Injury

\$1,000,000 Each Occurrence

- iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or General Manager with respect to the operation of the Facilities whether non-owned or hired, with a combined single limit of \$1,000,000.
- iv. Employment practices liability insurance
- iv. Employment theft dishonesty insurance in the amount of \$500,000.
- v. Professional liability coverage in the amount of \$1,000,000.
- vi. Abuse/Molestation coverage in the amount of \$5,000,000.
- vii. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of \$5,000,000.

B. Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state of Florida. The District, its Board members, the District Manager, District Counsel, and District Engineer, officers, and employees shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. No policy may be canceled during the term of this Agreement.

11. INDEMNIFICATION.

A. Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorneys' fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. Contractor will defend, indemnify, save and hold the District, and its supervisors, officers, staff, consultants, and assigns ("District Indemnitees") harmless from all loss, damage, injury or any other claims, including all judgments, liens, liabilities, debts and obligations resulting from the acts or omissions of Contractor's officers, directors, agents, assigns, or employees.

C. For purposes of this Section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns, or employees includes, but is not limited to, the operation and management of the Amenity Center and Facilities in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenity Center and/or Facilities, unless such permit,

license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.

D. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 11 shall survive the termination or expiration of this Agreement.

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

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

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

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

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

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

A. If to Contractor: Riverside Management Services, Inc.,
9655 Florida Mining Blvd. West, Suite 305,
Jacksonville, Florida 32257

B. If to District: Turnbull Creek Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Hopping Green & Sams P A
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314
Attn: District Counsel

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

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

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

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

21. EFFECTIVE DATE. This Agreement shall be effective October 1, 2019 and shall remain in effect for up to three one-year terms, unless terminated earlier in accordance with Section 9, above.

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 TELEPHONE: 904-940-5850 FAX: 904-940-5899 EMAIL: ETORRES@GMSNFL.COM

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

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

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

26. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this

Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

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

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

Attest:

**TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary,
Board of Supervisors

Chairperson/Vice Chairperson,
Board of Supervisors

Print Name: _____

**RIVERSIDE MANAGEMENT
SERVICES, INC.**

Witness

By: _____

Print: _____

Its: _____

Print Name of Witness

Exhibit A: Scope of Services
Exhibit B: Organizational Chart
Exhibit C: Compensation/RMS Proposal
Exhibit D: Youth Safety Guidelines

EXHIBIT A

Scope of Services

I. Management

Contractor's Management Staff at MuraBella shall serve the District and community in a professional manner, providing the residents the numerous benefits of a first-class operation of the District facilities. Included within the responsibility of the complex's management is the occupation and oversight of the recreation facilities. Responsibilities include the greeting of residents, guests and potential residents as they enter the facility, registering patrons for activities and programs, monitoring the use and condition of the facility throughout the day, and attempting to resolve appropriate issues on behalf of the residents, as appropriate.

Furthermore, the management responsibility shall include professional interaction and coordination, along with contract administration, of and with other outside entities such as property management, landscape maintenance, and other service contractors. Finally, aspects such as budgeting, policy recommendations and enforcement, safety/security recommendations, and coordination and communication with the District Board, residents and others shall be included. Attendance and reporting at District Board of Supervisors meetings will be a required job function for the management team.

II. Staffing

Overview:

The staffing responsibilities include all duties associated with employing the recreation staff, such as recruiting, hiring, training, overseeing, and evaluating such personnel (see "Personnel" below). The management staff shall consist of a Facility Manager, Facility Attendants, Program Director, Lifeguards, Facility Monitors, Field Operations Manager, Pool Maintenance Tech, Janitor and Common Grounds and Facility Maintenance Tech (see "Personnel" below). Contractor shall be responsible for all necessary insurance payments (including workman's compensation, as required by Florida law), payroll taxes, and the provision of various benefits on behalf of its staff.

Personnel:

- a) A **Facility Manager** shall be employed as a 40 hour per week, full-time position to oversee the amenity center on a year-round basis. The Facility Manager shall have the responsibilities of overseeing all recreation complex staff and will provide a variety of programs and activities. In addition, the Facility Manager shall communicate with residents regularly via e-blasts, website and signage in order to enhance the residents' awareness of upcoming events and activities, as well as their understanding of key facility policies and procedures.
- b) **Facility Attendants** shall be employed to assist in the day-to-day operation of the facility. In addition to the Facility Manager, attendants historically have worked the following hours: *
 - Pre-Season (approximately March 1st – June 4th): Sixteen (16) hours weekly
 - High-Season (approximately June 5th – August 16th): Thirty-six (36) hours weekly
 - Post-Season (approximately August 17th – February 28th): Fourteen (14) hours weekly* Dates subject to change any fiscal year
- c) A **Program Director** shall oversee a variety of recreation programs and special events. Oversight includes design, promotion and execution of such activities and is based on the level

of interest and participation within the community.

- d) The seasonal **Lifeguard Staff** shall perform typical lifeguard duties, such as checking in and surveillance/monitoring of patrons, responding to first aid situations, clean up, and enforcing pool policies and procedures. Lifeguards shall also test and record pool chemicals daily.
- e) A seasonal **Facility Monitor** shall assist in greeting residents, enforcing District policies and providing an additional staff presence.
- f) Contractor shall provide the services of an onsite **Field Operations Manager**. The individual shall be responsible for the performance of the District's maintenance responsibilities, including the management and oversight of other onsite contractors or maintenance staff engaged by the District.
- g) Contractor shall provide necessary swimming **Pool Maintenance Services** for the benefit of the District and its users.
- h) Contractor shall provide **Janitorial Services** in order to maintain the cleanliness of all indoor areas.
- i) Contractor shall provide the services of a **Common Grounds and Facility Maintenance Technician**.

III. Activities Programming

A variety of recreational activities will be offered to maximize the use of the amenity center. Responsibilities include the design, promotion and administration of activities, including such duties as program scheduling, registration, payment collection and staffing. Based on the level of interest and participation, programs shall be offered to the residents of MuraBella that are age-and-facility appropriate. Pre-approved community special events shall be organized, promoted and executed by staff, whether provided directly by the management company or by a separately approved District vendor. However, program offerings may be non-exclusive.

A variety of community communication tools will be managed in order to enhance the residents' awareness of upcoming events and activities, as well as their understanding of key facility policies and procedures.

IV. Other: Certification and Training:

Lifeguards shall have the current requisite certification from the American Red Cross or another similarly situated provider as authorized by the District, as well as undergo periodic in-service training. Documentation of such certification and training shall be on file at the facility and available upon request.

V. Detailed Scope of Services

A) Facility Manager

- a) Build and retain relationships daily with all residents, families and guests while aiding their safety and enjoyment of the entire facility.

- b) Oversight and daily management of Facility Attendants, Program Director, Field/ Pool Monitor, Special Events staff and Lifeguards and any others under the supervision and control of the management company.
- c) Provide consistent and thorough communication to residents via phone, e-mail, e-blast, newsletter, website and face-to-face interaction.
- d) Enforce policies relative to the entire District. Anticipate and report potential changes. Recommend possible solutions. Implement final directives.
- e) Plan and execute multiple special events in addition to providing consistent activities throughout the year.
- f) Occupy and monitor the use and condition of the Amenity Center throughout all operating hours.
- g) Attempt to resolve or redirect all District related issues on behalf of the residents.
- h) Provide professional interaction and coordination with other outside entities such as property management, access control, and security services and provide contract administration services for the same.
- i) Assist in the District budgeting process, including preparing recreational budget assumptions.
- j) Monitor the amenity facilities and equipment for safe conditions and usage; take appropriate and necessary actions to correct any unsafe conditions as quickly as able; and make any safety/security recommendations to the District Manager and/or Board.
- k) Coordinate and communicate with the Board, District staff and others.
- l) Attend all Board meetings as requested by the District Manager.

B) Lifeguard Services

The Lifeguard Staff shall make the safety of the pool patrons their first priority. As such, they shall handle the following responsibilities and duties in order to promote a safe pool environment and operation:

- a) Monitor patrons in the pool area (As defined in the Policies Regarding District Amenity Facilities).
- b) Respond to first aid and emergency situations in the pool area.
- c) Communicate with the appropriate District personnel regarding possible corrective action to resolve a pool safety matter, and implement such action when necessary, for the safety of pool patrons.
- d) Observe weather conditions in order to take any appropriate action related to changing weather conditions that could affect the safety of pool patrons, consistent with District policies.
- e) Enforce all District rules and policies.
- f) Provide light pool area cleaning such as straightening pool furniture, wiping off tables in designated eating areas and emptying trashcans during down times.
- g) Ensure that all personnel performing lifeguard duties are certified in accordance with Florida statutes and regulations and that all services and personnel are in full compliance with all Federal, State, and local statutes, regulations and rules; and providing the District with documentation demonstrating such compliance upon request.
- h) Ensure anyone providing swim instruction is certified in accordance with Florida law.

Work Schedule:

Contractor is expected to provide a minimum of two (2) lifeguards Monday-Thursday and three (3) guards Friday-Sunday when the water slide is in operation as further set forth by the schedule below. Contractor shall ensure sufficient staffing to enable the pool and slide tower to open in accordance with the District's policies. Below is the current District schedule, which is subject to change upon a written addendum to this Agreement.

<i>Season</i>	<i>Start/ Finish</i>	<i>Operating Schedule</i>
<i>Spring Break</i>	3/16-3/20	Mon: 1:00-6:00 Tue- Sun: 11:00-6:00
<i>Pre-Season</i>	3/21-5/24	Sat: 11:00-6:00 Sun: 11:00-6:00
<i>High Season</i>	5/28-8/9	Mon: 1:00-6:00 Tue-Sun 11:00-6:00
<i>Post Season</i>	8/15-9/7	Sat: 11:00-6:00 Sun: 11:00-6:00

C) Facility Monitor

- a) Greet guests.
- b) Address issues and concerns of residents and guests.
- c) Enforce District policies and rules.
- d) Maintain the pool deck, parking lot, all courts and field.
- e) Provide staff presence in the absence other staff.

Anticipated Work schedule (hours may vary due to weather and daylight):

Season	Start/ Finish	Office Hours	
Fall/ Winter	10/01-4/30	Mon. closed Tues-Fri. 9:00 - 5:00 pm Sat and Sun 10:00 - 6:00	4 hours daily
Spring / Summer	5/1-9/30	Mon. closed Tues- Sun 10:00 - 8:00	6 hours daily

D) Field Operations Manager

- a) Provide day-to-day oversight of all District common grounds and assets.
- b) Advise the District of any necessary repairs, extraordinary cleaning, or replacement of assets.

- c) Create a detailed scope of work for projects requiring additional contractors. Work with and present to the Board when appropriate. Secure cost estimates and initiate work.
- d) Administer contract execution/compliance by all District maintenance contractors such as the landscape service provider, lake maintenance provider, etc.
- e) Implement all policies and procedures established by the District as they relate to the day-to-day maintenance and upkeep of the District. The individual shall have a thorough knowledge of the community and provide a timely, personal response regarding problems or request for service and handle them as expeditiously as possible.
- f) Remain aware of potential safety or security hazards within District property, communicate with the appropriate district personnel regarding possible corrective action to resolve a safety or security matter, and implement such action when necessary, for the safety and security of the district.
- g) Maintain full knowledge/awareness of all aspects of residential community maintenance to include landscaping, lake and wetland maintenance, carpentry, electrical, plumbing, painting, and management and/or monitoring of recreational facilities.
- h) Assist in negotiating, purchasing and bidding of contracted services.
- i) Assess property damage, neglect and/or depreciation and estimate costs associated with repair and/or replacement.
- j) Maintain an operations and maintenance manual complete with current drawings.
- k) Assist District management in monitoring annual maintenance budget.
- l) Provide financial oversight and make recommendations accordingly.
- m) Train/supervise site staff and maintenance team, if applicable; be responsible for all work performed by staff.
- n) Oversee common area landscape maintenance provider's performance through weekly meetings and weekly "drive-through" of District and generate "to-do" lists to assist in documenting and monitoring problem-resolution. Work with provider's management team to ensure compliance with contractual requirements, as well as to make necessary corrections to performance deficiencies. Work with landscape architect as needed.
- o) Oversee performance of pond maintenance provider and storm water management system service provider. Also, ensure that debris does not collect and/or is removed from outfall structures in order to prevent flooding problems.
- p) Implement District-approved capital projects and makes recommendations for future needs. Contractor shall obtain a minimum three (3) bids (when possible) on any recommended capital improvements. Contractor understands that any recommended capital improvement is subject to approval by the Board.
- q) Advise the District of any necessary repairs, extraordinary cleaning, or replacement items that may be required due to "normal wear-and-tear," "acts of God," or vandalism, and secure cost estimates for the same. (Such work that is outside the normal, day-to-day maintenance scope of work shall be billed separately, upon arrival of the District, either by Contractor or other outside service contractors.)
- r) Maintain inventory control of maintenance items, including preparation of preventative maintenance programs.

Work Schedule:

The work schedule of the Field Manager shall be flexible in order to monitor patron requests, contractors, and emergencies. The Field Operations Manager is expected to work forty (40) hours per week or more and on average five (5) days per week.

E) Pool Maintenance

- a) Check pool water quality and complete appropriate form equivalent to DH Form 921 3/98 *Swimming Pool Report*, as required by Chapter 64E-9.004(13), FAC, per site visit.
- b) Conduct and record necessary tests for proper pool chemicals as required in order to maintain water quality levels within requirements of Chapter 64E-9.004(1)(d).
- c) Clean pool tiles in pool gutters.
- d) Skim surface of pools.
- e) Perform annual maintenance, including cleaning and waxing the water slide.
- f) Operate filtration and recirculation systems, backwashing as needed.
- g) Clean all strainers.
- h) Maintain pool at proper water level and maintain filtration rates.
- i) Check valves for leaks, as well as other components, and maintain in proper condition.
- j) Manually skim, brush and vacuum pools three (3) visits weekly.
- k) Advise the District of any necessary repairs, cleaning, or replacement items required due to "normal wear & tear," "Acts of God," or vandalism. Such repairs shall be billed separately, upon written approval of the District.
- l) Maintain proper chemical logs and water quality monitoring and records and provide communication to the Board and District Manager in the event of closures due to health concerns.

***Note 1:** All cleaning chemicals necessary to perform the above maintenance, as well as chemicals required for special treatment of stains, metals sequestering, foam removal, oil removal, phosphate and nitrate removal, mustard and black algae treatment, and super chlorination, shall be used as needed and billed separately.*

***Note 2:** Additional services and chemicals due to natural disasters or gale-force winds shall be billable to the district.*

***Note 3:** Pool chemicals necessary to maintain water quality in accordance with Florida law shall be purchased directly by the District and shall not be included in the pool maintenance price proposed herein.*

***Note 4:** Contractor shall coordinate the purchase of pool chemicals with a qualified pool chemical supply company and monitor costs to ensure an economical operation.*

Work Schedule:

Maintenance shall be performed three (3) days per week March-August and two (2) days per week September-February. Pool chemical levels shall be checked daily.

F) Janitorial Services

- a) Vacuum all carpeted areas.
- b) Dust and damp mop all tiled areas including baseboards.

- c) Dust window ledges, blinds, air condition vents and returns, furniture bases, shelves, and tables.
- d) Clean all windows.
- e) Empty and remove all trash from receptacles.
- f) Bathrooms: clean and disinfect floors, counters, mirrors, toilets, urinals and all surrounding areas. Paper and soap dispensers shall be cleaned and filled as needed. *Note: cost of paper supplies and soap are included.*
- g) Kitchen and Social Hall: Clean and disinfect kitchen counters, sink, tabletops and all fixtures. Spot clean all doors, door frames, windows and switch plates.
- h) Fitness room: Provide light cleaning of fitness equipment, rubber flooring, ceiling fans and baseboards. *Note: Cost of center pull towels and preventative maintenance is not included.*
- i) Equipment and cleaning supplies shall be properly stored in order to maintain orderly storage closets.
- j) The contractor shall furnish the necessary cleaning equipment and supplies for the provision of the janitorial services described herein. Should extraordinary cleaning services be required (as agreed to by the District or District management), such special services and/or equipment and supplies shall be billable to the district.

Frequency of Cleanings

- October through May & September: Two (2) days per week
- June, July & August: Three (3) days per week

G) Common Grounds and Facility Maintenance

- Perform *general grounds keeping maintenance* within the District's common areas including, but not limited to:
 - Lake embankments
 - Mail kiosk areas
 - Community entrance areas
 - Debris and trash removal
 - Preserves
 - Passive parks
 - Pergolas
 - Right-of-ways
- Perform *general Amenity Center maintenance* duties including:
 - Pick up debris in and around the facility including all walkways, fields, courts and perimeter of the amenity center
 - Inspect gym equipment and repair as able
 - Monitor condition of all doors and gates and resolve problems as able
 - Spot treatment of carpeted areas
 - Control cobwebs and prevent other debris from accumulating on exterior walls and light fixtures
 - Replace interior and exterior lights
 - Replace AC filters as needed

- Inspect and clean playground features periodically
 - Clean and maintain all features associated with the athletic fields and sport courts including; nets, fencing, windscreens, playing surface etc.
- Clean Dog Waste Stations and trash cans throughout the District
- Tasks as assigned by the Field Operations Manager

EXHIBIT B
Organizational Chart

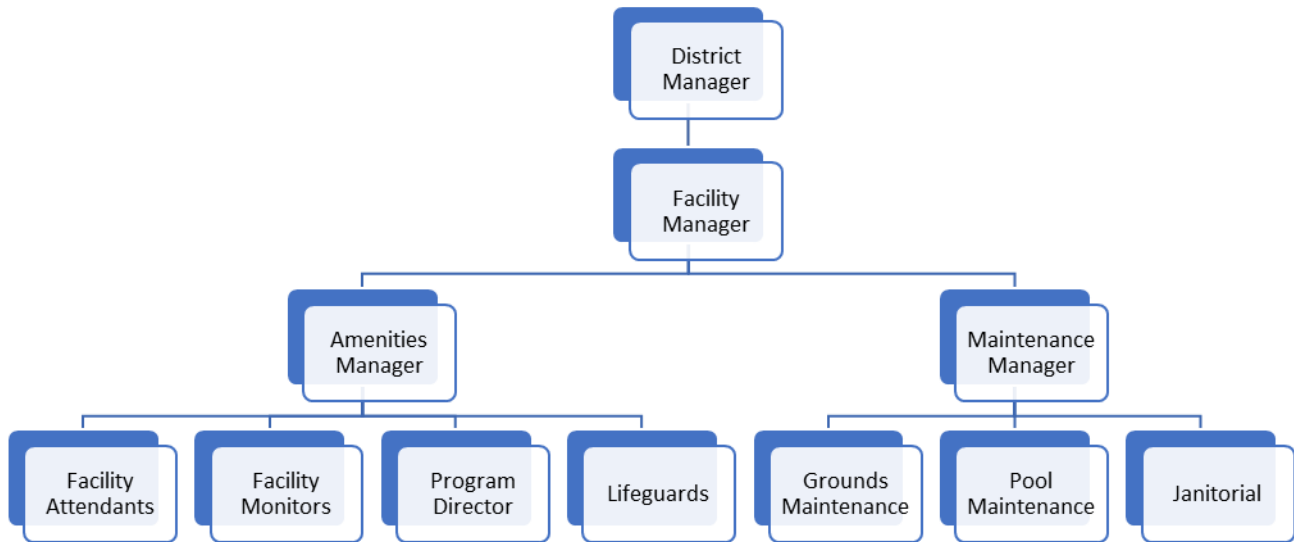


EXHIBIT C
Compensation

Service		Year 1	Year 2	Year 3
Management and Staffing*	<i>Total</i>	\$228,381	\$228,381	\$235,233
	<i>Hourly Rate – Facility Attendants</i>	\$16.00	\$18.50	\$18.50
	<i>Hourly Rate – Facility Monitors</i>	\$16.00	\$18.50	\$18.50
Janitorial Services	<i>Total</i>	\$8,800	\$8,800	\$9,064
Pool Maintenance Services	<i>Total</i>	\$13,900	\$13,900	\$14,317
Lifeguards	<i>Total Not to Exceed</i>	\$30,594	\$31,064	\$33,312
	<i>Hourly Rate</i>	\$15.75	\$15.75	\$15.75

*Pricing for Management and Staffing includes all costs of the Facility Manager, Maintenance Manager and Staff, Amenities Manager, Program Director, Facility Attendants and Facility Monitors.

Exhibit D

Youth Program Safety Guidelines

Introduction

To help protect minors, the Turnbull Creek Community Development District has developed the following list of guidelines. It is important that Contractor's paid staff, volunteers, parents and athletes understand and be educated on these guidelines and, to the extent practical, abide by these guidelines.

Purpose

These procedures are designed to reduce the risk of child sexual abuse in order to:

- Provide a safe and secure environment for children, youth, adults, members, volunteers, visitors, and Contractor and its paid staff.
- Satisfy the concerns of parents and staff members with a screening process for Contractors and volunteers overseeing youth programs at the District.
- Provide a system to respond to alleged victims of sexual abuse and their families, as well as the alleged perpetrator.
- Reduce the possibility of false accusations of sexual abuse made against Contractor, its paid staff, and volunteers.

Protection and Prevention

Volunteer and Employee Screening Procedures:

Screening procedures are to be used with paid staff and volunteers who are entrusted with the care and supervision of minors or a person who directly oversees and/or exerts control or oversight over minors. These may include an employment and volunteer application requiring submittal of personal references and criminal history information. References should be checked. Criminal background checks shall be conducted on all paid staff and volunteers who are entrusted with the care and supervision of minors or a person who directly oversees and/or exerts control or oversight over minors. All criminal background checks will be updated periodically. This does not apply to occasional meet or event volunteers (timers, runners, marshals, etc.) who have only limited contact with athletes.

Supervision Procedures

Unless an extenuating situation exists, Contractor:

- Will have adequate number of screened and trained paid staff or volunteers present at practices and events involving minors. Supervision will increase in proportion to the risk of the activity.
- Will monitor facilities during activities involving minors.
- Will endeavor to release minors (here, minors is defined as children ages 15 and younger) only to a parent, guardian, or provided list of emergency contacts consented to in writing by parent/guardian.

- Will obtain written parental permission, including a signed medical treatment form and emergency contacts, before taking minors on trips and should provide information regarding the trip.
- Will use two screened staff or volunteers when transporting minors in vehicles unless the parent(s)/guardian(s) sign a waiver allowing for a single screened staff or volunteer to transport his/her minor.
- Minors under five should be accompanied to the restroom and the paid staff or volunteer wait outside the facility to escort the child back to the activity. Whenever possible, the escort will be the same sex as the child.
- Provide periodic monitoring of restroom facilities and encourage minors to report any inappropriate behavior they may hear or witness to paid staff or volunteer.
- Will encourage minors to use a "buddy system" whenever minors go on trips off of District property.
- Will screen all paid staff and volunteers and approve those individuals in advance for any overnight activities that include oversight and control of minors.
- Will designate a "confidential counselor" to whom any minor can go at any time, without special permission, to discuss any problems he or she is having.

Behavioral Guidelines for Paid Staff and Volunteer

All volunteers and paid staff will observe the following guidelines:

- Do not provide alcoholic beverages, tobacco, drugs, contraband, or anything that is prohibited by law to minors.
- Whenever possible, at least two unrelated paid staff or volunteers will be in the room when minors are present. Doors will be left fully open if one adult needs to leave the room temporarily and during arrival to the practice or event before both adults are present. Speaking to a minor or minors one-on-one should be done in public settings where staff or volunteers are in sight.
- Avoid all inappropriate touching with minors. All touching shall be based on the needs of the individual being touched, not on the needs of the volunteer or paid staff. In the event a minor initiates physical contact and/or inappropriate touching, it is appropriate to inform the minor that such touching is inappropriate.
- Never engage in physical discipline of a minor. Volunteers and paid staff shall not abuse minors in any way, including but not limited to physical abuse, verbal/mental abuse, emotional abuse, and sexual abuse of any kind.
- If you recognize an inappropriate relationship developing between a minor and adult, report such suspicions immediately to the confidential counselor or other with supervisory authority.
- Maintain clear professional boundaries with all minors and if you feel uncomfortable, refer the minor

to another individual with supervisory authority.

- If one-on-one coaching or instruction is necessary, avoid meeting in isolated environments.
- Anyone who observes abuse of a minor will take appropriate steps to immediately intervene and provide assistance. Report any inappropriate conduct to the proper authorities and to the District, through its counsel, immediately.
- Provide clear expectations of behavior for both adult-athlete and athlete-athlete interactions for the protection of all persons involved.
- Use of audio or visual recording devices, including a cell phone camera, is not allowed in restrooms or changing areas.

Disqualification

No person may be entrusted with the care and supervision of minors or may directly oversee and/or exert control or oversight over minors who has been convicted of the offenses outlined below, been on a probated sentence or received deferred adjudication for any offense outlined below, or has presently pending any criminal charges for any offense outlined below until a determination of guilt or innocence has been made, including any person who is presently on deferred adjudication. The following offenses disqualify a person from care, supervision, control, or oversight of minors:

- Any offense against minors as defined by state law.
- A misdemeanor or felony offense as defined by state law that is classified as sexual assault, indecency with a minor or adult, assault of a minor or adult, injury to a minor or adult, abandoning or endangering a minor, sexual performance with a minor or adult, possession or promoting child pornography, enticing a minor, bigamy, incest, drug-related offenses, or family violence.
- A prior criminal history of an offense against minors.

SIXTH ORDER OF BUSINESS

CONTRACTOR PERFORMANCE EVALUATION (CPE)

Goal: This CPE program aims to provide a uniform method to evaluate, report and track evaluation of services provided by the District's Amenity Management Contractor to ensure that a high quality of services and performance is maintained throughout the contract term. Board members will evaluate the amenity management contractor based on specific service and quality levels as set forth in the amenity management contractor and ratings and corresponding scores will be according to the below guidelines.

Performance Evaluation Guidelines for Scoring:

- Intended to provide Board members with a general framework to assist in the completion of the evaluation.
- This is not designed to be inclusive of all situations.
- Board members should include supportive narratives to support scores.
- Contractor may not be evaluated with a rating lower than "successful" solely for not performing or refusing to perform BEYOND the requirements of the contract.
- A "needs improvement" rating should be supported by referencing specific deficiencies.

Scoring Method:

- Needs Improvement (1 point)
 - *Does not meet contractual, technical and/or professional requirements. Indicates a need for improvement and characterize performance levels that result in a detriment to the District*
 - *Serious problems existed, and corrective actions have been ineffective.*
 - *Major errors, extensive minor errors, and/or recurring problems.*
 - *Performance indicates little to no effort to satisfy minimum contract requirements.*
- Successful Performance (2 points)
 - *General success. Performance meets contractual requirements and specifications*
 - *May have some minor problems; however, satisfactory corrective actions taken by the contractor were effective.*
 - *Problems are not repetitive.*
- Exceptional Performance (3 points)
 - *Exceptional performance beyond expectations and characterize performance levels that result in substantial positive contributions to the District. Some factors:*
 - Identified cost savings
 - Innovative options or efficiencies
 - Demonstrated excellence in quality of work and service delivery
 - Added value; and/or
 - Consistently exceeds District expectations and always provides exceptional results.

Scoring Evaluation Criteria:

1. Budget considerations/cost control/
2. Quality (of work performed)
3. Invoicing/payment timeliness
4. Adequacy, quality and availability of workforce
5. Project and contract management success
6. Communications, cooperation and amenity relations

AMENITY MANAGEMENT PERFORMANCE EVALUATION

EVALUATION CRITERIA Needs Improvement (1 Point) = Does not meet contractual, technical or professional requirements. Successful Performance (2 Points) = Meets contractual requirements. Exceptional Performance (3 Points) = Exceeds contract requirements to the District's benefit.		Needs Improvement (1 Point)	Successful Performance(2 Points)	Exceptional Performance (3 Points)
1. Budget Considerations/Cost Control				
2. Quality (of work performed)				
3. Invoicing/Payment Timelines				
4. Adequacy, Quality and Availability of Workforce				
5. Project and Contract Management Success				
6. Communications, Cooperation and Amenity Relations				
Total Score (18 Points Maximum):				
Comments/Facts concerning specific events or actions to justify the evaluation:				
	Signature / Print / Date			
Board Member:				
Signature:				
Date:				

SEVENTH ORDER OF BUSINESS

**AGREEMENT BY AND BETWEEN THE TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT AND LIFE FITNESS, LLC REGARDING THE
PROVISION AND INSTALLATION OF FITNESS EQUIPMENT**

This **Agreement** (the “Agreement”) is made entered into this 4th day of April, 2019, by and between:

Turnbull Creek Community Development District, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in St. Johns County, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “District”)

Life Fitness, LLC, a Delaware limited liability company, whose address is 9525 Bryn Mawr Avenue, Rosemont, Illinois 60018 (hereinafter “Contractor” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “Act”), by ordinance adopted by the Board of County Commissioners of St. Johns County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including various amenity facilities (the “Amenity Facilities”); and

WHEREAS, the District has a need to retain an independent contractor to provide and install certain instruments of fitness equipment (the “Equipment”), within the Amenity Facilities located within the District, as the scope of services and the description of the Equipment are set forth in the attached **Exhibit A**, which is incorporated by this reference, including, without limitation, all materials and labor (the “Work”); and

WHEREAS, Contractor represents that it is qualified, willing and able to serve as a fitness equipment installation contractor and has agreed to perform the Work for the District;

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

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 Agreement.

SECTION 2. DUTIES. The duties, obligations, and responsibilities of the Contractor are to provide and install the Equipment described in **Exhibit A**. The Contractor shall report directly to the District Manager.

Contractor is to provide the material, tools, skill, and labor necessary to perform the Work, as described in **Exhibit A**.

- A. Contractor shall provide fitness equipment and fitness equipment installation services, as described in **Exhibit A**. The Work shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Work and items described herein and demonstrated in **Exhibit A**, including but not limited to, the Equipment, all tools, supplies, insurance, and other materials or services (including without limitation all packing, loading, or freight) necessary to deliver and install the goods. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.
- B. The Contractor shall commence the Work upon direction of the District and complete the Work by _____, 2019, unless this term for completion of the Work is extended in writing by the District in its sole discretion or terminated earlier in accordance with the terms of this Agreement. Time is of the essence with respect to this Work, and Contractor shall not deviate from the schedule without District's prior written consent. District may terminate this Agreement or any part thereof or reject delivery of goods or the performance of Work if such delivery or performance is not in material accordance with the specifications of this Agreement, including the schedule. Contractor shall indemnify the District for all loss and damage of whatever nature caused by such delay or failure, excepting only delays for causes beyond Contractor's reasonable control.
- C. In addition to the specific warranties provided in the attached **Exhibit A** and any additional manufacturer warranties, Contractor warrants that the title to Equipment conveyed shall be good and that the transfer of the Equipment shall be rightful. The Equipment shall be free from any security interest or lien, and the Equipment shall conform to the description herein stated and any specifications provided by the District. The Equipment shall be of merchantable quality and shall be fit for the use intended, including but not limited to meeting the 2010 ADA specifications/design standards. Contractor agrees, without prejudice to any other rights District may have, to replace or otherwise remedy any defective Equipment without further cost to the District or, at the District's option, to reimburse the District for its cost of replacing defective Equipment. All Equipment is subject to inspection by the District before, upon, and within a reasonable time after delivery. Equipment shall not be replaced without District's prior written instructions. Any acceptance by the District shall not prevent the District from later rejecting non-conforming Equipment. The warranty provided herein shall survive the completion or termination of this Agreement and is in addition to any warranties provided by law.

- D. Contractor agrees to perform the Work to the satisfaction of the District, in a first-class and workmanlike manner, and using the highest level of professional skill, care and diligence. Contractor shall perform the Work in conformity with accepted standards of safety and the District's specifications as may be promulgated by the District from time to time.
- E. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- F. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement ~~and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Work.~~ Either party may terminate this Agreement for convenience by providing fifteen (15) days written notice. A 20% of the purchase price restocking fee may apply should contractor receive termination notification after products ship or production begins on built-to-order products. Unless termination is for cause.
- G. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Work, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work.
- H. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to commence repairs for any damage resulting from Contractor's activities and work within twenty-four (24) hours, and Contractor agrees to complete such repairs within a reasonable amount of time.
- I. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A. The District shall pay Contractor an amount of Thirty-Eight Thousand Nine Hundred Fifty-Three Dollars and Sixty Cents (\$38,953.60) for the Work and the provision of the Equipment, as identified in **Exhibit A**. This compensation includes all materials and labor provided for in **Exhibit A**, installation, shipping and delivery costs, and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Work. The District shall remit to the Contractor Fifty Percent (50%) of the total payment amount at the time of the execution of this Agreement, and Fifty Percent (50%) after all items are delivered

and the District is satisfied with and has accepted the Work as set forth in this Agreement.

- B.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon

successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

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

SECTION 4. DELIVERY. Installation shall conform to industry best practices, including but not limited to, securing all Equipment delivered to the floor to a solid, level surface to stabilize and eliminate rocking or tipping over unless otherwise directed by the District. Installation must be performed by a licensed contractor. Further, the equipment must be installed in a manner that complies with all applicable laws, including but not limited to the 2010 ADA Standards for Accessible Design, as may be and has been amended from time to time. The Contractor accordingly bears the risk of damage or loss until the shipment arrives at said fitness facility.

SECTION 5. WARRANTY. The Contractor warrants to the District that all Equipment furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, and any other warranties as set forth in **Exhibit A**, all Work provided by the Contractor pursuant to this Agreement shall be warranted ~~for two (2) years from per each products' own limited manufacturer's warranty period, www.lifefitness.com, from~~ the date of acceptance of the Work by the District or such other term as described in **Exhibit A**, ~~whichever is greater.~~ Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Work. If any of the materials or Work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

SECTION 6. INSURANCE.

A. Throughout the term of this Agreement, the Contractor shall maintain, at a

minimum, the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation. ** Contractor shall be permitted, in whole or in part, to self-insure for products/completed operations damage coverage.
 - (3) Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed. ** Contractor shall be permitted, in whole or in part, to self-insure for auto physical damage coverage.
- B.** The District and the District's staff, employees, consultants, officers, representatives, agents, and supervisors shall be named as additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

- A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses,

attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

- B.** The Contractor agrees, to the fullest extent permitted by law, to indemnify, defend, and hold harmless the District and the District's staff, employees, consultants, officers, representatives, agents, and supervisors (together, "**Indemnitees**") from any and all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Contractor and other persons employed or utilized by the Contractor in the performance of this Agreement, including without limitation the Contractor's contractors, subcontractors, and sub-subcontractors. To the extent a limitation on liability is required by Section 725.06 of the *Florida Statutes* or other applicable law, liability under this section shall in no event exceed the sum of One Million Dollars and No Cents (\$1,000,000.00) and Contractor shall carry, at its own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Contractor agrees such limitation bears a reasonable commercial relationship to the Agreement and was part of the project specifications or bid documents. In the event that any indemnification, defense, or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed in accordance with the mutual intent of the Contractor and the District to provide indemnification, defense, and hold harmless provisions to the maximum effect allowed by Florida law and for the benefit of the Indemnitees. Nothing in this paragraph shall be deemed to require vendor to indemnify or hold harmless any indemnitee for its own negligence acts omissions or misconduct.

- C.** The Contractor's obligation to indemnify the District as specified herein shall survive any assignment of the District's payment obligations and completion of the work provided for hereunder.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of

a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor. A 20% of the purchase price restocking fee may apply should contractor receive termination notification after products ship or production begins on built-to-order products. Unless termination is for breach.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor

nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age

Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument, together with **Exhibit A**, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. **Exhibit A** is incorporated herein only to the extent that it states the Work's scope of services for the labor and materials to be provided under this Agreement. To the extent of any conflict between this instrument and **Exhibit A**, this instrument shall control.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:	Turnbull Creek Community Development District c/o Governmental Management Services – Central Florida, LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager
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With a copy to:	Hopping Green & Sams, P.A. 119 S. Monroe Street, Suite 300
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Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

Life Fitness, LLC
9525 Bryn Mawr Avenue
Rosemount, Illinois 60018
Attn: Corey Heflin

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

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Ernesto Torres (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4)

upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. CONSTRUCTION DEFECTS. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Signatures on following page]

Attest:

ba J J

Secretary/ Assistant Secretary

Turnbull Creek
Community Development District

Chel...

Chairperson, Board of Supervisors

Witness

Sheryl Jenkins

[SIGNATURE OF WITNESS]

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(PRINT NAME OF WITNESS)

Life Fitness, LLC

Nick Zager

By: Nicholas Zager - Finance Director, Global Operations

Its: Life Fitness LLC 5/30/2019

EXHIBIT A: Scope of Services

EXHIBIT A
Scope of Services

EIGHTH ORDER OF BUSINESS

Turnbull Creek

Community Development District



Approved Budget

Fiscal Year 2020

June 11, 2019



Turnbull Creek
Community Development District

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General Fund

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

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual YTD 4/30/19</i>	<i>Next 5 Months</i>	<i>Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
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Revenues

<i>Maintenance Assessments</i>	\$1,126,178	\$1,115,286	\$10,892	\$1,126,178	\$1,126,178
<i>Interest / Miscellaneous</i>	\$13,575	\$15,408	\$1,000	\$16,408	\$2,000
<i>Amenities Revenue</i>	\$2,000	\$336	\$1,689	\$2,025	\$2,000
<i>Carry Forward Surplus</i>	\$34,240	\$0	\$0	\$0	\$48,906

<i>Total Revenues</i>	\$1,175,993	\$1,131,029	\$13,582	\$1,144,611	\$1,179,084
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Expenditures

Administrative

<i>Supervisor Fees</i>	\$7,000	\$2,600	\$3,000	\$5,600	\$6,000
<i>FICA Expense</i>	\$536	\$199	\$230	\$428	\$459
<i>Engineering (Yuro)</i>	\$13,000	\$4,250	\$5,500	\$9,750	\$13,000
<i>Arbitrage (Grau)</i>	\$3,000	\$0	\$2,400	\$2,400	\$2,400
<i>Dissemination (GMS & Disclosure Services)</i>	\$2,200	\$1,033	\$417	\$1,450	\$2,200
<i>Trustee (US Bank)</i>	\$12,667	\$10,116	\$4,500	\$14,616	\$14,620
<i>Attorney (HGS)</i>	\$40,000	\$22,289	\$15,920	\$38,209	\$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	\$26,250	\$18,750	\$45,000	\$45,000
<i>Information Technology (GMS)</i>	\$1,600	\$933	\$667	\$1,600	\$1,600
<i>Telephone</i>	\$450	\$192	\$258	\$450	\$450
<i>Postage</i>	\$1,100	\$489	\$349	\$838	\$1,100
<i>Printing & Binding</i>	\$2,500	\$1,421	\$1,079	\$2,500	\$2,500
<i>Insurance (FIA)</i>	\$8,816	\$8,014	\$0	\$8,014	\$8,816
<i>Legal Advertising</i>	\$1,400	\$292	\$908	\$1,200	\$1,400
<i>Other Current Charges</i>	\$1,300	\$465	\$685	\$1,150	\$1,300
<i>Office Supplies</i>	\$170	\$86	\$64	\$150	\$170
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$0	\$175	\$175
<i>Website Compliance</i>	\$0	\$1,750	\$0	\$1,750	\$0

<i>Total Administrative Expenses</i>	\$149,439	\$85,554	\$58,252	\$143,806	\$149,715
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Amenity Center

<i>Insurance (FIA)</i>	\$15,664	\$14,240	\$0	\$14,240	\$15,664
<i>Pest Control (Turner Pest Control)</i>	\$2,673	\$1,295	\$1,828	\$3,123	\$3,123
<i>Repairs & Replacements</i>	\$48,800	\$15,761	\$17,500	\$33,261	\$51,219
<i>Recreational Passes</i>	\$600	\$195	\$405	\$600	\$800
<i>Office Supplies</i>	\$1,025	\$636	\$350	\$986	\$1,100
<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	\$5,482	\$5,000	\$10,482	\$10,900
<i>Electric (FPL)</i>	\$33,510	\$18,605	\$16,000	\$34,605	\$36,000
<i>Telephone/Cable/Internet (Comcast)</i>	\$3,800	\$2,191	\$1,570	\$3,761	\$3,800

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

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual YTD 4/30/19</i>	<i>Next 5 Months</i>	<i>Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
<i>Management Contracts</i>					
<i>Lifeguards/Pool Monitors (RMS)</i>	\$33,166	\$2,409	\$30,757	\$33,166	\$30,600
<i>Facility Monitor (RMS)</i>	\$28,737	\$16,763	\$11,974	\$28,737	\$24,200
<i>Facility Management (RMS)</i>	\$61,285	\$35,750	\$25,535	\$61,285	\$61,285
<i>Facility Attendants (RMS)</i>	\$17,510	\$10,214	\$7,296	\$17,510	\$16,192
<i>Field Operations (RMS)</i>	\$70,015	\$30,342	\$21,673	\$52,015	\$52,015
<i>Pool Maintenance (RMS)</i>	\$14,729	\$8,592	\$6,137	\$14,729	\$14,729
<i>Pool Chemicals (Poolsure)</i>	\$11,000	\$6,315	\$6,797	\$13,113	\$13,144
<i>Janitorial Services (RMS)</i>	\$9,064	\$5,287	\$3,777	\$9,064	\$9,064
<i>Common Area Waste Collection (RMS)</i>	\$0	\$0	\$0	\$0	\$18,300
<i>Program Director (Vesta)</i>	\$2,575	\$1,458	\$1,042	\$2,500	\$2,500
<i>Facility Maintenance</i>	\$49,440	\$28,840	\$20,600	\$49,440	\$49,440
<i>Refuse Service (Advance Disposal)</i>	\$8,124	\$5,371	\$3,830	\$9,201	\$9,240
<i>Security (Envera)</i>	\$6,093	\$3,451	\$2,958	\$6,409	\$6,093
<i>Special Events</i>	\$9,000	\$6,981	\$3,219	\$10,200	\$2,000
Total Amenity Center Expenses	\$439,460	\$221,730	\$188,898	\$410,628	\$433,708
<i>Grounds Maintenance</i>					
<i>Streetlighting (FPL)</i>	\$36,000	\$20,569	\$15,000	\$35,569	\$36,000
<i>Lake Maintenance (Future Horizons)</i>	\$7,740	\$6,700	\$3,225	\$9,925	\$11,580
<i>Landscape Maintenance (Duval Landscape)</i>	\$299,573	\$174,751	\$124,822	\$299,573	\$305,000
<i>Landscape Contingency</i>	\$30,700	\$20,275	\$7,625	\$27,900	\$30,000
<i>Irrigation Repairs</i>	\$6,000	\$2,315	\$3,685	\$6,000	\$6,000
<i>Capital Reserves</i>	\$207,081	\$207,081	\$0	\$207,081	\$207,081
Total Grounds Maintenance Expenses	\$587,094	\$431,691	\$154,357	\$586,048	\$595,661
TOTAL EXPENDITURES	\$1,175,993	\$738,974	\$401,507	\$1,140,481	\$1,179,084
EXCESS REVENUES / (EXPENDITURES)	\$0	\$392,055	-\$387,925	\$4,129	\$0

	<i>FY 2019</i>	<i>FY 2020</i>
<i>Net Assessments</i>	\$ 1,126,178	\$ 1,126,178
<i>Add: Discounts & Collections</i>	\$ 71,850	\$ 71,850
<i>Gross Assessments</i>	\$ 1,198,028	\$ 1,198,028
<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	\$ 1,249.25

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.

Printing & Binding

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

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

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.

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.

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

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

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	\$ 30	\$ 360
8189715355	168 Toscana Lane	\$ 86	\$ 1,032
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	\$ 2,200	\$ 26,400
6889119035	101 W Positano Ave #1	\$ 335	\$ 4,020
	Contingency	\$ 175	\$ 2,100
	Total	\$ 3,000	\$ 36,000

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

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 Riverside Management Services 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>
RMS	2,550.00	30,600

Facility Monitor

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	2,016.67	24,200

Facility Management

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

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

Facility Attendants

The District is under contract with Riverside Management Services 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>
RMS	1,349.33	16,192

Field Operations

The District is under contract with Riverside Management Services to provide field operations & contract administration services.

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

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

Facility Maintenance

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

Pool Maintenance

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	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 Riverside Management Services to have janitorial services provided for the Amenity Center.

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

Common Area Waste Collection

Garbage waste pickup in mail kiosk and other common areas provided by Riverside Management Services.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	\$1,525.00	\$18,300

Program Director

The District will provide a part-time Program Director under the Riverside Management Services contract in order to facilitate activities provided by RMS.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	\$208.33	\$2,500

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

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 an billed quarterly.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
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.

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.

Contract	Monthly	Annual Amount
Future Horizons	\$ 965	\$ 11,580

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

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 4/30/19</i>	<i>Next 5 Months</i>	<i>Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
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Revenues

Carry Forward Surplus (1)	\$257,026	\$262,905	\$0	\$262,905	\$257,026
Interest Income	\$300	\$11,867	\$6,012	\$17,879	\$5,000
Assessments	\$989,969	\$977,716	\$12,253	\$989,969	\$989,969
Prepayments A1	\$0	\$0	\$0	\$0	\$0
Prepayments A2	\$0	\$0	\$0	\$0	\$0

Total Revenues	\$1,247,295	\$1,252,488	\$18,265	\$1,270,753	\$1,251,995
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Expenditures

Series 2015 A-1

Interest 11/1	\$183,059	\$182,887	\$0	\$182,887	\$178,084
Principal Prepayment 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest 5/1	\$183,059	\$0	\$182,778	\$182,778	\$178,084
Principal 5/1	\$415,000	\$0	\$400,000	\$400,000	\$425,000
Special Call 5/1	\$0	\$0	\$5,000	\$5,000	\$0

Series 2015 A-2

Interest 11/1	\$57,831	\$57,831	\$0	\$57,831	\$54,388
Interest 5/1	\$57,831	\$0	\$57,356	\$57,356	\$54,388
Principal 5/1	\$95,000	\$0	\$95,000	\$95,000	\$100,000
Special Call 5/1	\$0	\$0	\$30,000	\$30,000	\$0

Total Expenditures	\$991,781	\$245,718	\$770,134	\$1,015,852	\$989,943
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EXCESS REVENUES / (EXPENDITURES)	\$255,514	\$1,006,770	-\$751,869	\$254,901	\$262,053
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(1) Net of Debt Service Reserve Funds

Debt Service for 11/01/2020:

Interest	\$172,559
Interest	\$52,013
Total	\$224,571

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

Turnbull Creek
Community Development District
Series 2015A-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	\$	9,020,000.00		-	\$ 178,083.75	\$ 178,083.75
05/01/20	\$	9,020,000.00	2.600%	\$ 425,000.00	\$ 178,083.75	-
11/01/20	\$	8,595,000.00			\$ 172,558.75	\$ 775,642.50
05/01/21	\$	8,595,000.00	2.850%	\$ 435,000.00	\$ 172,558.75	-
11/01/21	\$	8,160,000.00		-	\$ 166,360.00	\$ 773,918.75
05/01/22	\$	8,160,000.00	3.150%	\$ 450,000.00	\$ 166,360.00	-
11/01/22	\$	7,710,000.00		-	\$ 159,272.50	\$ 775,632.50
05/01/23	\$	7,710,000.00	3.400%	\$ 465,000.00	\$ 159,272.50	-
11/01/23	\$	7,245,000.00		-	\$ 151,367.50	\$ 775,640.00
05/01/24	\$	7,245,000.00	3.650%	\$ 480,000.00	\$ 151,367.50	-
11/01/24	\$	6,765,000.00		-	\$ 142,607.50	\$ 773,975.00
05/01/25	\$	6,765,000.00	3.750%	\$ 495,000.00	\$ 142,607.50	-
11/01/25	\$	6,270,000.00		-	\$ 133,325.25	\$ 770,932.75
05/01/26	\$	6,270,000.00	3.800%	\$ 515,000.00	\$ 133,325.25	-
11/01/26	\$	5,755,000.00		-	\$ 123,412.50	\$ 771,737.75
05/01/27	\$	5,755,000.00	4.000%	\$ 525,000.00	\$ 123,412.50	-
11/01/27	\$	5,230,000.00		-	\$ 112,912.50	\$ 761,325.00
05/01/28	\$	5,230,000.00	4.250%	\$ 560,000.00	\$ 112,912.50	-
11/01/28	\$	4,670,000.00		-	\$ 101,012.50	\$ 773,925.00
05/01/29	\$	4,670,000.00	4.250%	\$ 585,000.00	\$ 101,012.50	-
11/01/29	\$	4,085,000.00		-	\$ 88,581.25	\$ 774,593.75
05/01/30	\$	4,085,000.00	4.250%	\$ 610,000.00	\$ 88,581.25	-
11/01/30	\$	3,475,000.00		-	\$ 75,618.75	\$ 774,200.00
05/01/31	\$	3,475,000.00	4.250%	\$ 635,000.00	\$ 75,618.75	-
11/01/31	\$	2,840,000.00		-	\$ 62,125.00	\$ 772,743.75
05/01/32	\$	2,840,000.00	4.375%	\$ 665,000.00	\$ 62,125.00	-
11/01/32	\$	2,175,000.00		-	\$ 47,578.13	\$ 774,703.13
05/01/33	\$	2,175,000.00	4.375%	\$ 695,000.00	\$ 47,578.13	-
11/01/33	\$	1,480,000.00		-	\$ 32,375.00	\$ 774,953.13
05/01/34	\$	1,480,000.00	4.375%	\$ 725,000.00	\$ 32,375.00	-
11/01/34	\$	755,000.00		-	\$ 16,515.63	\$ 773,890.63
05/01/35	\$	755,000.00	4.375%	\$ 755,000.00	\$ 16,515.63	-
11/01/35	\$	-		-		\$ 771,515.63
				\$ 9,020,000.00	\$ 3,527,413.02	\$ 12,547,413.02

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				- \$	54,387.50	\$ 54,387.50
05/01/20	\$	2,290,000.00	4.750%	\$ 100,000.00	\$ 54,387.50	-
11/01/20	\$	2,190,000.00			\$ 52,012.50	\$ 206,400.00
05/01/21	\$	2,190,000.00	4.750%	\$ 105,000.00	\$ 52,012.50	-
11/01/21	\$	2,085,000.00		- \$	49,518.75	\$ 206,531.25
05/01/22	\$	2,085,000.00	4.750%	\$ 105,000.00	\$ 49,518.75	-
11/01/22	\$	1,980,000.00		- \$	47,025.00	\$ 201,543.75
05/01/23	\$	1,980,000.00	4.750%	\$ 110,000.00	\$ 47,025.00	-
11/01/23	\$	1,870,000.00		- \$	44,412.50	\$ 201,437.50
05/01/24	\$	1,870,000.00	4.750%	\$ 120,000.00	\$ 44,412.50	-
11/01/24	\$	1,750,000.00		- \$	41,562.50	\$ 205,975.00
05/01/25	\$	1,750,000.00	4.750%	\$ 125,000.00	\$ 41,562.50	-
11/01/25	\$	1,625,000.00		- \$	38,593.75	\$ 205,156.25
05/01/26	\$	1,625,000.00	4.750%	\$ 130,000.00	\$ 38,593.75	-
11/01/26	\$	1,495,000.00		- \$	35,506.25	\$ 204,100.00
05/01/27	\$	1,495,000.00	4.750%	\$ 135,000.00	\$ 35,506.25	-
11/01/27	\$	1,360,000.00		- \$	32,300.00	\$ 202,806.25
05/01/28	\$	1,360,000.00	4.750%	\$ 145,000.00	\$ 32,300.00	-
11/01/28	\$	1,215,000.00		- \$	28,856.25	\$ 206,156.25
05/01/29	\$	1,215,000.00	4.750%	\$ 150,000.00	\$ 28,856.25	-
11/01/29	\$	1,065,000.00		- \$	25,293.75	\$ 204,150.00
05/01/30	\$	1,065,000.00	4.750%	\$ 155,000.00	\$ 25,293.75	-
11/01/30	\$	910,000.00		- \$	21,612.50	\$ 201,906.25
05/01/31	\$	910,000.00	4.750%	\$ 165,000.00	\$ 21,612.50	-
11/01/31	\$	745,000.00		- \$	17,693.75	\$ 204,306.25
05/01/32	\$	745,000.00	4.750%	\$ 175,000.00	\$ 17,693.75	-
11/01/32	\$	570,000.00		- \$	13,537.50	\$ 206,231.25
05/01/33	\$	570,000.00	4.750%	\$ 180,000.00	\$ 13,537.50	-
11/01/33	\$	390,000.00		- \$	9,262.50	\$ 202,800.00
05/01/34	\$	390,000.00	4.750%	\$ 190,000.00	\$ 9,262.50	-
11/01/34	\$	200,000.00		- \$	4,750.00	\$ 204,012.50
05/01/35	\$	200,000.00	4.750%	\$ 200,000.00	\$ 4,750.00	-
11/01/35	\$	-		- \$	-	\$ 204,750.00
						-
				\$ 2,290,000.00	\$ 1,032,650.00	\$ 3,322,650.00

Turnbull Creek
Community Development District

Debt Service Fund
Pond Bank Remediation Series 2015B

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual YTD 4/30/19</i>	<i>Next 5 Months</i>	<i>Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
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Revenues

<i>Carry Forward Surplus (1)</i>	-\$2,069	\$33,144	\$0	\$33,144	\$32,199
<i>Interest Income</i>	\$0	\$1,021	\$466	\$1,487	\$700
<i>Assessments</i>	\$79,318	\$78,307	\$1,011	\$79,318	\$79,318

<i>Total Revenues</i>	\$77,249	\$112,472	\$1,477	\$113,949	\$112,217
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Expenditures

Series 2015B1

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

Series 2015B2

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

<i>Total Expenditures</i>	\$77,075	\$30,938	\$50,813	\$81,750	\$76,378
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<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$174	\$81,535	-\$49,336	\$32,199	\$35,840
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(1) Net of Debt Service Reserve Funds

Debt Service for 11/01/2020:

<i>Interest</i>	\$5,794
	\$19,895
<i>Total</i>	\$25,689

<i>Net Assessments</i>	\$79,318
<i>Add: Disc. and Collections (6%)</i>	\$5,063
<i>Gross Assessments</i>	\$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

DATE		BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
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

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual YTD 4/30/19</i>	<i>Next 5 Months</i>	<i>Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
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Revenues

<i>Carry Forward Surplus</i>	\$83,379	\$82,580	\$0	\$82,580	\$83,775
<i>Interest Income</i>	\$0	\$2,145	\$921	\$3,066	\$2,000
<i>Assessments - Tax Collector</i>	\$286,688	\$283,741	\$2,947	\$286,688	\$286,688

<i>Total Revenues</i>	\$370,067	\$368,466	\$3,868	\$372,334	\$372,463
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Expenditures

Series 2016

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

<i>Total Expenditures</i>	\$288,559	\$72,280	\$216,280	\$288,560	\$289,231
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<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$81,508	\$296,186	-\$212,411	\$83,775	\$83,232
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Debt Service for 11/01/2020:

<i>Interest</i>	\$66,841
<i>Total</i>	\$66,841

<i>Net Assessments</i>	\$286,688
<i>Add: Discounts and Collections (6%)</i>	\$18,291
<i>Gross Assessments</i>	\$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 4/30/19</i>	<i>Next 5 Months</i>	<i>Projected 9/30/19</i>	<i>Approved 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	\$159,024
<i>Total Revenues</i>	\$434,553	\$263,204	\$0	\$263,204	\$366,105
<u>EXPENDITURES:</u>					
<i>Repair and Replacement</i>	\$329,411	\$54,019	\$50,000	\$104,019	\$105,496
<i>Other Current Charges</i>	\$0	\$86	\$75	\$161	\$200
<i>Total Expenditures</i>	\$329,411	\$54,105	\$50,075	\$104,180	\$105,696
<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$105,142	\$209,099	-\$50,075	\$159,024	\$260,409

A.

FY 2018 CAPITAL RESERVE STUDY

Repairs Made Per Capital Reserve Study

✓ Paint Exterior – Mail Pavilion Positano	\$1,406
✓ Paint Exterior – Pavilion San Marion	\$1,406
✓ Pool Equipment Slide Refurbishment	\$24,000
✓ Pool Finish Ceramic Tile Trim	\$50,000
✓ Pool Finish Exposed Aggregate	\$100,000
✓ Shelter Fabric Recover Baseball	\$3,503
✓ Shelter Fabric Recover Basketball	\$3,503
✓ Tennis Court Windscreen	\$3,270
✓ Lake Embankment Stabilization	\$78,000
✓ Lake Embankment Stabilization	\$15,000

Repairs Recommended Not Made

AC Air Handler Amenity Center	\$4,266
AC Condensing Unit Amenity Center	\$4,322
Finish Carpet Gym	\$4,575
Finish Carpet Office	\$791
Pool Deck Finish Acrylic Coating Bridge	\$1,290
Shelter Fabric Recover Pool Deck	\$3,505
Shelter Fabric Recover Tennis Court	\$1,402
Shelter Fabric Recover Walking Trail PE	\$7,006
Shelter Fabric Recover Walking Trail S	\$7,006
Fitness Cardio	\$15,162

TOTAL ESTIMATE OF REPAIRS/REPLACEMENT \$329,411

TURNBULL CREEK CDD – CAPITAL RESERVE

FY 2018 ADDITIONAL REPAIRS BEYOND CAPITAL RESERVE STUDY

✓ Handmade Tile	\$2,600
✓ 9' Shade Umbrella Base	\$3,445
✓ 10HP Pump and Labor	\$4,849
✓ New Shade Structures	\$44,758 (HOA)
✓ Fence	\$8,489
✓ Hydrant Pool Resurfacing	\$1,200
✓ Roof Repair	\$1,075
✓ Roof Repair Water Slide	\$4,012
✓ 36" Single Slide	\$1,399

TURNBULL CREEK CDD – CAPITAL RESERVE

FY 2019 CAPITAL RESERVE STUDY

Repairs Made Per Capital Reserve Study

✓ Pool Motor and Filter	\$5,150
✓ Lake Embankment Stabilization	\$15,450
✓ Refurb & Paint Monument	\$14,420
✓ Fitness Cardio Elliptical Cross	\$12,735
✓ Fitness Weight Bench	\$796
✓ Furniture Outdoor Pool Deck	\$137,103

Repairs Recommended Not Made

Park BBQ Grill Amenity Center	\$370
Tennis Court Resurfacing	\$10,024
Park BBQ Grill Pescara	\$1,109
Computer Laptop Office	\$1,353
Electronics Sound System Amenity Center	\$14,008

TOTAL ESTIMATE OF REPAIRS/REPLACEMENT \$212,528

TURNBULL CREEK CDD – CAPITAL RESERVE

FY 2019 ADDITIONAL REPAIRS BEYOND CAPITAL RESERVE STUDY

✓ Gate Card Reader & Installation	\$13,873
✓ Flat Roof Replacement	\$15,372
✓ Pot Hole Repair (Sinkhole)	\$4,353
✓ Backflow Repairs	\$7,069

TURNBULL CREEK CDD – CAPITAL RESERVE

Turnbull Creek Community Development District
101 East Positano Avenue
St. Augustine, FL 32092

Budget Year: 10/1/2017 - 9/30/2018
Report Date: 7/12/2017
Report No: 5230 Version 3

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2017-18	177,000	207,081	241.51%	0	329,411	3.00%	273	0.50%	54,943
2	2018-19	54,943	207,081	0.00%	0	212,518	3.00%	495	1.00%	50,001
3	2019-20	50,001	207,081	0.00%	0	105,496	3.00%	2,274	1.50%	153,860
4	2020-21	153,860	207,081	0.00%	0	229,832	3.00%	2,622	2.00%	133,731
5	2021-22	133,731	213,293	3.00%	0	79,333	3.00%	6,692	2.50%	274,383
6	2022-23	274,383	219,692	3.00%	0	76,676	3.00%	12,522	3.00%	429,921
7	2023-24	429,921	226,283	3.00%	0	79,802	3.00%	17,292	3.00%	593,694
8	2024-25	593,694	233,071	3.00%	0	116,113	3.00%	21,320	3.00%	731,972
9	2025-26	731,972	240,063	3.00%	0	492,834	3.00%	14,376	3.00%	493,577
10	2026-27	493,577	247,265	3.00%	0	67,200	3.00%	20,209	3.00%	693,851
11	2027-28	693,851	254,683	3.00%	0	553,329	3.00%	11,856	3.00%	407,061
12	2028-29	407,061	262,323	3.00%	0	264,010	3.00%	12,161	3.00%	417,535
13	2029-30	417,535	270,193	3.00%	0	302,199	3.00%	11,566	3.00%	397,095
14	2030-31	397,095	278,299	3.00%	0	459,470	3.00%	6,478	3.00%	222,402

TURNBULL CREEK CDD – CAPITAL RESERVE

Year 3: 2019-20

Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Amenity Center	4,526
Mechanical & Electrical	A/C Condensing Unit, 5 Ton - Amenity Center	4,585
Mechanical & Electrical	Drinking Fountain, Outdoor - Amenity Center	3,889
Misc Site Improvements	Soccer & Lacrosse Goal Allowance	2,122
Misc Site Improvements	Irrigation System Allowance	10,609

Dreux Isaac & Associates, Inc.

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Reserve Study

Turnbull Creek Community Development District
101 East Positano Avenue
St. Augustine, FL 32092

Budget Year: 10/1/2017 - 9/30/2018
Report Date: 7/12/2017
Report No: 5230 Version 3

Category	Description	Cost
Misc Site Improvements	Lake Embankment Stabilization - Annual Allowance	15,913
Misc Site Improvements	Landscape Allowance	53,045
Furniture, Fixtures & Equipment	Computer Workstation - Office	3,743
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	3,675
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike	3,389
Year 3 Total		105,496

TURNBULL CREEK CDD – CAPITAL RESERVE

TENTH ORDER OF BUSINESS

28 May 2019

To Whom It May Concern:

I am a certified Infant Swim Resource Instructor and also a resident of Murabella. I am proposing approval to teach survival swim lessons at our community pool. I am a registered nurse but a few years ago I found my calling as an ISR instructor. I am very passionate about what I do and the lives I save as an instructor. I teach survival swim lessons which provide children the skills they need to survive an aquatic accident as well as how to swim. I teach the swim-float-swim method. I have my own LLC formed and I do carry my own insurance. The lessons I teach are one-on-one, 5 days a week, and for 10 minutes a day per child. Children need this type of consistency to retain the skills that I teach. The benefit of this method at the community pool is that I would only need a small area of the pool to work in and I would only have one guest at the pool at a time. I would have the children scheduled so that there would only be one extra car in the parking lot at any given time. I have already taught many kids in our community who would be happy to share their experience and benefits of my program. I also have a large interest in the neighborhood from families wanting to start lessons with me. Ideally, I would like to offer lessons at the community pool Monday-Friday from 2:30-6:30 pm but I am open to what you allow as well. The evening hours really allow for parents that work to have their children enrolled. I encourage you to visit my website at www.aquakiddiesswim.com to get a better idea of who I am and what I teach. I will be attending the next CDD meeting to seek approval as well. If you have any questions please feel free to email me at t.ball@infantswim.com or call me at 727-612-7518. Thank you, Tiffany Ball

TWELFTH ORDER OF BUSINESS

C.

1.



MuraBella
Field Operations Manager Report

Date of report: 6/3/2019

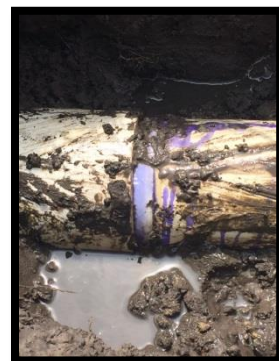
Submitted by: *Lourens Erasmus*

Signage added on the property:



Due to outside people using our parks and asking where the signs are we installed some at Pescara and San Marino. We added a couple No Fishing signs on the ponds along West Positano Ave.

Irrigation repairs:



In conjunction with Duval we have been spending a lot of time troubleshooting and repairing irrigation.

Pond treatments:



With the severe heat and lack of rain our ponds have become stagnant. The black algae is growing rapidly and is very tough to kill. Future horizon has/is been treating the worst areas to get it under control. We will continue to monitor it closely and keep treating as needed and allowed per SJWM.

Pressure washing in Pescara:



We have started pressure washing the picnic areas in Pescara.

2.

Smith Electrical Inc.
PO Box 9023
St Augustine, FL 32085

Estimate

Estimate #	Date
NightSwim	6/4/2019

Name / Address
Murabella- Turnbull Creek CDD 101 W Positano Ave St Augustine, FL 32092 904-536-6217 lerasmus@vestapropertyservices.com

Item	Description	Qty	Rate	Total
Quote	Remove light fixtures from (2) existing light poles, supply and install (4) new 35' black fiberglass poles, 30' above ground, and (6) new LED light fixtures, with (2) of them going on the existing light poles.	1	48,888.00	48,888.00
Landscaping/Paving	Includes PVC conduit and hand holes to and at each pole. Smith Electrical Inc is NOT responsible for the removal or replacement of the Landscaping/Pavers or Irrigation piping that may be in the way of the project.			
Deposit	\$20,000 deposit will be due upon approval for us to order the materials.			
All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any variation or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, tornado and other necessary insurance.			Total	\$48,888.00

Signature _____

Phone #	Fax #	E-mail	Web Site
9048290899	904-829-0259	SMITHELECTRIC08@YAHOO.COM	staugustineelectric.com



Direct Burial

Composite Light Poles

Florida Series 140 mph

300 Series

Model No.	Nominal Mtg. Ht. (Ft)	Burial Depth (Ft)	Shaft Length (Ft)	Nominal Pole Weight	Tip O.D. (In)	Nominal Ground Level O.D. (In)	Maximum Allowable Weight	Maximum EPA* 140 MPH
FL-D320	20	5	25	66	4.4	6.5	50	3
FL-D325	25	6	31	88	4.5	6.75	70	3
FL-D330	30	6	36	131	5.5	8.5	90	3

500 Series

Model No.	Nominal Mtg. Ht. (Ft)	Burial Depth (Ft)	Shaft Length (Ft)	Nominal Pole Weight	Tip O.D. (In)	Nominal Ground Level O.D. (In)	Maximum Allowable Weight	Maximum EPA* 140 MPH
FL-D520	20	5	25	87	5.3	8.5	60	5
FL-D525	25	6	31	112	5.5	8.5	80	5
FL-D530	30	6	36	155	5.5	8.5	100	5

700 Series

Model No.	Nominal Mtg. Ht. (Ft)	Burial Depth (Ft)	Shaft Length (Ft)	Nominal Pole Weight	Tip O.D. (In)	Nominal Ground Level O.D. (In)	Maximum Allowable Weight	Maximum EPA* 140 MPH
FL-D720	20	5	25	89	5.5	8.5	70	7
FL-D725	25	6	31	128	5.5	8.5	90	7
FL-D730	30	6	36	180	5.5	8.5	110	7

Notes:

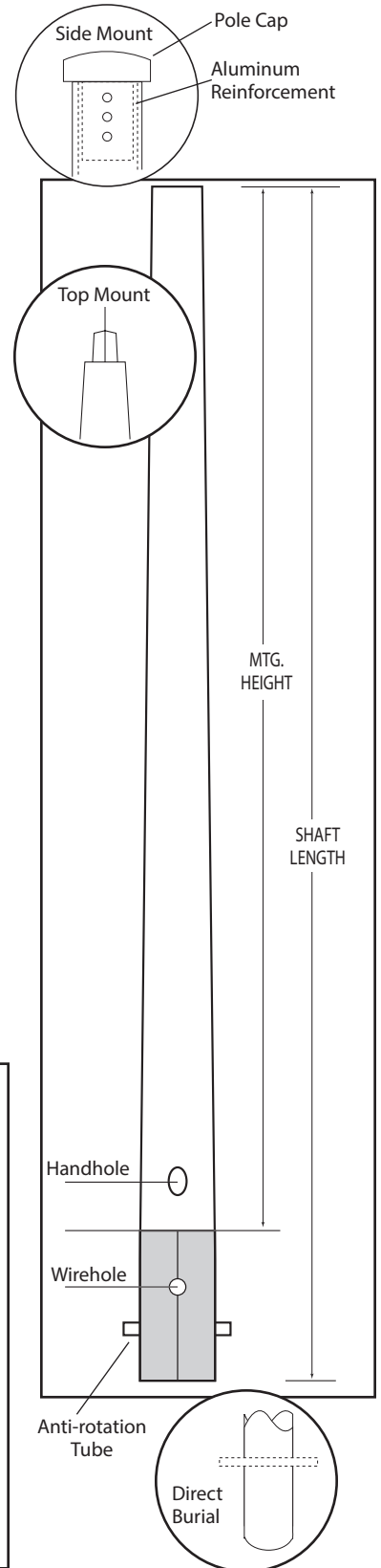
* EPA recommendations are calculated per AASHTO standards and include a 30% gust factor.

Standard features

- 2 3/8" tenon for top mounted luminaire
- non-conductive pole cap for side mounted luminaire
- 2 1/2" x 5" handhole with non-conductive door to match light pole
- 1 3/8" nylon grommated conductor hole below ground
- anti-rotational tube
- standard colors include dark bronze, gray, black and white

Optional features

- 3" tenon for top mounted luminaire
- 4" tenon for top mounted luminaire
- custom colors
- contact PLP for additional options



Specifications:

Provide a Fiber-Reinforced Composite (FRC) Light Pole Model # _____ as manufactured by PLP Composite Technologies, Inc., Fitzwilliam, NH 03447. The light pole shall be constructed of polyester resin and fiberglass woven roving with more than 75% of the reinforcing fiberglass in the axial vertical plane. The pole shall be engineered and manufactured to have an EPA rating of _____ in winds of 140 MPH with a gust factor of 1.3.

The pole shall be direct burial style with a mounting height of _____', and an overall length of _____' allowing for _____' to be below grade. The tip diameter will be _____" and the base diameter _____". An anti-rotational device shall be located above the butt of the pole, consisting of a tube extending out from each side of the pole. The pole shall be equipped with a 1 3/8" nylon grommated hole two feet below grade.

It shall be round with a classical ENTASIS taper, with a smooth surface satin brush acrylic finish. The color shall be _____.

The pole shall have a 2 1/2" x 5" handhole with a nonconductive door, including vandal resistant screws.

SELECT MOUNT TYPE:

Top Mount Type

The pole shall be a top mount with:

Tenon options:

2 3/8" O.D. x 4 5/8" long

3" O.D. x 4 5/8" long

4" O.D. x 6" long

other

Side Mount Type

The pole shall be reinforced with an aluminum sleeve to support bolting. The manufacturer will/will not be required to drill according to luminaire manufacturer's provided template. The pole shall be equipped with a nonconductive pole cap.

PROJECT: _____

LOCATION: _____

Model Number Order Code System

Select Model No.	Mounting Type	Fixture Mounting	Color	Handhole
	Top Mount T	Tenon	Dark Bronze BRN	2 1/2" x 5" (300 Series) H2
	Side Mount S	2 3/8" OD x 4 5/8" Long 4	Black BLK	4" x 6" (500-700 Series) H3
		3" OD x 4 5/8" Long 5	Gray GRY	4" x 10" (500-700 Series) H4
		4" OD x 6" Long 6	White WHT	Other (custom - consult/factory) H9
		Other (custom-consult w/factory) 7	Other OTH	
		Side Mount	(custom - consult/factory)	
		Not drilled 8		
		Predrilled 9		
↓	↓	↓	↓	↓
FL-D325	T	4	BRN	H2

PLP Composite Technologies, Inc.

57 Creamery Road • PO Box 429 • Fitzwilliam, NH 03447 • Tel: 603-585-9100 • Fax: 603-585-3470 • www.plpcomp.com

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



GLEON GALLEON LED

1-10 Light Squares

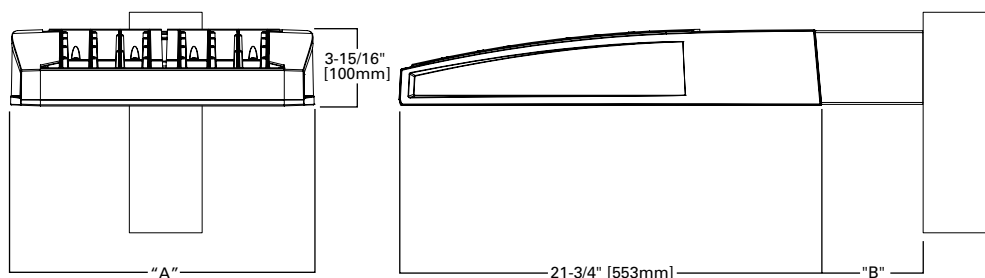
Solid State LED

AREA/SITE LUMINAIRE



LumenSafe Technology
[CLICK HERE](#)

DIMENSIONS

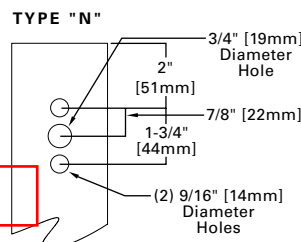


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

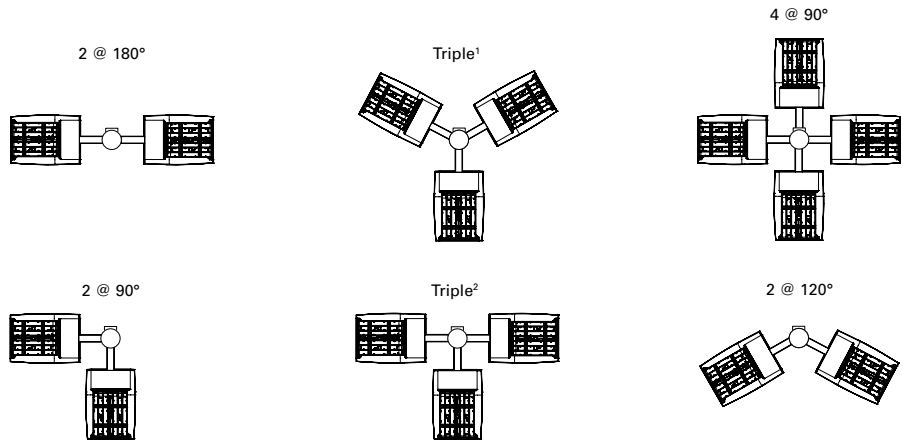
3G Vibration Rated
DesignLights Consortium® Qualified*
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

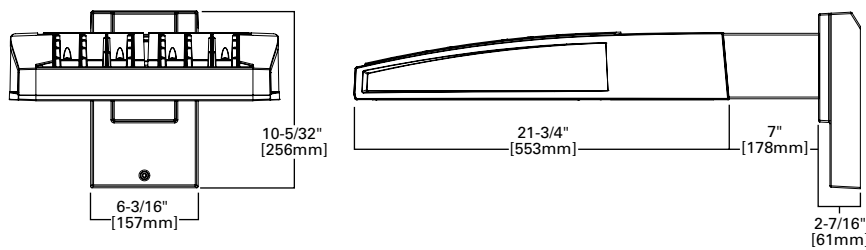
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

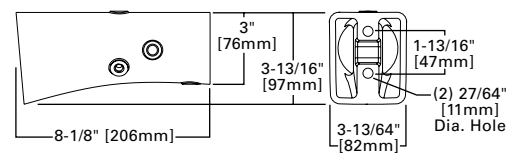


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

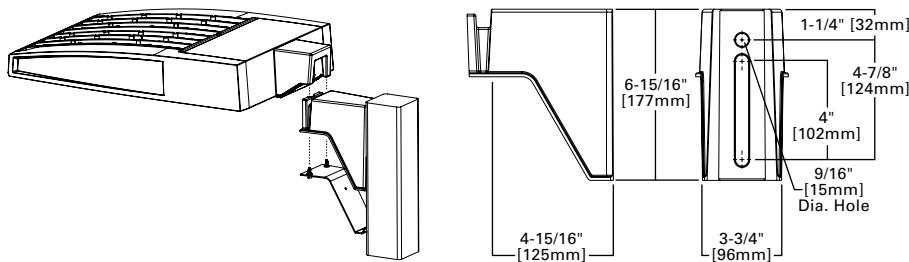
STANDARD WALL MOUNT



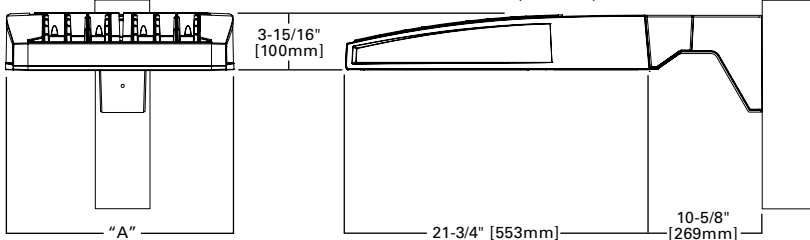
MAST ARM MOUNT



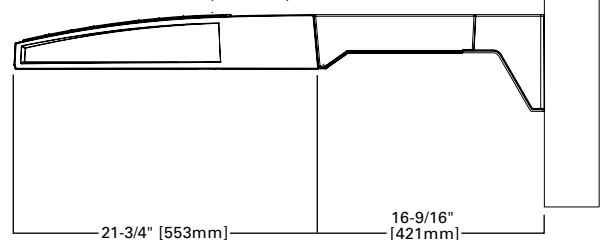
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

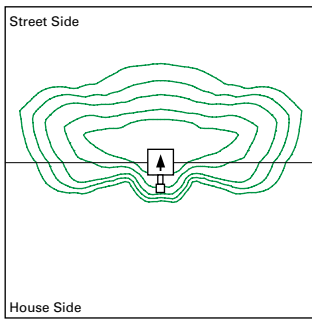


QUICK MOUNT ARM DATA

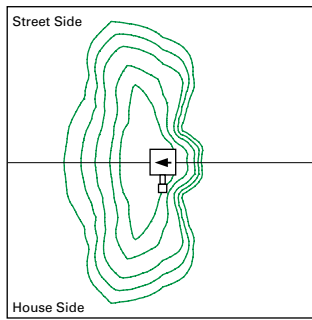
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

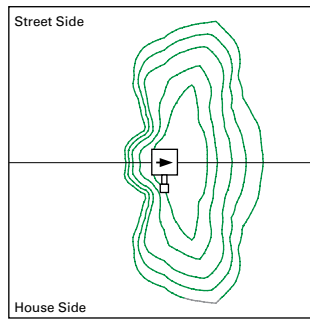
OPTIC ORIENTATION



Standard

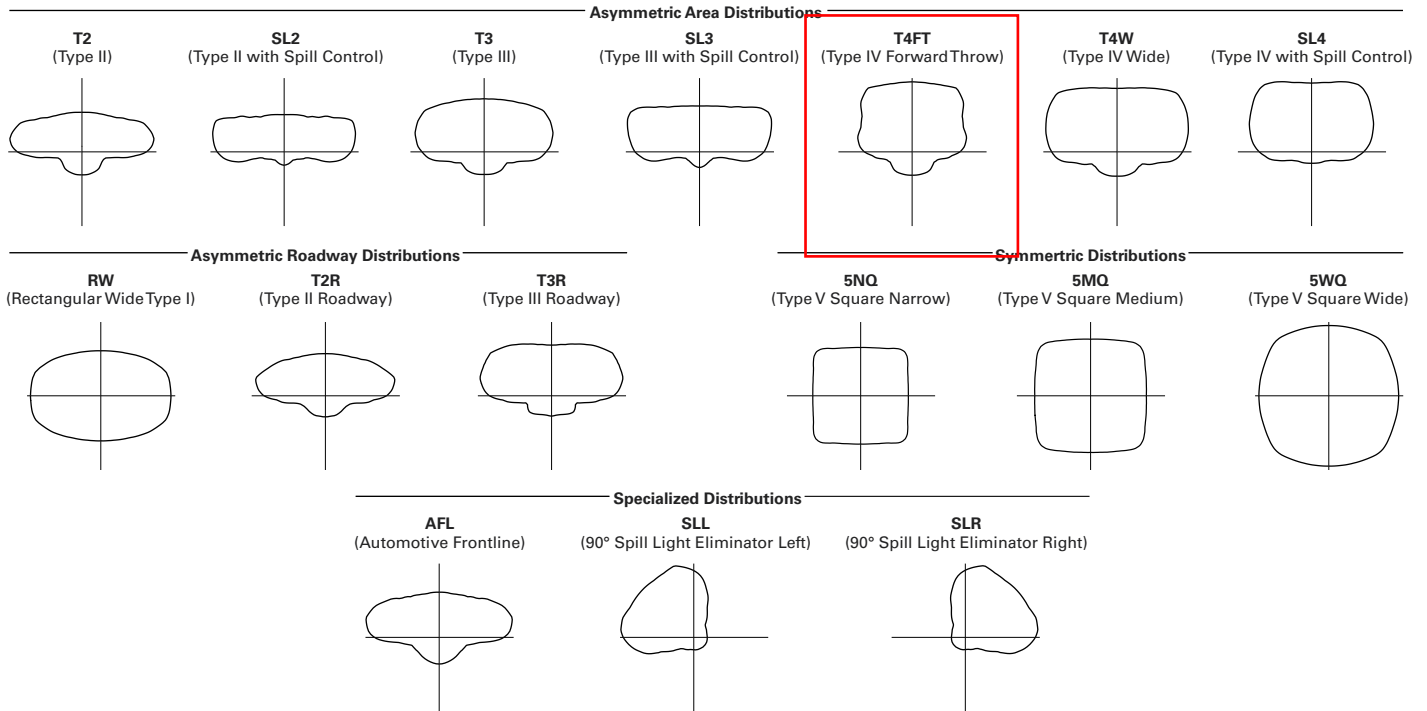


Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

OPTICAL DISTRIBUTIONS

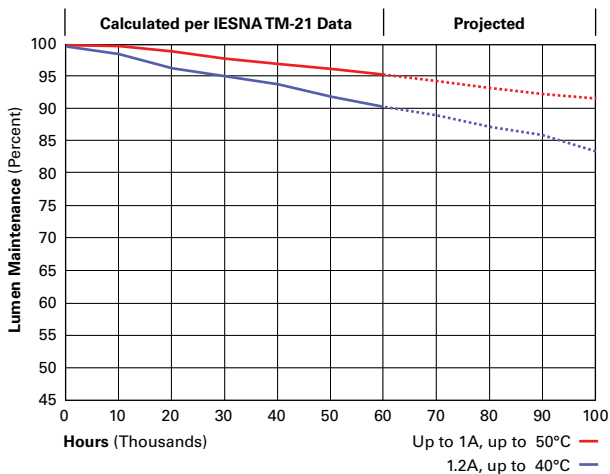


LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,256	12,225	18,242	24,104	29,865	35,739	42,265	47,888	53,420	59,144
	3000K Lumens	5,915	11,559	17,248	22,789	28,236	33,790	39,960	45,277	50,506	55,919
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,642	12,979	19,366	25,589	31,705	37,941	44,870	50,840	56,711	62,789
	3000K Lumens	6,280	12,271	18,311	24,193	29,976	35,872	42,423	48,068	53,619	59,365
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,377	12,461	18,593	24,568	30,439	36,426	43,077	48,810	54,447	60,282
	3000K Lumens	-	-	-	-	-	-	-	-	-	-
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,518	12,739	19,006	25,113	31,116	37,235	44,036	49,895	55,658	61,622
	3000K Lumens	6,029	11,781	17,579	23,229	28,779	34,440	40,729	46,148	51,478	56,995
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,414	12,533	18,702	24,710	30,616	36,637	43,328	49,093	54,763	60,631
	3000K Lumens	6,064	11,849	17,681	23,363	28,946	34,638	40,966	46,417	51,776	57,325
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,331	12,372	18,459	24,391	30,221	36,163	42,769	48,459	54,056	59,849
	3000K Lumens	5,986	11,697	17,452	23,061	28,572	34,192	40,436	45,817	51,108	56,585
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,245	12,205	18,212	24,062	29,813	35,677	42,192	47,807	53,326	59,042
	3000K Lumens	5,904	11,539	17,218	22,750	28,187	33,732	39,891	45,199	50,418	55,822
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,376	12,460	18,591	24,564	30,436	36,421	43,072	48,803	54,439	60,273
	3000K Lumens	6,028	11,780	17,578	23,224	28,776	34,435	40,723	46,141	51,471	56,986
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,058	11,838	17,664	23,340	28,918	34,605	40,924	46,370	51,727	57,269
	3000K Lumens	5,727	11,193	16,701	22,067	27,341	32,718	38,692	43,841	48,906	54,146
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,577	12,851	19,176	25,336	31,392	37,566	44,426	50,337	56,151	62,170
	3000K Lumens	6,218	12,151	18,131	23,955	29,680	35,517	42,003	47,592	53,089	58,779
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	6,697	13,088	19,528	25,803	31,970	38,258	45,243	51,264	57,185	63,313
	3000K Lumens	6,332	12,374	18,463	24,395	30,227	36,171	42,776	48,468	54,066	59,861
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,715	13,122	19,580	25,871	32,055	38,360	45,365	51,401	57,337	63,482
	3000K Lumens	6,348	12,406	18,513	24,461	30,307	36,268	42,891	48,599	54,210	60,021
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,604	10,949	16,337	21,586	26,745	32,004	37,850	42,886	47,838	52,965
	3000K Lumens	5,298	10,351	15,446	20,409	25,287	30,258	35,786	40,547	45,229	50,077
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,517	12,735	19,002	25,107	31,109	37,227	44,025	49,883	55,644	61,607
	3000K Lumens	6,162	12,040	17,965	23,738	29,413	35,197	41,623	47,163	52,609	58,247
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,541	12,781	19,072	25,199	31,221	37,362	44,185	50,065	55,846	61,831
	3000K Lumens	6,184	12,084	18,032	23,825	29,519	35,325	41,775	47,334	52,801	58,459
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

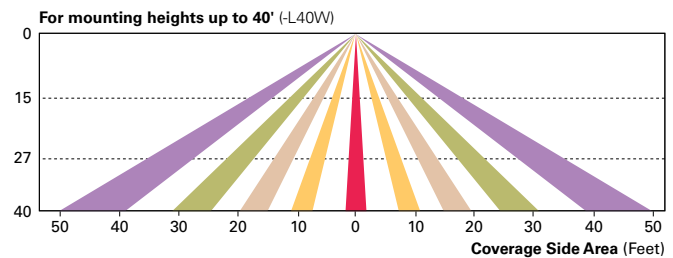
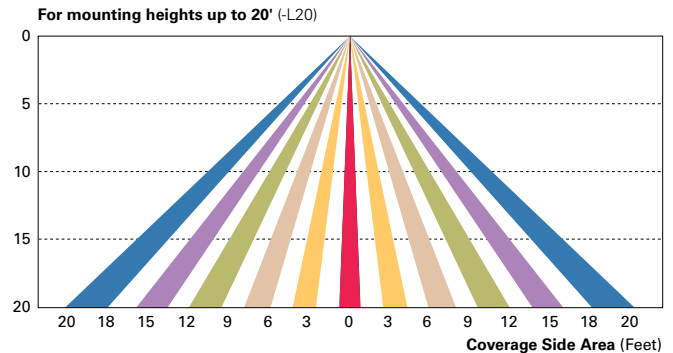
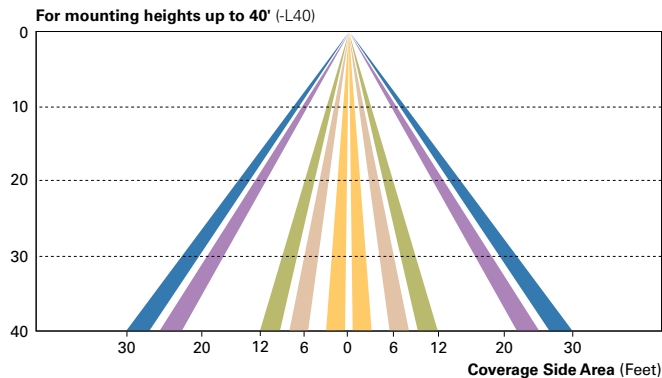
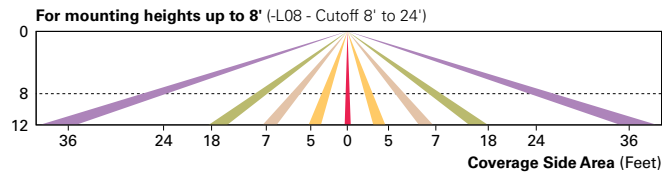
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

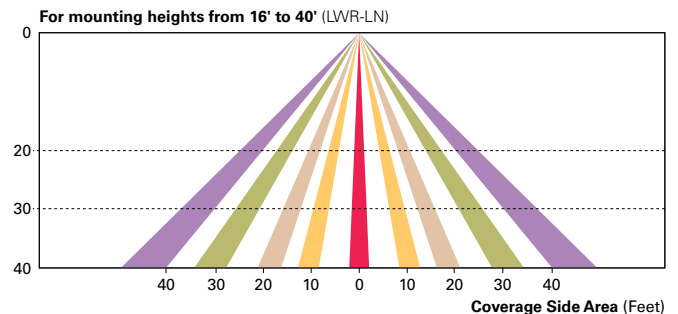
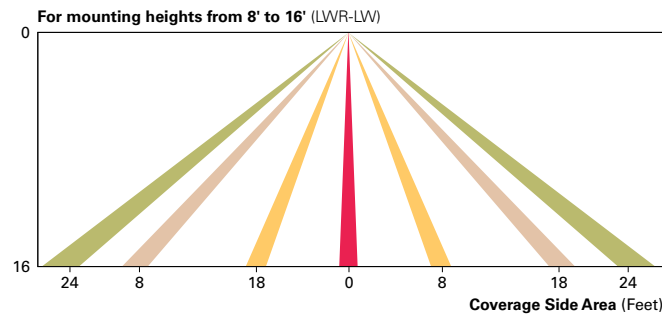
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage. pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Eaton brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM


Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 ⁴ 06=6 07=7 ⁵ 08=8 ⁵ 09=9 ⁶ 10=10 ⁶	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁷ 480=480V ^{7,8}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mast Arm Adapter ¹⁰ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹¹ QMEA=Quick Mount Arm (Extended Length) ¹²

Options (Add as Suffix)	Accessories (Order Separately)
<p>7027=70 CRI 2700K¹³ 7030=70 CRI 3000K¹³ 8030=80 CRI 3000K¹⁴ 7050=70 CRI 5000K¹³ 7060=70 CRI 6000K¹³ 600=Drive Current Factory Set to Nominal 600mA¹⁵ 800=Drive Current Factory Set to Nominal 800mA¹⁵ 1200=Drive Current Factory Set to Nominal 1200mA^{15,16} F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits^{17,18} DIM=External 0-10V Dimming Leads^{19,20} P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage)²¹ PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle²¹ R=NEMA Twistlock Photocontrol Receptacle²¹ AHD145=After Hours Dim, 5 Hours²² AHD245=After Hours Dim, 6 Hours²² AHD255=After Hours Dim, 7 Hours²² AHD355=After Hours Dim, 8 Hours²² HA=50°C High Ambient²³ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height^{24,25} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height^{24,26} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height^{24,27} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range)^{24,28} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height^{24,25,29} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height^{24,26,29} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height^{22,27,29} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range)^{24,28,29} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height^{24,25} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height^{24,26} MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height^{24,27} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range)^{24,28} LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height³⁰ LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height³⁰ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing³¹ HSS=Factory Installed House Side Shield³² CE=CE Marking³³</p>	<p>OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor³⁴ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit¹¹ GLEON-QMEA=Quick Mount Extended Arm Kit¹² LS/HSS=Field Installed House Side Shield^{32,34} WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin)³⁵</p>

NOTES:

1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3 Standard 4000K CCT and minimum 70 CRI. 4 Not compatible with MS/4-LXX or MS/1-LXX sensors. 5 Not compatible with extended quick mount arm (QMEA). 6 Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7 Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8 Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 9 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10 Factory installed. 11 Maximum 8 light squares. 12 Maximum 6 light squares. 13 Extended lead times apply. Use dedicated IES files for 2700K, 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. 14 Extended lead times apply. Use dedicated IES files for 2700K, 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. 15 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website. 16 Not available with HA option. 17 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18 Not available with LumaWatt Pro wireless sensors. 19 Cannot be used with other control options. 20 Low voltage control lead brought out 18" outside fixture. 21 Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22 Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. 24 The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 25 Approximately 22" detection diameter at 8' mounting height. 26 Approximately 40" detection diameter at 20' mounting height. 27 Approximately 60" detection diameter at 40' mounting height. 28 Approximately 100" detection diameter at 40' mounting height. 29 Replace X with number of Light Squares operating in low output mode. 30 LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information. 31 Not available with house side shield (HSS). 32 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. 33 CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. 34 One required for each Light Square. 35 Requires 7-pin NEMA twistlock photocontrol receptacle. The WOLC-7 cannot be used in conjunction with additional sensors or controls.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology* 	D=Dome Camera, Standard H=Dome Camera, Hi-Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card R=Cellular, Factory Installed Rogers SIM Card W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility. Not available with 9-10 light square housing. Not available with 347V, 480V or high ambient options.

D.



Amenity Center Management Report

Date of Meeting: 6/11/2019

Submitted by: **Mark Insel**

➤ **Facility- Key points**

- *Repaired pavers from a wash out near the kiddie area.*
- *Pool deck signs and slide sign was refurbished and/ or replaced.*
- *Fitness center improvements are underway.*
- *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.*
- *Amenity Soccer will begin registrations this month. We look forward to another record breaking number of registered participants. Spring final totals were 150 residents!*
- *The Fighting Turtles swim team had the first of three swim meets on 6/1; all went smooth as can be. They will continue with practices here from 7:00-10:00am Tuesday through Friday; one lap lane will remain open for any residents to use.*

➤ **Amenity Management**

- *The food trucks continue to have good turnouts, and will continue the first Friday of the month.*
- *Family Game night in the social hall is on 6/21, at 6:30pm.*
- *Craft Night will be 6/26, at 7pm.*
- *The end of school, summer celebration was 5/24 from 4-7pm. We had a DJ playing music poolside, games, prizes, food trucks and free popsicles! Estimated 200+ residents, many positive responses to staff.*

MURABELLA

ENVERA INTRUDER REPORT (Pool Deck)

Events for the month
of:

May

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

THIRTEENTH 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, May 14, 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
Chris DelBene	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
Jay King	Vesta/Amenity Services Group
Michael Johnson	Duval Landscape Maintenance

The following is a summary of the actions taken at the May 14, 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 called the roll.

Mr. Torres stated we are making some changes to the agenda. Item 8 will be moved to item 3 and we will flip items four and five

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

The next item taken out of order.

EIGHTH ORDER OF BUSINESS

Discussion of 2249 Cascadia Court Encroachment

Mr. Wing stated there was already a dog fence constructed up onto the berm when the present owner bought the house and they didn't realize it was on CDD property. Lourens and I went out and looked at it and it doesn't cause any kind of hazard, the only possible problem might be if the landscapers were back there and cut the fence and the owner said she would be responsible for it and at that point would move it back down onto her property.

Mr. Erasmus stated it has been there for quite a while and the landscape maintenance people have not cut it but if we have to repair a main line or any irrigation back there if we cut her fence we do not want to be responsible for that.

Mr. Clabots asked would we have the owner sign some sort of waiver?

Ms. Kilinski stated ideally we would have some form of encroachment easement that represents some of the agreement terms you just discussed, that we are not responsible for it, we recognize it is there, we can move it at any time, she recognizes it is on CDD property and that sort of thing.

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor staff was authorized to prepare an encroachment agreement for the fence encroachment at 2249 Cascadia Court outlining the responsibility of the owner should the fence be damaged.

THIRD ORDER OF BUSINESS

Staff Reports (Part 1)

A. Landscape Manager (Presenter: Duval Landscape)

Mr. Johnson gave an overview of the work performed since the last meeting.

B. Engineer (Presenter: Mike Yuro)

Mr. Yuro stated at the last meeting I was to follow-up on the lot drainage at 3531 Garibaldi Way. The berm area and common area is designed to drain towards the lots, there is supposed to be Type A drainage, which is a swale in the backyard to direct water around the property, down the side and to the front. I inspected the property and from a visual inspection I didn't see any obvious swale to indicate the Type A drainage for the lot. I did observe what appeared to be a low

spot at the rear lot line. It appears the common area is draining towards the lot, the lot draining away creating a low spot and nowhere for the water to go. Without getting a survey to verify the elevations it is impossible for me to say is the lot too high, is the common area too low. The overall area is not graded as designed.

Mr. Clabots asked have you shared your findings with the homeowners?

Mr. Yuro responded no, I wanted to present it to the board and let you decide on how you want to proceed.

Mr. Wing stated share the information with the lot owners and see what their reaction is. If there is still an outstanding issue report that back to Ernesto so he can get it out to us.

Mr. Yuro stated an item that came up between meetings, the conservation area and ditch behind North Portofino Road it is my understanding that a homeowner brought this to the attention of a board members because water was backed up into their yard. I went out there with Chuck and, between lots, 240, 241 and 243 the area is conservation easement and also labeled as a wetland with a note on the plat that talks about no construction, filling, removal of earth, cutting of trees shall take place in the conservation easement, the wetlands. Essentially those conservation easements are not to be disturbed. The contour lines on the survey show an existing ditch that bordered along the back of the properties. There was a ditch on the plans and plat and the notes say, existing ditch to remain. Currently behind the houses the ditch is not there it has been filled in and that would make sense why a homeowner is experiencing backup if water is coming down the ditch and the ditch stops the water is going to backup. Additionally, it appears there has been some improvements made into the conservation easement, it appears some of the area is being maintained, even cutting vegetation is not supposed to happen. It is as if the backyards have been extended. The ditch that was supposed to remain has been filled in and smoothed out and it appears that residents' backyards are encroaching into the easement area.

Mr. Clabots asked since it is a conservation area and it is not supposed to be tampered with, who enforces that?

Mr. Yuro responded the water management district would typically be the one to enforce it. The way I have seen these things happen in the past, the water management district could certainly issue a violation that could include a fine and that would come to the CDD because the CDD is the permittee and then it would be up to the CDD to go after the homeowners. Even if the

water management district knows an individual homeowner did something my experience has been that they typically go after the other agency and let that agency go after the individual homeowner.

Ms. Kilinski stated we are talking about a conservation easement and forgetting the ditch for the moment, I think the right answer is to self-report. Unfortunately, this happens from time to time, the agencies are much more willing to work with you on fines and options for rehabbing the area if you self-report. They will probably give you two options, a fine option or they will give you a replacement and repair option. Depending on what kind of landscape has been impacted here, Mike can work with the water management district to understand what the price difference is. As an example one that occurred in Tampa last month the fine was \$6,000, the repair cost was \$40,000 so we ended up going the fine route and having a separate mitigation area. If there is a wetland that has been impacted it may be an additional cost. From there understanding what that cost quantified is, I think it is a multi-faceted approach and we need to try to determine when the impacts were made so you can identify with some degree of certainty what homeowners are actually impacting the conservation area and we need to get very active on an information campaign to the residents and make sure they understand where the conservation areas are, they have already been put on notice by the plat, but we want to make sure that they know exactly where that line is and for all of you who are residents if somebody impacts that and the district is fined even if you don't live on that conservation area ultimately you are paying for that impairment. We need to make sure people know that is the case and there is self-policing going on. The first step is to self-report and determine what if anything St. Johns is going to make us do.

Mr. Clabots stated let's move forward and report it to St. Johns River Water Management District.

Mr. Yuro stated I have a contact I work with on a regular basis and they are generally pretty good to work with especially if we are coming to them with an issue.

Mr. Wing asked should we also notify the homeowners?

Ms. Kilinski stated yes, I will send cease and desist to those that we know for sure are having impact so I will work with Mike in identifying which lots clearly have gone into the conservation areas and send them hand written, cease and desist letters, that a fine may be forthcoming and they may be held responsible. I also think we will want to do an email blast to all the residents to make sure they know.

Mr. Clabots stated I walked a pond bank with Ernesto where small repairs have been made behind one house where they have done it three times and paid for it once. As I looked at those repairs the area repaired looked fine, it is like the water has moved around that area causing bank erosion. We have people come through and do repairs, are we doing the cheapest repair that doesn't really fix the problem or are there different types of things we might need to do?

Mr. Yuro stated I have observed the same and probably on future repairs we should extend the limits. You concentrate the repairs where it is necessary where you have the washout but maybe we need to go 20 feet on either side to make sure that as the water is coming down there is more area that has been repaired for it to come over. The pond banks have extremely poor soils and when the repairs are made and they are fortifying under the ground to keep the good soils in place, water finds the path of least resistance. Try to learn lessons from what we have done in the past and apply them in the future so we can make it better moving forward.

The next item taken out of order.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2019-06 Accepting the Certification of the District Engineer that the Series 2015B Project is Complete

Ms. Kilinski stated this is something required by the indenture once projects are complete. When you have issued bonds the indenture provides upon completion of the project the board would pass a resolution. You will see the findings in this resolution set forth, the historical documentation of where we went with the original engineer's report, the resolution authorizing \$2 million in bonds, the engineer's report was largely for the pond bank remediation and then you get into the meat and potatoes of the resolution on page 3. We have received from Mike a certificate of the district engineer for completion of the construction project, there is \$102.95 left in the construction account, which would be liquidated but this will finalize and equalize the assessments based on the total project cost, which Mike has provided the engineering report tonight for that amount. There are no deferred costs.

On MOTION by Mr. Wing seconded by Mr. Simmons with all in favor Resolution 2019-06 was approved.

Mr. Labanowski stated the \$102 can be used to fix a pond bank, correct.

Mr. Kilinski stated it can be used as long as it is within the project. If a project is deemed complete and there are no more qualified projects under that engineer's report it goes to redeem bonds, it is \$102 so the impact to your assessments I'm not even sure it would be a penny.

Mr. Labanowski stated I'm looking at a problem on North Trapani that needs to be filled in with dirt and minor work and that might be around the ballpark.

Ms. Kilinski stated it doesn't prevent us from doing this, it would be a matter of one small requisition to liquidate that account.

Mr. Labanowski moved to use the balance of \$102.95 towards the repair of the pond bank on North Trapani with the guidance from Duval and Mr. Simmons seconded the motion.
--

Mr. Wing stated this has come up several times before it is one house and when the repairs were made the sod was put down everybody accepted it and this is one house where the grass isn't growing. I don't think this is a problem with the contractor I think it is a problem with the homeowner. The same sod was put on the whole bank. I walk that stretch every day and I have never seen irrigation on that area.

Mr. Labanowski stated he says he irrigates it. If we do that repair we need to hold the homeowner responsible for it.

Mr. Wing stated he is responsible for it now, we replaced it once.

Mr. Simmons asked are there other areas we can apply this money towards?

Mr. Wing stated yes.

Mr. Simmons so if we don't do that I don't want to see the money just sit there. I would like to see it applied somewhere.

Mr. Wing stated I agree except Chuck's motion was specifically to that one pond bank.

Mr. Labanowski stated I'm concerned that in a storm it will go by the wayside and it looks like turtles have been up there.

On voice vote with three in favor and Mr. Wing and Mr. DelBene opposed the motion passed.

Mr. Yuro left the meeting at this time.

FIFTH ORDER OF BUSINESS

Consideration of Amenity and Operations RFP

Mr. Torres stated the RFP was sent out a month ago and the closing date was April 29th. You received a copy of those proposals and they are all here tonight.

Mr. Clabots stated we will have three-minute presentations and questions from the board.

Representatives of the following providers made short presentations: Evergreen, Riverside Management Company and Vesta; there was a question and answer period, input from the residents and after discussion of each proposal the board took the following action.

On MOTION by Mr. Wing seconded by Mr. Clabots with four in favor and Mr. Labanowski opposed the contract for amenity and operations services was awarded to RMS for Option 1 and a board member will be appointed to negotiate the final contract to be approved by the board at a future meeting.

Mr. Clabots asked how do we go about having discussions about the budget?

Ms. Kilinski stated there are a couple options. Because the motion was for RMS Option 1, you set your maximum contract level. You could appoint a board member to say, let's negotiate the contract and bring it back at your June meeting with whatever could be negotiated the next month for the board to approve that. You also have Vesta's contract if you want that to stop September 30th, start October 1st with the new provider that is one option. There is a 90 day termination in that contract as well so if you wanted something sooner or some overlap you can also pursue that option. Because you have a June meeting there is an opportunity for the full board to approve the contract at the June meeting.

Mr. Clabots asked does anybody want to negotiate with RMS on the contents of the budget?

Mr. DelBene was appointed to be the board member to negotiate the contract with RMS and to bring back a proposed contract to the June board meeting.

Ms. Kilinski stated we put a proposed contract in the RFP package so it is just a matter of updating names and numbers. I assume you want this contract to start October 1 with your new budget year and I will provide notice to Vesta.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2019-05
Approving the Proposed Budget for Fiscal
Year 2020 and Setting a Public Hearing Date
for Adoption (Presenter: Ernesto Torres)**

Mr. Torres stated there is a 5% increase in the budget and equates to \$56,744. Last year we used \$34,240 in carry forward surplus and this year we have put zero in that area at this point. Based on our expenditures it is too early to see exactly what that carry forward is going to look like. The other issue under interest and miscellaneous we had a contribution from the HOA to make up the difference in the events director line. We discussed asking the HOA for a contribution and I have not sought any type of contribution from the HOA. The other increases are, trustee went from \$12,666 to \$13,500 and total amenity there are some slight increases. We left all the management contracts at the same rate and there is an increase in lake maintenance that we approved a few meetings ago.

The board discussed pool chemicals, capital reserves, carry forward, discounts and collections, increase landscape contingency by \$15,000, insurance, office supplies, supervisor fees and FICA and HOA contribution then took the following action.

On MOTION by Mr. Clabots seconded by Mr. Labanowski with four in favor and Mr. Simmons opposed Resolution 2019-05 approving the proposed fiscal year 2020 budget in the amount of \$1,195,922 and setting the public hearing for August 13, 2019 was approved as amended.

The next item taken out of order.

NINTH ORDER OF BUSINESS**Consideration of Amendment to License
Agreement with Fighting Turtles Swim Team**

Mr. Torres outlined the amendments to the Fighting Turtles Swim Team agreement, copy of which was provided in the agenda package.

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor the amendments to the license agreement with the Fighting Turtles Swim Team was approved.

SEVENTH ORDER OF BUSINESS**Discussion of ADA Accessibility & Fire Lanes**

Mr. Clabots stated there are two issues, parking on the sidewalk is an ADA violation and at one time the Sheriff's department would not ticket anybody on private property, the sidewalks are owned by the county as well as the streets. There is other correspondence from St. Johns Fire & Rescue that they demonstrated on a number of our streets parking vehicles on both sides of the street would not allow emergency vehicles to pass and had asked that the HOA enforce parking on one side of the street. Neither the HOA or CDD have the authority to regulate traffic, hand out tickets on the streets. St. Johns Fire & Rescue said if you don't do it the alternative is the county will come in and post the fire lanes and assess the community. Since they own the streets there is nothing to assess the community, that is a county expense. I would like to pursue these two issues with the county, George Jacobs, president of the HOA and I have discussed this and with both organizations pursuing this we might get some action.

Mr. Labanowski suggested that it be pursued through the roads department.

Mr. Clabots stated I won't pursue it further.

TENTH ORDER OF BUSINESS

Staff Reports (Part 2)

A. Attorney (Presenter: Jennifer Kilinski)

There being none, the next item followed.

B. Manager – Report on Number of Registered Voters (2,084) (Presenter: Ernesto Torres)

A copy of the letter from the supervisor of elections indicating there are 2,084 registered voters residing within the district was included in the agenda package.

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

Mr. Erasmus presented a proposal for repair of the walkway by Pescara and stated both vendors will cut out the roots, put in more sand and replace the pavers. He then presented a proposal for a fence between Pescara and Murabella to deter people from walking onto CDD property and the board took the following action.

On MOTION by Mr. Simmons seconded by Mr. Wing with all in favor the proposal from St. Augustine Fence for paver walkway repair in the amount of \$3,200 to be taken out of repair and replacement was approved.

Mr. Wing stated at the last meeting we talked about the engineer's report for lights by the pool.

Mr. Erasmus stated I reached out the engineer and Mike Yuro and I gave him everything and he became unresponsive. I went to an electrical company and asked for a proposal and they will come out Thursday and put together a proposal.

I obtained a price to do aeration in the two San Marino ponds and it came in at \$7,127 and the power to the aeration will be \$8,000. The other ponds we looked at there is no power and they will have to bore under people's driveways to get to certain areas so we can install an aerator.

D. Amenity Center Update – Report (Presenter: Mark Insel)

Mr. Clabots stated a resident commented that we are not enforcing the pool regulations and rules enough. There are lots of kids doing lots of things that are not necessarily safe.

Mr. Labanowski stated there are beer bottles in the pool area and that is not kids. We had a couple of activities over the past month or so, how did they go?

Mr. Insel stated there were 25 to 30 residents for the movie and went fairly well to begin with and when the part ended for the kids, the crowd went away. The pot luck we had 35 spaces and 27 residents RSVP'd to bring a dish but not one showed up.

ELEVENTH ORDER OF BUSINESS

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**

On MOTION by Mr. Clabots seconded by Mr. Labanowski with all in favor the consent agenda items were approved to include amendments to the minutes.

TWELFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

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

Mr. Clabots stated today I got an email from Joe Fertsch in Murabella that said that a neighbor in Murabella has a 2-year old daughter who is dealing with a form of eye cancer and I thought this might be a good time to create the Murabella Kids Triathlon for the benefit of this Murabella family. The kids races are popular and have been in many other Vesta properties. The area is well-suited for races, kids can leave the pool and go to the field without having to deal with street traffic. We will need to use the pool lanes for about 45 minutes. They would have a maximum 100 kids, \$35 and they would swim the pool, get on their bikes and go running. The date he is looking at is August 3, 2019 at 9:00 a.m.

On MOTION Labanowski seconded by Mr. Simmons with all in favor the request to hold the kids triathlon on August 3, 2019 at 9:00 a.m. was approved.

Ms. Kilinski asked are you limiting it to residents only and do you want to have any sort of a U.S.A. triathlon approved form waiver? They can buy insurance for USA Triathlon for \$5 for a whole year then you are covered as a facility and I recommend that, but it is up to you. I want to clarify in our license agreement what the parameters are.

Mr. Labanowski stated we can pay that fee.

Ms. Kilinski stated it is \$5 per registrant.

Mr. Clabots stated I will send Joe a note and ask him to work with Ernesto for any agreements and Mark on scheduling.

Mr. DelBene asked should Joe be going through Ernesto because in the past I think he went through Vesta's event planner and that I don't think is the right way to go about it. Every place he goes to he has the same forms every time and he just needs to be able to shoot Ernesto an email and confirm the dates are good. It shouldn't have to wait for a board meeting to approve that type of event. Is it okay going forward if we have forms for his events and he can just go to Ernesto to get approval?

Mr. Clabots stated if Ernesto has a problem he can bring it to the board.

Mr. Torres stated I would send it to Jennifer for an agreement and we can ratify it at the next meeting.

Ms. Kilinski stated we have a form that you have approved for the running events already.

The board was in agreement with the resident going to Ernesto and Ernesto bringing that item to the board for ratification.

Mr. Clabots asked where do we stand with the gym?

Mr. Torres stated I have been working with Wil and the agreement was signed and delivered to Life Fitness on April 17th and we have followed up with them, they sent it to their legal department and I followed several times and we followed up again today and received a signed agreement from Life Fitness, however they put red marks on it. I sent it to Jennifer this afternoon and she was already at the meeting. Once she has a chance to look at it the district can accept the recommended changes and proceed but at this point we are on hold pending legal review.

Mr. Labanowski stated we are having issues with the mail kiosk right now. I propose at the next meeting that we look at purchasing some new boxes to go in on the backside of the current boxes, you can put in three pedestals and they are roughly \$1,500 each. We can mount them ourselves. I would like to add that to the next agenda to come out of the capital reserve.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – June 11, 2019 at 6:00 p.m.

Mr. Clabots stated the next meeting is scheduled for Jun 11, 2019 at 6:00 p.m. in the same location.

On MOTION by Mr. Clabots seconded by Mr. Simmons with all in favor the meeting adjourned at 9:05 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Turnbull Creek

Community Development District

Unaudited Financial Reporting
April 30, 2019

*Turnbull Creek
Community Development District
Combined Balance Sheet
April 30, 2019*

	Governmental Fund Types			Totals
	General	Debt Service	Capital Projects	(Memorandum Only)
Assets:				
Cash - Wells Fargo	---	---	---	\$211,651
Cash - Hancock Bank	\$96,215	---	---	\$96,215
Investments:				
Due From General Fund	---	\$16,183	---	\$16,183
Investment - SBA	\$41	---	---	\$41
Investment-General Account	\$673,963	---	---	\$673,963
Series 2015 A1-A2				
Revenue	---	\$982,293	---	\$982,293
Reserve A1	---	\$393,337	---	\$393,337
Reserve A2	---	\$109,005	---	\$109,005
Prepayment A1	---	\$212	---	\$212
Prepayment A2	---	\$24,740	---	\$24,740
Construction	---	---	\$1	\$1
COI	---	---	\$2,692	\$2,692
Series 2015 B1-B2				
Revenue B	---	\$78,673	---	\$78,673
Reserve B1	---	\$32,487	---	\$32,487
Reserve B2	---	\$9,673	---	\$9,673
Prepayment B1	---	\$169	---	\$169
Prepayment B2	---	\$2,693	---	\$2,693
Construction	---	---	\$103	\$103
Series 2016				
Sinking	---	\$144,000	---	\$144,000
Reserve	---	\$119,784	---	\$119,784
Revenue	---	\$59,796	---	\$59,796
Prepayment	---	\$3,927	---	\$3,927
Interest	---	\$72,280	---	\$72,280
Prepaid Expenses	\$4,617	---	---	\$4,617
Total Assets	\$774,836	\$2,049,252	\$2,796	\$3,038,535
Liabilities:				
Accounts Payable	\$20,322	---	---	\$22,874
Due to Debt Service 2016	\$16,183	---	---	\$16,183
Fund Balances:				
Assigned General Fund	\$34,240	---	---	\$34,240
Restricted for Debt Service	---	\$2,049,252	---	\$2,049,252
Restricted for Capital Projects	---	---	\$2,796	\$2,796
Nonspendable	\$4,617	---	---	\$4,617
Unassigned	\$699,474	---	---	\$908,573
Total Liabilities and Fund Equity	\$774,836	\$2,049,252	\$2,796	\$3,038,535

Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending April 30, 2019

	Adopted Budget	Prorated Thru 4/30/19	Actual Thru 4/30/19	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$1,126,178	\$1,126,178	\$1,115,286	(\$10,892)
Interest/Miscellaneous	\$13,575	\$7,919	\$15,408	\$7,489
Amenities Revenue	\$2,000	\$1,167	\$336	(\$831)
Total Revenues	\$1,141,753	\$1,135,263	\$1,131,029	(\$4,235)

Expenditures:

Administrative

Supervisor Fees	\$7,000	\$4,083	\$2,600	\$1,483
FICA Expense	\$536	\$312	\$199	\$113
Engineering (Yuro & Associates, LLC)	\$13,000	\$7,583	\$4,250	\$3,333
Arbitrage (Grau)	\$3,000	\$0	\$0	\$0
Dissemination (Disclosure Services)	\$2,200	\$1,283	\$1,033	\$250
Trustee (US Bank)	\$12,667	\$10,116	\$10,116	\$0
Attorney (HGS)	\$40,000	\$23,333	\$22,289	\$1,045
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$5,000	\$0
Annual Audit (Grau and Assoc)	\$3,525	\$0	\$0	\$0
Management Fees (GMS)	\$45,000	\$26,250	\$26,250	\$0
Information Technology (GMS)	\$1,600	\$933	\$933	\$0
Telephone	\$450	\$263	\$192	\$71
Postage	\$1,100	\$642	\$489	\$153
Printing & Binding	\$2,500	\$1,458	\$1,421	\$37
Insurance (FIA)	\$8,816	\$8,816	\$8,014	\$802
Legal Advertising	\$1,400	\$817	\$292	\$525
Other Current Charges	\$1,300	\$758	\$465	\$293
Office Supplies	\$170	\$99	\$86	\$14
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance	\$0	\$0	\$1,750	(\$1,750)

Administrative Expenses	\$149,439	\$91,923	\$85,554	\$6,369
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Amenity Center

Insurance (FIA)	\$15,664	\$15,664	\$14,240	\$1,424
Pest Control (Turner Pest Control)	\$2,673	\$1,559	\$1,295	\$264
Repairs & Replacements	\$48,800	\$28,467	\$15,761	\$12,705
Recreational Passes	\$600	\$350	\$195	\$155
Office Supplies	\$1,025	\$598	\$636	(\$38)
Other Current Charges	\$300	\$175	\$0	\$175
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$1,850	\$1,551	\$1,551	\$0

Utilities

Water & Sewer (STCUD)	\$10,500	\$6,125	\$5,482	\$643
Electric (FPL)	\$33,510	\$19,548	\$18,605	\$943
Telephone/Internet (Comcast)	\$3,800	\$2,217	\$2,191	\$25

Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending April 30, 2019

	Adopted Budget	Prorated Thru 4/30/19	Actual Thru 4/30/19	Variance
<u>Amenity Center Cont'd.</u>				
<u>Management Contracts</u>				
Lifeguards/Pool Monitors (ASG)	\$33,166	\$2,409	\$2,409	\$0
Facility Monitor (ASG)	\$28,737	\$16,763	\$16,763	(\$0)
Facility Management (ASG)	\$61,285	\$35,750	\$35,750	\$0
Facility Attendants (ASG)	\$17,510	\$10,214	\$10,214	(\$0)
Field Operations (ASG)	\$70,015	\$40,842	\$30,342	\$10,500
Facility Maintenance (ASG)	\$49,440	\$28,840	\$28,840	\$0
Pool Maintenance (ASG)	\$14,729	\$8,592	\$8,592	(\$0)
Pool Chemicals	\$11,000	\$6,417	\$6,315	\$101
Janitorial Services (ASG)	\$9,064	\$5,287	\$5,287	\$0
Program Director (ASG)	\$2,575	\$1,502	\$1,458	\$44
Refuse Service (Advance Disposal)	\$8,124	\$4,739	\$5,371	(\$632)
Security - ENVERA	\$6,093	\$3,555	\$3,451	\$104
Special Events	\$9,000	\$6,981	\$6,981	\$0
<u>Amenity Center Expenses</u>	\$439,460	\$248,144	\$221,730	\$26,414
<u>Grounds Maintenance</u>				
Streetlighting (FPL)	\$36,000	\$21,000	\$20,569	\$431
Lake Maintenance (Future Horizons)	\$7,740	\$4,515	\$6,700	(\$2,185)
Landscape Maintenance (Duval Landscape)	\$299,573	\$174,751	\$174,751	\$0
Landscape Contingency	\$30,700	\$17,908	\$20,275	(\$2,367)
Irrigation Repairs	\$6,000	\$3,500	\$2,315	\$1,185
Capital Reserves	\$207,081	\$207,081	\$207,081	\$0
<u>Grounds Maintenance Expenses</u>	\$587,094	\$428,755	\$431,691	(\$2,936)
<u>Total Expenses</u>	\$1,175,993	\$768,822	\$738,974	\$29,847
<u>Excess Revenues (Expenditures)</u>	(\$34,240)		\$392,055	
<u>Fund Balance - Beginning</u>	\$34,240		\$346,276	
<u>Fund Balance - Ending</u>	\$0		\$738,331	

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

	<i>October</i>	<i>November</i>	<i>December</i>	<i>January</i>	<i>February</i>	<i>March</i>	<i>April</i>	<i>May</i>	<i>June</i>	<i>July</i>	<i>August</i>	<i>September</i>	<i>Total</i>
<u>Revenues:</u>													
<i>Maintenance Assessments</i>	\$0	\$41,210	\$409,354	\$557,771	\$43,338	\$50,106	\$13,506	\$0	\$0	\$0	\$0	\$0	\$1,115,286
<i>Interest/Miscellaneous</i>	\$62	\$2,028	\$1,045	\$11,651	\$148	\$249	\$225	\$0	\$0	\$0	\$0	\$0	\$15,408
<i>Amenities Revenue</i>	\$155	\$23	\$0	\$5	\$0	\$150	\$2	\$0	\$0	\$0	\$0	\$0	\$336
<i>Total Revenues</i>	\$217	\$43,261	\$410,399	\$569,427	\$43,486	\$50,505	\$13,734	\$0	\$0	\$0	\$0	\$0	\$1,131,029
<u>Expenditures:</u>													
<u>Administrative</u>													
<i>Supervisor Fees</i>	\$0	\$1,000	\$0	\$800	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
<i>FICA Expense</i>	\$0	\$77	\$0	\$61	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$199
<i>Engineering</i>	\$750	\$875	\$0	\$375	\$563	\$813	\$875	\$0	\$0	\$0	\$0	\$0	\$4,250
<i>Arbitrage</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Dissemination</i>	\$133	\$83	\$83	\$83	\$83	\$133	\$433	\$0	\$0	\$0	\$0	\$0	\$1,033
<i>Trustee</i>	\$4,357	\$0	\$0	\$0	\$0	\$5,759	\$0	\$0	\$0	\$0	\$0	\$0	\$10,116
<i>Attorney</i>	\$104	\$0	\$5,433	\$5,691	\$1,996	\$5,578	\$3,487	\$0	\$0	\$0	\$0	\$0	\$22,289
<i>Tax Roll Assessments</i>	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
<i>Annual Audit</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Management Fees</i>	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$26,250
<i>Computer Time</i>	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$933
<i>Telephone</i>	\$82	\$17	\$0	\$18	\$30	\$0	\$45	\$0	\$0	\$0	\$0	\$0	\$192
<i>Postage</i>	\$44	\$27	\$14	\$27	\$319	\$10	\$48	\$0	\$0	\$0	\$0	\$0	\$489
<i>Printing & Binding</i>	\$565	\$47	\$213	\$72	\$233	\$43	\$248	\$0	\$0	\$0	\$0	\$0	\$1,421
<i>Insurance</i>	\$8,014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,014
<i>Legal Advertising</i>	\$0	\$72	\$76	\$0	\$0	\$72	\$72	\$0	\$0	\$0	\$0	\$0	\$292
<i>Other Current Charges</i>	\$121	\$56	\$37	\$23	\$177	\$28	\$23	\$0	\$0	\$0	\$0	\$0	\$465
<i>Office Supplies</i>	\$21	\$0	\$23	\$0	\$21	\$1	\$19	\$0	\$0	\$0	\$0	\$0	\$86
<i>Dues, Licenses & Subscriptions</i>	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<i>Website Compliance</i>	\$0	\$0	\$0	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
<i>Administrative Expenses</i>	\$23,250	\$6,138	\$9,763	\$12,784	\$7,304	\$17,181	\$9,134	\$0	\$0	\$0	\$0	\$0	\$85,554
<u>Amenity Center</u>													
<i>Insurance</i>	\$14,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,240
<i>Pest Control</i>	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$0	\$0	\$0	\$0	\$0	\$1,295
<i>Repairs & Replacements</i>	\$2,474	\$3,219	\$2,056	\$1,432	\$3,778	\$940	\$1,862	\$0	\$0	\$0	\$0	\$0	\$15,761
<i>Recreational Passes</i>	\$0	\$195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195
<i>Office Supplies</i>	\$0	\$140	\$70	\$86	\$200	\$70	\$70	\$0	\$0	\$0	\$0	\$0	\$636
<i>Other Current Charges</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Permit Fees</i>	\$358	\$0	\$0	\$1,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,551
<u>Utilities</u>													
<i>Water & Sewer</i>	\$887	\$782	\$462	\$476	\$1,272	\$449	\$1,153	\$0	\$0	\$0	\$0	\$0	\$5,482
<i>Electric</i>	\$2,959	\$2,746	\$2,623	\$2,699	\$2,495	\$2,171	\$2,913	\$0	\$0	\$0	\$0	\$0	\$18,605
<i>Telephone/Cable/Internet</i>	\$311	\$311	\$317	\$313	\$313	\$313	\$313	\$0	\$0	\$0	\$0	\$0	\$2,191

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>Amenity Center Cont'd.</u>													
<u>Management Contracts</u>													
Pool Monitors/Lifeguards	\$0	\$0	\$0	\$0	\$0	\$1,336	\$1,074	\$0	\$0	\$0	\$0	\$0	\$2,409
Facility Monitor (1,550 and 2,325)	\$2,395	\$2,395	\$2,395	\$2,395	\$2,395	\$2,395	\$2,395	\$0	\$0	\$0	\$0	\$0	\$16,763
Facility Management (5,107.08)	\$5,107	\$5,107	\$5,107	\$5,107	\$5,107	\$5,107	\$5,107	\$0	\$0	\$0	\$0	\$0	\$35,750
Facility Attendants (1,459.17)	\$1,459	\$1,459	\$1,459	\$1,459	\$1,459	\$1,459	\$1,459	\$0	\$0	\$0	\$0	\$0	\$10,214
Field Operations (4,334.58)	\$4,335	\$4,335	\$4,335	\$4,335	\$4,335	\$4,335	\$4,335	\$0	\$0	\$0	\$0	\$0	\$30,342
Facility Maintenance (4,120)	\$4,120	\$4,120	\$4,120	\$4,120	\$4,120	\$4,120	\$4,120	\$0	\$0	\$0	\$0	\$0	\$28,840
Pool Maintenance (1,227.42)	\$1,227	\$1,227	\$1,227	\$1,227	\$1,227	\$1,227	\$1,227	\$0	\$0	\$0	\$0	\$0	\$8,592
Pool Chemicals (815.59 and 1,333.57)	\$816	\$816	\$831	\$831	\$831	\$831	\$1,359	\$0	\$0	\$0	\$0	\$0	\$6,315
Janitorial Services (755.33)	\$755	\$755	\$755	\$755	\$755	\$755	\$755	\$0	\$0	\$0	\$0	\$0	\$5,287
Refuse Service	\$764	\$766	\$766	\$766	\$766	\$766	\$778	\$0	\$0	\$0	\$0	\$0	\$5,371
Security - Envera (470)	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$0	\$0	\$0	\$0	\$0	\$3,451
Special Events	\$3,379	\$1,317	\$626	\$0	\$0	\$302	\$1,357	\$0	\$0	\$0	\$0	\$0	\$6,981
Program Director (208.33)	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$1,458
<u>Amenity Center Expenses</u>	\$46,473	\$30,578	\$28,035	\$28,080	\$29,939	\$27,461	\$31,164	\$0	\$0	\$0	\$0	\$0	\$221,730
<u>Grounds Maintenance</u>													
Street lighting	\$2,991	\$2,971	\$2,914	\$2,914	\$2,916	\$2,930	\$2,932	\$0	\$0	\$0	\$0	\$0	\$20,569
Lake Maintenance (\$645.00)	\$645	\$645	\$645	\$645	\$645	\$2,300	\$1,175	\$0	\$0	\$0	\$0	\$0	\$6,700
Landscape Maintenance (\$26,489.41)	\$24,964	\$24,964	\$24,964	\$24,964	\$24,964	\$24,964	\$24,964	\$0	\$0	\$0	\$0	\$0	\$174,751
Landscape Contingency	\$1,525	\$1,525	\$1,525	\$6,325	\$6,325	\$1,525	\$1,525	\$0	\$0	\$0	\$0	\$0	\$20,275
Irrigation Repairs	\$0	\$765	\$0	\$435	\$0	\$0	\$1,115	\$0	\$0	\$0	\$0	\$0	\$2,315
Capital Reserves	\$0	\$0	\$0	\$0	\$0	\$207,081	\$0	\$0	\$0	\$0	\$0	\$0	\$207,081
<u>Grounds Maintenance Expenses</u>	\$30,125	\$30,871	\$30,049	\$35,284	\$34,851	\$238,801	\$31,712	\$0	\$0	\$0	\$0	\$0	\$431,691
<u>Total Expenses</u>	\$99,848	\$67,586	\$67,847	\$76,148	\$72,093	\$283,443	\$72,009	\$0	\$0	\$0	\$0	\$0	\$738,974
<u>Excess Revenues (Expenditures)</u>	(\$99,632)	(\$24,324)	\$342,552	\$493,279	(\$28,607)	(\$232,938)	(\$58,276)	\$0	\$0	\$0	\$0	\$0	\$392,055

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015A1-A2
Statement of Revenues & Expenditures
For the Period ending April 30, 2019

	<i>Adopted Budget</i>	<i>Prorated Thru 4/30/19</i>	<i>Actual Thru 4/30/19</i>	<i>Variance</i>
<u>Revenues:</u>				
<i>Interest Income</i>	\$300	\$300	\$11,867	\$11,567
<i>Assessments</i>	\$989,969	\$989,969	\$977,716	(\$12,253)
<i>Prepayments A1</i>	\$0	\$0	\$0	\$0
<i>Prepayments A2</i>	\$0	\$0	\$0	\$0
<i>Total Revenues</i>	\$990,269	\$990,269	\$989,583	(\$686)
<u>Expenditures</u>				
<u>Series 2015A-1</u>				
<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
<u>Series 2015A-2</u>				
<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)
<i>Excess Revenues (Expenditures)</i>	(\$1,512)	\$749,378	\$744,340	(\$5,039)
<u>Other Sources (Uses)</u>				
<i>Operating Transfer In (Out)</i>	\$0	\$0	\$0	\$0
<i>Total Other Sources(Uses)</i>	\$0	\$0	\$0	\$0
<i>Net Change in Fund Balance</i>	(\$1,512)	\$744,340	\$744,340	\$744,340
<i>Fund Balance - Beginning</i>	\$257,026	\$765,247	\$765,247	\$765,247
<i>Fund Balance - Ending</i>	\$255,514	\$1,509,587	\$1,509,587	\$1,509,587

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015B1-B2
Statement of Revenues & Expenditures
For the Period ending April 30, 2019

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>4/30/19</i>	<i>4/30/19</i>	

Revenues:

<i>Interest Income</i>	\$0	\$0	\$1,021	\$1,021
<i>Assessments</i>	\$79,318	\$79,318	\$78,307	(\$1,011)
<i>Prepayments B1</i>	\$0	\$0	\$0	\$0
<i>Prepayments B2</i>	\$0	\$0	\$0	\$0

Total Revenues

\$79,318	\$79,318	\$79,328	\$10
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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

Total Expenditures

\$77,075	\$26,038	\$30,938	(\$4,900)
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Excess Revenues (Expenditures)

\$2,243	\$53,281	\$48,391	
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Other Sources (Uses)

<i>Operating Transfer In (Out)</i>	\$0	\$0	\$0	\$0
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Total Other Sources(Uses)

\$0	\$0		
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Net Change in Fund Balance

\$2,243 \$48,391

Fund Balance - Beginning

(\$2,069)	\$75,304		
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Fund Balance - Ending

\$174	\$123,695		
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Turnbull Creek
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For the Period ending April 30, 2019

	<i>Adopted Budget</i>	<i>Prorated Thru 4/30/19</i>	<i>Actual Thru 4/30/19</i>	<i>Variance</i>
<u>Revenues:</u>				
Interest Income	\$0	\$0	\$2,145	\$2,145
Assessments	\$286,688	\$286,688	\$283,741	(\$2,947)
Total Revenues	\$286,688	\$286,688	\$285,886	(\$802)
<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)	\$214,409	\$213,606	
<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)		\$213,606	
Fund Balance - Beginning	\$83,379		\$202,364	
Fund Balance - Ending	\$81,508		\$415,970	

Turnbull Creek
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For the Period ending April 30, 2019

	Series 2015A-1 & A-2	Series 2015B-1 & B-2	Total
<u>Revenues:</u>			
Interest Income	\$33	\$1	\$43
Total Revenues	\$33	\$1	\$34
<u>Expenditures</u>			
Capital Outlay (1) - Series 2016	\$0	\$0	\$0
Capital Outlay - Series 2015A-1-A2	\$0	\$0	\$0
Capital Outlay - Series 2015 B-1-B2	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$33	\$1	\$34
<u>Other Sources (Uses)</u>			
Operating Transfer In	\$0	\$0	\$0
Total Other Sources(Uses)	\$0	\$0	\$0
Net Change in Fund Balance	\$33	\$1	\$34
Fund Balance - Beginning	\$2,660	\$101	\$2,761
Fund Balance - Ending	\$2,693	\$103	\$2,796

Turnbull Creek
Community Development District
Capital Reserve Funds
Statement of Revenues & Expenditures
For the Period ending April 30, 2019

	<i>Adopted Budget</i>	<i>Prorated Thru 4/30/19</i>	<i>Actual Thru 4/30/19</i>	<i>Variance</i>
<u>Revenues:</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>Expenditures</u>				
<i>Capital Outlay</i>	\$329,411	\$54,019	\$54,019	\$0
<i>Other Current Charges</i>	\$0	\$0	\$86	(\$86)
<i>Total Expenditures</i>	\$329,411	\$54,019	\$54,105	(\$86)
<i>Excess Revenues (Expenditures)</i>	(\$122,330)		\$152,976	
<i>Fund Balance - Beginning</i>	\$227,472		\$56,123	
<i>Fund Balance - Ending</i>	\$105,142		\$209,099	

Turnbull Creek Community Development District
FY 2019 Assesment Receipts Summary

# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2015 A1-A2 DEBT ASSESSED	SERIES 2016 DEBT ASSESSED	SERIES 2015 B1-2 DEBT ASSESSED	O&M ASSESSED
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CERTIFIED TAX ROLL	959	2,478,962.18	987,239.09	286,504.77	79,069.42	1,126,148.91
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TAX ROLL RECEIPTS						
DATE RECEIVED	ST JOHNS CO. DIST.	TOTAL RECEIVED	SERIES 2015 A1- A2 DEBT RECEIVED	SERIES 2016 DEBT RECEIVED	SERIES 2015 B1-2 DEBT RECEIVED	O&M RECEIVED
11/7/18	1	24,266.28	9,663.97	2,804.56	774.00	11,023.75
11/19/18	2	66,448.03	26,462.72	7,679.70	2,119.44	30,186.17
11/27/18	3	105,535.99	42,029.38	12,197.27	3,366.18	47,943.15
12/13/18	4	541,819.69	215,778.03	62,620.53	17,281.99	246,139.14
12/27/18	5	253,745.68	101,053.44	29,326.53	8,093.52	115,272.20
1/10/19	INTEREST	368.32	146.68	42.57	11.75	167.32
1/28/19	6	1,227,439.07	488,823.85	141,860.63	39,150.61	557,603.98
2/25/19	7	95,399.32	37,992.49	11,025.73	3,042.87	43,338.23
3/19/19	8	110,296.51	43,925.25	12,747.46	3,518.04	50,105.76
4/11/19	INTEREST	4,453.27	1,773.50	514.68	142.03	2,023.05
4/24/19	9	25,276.76	10,066.39	2,921.35	806.23	11,482.79
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		2,455,048.92	977,715.70	283,741.02	78,306.66	1,115,285.54
PERCENT COLLECTED		99.04%	99.04%	99.04%	99.04%	99.04%

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:	\$502,342
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)
Less: May 1, 2019 (Principal-A1)	(\$400,000)
Less: May 1, 2019 (Principal-A2)	(\$95,000)
Less: May 1, 2019 (Prepayment -A1)	(\$5,000)
Less: May 1, 2019 (Prepayment -A2)	(\$30,000)
Current Bonds Outstanding	\$11,325,000

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:	\$42,160
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)
Less: May 1, 2019 (Principal-B1)	(\$20,000)
Less: May 1, 2019 (Principal-B2)	(\$5,000)
Current Bonds Outstanding	\$1,170,000

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:	\$119,784
Bonds outstanding - 5/31/2016	\$4,196,000
Less: May 1, 2017 Principal	(\$135,000)
Less: May 1, 2018 Principal	(\$139,000)
Less: May 1, 2019 Principal	(\$144,000)
Current Bonds Outstanding	\$3,922,000

C.

Turnbull Creek

Community Development District

Check Run Summary

May 31, 2019

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>
<i>Payroll</i>	5/16/19	50638-50641	\$ 738.80
			<u>Subtotal \$ 738.80</u>
<u><i>General Fund</i></u>			
<i>Accounts Payable</i>	5/2/19	860-865	\$ 53,413.24
	5/8/19	866-873	\$ 26,077.30
	5/15/19	874-876	\$ 4,917.06
	5/23/19	877-887	\$ 8,703.61
	5/30/19	888	\$ 115.00
			<u>Subtotal \$ 93,226.21</u>
<u><i>Capital Reserve Fund</i></u>			
<i>Accounts Payable</i>	5/2/19	85	\$ 2,552.32
			<u>Subtotal \$ 2,552.32</u>
<u><i>Total</i></u>			<u>\$ 96,517.33</u>

*Fedex invoices available upon request.

BR040M-A CHECKS WRITTEN LISTING AS OF 5/31/2019 RUN 6/03/2019 PAGE 1
CMPY-001 TURNBULL CREEK CDD BANK-P TURNBULL CREEK PR

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050638	R	PR	05/16/2019	184.70	15	LELAND G CLABOTS
050639	R	PR	05/16/2019	184.70	12	CHARLES A LABANOWSKI
050640	R	PR	05/16/2019	184.70	14	WILLIAM SIMMONS
050641	R	PR	05/16/2019	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: May 14, 2019

	Name	In Attendance	Fee
1	Brian Wing ✓	<input checked="" type="checkbox"/>	YES - \$200
2	Chris DelBene	<input checked="" type="checkbox"/>	NO
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

May 14, 2019
Date

PLEASE RETURN COMPLETED FORM BERNADETTE PEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/02/19	00277	5/01/19	206 MAY LANDSCAPE MAINTENANCE	201905	320	53800	46600		DUVAL LANDSCAPE MAINTENANCE LLC	*	24,964.41	24,964.41	000860
5/02/19	00015	3/31/19	106893 MAR GENERAL COUNSEL	201903	310	51300	31500		HOPPING GREEN & SAMS	*	3,913.97	3,913.97	000861
5/02/19	00015	3/31/19	106894 MAR MONTHLY MEETING	201903	310	51300	31500		HOPPING GREEN & SAMS	*	1,663.81	1,663.81	000862
5/02/19	00041	5/01/19	13129558 MAY POOL MAINTENANCE	201905	330	57200	46500			*	1,320.85		
		5/01/19	13129558 MAY FUEL FEE	201905	330	57200	46500		POOLSURE	*	38.62	1,359.47	000863
5/02/19	00124	4/23/19	10742A QUARTERLY PM	201904	330	57200	63100		SOUTHEAST FITNESS REPAIR	*	379.91	379.91	000864
5/02/19	00311	5/01/19	355113 MAY FACIL MANAGER SERVICE	201905	330	57200	34000			*	5,107.08		
		5/01/19	355113 MAY FACIL ATTEND SERVICE	201905	330	57200	34300			*	1,459.17		
		5/01/19	355113 MAY FIELD OPERAT SERVICE	201905	330	57200	34100			*	4,334.58		
		5/01/19	355113 MAY POOL MAINTENANCE SERV	201905	330	57200	46400			*	1,227.42		
		5/01/19	355113 MAY JANITORIAL SERVICES	201905	330	57200	34200			*	755.33		
		5/01/19	355113 MAY FACIL MONITOR SERVICE	201905	330	57200	34800			*	2,394.76		
		5/01/19	355113 MAY COMMON GROUN/FACIL SV	201905	330	57200	34400			*	4,120.00		
		5/01/19	355113 MAY PET SERVICES	201905	320	53800	46700			*	1,525.00		
		5/01/19	355113 MAY PROGRAM DIRECTOR	201905	330	57200	34700		VESTA PROPERTY SERVICES, INC.	*	208.33	21,131.67	000865
5/08/19	00054	4/30/19	PW67121 MAY REFUSE	201905	330	57200	44900			*	776.07		
		4/30/19	PW67121- APR REFUSE	201904	330	57200	44900		ADVANCED DISPOSAL	*	765.93	1,542.00	000866

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/23/19	00302	5/13/19 2381	201903 310-51300-31100	MAR PROFESSIONAL SERVICES	*	812.50	
				YURO & ASSOCIATES, LLC			812.50 000886
5/23/19	00302	5/13/19 2382	201904 310-51300-31100	APR PROFESSIONAL SERVICES	*	875.00	
				YURO & ASSOCIATES, LLC			875.00 000887
5/30/19	00324	5/15/19 111694	201905 330-57200-63100	MOTOR REPAIR	*	115.00	
				CROWN POOLS, INC			115.00 000888
TOTAL FOR BANK C						93,226.21	
TOTAL FOR REGISTER						93,226.21	

TURN TURNBULL CREEK BPEREGRINO



7011 Business Park Blvd N
Jacksonville, FL 32256

www.duvallandscape.com

INVOICE

Date	Invoice No.
05/01/19	206
Terms	Due Date
Net 40	06/10/19

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
\$24,964.41	

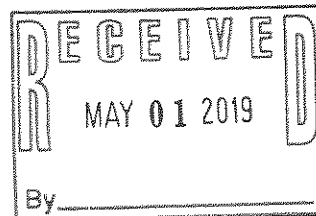
Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#240 - Turnbull Creek CDD May 2019		\$24,964.41	\$0.00	\$24,964.41
	Total		\$24,964.41	\$0.00	\$24,964.41

May Landsc Maint.

(C) V 277

1-320-53800-46600



Hopping Green & Sams

Attorneys and Counselors

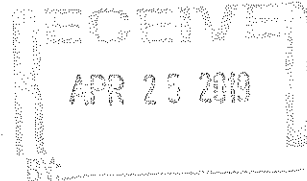
119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

April 22, 2019

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

Bill Number 106893
Billed through 03/31/2019



General Counsel

TURNBL 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

03/01/19	JLK	Research and review SJC ordinance and supplementary research on restricting access to facilities based on prior record.	0.20 hrs
03/04/19	JLK	Continue review and preparation of RFP for amenity management services and update related to same; edit and update RFP for debris removal services.	2.30 hrs
03/05/19	JLK	Attend staff conference call on meeting; review crosswalk correspondence; review amenity policies; update RFP documents and confer with DM on same; finalize easement document and transmit to engineer.	1.40 hrs
03/08/19	JLK	Review ACS agreement and Vesta agreement; multiple calls with staff and DM on soccer related items; update agreement and Exhibit B and confer with DM regarding recording information.	2.40 hrs
03/11/19	JLK	Review correspondence regarding soccer requests and contract related to same.	0.30 hrs
03/14/19	JLK	Update ACS agreement and exhibit; confer with board member regarding social media questions; update fitness equipment documentation and construction contracts related to same.	0.90 hrs
03/15/19	JLK	Update RFP with board comments and disseminate the same; draft post-meeting wrap up and requirements.	0.60 hrs
03/15/19	LMF	Prepare preliminary budget documents.	0.40 hrs
03/18/19	LMF	Prepare pond maintenance services agreement; review agenda for meeting follow up.	1.30 hrs
03/20/19	LMF	Prepare agreement for Fitness Equipment with LifeFitness; research final proposal for same.	1.20 hrs
03/21/19	JLK	Review horizons agreement; review meeting minutes and provide edits to same; confer with DM regarding RFP timeline and process and update the same; confer regarding fitness final numbers for ordering materials; confer with board member regarding questions on RFP and options related to same.	1.60 hrs

✓-15

C 1-810-51300-31500

03/21/19	LMF	Prepare fitness agreement with Life Fitness; request updated/current version of proposal for same.	1.40 hrs
03/25/19	JLK	Edit and finalize Future Horizons agreement.	0.40 hrs
03/26/19	JLK	Update RFP package with supplemental information; coordinate advertisement for newspaper.	0.40 hrs
03/26/19	LMG	Review updated aquatic management contract and save new version to file system.	0.10 hrs
03/26/19	LMF	Coordinate publication of Request for Proposals; review and approve proof of same.	0.40 hrs
03/27/19	JLK	Confer with DM regarding 2015B project completion process and documentation related thereto; review/edit auditor letter; transmit RFP documents to requested entities.	0.80 hrs
03/29/19	JLK	Review flooring and fitness updates and confer with staff on same.	0.20 hrs
03/29/19	LMG	Review and revise fitness equipment and flooring agreements.	0.30 hrs
03/29/19	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
03/29/19	LMF	Prepare agreement with Life Fitness for fitness equipment; prepare agreement with Fitness International Associates for flooring; review same.	1.10 hrs

Total fees for this matter \$3,907.50

DISBURSEMENTS

Travel 6.47

Total disbursements for this matter \$6.47

MATTER SUMMARY

Stuart, Cheryl G.	0.30 hrs	355 /hr	\$106.50
Kilinski, Jennifer L.	11.50 hrs	260 /hr	\$2,990.00
Fiore, Lydia M. - Paralegal	5.80 hrs	125 /hr	\$725.00
Gentry, Lauren M.	0.40 hrs	215 /hr	\$86.00

TOTAL FEES \$3,907.50

TOTAL DISBURSEMENTS \$6.47

TOTAL CHARGES FOR THIS MATTER \$3,913.97

BILLING SUMMARY

Stuart, Cheryl G.	0.30 hrs	355 /hr	\$106.50
Kilinski, Jennifer L.	11.50 hrs	260 /hr	\$2,990.00
Fiore, Lydia M. - Paralegal	5.80 hrs	125 /hr	\$725.00
Gentry, Lauren M.	0.40 hrs	215 /hr	\$86.00

Hopping Green & Sams

Attorneys and Counselors

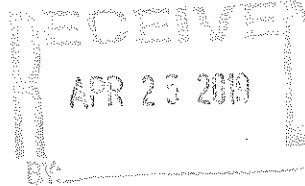
119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

April 22, 2019

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

Bill Number 106894
Billed through 03/31/2019



Monthly Meeting

TURNBL 00101 JLK

FOR PROFESSIONAL SERVICES RENDERED

03/12/19 JLK Prepare for board meeting; travel to and from and attend board meeting.

Total fees for this matter \$1,500.00

DISBURSEMENTS

Travel 128.61

Travel - Meals 35.20

Total disbursements for this matter \$163.81

MATTER SUMMARY

TOTAL FEES \$1,500.00

TOTAL DISBURSEMENTS \$163.81

TOTAL CHARGES FOR THIS MATTER \$1,663.81

BILLING SUMMARY

TOTAL FEES \$1,500.00

TOTAL DISBURSEMENTS \$163.81

TOTAL CHARGES FOR THIS BILL \$1,663.81

Please include the bill number on your check.

V-15
1-310-51300-81500

C



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

Invoice

Date 5/1/2019

Invoice # 131295585262

Terms	Net 20
Due Date	5/21/2019
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
--	---

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 APR 22 2019</div>				

Total Amount Due 1,359.47 \$1,359.47

V-41
1-330-57200-46500
C

Remittance Slip

Customer
13MUR100
Invoice #
131295585262

Amount Due \$1,359.47

Amount Paid _____

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



131295585262

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 # 10742A

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 3 treadmills 2 ellipticals 2 bikes 9 single station \$407.40

Date: 23-Apr-2019

Payment is due within 30 days of
invoice date.

Description	Part #	Part Cost	QTY	Total
PM - TREADMILL: TREADMILL		32.71	3.00	98.13
PM - ELLIPTICAL/CROSSTRAINER/ARC/AMT: ELLIPTICAL/CROSSTRAINER/ARC/AMT		28.04	2.00	56.07
PM - RECUMBENT/UPRIGHT BIKE: RECUMBENT/UPRIGHT BIKE		18.69	2.00	37.38
PM - SINGLE-STATION: SINGLE-STATION		9.35	9.00	84.11
DISCOUNT: DISCOUNT	DISCOUNT	-12.60	1.00	-12.60
FLAT RATE FEE		116.82	1.00	116.82
Comments:			<i>Parts Total</i>	379.91
			<i>Tax</i>	27.49
			<i>Balance</i>	407.40

Technician: ASHTON LEWANDOWSKI

Thank you for your business.

V-1241

1-330-57200-63/00

C



Invoice

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

Invoice # 355113
Date 5/1/2019
Terms Net 30
Due Date 5/31/2019
Memo May 2019 Fees

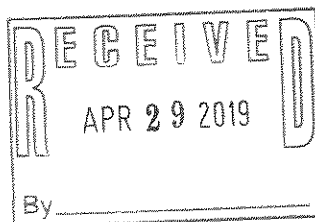
Bill To

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.

Total \$21,131.67



C

V- 311

① 1-330-57200-34000
② 1-330-57200-34300
③ 1-330-57200-34100
④ 1-330-57200-46400
⑤ 1-330-57200-34200
⑥ 1-330-57200-34200
⑦ 1-330-57200-34400
⑧ 1-320-53800-46700
⑨ 1-330-57200-34700



Advanced Disposal

ADVANCED DISPOSAL
ST JOHNS COUNTY - PW
7580 PHILIPS HWY
JACKSONVILLE FL 32256

Pay By Phone: 1-877-720-1583
Phone PIN: 2020022290000

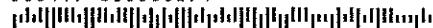
Advanced Disposal is a company bringing fresh ideas and solutions to a clean environment. How can we further help your business or home become greener and cleaner? Visit us at www.AdvancedDisposal.com.

Should you have questions about charges, please see the back of this invoice, call your service representative or go to www.AdvancedDisposal.com.

Thank you for your business!

RETURN SERVICE REQUESTED

000419 000000294



TURNBULL CREEK CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649



2

Account Information	
Account Number	PW002229
Site Number	0000
Invoice Date	April 30, 2019
Invoice Number	PW0000067121
Account Summary	
Previous Balance	\$765.93
Payments/Adjustments	\$0.00
Current Invoice Amount	\$776.07
Amount Due \$1,542.00	
Due Date Upon Receipt	
Invoice Breakdown	
Current	\$1,542.00
30 days - past due	\$0.00
60 days - past due	\$0.00
90 days - past due	\$0.00
It's easy being Green...sign up for ebill and auto pay at http://www.AdvancedDisposal.com/billpay	
Contact Us	
(904) 783-7000	
JacksonvilleFL@AdvancedDisposal.com	

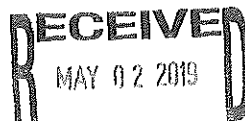
PW1904221001.txt-837-000000294

Previous Balance \$765.93
Payments and Adjustments \$0.00

CUSTOMER PO: 0

TURNBULL CREEK CDD (0001)
100 W POSITANO AVE ST AUGUSTINE, FL

Date	Description	Reference	Qty	Unit Price	Amount
1.00 - 6.00YD:COMM FL TRASH (001)					
04/30/19	FUEL SURCHARGE	SC55306	1.00	82.44	82.44
04/30/19	ENVIRONMENTAL FEE	SC55305	1.00	109.68	109.68
04/30/19	TRASH STANDARD		1.00	457.00	457.00
	SERVICE:				
	05/01/19-05/31/19				
1.00 - 0.50YD:COMM RL RECYCLING SINGLE STREAM (002)					
04/30/19	FUEL SURCHARGE-NF	SC55308	1.00	4.69	4.69
04/30/19	ENVIRONMENTAL FEE-NF	SC55307	1.00	6.24	6.24
04/30/19	TRASH STANDARD		1.00	26.00	26.00
	SERVICE - NT:				
	05/01/19-05/31/19				
	St Johns South Comm FF		649.12		32.46
	SITE TOTAL				718.51



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BY:

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Great for regular payments.

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With the Advanced Disposal online bill payment system, you are able to:

- Make a one-time payment
- Setup your account for automatic recurring payments

If you would like assistance, please contact us at 1-800-355-2108 and we will be happy to assist you in getting set up.

Pay by Mail
Best for sending a regular check.

Please mail your check made payable to Advanced Disposal to address listed below.

Please do not send correspondence to this address.

Please assist us by including the remittance portion (the perforated bottom section of your invoice) along with your check or money order to ensure your payment is posted quickly and accurately.

Pay by Phone
Good for a one time payment

Call 1-877-720-1583 to make your payment by phone.

To ensure fastest service, please have your Phone PIN ready, which can be found at the top of your invoice.

We accept MasterCard, Visa, American Express and Discover. An automated voice service will process your payment. This option is ideal for making single payments.

PLEASE RETURN THIS PORTION WITH PAYMENT

Printed on recycled paper



ADVANCED DISPOSAL
ST JOHNS COUNTY - PW
7580 PHILIPS HWY
JACKSONVILLE FL 32256

Please Send All Correspondence to Above Address



Please check box for address change and print new address on reverse side.

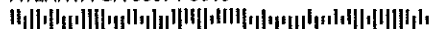
Due Date: Upon Receipt

Customer Billing Address:

TURNBULL CREEK CDD
475 WEST TOWN PLACE
SUITE #114
ST AUGUSTINE, FL 32092

Remit Payment To:
(Please do not send CASH via mail)

Advanced Disposal
St Johns County - PW
PO BOX 743019
ATLANTA GA 30374-3019



IF PAYING BY CREDIT CARD, FILL OUT BELOW.		CHECK CARD USING FOR PAYMENT	
CARD NUMBER	AMOUNT PAID	<input type="checkbox"/> VISA	
SIGNATURE	EXP. DATE	<input type="checkbox"/> MASTER CARD	
		<input type="checkbox"/> AMERICAN EXP.	
		<input type="checkbox"/> DISCOVER	
ACCOUNT #	INVOICE #	AMT. ENCLOSED	
PW002229	PW0000067121		
INVOICE TOTAL	BALANCE DUE		
\$776.07	\$1,542.00		

PW 002229 0000 043019 0000067121 00077607 00154200 8



**Advanced
Disposal**

TURNBULL CREEK CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649

PW1904221001.bt-639-000000294

Account Information

Account Number	PW002229
Site Number	0000
Invoice Date	April 30, 2019
Invoice Number	PW0000067121

Page 3 of 3

Current Charges (Continued)



2

<u>Date</u>	<u>Description</u>	<u>Reference</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
04/30/19	C ADMIN FEE	SC56100	1.00	7.00	7.00
04/30/19	COMPLIANCE AND BUSINESS IMPACT CHARGE	SC56101	1.00	47.82	47.82
	St Johns South Comm FF		54.82		2.74

**Current Charges
Amount Due**

**\$776.07
\$1,542.00**

30855-P-0017



7011 Business Park Blvd N
Jacksonville, FL 32256

www.duvallandscape.com

INVOICE

Date	Invoice No.
05/07/19	382
Terms	Due Date
Net 40	06/16/19

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
\$567.33	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	mainline April 2 727		\$567.33	\$0.00	\$567.33
	Charge in may				
	Irrigation Repairs		\$567.33	\$0.00	\$567.33
Total			\$567.33	\$0.00	\$567.33

Irrigation rep.

1.320,572.434

(C)
V-277



Future Horizons, Inc.

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

INVOICE

Invoice Number: 58355
Invoice Date: Apr 30, 2019
Page: 1

Voice: 800-682-1187
Fax: 904-692-1193

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

Customer ID	Customer PO	Payment Terms	
Turnbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		6/14/19

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of April, 2019	1,175.00	1,175.00



1-320-53800-46800

Check/Credit Memo No:

Subtotal	1,175.00
Sales Tax	
Freight	
Total Invoice Amount	1,175.00
Payment/Credit Applied	
TOTAL	1,175.00

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Bill To:**

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



Invoice #: 248

Invoice Date: 4/1/19

Due Date: 4/1/19

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - April 2019		3,750.00	3,750.00
Information Technology - April 2019		133.33	133.33
Dissemination Agent Services - April 2019		83.33	83.33
Office Supplies		18.79	18.79
Postage		48.05	48.05
Copies		248.25	248.25
Telephone		44.84	44.84
<div><div>©</div><div>V-16</div></div>			

Total \$4,326.59

Payments/Credits \$0.00

Balance Due \$4,326.59

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Bill To:**

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



Invoice #: 249

Invoice Date: 5/1/19

Due Date: 5/1/19

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - May 2019 1-310-573-340		3,750.00	3,750.00
Information Technology - May 2019 351		133.33	133.33
Dissemination Agent Services - May 2019 313		83.33	83.33
Office Supplies 510		0.48	0.48
Postage 420		33.18	33.18
Copies 428		16.05	16.05
Telephone 410		64.33	64.33

© V-16

Total \$4,080.70

Payments/Credits \$0.00

Balance Due \$4,080.70



Invoice

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

Invoice #
Date

355739
4/30/2019

Terms
Due Date
Memo

Net 30
5/30/2019
Lifeguard Hours April

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
Lifeguard Hours for April	65.66	16.35	1,073.54

Thank you for your business.

Total \$1,073.54

V-311 ©

1-330-572-346

Labor Allocation Report

Date Range (04/01/20)
Freeze Time (05/01
Generated (05/01

EE Name	Badge	Pay Class	EE Status	Hire Date	Department	Payroll Profile	Division	Region	Location	Job Title	Job Detail	Check Sort	Average Rate	Hours	Units	Amount	Hours % to Dist	Hours % to Company	Amount to Dis
ARSHALL, RIC SAVARIO (JD8)	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	25.78	0.00	\$244.92	39.2629%	39.2629%	39.263
MOORE, CALEB (JDJ)	031758	PT Hourly	ACTIVE	03/28/2018	Aquatics [AQU]	Amenity [OWE33]	Facility-Amenity [FACAMEN]	Northeast [NE]	Murabella [MYRA]	Lifeguard [LG]	Lifeguard [LG]	Murabella [MURA]	\$9.50	28.31	0.00	\$268.95	43.1161%	43.1161%	43.115
THOMPSON, EILE DOUGLAS (JCW)	390878	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	11.57	0.00	\$109.92	17.6211%	17.6211%	17.621
Murabella [MURA] Totals														65.66	0.00	\$623.79	100.00%	100.000%	100.00
Company Totals														65.66	0.00	\$623.79			



Invoice

Date: 04/15/2019
Invoice No.: 14005

Vinyl Decals and Signs by Randy Minnix, Inc.
1627 Dobbs Rd., Ste. 100
St. Augustine, FL 32084
(904) 808-1276
vinyldecals@comcast.net

Bill To:
Mura Bella
Laurence 536-6217

Laurence 536-6217

Qty	Description	Unit Price	TAX %	Total
1	12"X18"X.080 SF ALUM SIGN "SLIDE CLOSED"	\$50.00		\$50.00
	V-221 (C)			

1,330.572.631

Total \$50.00
Balance Due \$50.00

Thank you for your business.



**Advanced
Disposal**

ADVANCED DISPOSAL
ST JOHNS COUNTY - PW
7580 PHILIPS HWY
JACKSONVILLE FL 32256

Pay By Phone: 1-877-720-1583
Phone PIN: 202002290000

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RETURN SERVICE REQUESTED

000160 000000096



TURNBULL CREEK CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649



Account Information

Account Number PW002229
Site Number 0000
Invoice Date April 30, 2019
Invoice Number PW0000067870

Account Summary

Previous Balance \$765.93
Payments/Adjustments \$0.00
Other Invoices \$776.07
Current Invoice Amount \$12.06

Amount Due \$1,554.06

Due Date Upon Receipt

Invoice Breakdown

Current \$788.13
30 days - past due \$765.93
60 days - past due \$0.00
90 days - past due \$0.00

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for ebill and auto pay at
<http://www.AdvancedDisposal.com/billpay>

Contact Us

(904) 783-7000
JacksonvilleFL@AdvancedDisposal.com

PW1905011001.txt-319-000000096

Previous Balance

\$765.93

Payments and Adjustments

\$0.00

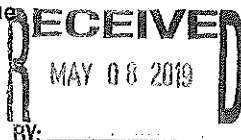
CUSTOMER PO: 0

Date	Description	Reference	Qty	Unit Price	Amount
04/30/19	SERVICE CHARGE	IN002642	1.00	11.49	11.49
	St Johns South Comm FF			11.49	0.57

Current Charges

\$12.06

Amount Due \$1,554.06



V-54 1,380,572.449
(C)

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Great for regular payments

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- Setup your account for automatic recurring payments

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Pay by Mail

Best for sending a regular check

Please mail your check made payable to Advanced Disposal to address listed below.

Please do not send correspondence to this address.

Please assist us by including the remittance portion (the perforated bottom section of your invoice) along with your check or money order to ensure your payment is posted quickly and accurately.

Pay by Phone

Good for a one time payment

Call 1-877-720-1583 to make your payment by phone.

To ensure fastest service, please have your Phone PIN ready, which can be found at the top of your invoice.

We accept MasterCard, Visa, American Express and Discover. An automated voice service will process your payment. This option is ideal for making single payments.

PLEASE RETURN THIS PORTION WITH PAYMENT

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ADVANCED DISPOSAL
ST JOHNS COUNTY - PW
7580 PHILIPS HWY
JACKSONVILLE FL 32256

Please Send All Correspondence to Above Address



Please check box for address change and print new address on reverse side.

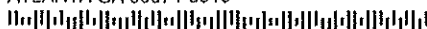
Due Date: Upon Receipt

Customer Billing Address:

TURNBULL CREEK CDD
475 WEST TOWN PLACE
SUITE #114
ST AUGUSTINE, FL 32092

Remit Payment To:
(Please do not send CASH via mail)

Advanced Disposal
St Johns County - PW
PO BOX 743019
ATLANTA GA 30374-3019



IF PAYING BY CREDIT CARD, FILL OUT BELOW.		CHECK CARD USING FOR PAYMENT	
CARD NUMBER	AMOUNT PAID	<input type="checkbox"/> VISA	
SIGNATURE	EXP. DATE	<input type="checkbox"/> MASTER CARD	
		<input type="checkbox"/> AMERICAN EXP.	
		<input type="checkbox"/> DISCOVER	

ACCOUNT #	INVOICE #	AMT. ENCLOSED
PW002229	PW0000067870	
INVOICE TOTAL	BALANCE DUE	
\$12.06	\$1,554.06	

PW 002229 0000 043019 0000067870 00001206 00155406 5



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

www.duvallandscape.com

INVOICE

Date	Invoice No.
05/09/19	406
Terms	Due Date
Due on Receipt	05/09/19

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
\$405.00	

Please detach top portion and return with your payment.

DESCRIPTION	TOTAL		
mainline may 1008			
Irrigation Repairs			\$405.00
Electrical Valve (Material)	1.00	\$225.00	\$225.00
Irrigation Labor (Labor)	2.00	\$65.00	\$130.00
Misc Irrigation Parts & Fittings (Material)	1.00	\$50.00	\$50.00
Total			\$405.00

V-277



1, 320. 582, 434





HANCOCK
WHITNEY

GOVERNMENT MANAGEMENT SERVICES
ATTN: SHERY FULKS
475 W TOWN PLACE, SUITE 114
ST AUGUSTINE FL 32092

Invoice: 33157
05/01/2019

Fee Invoice

Issuer: TURNBULL CREEK CDD FL SPL ASSMT BDS 2016

Ref: TURNBULLCK16

Billing Period: 05/02/2018 - 05/01/2019

FLAT FEE CHARGES
ANNUAL TRUSTEE FEE

\$4,500.00

=====

TOTAL DUE

\$4,500.00

1.310.573.314

(C)

V-331



Please remit payment to:
Hancock Whitney Bank
Corporate Trust Division
2510 14th Street, Suite #220
Gulfport, MS 39501



7011 Business Park Blvd N
Jacksonville, FL 32256

www.duvallandscape.com

INVOICE

Date	Invoice No.
05/20/19	737
Terms	Due Date
Due on Receipt	05/20/19

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
\$747.51	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	Mainline May 3 1059		\$747.51	\$0.00	\$747.51
	Irrigation Repairs		\$747.51	\$0.00	\$747.51
6.00	Irrigation Labor (Labor)	\$65.00	\$390.01		
1.00	Mega coupling 6" (Material)	\$155.00	\$155.00		
2.00	Mega Lug 6" (Material)	\$32.00	\$64.00		
2.00	Mega lug gasket and bolt kit (Material)	\$28.00	\$56.00		
1.00	Misc Irrigation Parts & Fittings (Material)	\$30.00	\$30.00		
5.00	Pipe (Material)	\$10.50	\$52.50		
Total			\$747.51	\$0.00	\$747.51

V-277
C

1,320,572,434



Hopping Green & Sams

Attorneys and Counselors

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

V-15
(C) 1,310, 513, 315

STATEMENT

May 14, 2019

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

Bill Number 107361
Billed through 04/30/2019

General Counsel
TURNBL 00001

JLK



FOR PROFESSIONAL SERVICES RENDERED

04/01/19	JLK	Respond to RFP questions and disseminate information related to same.	0.60 hrs
04/03/19	JLK	Confer regarding 2015B project completion documentation and begin drafting same.	0.30 hrs
04/03/19	LMG	Revise flooring and fitness equipment contracts; conference with Kilinski regarding completion documents.	0.50 hrs
04/04/19	JLK	Review, edit and disseminate FIA purchase of fitness equipment and flooring installation agreement.	0.90 hrs
04/09/19	JLK	Confer regarding social media and sunshine law questions; transmit information related to same; confer with DM on same.	0.50 hrs
04/11/19	LMF	Transmit Request for Proposals to various contractors.	0.50 hrs
04/15/19	LMG	Prepare completion documents.	0.40 hrs
04/16/19	JLK	Confer with DM and review documentation related to questions on accessibility.	0.60 hrs
04/16/19	LMG	Revise and send draft completion package; research regarding ADA requirements .	2.40 hrs
04/18/19	MGC	Begin researching ownership and maintenance responsibilities over sidewalks and rights-of-way within Turnbull Creek CDD/Murabella; confer with Ibarra regarding available plats.	2.30 hrs
04/19/19	JLK	Review ADA research and confer with DM and engineer on same.	0.60 hrs
04/22/19	LMF	Prepare budget approval resolution.	0.70 hrs
04/24/19	LMF	Prepare budget documents.	0.50 hrs
04/25/19	JLK	Review presentations and confer with DM on same.	0.80 hrs
04/29/19	LMF	Prepare budget appropriation resolution.	0.60 hrs

04/30/19	JLK	Review and negotiate standard form of agreement for professional technological services.	0.10 hrs
04/30/19	JLK	Review audit.	1.20 hrs
04/30/19	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
Total fees for this matter			\$3,249.50

DISBURSEMENTS

Newspapers	237.84
Total disbursements for this matter	\$237.84

MATTER SUMMARY

Stuart, Cheryl G.	0.30 hrs	355 /hr	\$106.50
Kilinski, Jennifer L.	5.60 hrs	260 /hr	\$1,456.00
Fiore, Lydia M. - Paralegal	2.30 hrs	125 /hr	\$287.50
Gentry, Lauren M.	3.30 hrs	215 /hr	\$709.50
Collazo, Mike	2.30 hrs	300 /hr	\$690.00

TOTAL FEES	\$3,249.50
TOTAL DISBURSEMENTS	\$237.84

TOTAL CHARGES FOR THIS MATTER**\$3,487.34****BILLING SUMMARY**

Stuart, Cheryl G.	0.30 hrs	355 /hr	\$106.50
Kilinski, Jennifer L.	5.60 hrs	260 /hr	\$1,456.00
Fiore, Lydia M. - Paralegal	2.30 hrs	125 /hr	\$287.50
Gentry, Lauren M.	3.30 hrs	215 /hr	\$709.50
Collazo, Mike	2.30 hrs	300 /hr	\$690.00

TOTAL FEES	\$3,249.50
TOTAL DISBURSEMENTS	\$237.84

TOTAL CHARGES FOR THIS BILL**\$3,487.34**

Please include the bill number on your check.



Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904) 645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Customer name: Murabella- Turnbull Creek CDD **Invoice Date:** 4/30/19 **Invoice #** 100039 **Event type:** Movie Night
Billing address: 101 E. Positano Ave, St. Augustine, FL 32092 **May the 4th be with you- Star Wars**
Original contact person: Kathy Sargent **Wk:** 904-230-4208 **Cell:** 904-347-7028 **E-mail/ fax:** kathy.sargent@vestaforyou.com
At event contacts with cell: Mark Insel **Cell-** (904) 940-1157 **E-mail/ fax:** Minsel@vestapropertyservices.com
Event date: Saturday May 4, 2019 **Hours of event:** 7:30 pm-till movie end, trivia at 7:30 pm, movie at 8 pm or when dark enough
Approximate set up time: between: 6:00 and 6:15 pm or TBA earlier

Location name and address: Same

Where to set up at location: Field Area

Set up-grass or pavement: GR

Water within 75': n/a

Power within 75': Yes

Covered area for entertainer: n/a

Notes:

Services Options:

SERVICES NEEDED:

* 16' Inflatable Movie System with sound and operator
with bonus trivia and prizes prior

Reg. Rate \$ 450.00 **Your Cost \$** 350.00

Total Savings: \$ 100.00



RECEIVED
MAY 03 2019

Sub Total: \$ 350.00

Sales Tax: \$ -

Invoice Total: \$ 350.00

50 % Deposit required \$ Waived

Balance due at set up \$ 350.00 or net 10 days

Payments received \$ -

Current Balance \$ 350.00

CANCELLATION, RE-SCHEDULING, INCLEMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required

K. Sargent

Date:

5/31/19

V-157

1,330,572,494

(C)



Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225
(904) 645-9068 Fax: (904) 645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Customer name: Murabella- Turnbull Creek CDD **Invoice Date:** 4/30/19 **Invoice #** 100040 **Memorial Weekend**
Billing address: 101 E. Positano Ave, St. Augustine, FL 32092
Original contact person: Kathy Sargent **Wk:** 904-230-4208 **Cell:** 904-347-7028 **E-mail/ fax:** kathy.sargent@vestaforyou.com
At event contacts with cell: Mark Insel **Cell-** (904) 940-1157 **E-mail/ fax:** Minsel@vestapropertyservices.com
Event date: Friday May 24, 2019 **Hours of event:** 4:30 pm-7:30 pm
Approximate set up time: between: 3:30 and 3:45 pm
Location name and address: Same
Where to set up at location: Field Area **Power within 75':** Yes
Set up-grass or pavement: GR **Water within 75':** n/a **Covered area for entertainer:**

Notes:

Services Options:

SERVICES NEEDED:

* Interactive Mobile DJ Services
with bonus contests and prizes

Reg. Rate \$ 495.00 **Your Cost \$** 375.00

Total Savings: \$ 120.00

DJ to bring tent and table



RECEIVED
MAY 03 2019

Sub Total: \$ 375.00

Sales Tax: \$ -

Invoice Total: \$ 375.00

50 % Deposit required \$ Waived

Balance due at set up \$ 375.00 or net 10 days

Payments received \$ -

Current Balance \$ 375.00

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required

K. Sargent

Date:

5/2/19

V-157

(A)

1,330.572.494

10	11	12 14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
03/31		Balance Forward						\$71.80
04/29	P80735	Payment - Lockbox 854						\$-71.80
04/30 04/30	I03169212-04302019	BOS REG MTG 5/14/19	SA St Augustine Record	1.00 x 4.0000	4	1	\$8.98	\$35.92
04/30 04/30	I03169212-04302019	BOS REG MTG 5/14/19	SA St Aug Record Online	1.00 x 4.0000	4	1	\$8.97	\$35.88

PREVIOUS AMOUNT OWED: \$71.80

NEW CHARGES THIS PERIOD: \$71.80

CASH THIS PERIOD: (\$71.80)

DEBIT ADJUSTMENTS THIS PERIOD: \$0.00

CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

We appreciate your business.

33,600,538,600.

Ⓟ V-11



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
	\$71.80		\$0.00	\$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
		04/01/2019 - 05/05/2019		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.

The St. Augustine Record

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		BILLING PERIOD		2		ADVERTISER/CLIENT NAME													
		04/01/2019 - 05/05/2019				TURNBULL CREEK CDD/MURA BELLA/													
COMPANY		23		TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT									
SA 7				\$71.80		\$0.00				NET 15 DAYS									
21		CURRENT NET AMOUNT		22		30 DAYS		60 DAYS		OVER 90 DAYS									
		\$71.80				\$0.00		\$0.00		\$0.00									
4		PAGE #		5		BILLING DATE		6		BILLED ACCOUNT NUMBER		7		ADVERTISER/CLIENT NUMBER		24		STATEMENT NUMBER	
						05/05/2019				18409				18409				0000045285	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 3669

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, Apr 30, 2019
7:50:40AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augusting 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: 0003169212-01

Start: 04/30/2019

Placement: SA Legals

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

Caller: SARAH SWEETING

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 04/30/2019

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, May 14, 2019 at 6:00 p.m. at the Murrabella 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

0003169212 April 30, 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# 0003169212-01

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 **BOS REG MTG 5/14/19** was published in said newspaper on **04/30/2019**.

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 **APR 30 2019**

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

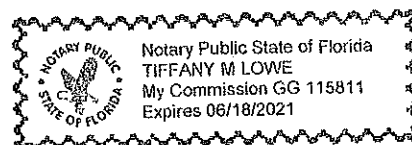
Tiffany M. Lowe
(Signature of Notary Public)

**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, May 14, 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
0003169212 April 30, 2019





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: 5798779
DATE: 5/14/2019
ORDER: 5798779

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

Work Date	Time	Target Pest	Technician	Time In
5/14/2019	09:55 AM			09:55 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	5/14/2019		11:31 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

1,330,572,466

V-39

(C)

RECEIVED
MAY 20 2019
BY: _____

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.

Therby 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
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305
www.turnerpest.com

Service Slip/Invoice

INVOICE: 5803996
DATE: 5/14/2019
ORDER: 5803996

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

Work Date	Time	Target Pest	Technician	Time In
5/14/2019	09:55 AM			09:55 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	5/14/2019		11:31 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

V-39
1,330,532,466
1/12
(C)



[Signature]

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.

Therby 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 #
Date

356125
4/30/2019

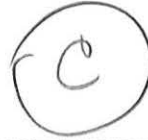
Terms
Due Date
Memo

Net 30
5/31/2019
Pass Thru April

Bill To

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

V-311



Description	Quantity	Rate	Amount
Billable Expenses			
Carpet odor eliminator & glad zipper bags R.R. ✓			✓ 42.24
Paper towels, coffee, fabuloso, trash bags, napkins, hand soap, toilet bowl cleaner, scented oil, forks, cleach, air freshner, coffee cups, sugar, and paper clips R.R. ✓			✓ 618.87
L. Erasmus - Gate; Fuel for pressure washer & blower R.R. ✓			✓ 16.67
K. Sargent - Publix; Prizes for Aqua Egg Hunt S.E. ✓			✓ 22.85
L. Erasmus - Lowe's; Hardware for gate & grill brush R.R. ✓			✓ 31.96
L. Erasmus - Cronin Ace Hardware; Caulk & caulking gun R.R. ✓			✓ 34.89
K. Sargent - Publix; Special Event Storage S.E. ✓			✓ 35.33
L. Erasmus - Amazon; Spider web duster R.R. ✓			✓ 39.08
L. Erasmus - CVS; Propane R.R. ✓			✓ 43.98
K. Sargent - Dollar Tree; Prizes for Aqua Egg Hunt S.E. ✓			✓ 44.94
L. Erasmus - Lowe's; Paint & 8" round grate R.R. ✓			✓ 54.79
L. Erasmus - Pinch A Penny; Pool testing chemicals R.R. ✓			✓ 57.45
K. Sargent - Five Below; Prizes for Aqua Egg Hunt S.E. ✓			✓ 64.20
M. Insel - Constant Contact; Constant Contact receipt O.S. ✓			✓ 70.00
K. Sargent - Walmart; Prizes for Aqua Egg Hunt S.E. ✓			✓ 86.24
L. Erasmus - Home Depot; Cable ties, light bulbs & emergency light R.R. ✓			✓ 95.64
K. Sargent - Amazon; Bunny Costume S.E. ✓			✓ 95.83
K. Sargent - Amazon; Spring Festival Supplies S.E. ✓			✓ 97.52
K. Sargent - Shindigz; Special Event Supplies S.E. ✓			✓ 100.00
L. Erasmus - Dog Waste Depot; Liners & waste bags R.R. ✓			✓ 146.98
Total Billable Expenses			1,799.46

Total

\$1,799.46

R.R. 1,330,572.631

S.E. 1,330,572.494

O.S. 1,330,572.570



STAPLES
Business Advantage

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
3/30/19	ATL 1821005	8053808063
PLEASE PAY BY	TERMS	AMOUNT DUE
4/29/19	Net 30 Days	661.11

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
STE 250
JACKSONVILLE, FL 32202

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

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

Invoice Number: 3409316516
Order : 7215963215-000-002
Ordered By : MARK INSEL
Order Date : 3/28/19

Order Line	Item Number	Description	Order Qty	B/O Qty	Unit Meas	Ship Qty	Unit Price	Extended Price
11	2802131	CARPET ODOR ELMNTR FRSH BREEZE FACILITIES: BILLABLE	1		0 CT	1	27.09	27.09
15	2454270	GLAD FREEZER ZIPPER GALLON 15C FACILITIES: BILLABLE	3		0 EA	3	4.19	12.57
Freight:		.00	Tax: (6.5000 %)		2.58	Sub-Total:		39.66
							Total:	42.24

STAPLES
Business Advantage

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
3/30/19	ATL 1821005	8053808063
PLEASE PAY BY	TERMS	AMOUNT DUE
4/29/19	Net 30 Days	661.11

INVOICE DETAIL

Staples Business Advantage

Federal ID #:04-3390816

Bill to Account: 1070819

Ship to Account: MURABELLA

VESTA PROPERTY SERVICES
CHRYSTINE BARDROFF
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: 3409316511
Order : 7215963215-000-001
Ordered By : MARK INSEL
Order Date : 3/28/19

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	31.19	62.38
2	1684921	FOLGERS CLASSIC ROAST 30.5 OZ FACILITIES: BILLABLE	2		0 EA	2	9.99	19.98
3	648595	FABULOSO ALL PURPOSE CLEANER FACILITIES: BILLABLE	2		0 EA	2	9.95	19.90
4	790212	LINERS CAN RECYCLED 56GAL BK FACILITIES: BILLABLE	2		0 CT	2	72.39	144.78
5	722986	SOFPULL PREM CENTERPULL TOWELS FACILITIES: BILLABLE	2		0 CT	2	56.59	113.18
6	887844	LUNCHEON NAPKINS 400SHTS WHITE FACILITIES: BILLABLE	1		0 PK	1	5.49	5.49
7	458189	DIAL ANITBACT HAND SOAP 1GAL FACILITIES: BILLABLE	2		0 EA	2	17.49	34.98
8	453731	LYSOL TOILET BOWL CLEANER FACILITIES: BILLABLE	2		0 EA	2	6.29	12.58
9	918460	SCENTD OIL TWIN REFILL LAV/CAM FACILITIES: BILLABLE	1		0 PK	1	6.99	6.99

STAPLES
Business Advantage

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
3/30/19	ATL 1821005	8053808063
PLEASE PAY BY	TERMS	AMOUNT DUE
4/29/19	Net 30 Days	661.11

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
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: 3409316511
Order : 7215963215-000-001
Ordered By : MARK INSEL
Order Date : 3/28/19

Order Line			Order Qty	B/O Qty	Unit Meas	Ship Qty	Unit Price	Extended Price
10	637844	BP MEDIUM DUTY FORKS 300/CT FACILITIES: BILLABLE	1		0 BX	1	10.69	10.69
12	951359	CLOROX LIQ BLEACH CLN LIN 64OZ FACILITIES: BILLABLE	6		0 EA	6	7.89	47.34
13	2452743	HANDLING FEE TAXABLE FACILITIES: BILLABLE	6		0 EA	6	.99	5.94
14	2728769	AIR DOWNY APRIL FRSH 8.8OZ 2PK FACILITIES: BILLABLE	3		0 PK	3	6.89	20.67
16	518986	PERFECTOUCH 12 OZ HOT 500CT FACILITIES: BILLABLE	1		0 CT	1	63.79	63.79
17	236240	SUGAR 20 OZ 3 PK FACILITIES: BILLABLE	1		0 PK	1	6.49	6.49
18	525923	CLIP PAPER STL GIANT .045 OFFICE PRODUCTS: BILLABLE	3		0 BX	3	.72	2.16
19	525931	CLIP PAPER NONSKD STL #1 OFFICE PRODUCTS: BILLABLE	3		0 BX	3	1.79	5.37
Freight:			.00	Tax: (6.5000 %)		36.16	Sub-Total:	582.71
							Total:	618.87

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

Receipt #65260
04/22/2019
12:11

Pump	Gallons	Price
15	5.558	\$ 2.999
Product: Mid-Grade		
TOTAL FUEL		\$ 16.67

SALE - Card Swiped
TOTAL SALE \$ 16.67
AXAcct#
*****2966
Refer #00000029
Batch #1075
Sequence #7690
Approval #537764

Thank You for
choosing GATE!

Publix

John's Creek Center
2845 County Rd. 210 W
St Johns, FL 32259
Store Manager: Pete Muller
904-230-3939

PEZ DISPENSER		
1 @ 2 FOR	3.00	1.50 T F
FUNNY BUNNY		3.49 T
SKY DIVER TOY		2.99 T
PEZ DISPENSER		
1 @ 2 FOR	3.00	1.50 T F
M&M EASTER CANE		
1 @ 2 FOR	5.00	2.50 T F
PEEPS BOBBLE BUNNY		2.99 T
PEEPS BOBBLE BUNNY		2.99 T
FUNNY BUNNY		3.49 T

Order Total	21.45	
Sales Tax	1.40	
Grand Total	22.85	
Credit	Payment	22.85
Change		0.00

PRESTO!
Trace #: 096206
Reference #: 1492609299
Acct #: XXXXXXXXXXXX1042
Purchase American Express
Amount: \$22.85
Auth #: 850147

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

Your cashier was Jeanette

04/12/2010 0.15 01000 0100 0300 0000 0000



LOWE'S HOME CENTERS, LLC
1955 US HIGHWAY 1 SOUTH
ST. AUGUSTINE, FL 32086 (904) 417-4242

- SALE -

SALES#: S3238JW1 2202082 TRANS#: 8512603 04-17-19

348303 BHK 1/4-IN ZINC PL WIRE R	1.88
2 @	0.94
656896 KCHN 1/4-IN GALV ANCHOR S	3.56
2 @	1.78
656902 BHK 4-IN DOUBLE END BOLT	5.96
2 @	2.98
22219 3/8-INX8-IN ZINC EYE BOLT	2.94
2 @	1.47
348173 BHK 3/16-IN GALV CABLE -	5.00
10 @	0.50
507355 MR BBQ 18-IN GRILL BRUSH	3.68
608965 CHARBROIL LOCKING TONGS(-	6.99

SUBTOTAL: 30.01

TAX: 1.95

INVOICE 08319 TOTAL: 31.96

ANEX: 31.96

ANEX:XXXXXXXXXX2966 AMOUNT:31.96 AUTHCD:854122

CHIP REFID:323808300148 04/17/19 10:49:29

APL: AMERICAN EXPRESS TVR: 0000008000

AID: A000000025010801 TST: F800

STORE: 3238 TERMINAL: 08 04/17/19 10:50:28

OF ITEMS PURCHASED: 11

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

THANK YOU FOR SHOPPING AT
CRONIN ACE HARDWARE
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
(904) 217-3324

04/15/19 12:04PM JDB 552 SALE

8129801 1 EA \$19.99 EA
SEALNT MARINE4200WHT1/10 \$19.99
1037829 1 EA \$9.99 EA
CAULKGUN DRIPFREE 10:1TR \$9.99
56 2 EA \$1.39 EA *
MISC. FASTENERS \$2.78

SUB-TOTAL:\$ 32.76 TAX: \$ 2.13
TOTAL: \$ 34.89
BC AMT: \$ 34.89

BK CARD#: XXXXXXXXX2966
MID:*****6883 TID:***4807
AUTH: 842841 AMT: \$ 34.89
Host reference #:510386 Bat#

Authorizing Network: AMEX

Chip Read
CARD TYPE:AM EXPRESS EXPR: XXXX
AID : A000000025010801
TVR : 0000008000
IAD : 06480103602002
TSI : F800
ARC : 00
MODE : Issuer
CVN :
Name : AMERICAN EXPRESS
ATC :004A
AC : 71071B3155F2F8AC
TxnID/ValCode: 391367

Bank card USD\$ 34.89

Total Items: 4



Publix

John's Creek Center
2845 County Rd. 210 W
St Johns, FL 32259
Store Manager: Pete Muller
904-230-3939

SL FILE CRATE	7.99 T
66QT. LATCH BOX	
2 @ 12.59	25.18 T

Order Total	33.17	
Sales Tax	2.16	
Grand Total	35.33	
Credit	Payment	35.33
Change	0.00	

PRESTO!

Trace #: 075659

Reference #: 1494663377

Acct #: XXXXXXXXXXXX1042

Purchase American Express

Amount: \$35.33

Auth #: 875852

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

Your cashier was Harmoni

04/13/2019 10:13 S1099 R107 1137 C0268

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

Publix Super Markets, Inc.

**Details for Order #112-3784478-2864241**Print this page for your records.**Order Placed:** April 9, 2019**Amazon.com order number:** 112-3784478-2864241**Order Total:** \$39.08**Not Yet Shipped****Items Ordered**4 of: *JT Eaton Cobweb Duster Head 1710YL Knocks Down Cobwebs Spider Webs*Sold by: Pest Management Supply ([seller profile](#))

Condition: New

Price**\$9.77****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: \$39.08

Shipping & Handling: \$0.00

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

Total before tax: \$39.08

Estimated tax to be collected: \$0.00

Grand Total: \$39.08To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates



57 TUSCAN WAY
SAINT AUGUSTINE, FL 32092
904.940.3817

REG#01 TRN#9168 CSHR#0664649 STR#652

Helped by: SUSAN

ExtraCare Card #: *****6334

1 EXCHNG-PRPNE CYLND 15LB 19.99T
1 EXCHNG-PRPNE CYLND 15LB 19.99T

2 ITEMS

SUBTOTAL	39.98
FL 10.0% TAX	4.00
TOTAL	43.98
CHARGE	43.98

*****2966 CH

AMERICAN EXPRESS *****2966

APPROVED# 862196

REF# 011686

TRAN TYPE: SALE

AID: A000000025010801

TC: 6B5A728011662EF4

TERMINAL# 82269968

NO SIGNATURE REQUIRED

CVN: 5E0300

TVR(95): 0000008000

TSI(9B): E800

CHANGE .00



3500 6529 1079 1680 19

Returns with receipt, subject to
CVS Return Policy, thru 06/16/2019
Refund amount is based on price
after all coupons and discounts.

APRIL 17, 2019

9:35 AM

THANK YOU. SHOP 24 HOURS AT CVS.COM

XX



(904) 564-1857

Store# 4250
4643 River City Dr
Suite 107
Jacksonville FL 32246-7427

DESCRIPTION	QTY	PRICE	TOTAL
WATERBALL	1	1.00	1.00T
PUZZLE GAME	1	1.00	1.00T
SLING SHOOTER	1	1.00	1.00T
SLING SHOOTER	1	1.00	1.00T
WATER SQUIRTERS	1	1.00	1.00T
SPLASH CATCHER SET	1	1.00	1.00T
SPLASH CATCHER SET	1	1.00	1.00T
BEACH BALL	1	1.00	1.00T
JUMP ROPE 7FT ASTD	1	1.00	1.00T
PADDLEBALL	1	1.00	1.00T
BEACH BALL	1	1.00	1.00T
PADDLEBALL	1	1.00	1.00T
BUNNY GLASSES	1	1.00	1.00T
BUNNY GLASSES	1	1.00	1.00T
POOL NOODLES	1	1.00	1.00T
POOL NOODLES	1	1.00	1.00T
BUNNY GLASSES	1	1.00	1.00T
PARTY HEADBAND	1	1.00	1.00T
PARTY HEADBAND	1	1.00	1.00T
SILLY PUTTY	1	1.00	1.00T
SILLY PUTTY	1	1.00	1.00T
WATERBALL	1	1.00	1.00T
JUMP ROPE 7FT ASTD	1	1.00	1.00T
NOISE PUTTY	1	1.00	1.00T
NOISE PUTTY	1	1.00	1.00T
BALL	1	1.00	1.00T
PARTY HEADBAND	1	1.00	1.00T
KIDS SUNGLASSES	1	1.00	1.00T
BUNNY GLASSES	1	1.00	1.00T
KIDS SUNGLASSES	1	1.00	1.00T
PINBALL	1	1.00	1.00T
PINBALL	1	1.00	1.00T
SILLY PUTTY	1	1.00	1.00T
NOISE PUTTY	1	1.00	1.00T
PINBALL	1	1.00	1.00T
MAGIC SPRING	1	1.00	1.00T
KIDS SUNGLASSES	1	1.00	1.00T
WIND CHIME	1	1.00	1.00T
CRAYONS IN PAPER B	1	1.00	1.00T
SILLY PUTTY	1	1.00	1.00T
PUZZLE GAME	1	1.00	1.00T
MAGIC SPRING	1	1.00	1.00T

Sub Total \$42.00

SALES TAX \$2.94

Total \$44.94

AMERICAN EXPRESS \$44.94

*****1042 Approved

Purchase Chip

Auth/Trace Number: 817502/022775

Chip Card AID: A000000025010801

Mode: Issuer

Thank You for Shopping at Dollar Tree

Where Everything's \$1.00

Now Shop On-Line at Dollartree.com

* WE VALUE YOUR OPINION! *
* Please provide your feedback at *
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Receive chances to win \$1,000 daily plus
* instant prizes valued at \$1,500 weekly *
* or by calling 1-877-368-2540. *
* For complete rules, eligibility and sweepstakes *
* period and previous winners please visit *
* www.dollartreefeedback.com *
* No purchase/survey required to enter. *
* Sweepstakes sponsored by Eupathica, Inc. *
* across multiple international clients. *
* Survey Code: 4245 0773 9202 0108 *
* We will notify you *

LOVE'S HOME CENTERS, LLC
1955 US HIGHWAY 1 SOUTH
ST. AUGUSTINE, FL 32086 (904) 417-4242

- SALE -

SALES#: S3230001 2580224 TRANS#: 6998084 04-11-19

46052 1-GAL GLOSS BLACK RUST-OL	29.98
21588 6IN BLK ROUND GRATE L10	11.98
2 Q	5.99
656905 KCHN 4-5/8-IN ZINC DBL END	9.48
3 Q	3.16

SUBTOTAL:	51.44
TAX:	3.35
INVOICE 06838 TOTAL:	54.79
AMEX:	54.79

AMEX:XXXXXXXXXX2966 AMOUNT:54.79 AUTHCD:843893

CHIP REFID:323806185185 04/11/19 11:54:27

APL: AMERICAN EXPRESS TVR: 0000008000

AID: R000000025010801 TST: F800

STORE: 3230 TERMINAL: 06 04/11/19 11:55:10

OF ITEMS PURCHASED: 6

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: JAMES BAYER

LOVE'S PRICE MATCH GUARANTEE
FOR MORE DETAILS, VISIT LOVES.COM/PRICEMATCH

* YOUR OPINIONS COUNT! REGISTER FOR A CHANCE TO *
* WIN \$5,000 QUARTERLY. ONE PRIZE FOR CONSUMERS *
* AND ONE PRIZE FOR HOME IMPROVEMENT PROFESSIONALS *
* REGISTRESE EN EL SORTEO TRIMESTRAL *
* Y SER UNO DE LOS DOS GANADORES DE \$5,000! *
*
* REGISTER BY COMPLETING A QUEST SATISFACTION SURVEY *
* WITHIN ONE WEEK AT: www.loves.com/survey *
* YOUR ID # 06838 3230 101 *
*
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.loves.com/survey *

STORE: 3230 TERMINAL: 06 04/11/19 11:55:10

PINCH-A-PENNY POOL-PATIO-SPA®

The Perfect People For A Perfect Pool



Like Us on Facebook
For Our Special Offers!

Pinch A Penny 210
3055 CR 210 West
Suite 103
St. Johns, FL 32259
Phone: 9042177827

Sales Receipt

Transaction #: 135385
Account #: 9045366217
Date: 4/15/2019 Time: 11:53:29 AM
Cashier: Brett Bailey Register #: 2

BILL TO: Lourens Erasmus

Item	Description	Amount
09921073	TAYLOR RGT. #2 OPD 2 OZ	\$11.99
09922006	TAYLOR RGT. #1 OPD 2 OZ	\$11.99
09922527	FAS-DPD TITRAING REAGEN	\$11.99
09921156	TAYLOR RGT #4 PH INDICA	\$5.99
09921156	TAYLOR RGT #4 PH INDICA	\$5.99
09921156	TAYLOR RGT #4 PH INDICA	\$5.99
Sub Total		\$53.94
Sales Tax		\$3.51
Total		\$57.45
AMEX Tendered		\$57.45
Card: XXXXXXXXXXXX2966		
Auth: 511484		
Charge Due		\$0.00



FIVE BELOW
fivebelow.com

00913 MARKET AT TOWN CENT
4871-3 TOWN CENTER PKWY
JACKSONVILLE, FL 32246
904-807-9453

SALE

075656001756 FUN HULA HOOPS	\$4.00T
2 @ \$2.00 = \$4.00	
075656001756 FUN HULA HOOPS	\$4.00T
2 @ \$2.00 = \$4.00	
075656001756 FUN HULA HOOPS	\$4.00T
2 @ \$2.00 = \$4.00	
075656007079 LIGHT UP SPIN N SKIP	\$5.00T
1 @ \$5.00	
400029795572 SEQUIN MOUSE EARS	\$3.00T
1 @ \$3.00	
805219460511 CAPTAIN MARVEL JUMBO	\$1.00T
1 @ \$1.00	
600639857800 MINNIE MOUSE COLORIN	\$1.00T
1 @ \$1.00	
805219520482 96PG C/A MOANA	\$1.00T
1 @ \$1.00	
778988517956 KINETIC SAND SINGLE	\$2.00T
1 @ \$2.00	
778988517956 KINETIC SAND SINGLE	\$2.00T
1 @ \$2.00	
805219437254 TOY STORY 96 PG JUMB	\$1.00T
1 @ \$1.00	
192234011270 BUBBLE CAMERA	\$5.00T
1 @ \$5.00	
841887106573 LED LOTUS DEC FOUNTA	\$5.00T
1 @ \$5.00	
192234009895 SPEECH BUBBLE LIGHT	\$5.00T
1 @ \$5.00	
778988517956 KINETIC SAND SINGLE	\$2.00T
1 @ \$2.00	
093539997262 FUBBLES BUBBLE MACHI	\$5.00T
1 @ \$5.00	
052125119235 COLOR BLOCK VOLLEYBA	\$5.00T
1 @ \$5.00	
794560165797 NEON COUNTRY SOCCER	\$5.00T
1 @ \$5.00	

Subtotal	\$60.00
Sales Tax 7.000%	\$4.20
Total	\$64.20

American Express	\$64.20
Card No. XXXXXXXXXXXX1042	
Expiration Date XX/XX	
Auth. No. 846864	

Payment Receipt
for April 24, 2019

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

Today's Date: April 24, 2019
Payment Date: April 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.

See back of receipt for your chance
to win \$1000 ID #:7N3LMWB10QK



904-417-9688 Mgr: BOBBIE JO SMITH
845 DUBBIN PAVILION DR
ST. JOHNS, FL 32259

ST# 00928	OP# 009046	TE# 46	TR# 06842
FLARP PUTTY	007565600041	1.00	X
FLARP PUTTY	007565600041	1.00	X
MINI GUMBALL	081542602329	1.00	X
FLARP PUTTY	007565600041	1.00	X
PLAY-DOH	063050949240	0.50	X
KINETIC SAND	077898851794	1.97	X
PLAY-DOH	063050945548	0.50	X
PLAY-DOH	063050945548	0.50	X
WU SWIM TOP	088650661160	0.98	X
MINI GUMBALL	081542602329	1.00	X
KINETIC SAND	077898851795	1.97	X
FLYING DISC	088650661174	0.98	X
FLYING DISC	088650661174	0.98	X
FRISBEE	088650661172	0.98	X
FRISBEE	088650661172	0.98	X
FRISBEE	088650661172	0.98	X
FRISBEE	088650661170	0.98	X
FLYING DISC	088650661174	0.98	X
SLINKY	007154700100	3.00	X
SLINKY	007154700100	3.00	X
BUBBLES	007666626373	3.97	X
ROLL RING P	069715339767	2.98	X
ROLL RING P	069715339767	2.98	X
ROLL RING B	069715339768	2.98	X
DART GAME-BL	007565698860	2.98	X
YW BLIN CAR	088650661147	0.98	X
BLUE GLASSES	088650661184	0.98	X
SLINKY	007154700100	3.00	X
BUBBLES	009353998048	4.97	X
YW BLIN CAR	088650661147	0.98	X
JUMP ROPE	082513102779	0.97	X
JUMP ROPE	082513102779	0.97	X
HW CARS	002708412013	0.94	X
HW US BASIC	088796170382	0.94	X
HW US BASIC	088796170382	0.94	X
HW US BASIC	088796170382	0.94	X
HW US BASIC	088796170382	0.94	X
BALON SET V	069715339747	2.98	X
BOP BAG	070308692119	4.96	X
24 BEACHBALL	079357190035	0.97	X
LOLLIPOP	076839549982 F	1.00	X
LOLLIPOP	076839549982 F	1.00	X
DINO LOLLI	076839553002	1.00	X
MINI GUMBALL	081542602329	1.00	X
LOLLIPOP	076839549981 F	1.00	X
MINI GUMBALL	081542602329	1.00	X
BUBBLES	082513102368	3.97	X
BUBBLES	082513102368	3.97	X

SUBTOTAL	80.57
TAX 1 6.500 %	5.27
PIF 0.500 %	0.40
TOTAL	86.24
AMEX TEND	86.24

AMERICAN EXPRESS *** *****1 042 I 0

APPROVAL # 851343

REF # 000100395805

TRANS ID - 006910523399271

AID A000000025010801

TC BE83444B1DD395C5

TERMINAL # SC010449

*NO SIGNATURE REQUIRED

04/13/19 22:49:49

CHANGE DUE 0.00

PIF Notice

YOUR RECEIPT CONTAINS A 0.50% PUBLIC
INFRASTRUCTURE FEE, PAYABLE TO THE
DPI COMMUNITY DEVELOPMENT DISTRICT.
THE FEE IS COLLECTED AND USED TO
FINANCE PUBLIC IMPROVEMENTS IN THE
DISTRICT. THIS FEE IS NOT A TAX AND
IS CHARGED IN ADDITION TO SALES TAX.
THIS FEE BECOMES PART OF THE SALES
PRICE AND IS SUBJECT TO SALES TAX.

ITEMS SOLD 48

700 0450 0075 8125 0256 1719



More saving.
More doing.™

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

6334 00003 57251 04/25/19 11:38 AM
CASHIER MICHELLE

046677230357 PLC13WPL-C <A>
PLC 13W PL-C 4PIN CFLNI SW 1PK 34.85
506.97 29.98
4715409150176 11"BLK TIE <A>
11" BLK UV RESIST CABLE TIE 500PK
853711008090 LED RECT EU <A> 24.97
LED RECTANGLE EMER UNIT W BATT

SUBTOTAL 89.80
SALES TAX 5.84
TOTAL \$95.64

XXXXXXXXXX2966 AMEX USD\$ 95.64
AUTH CODE 851118/8031376 TA
AID A000000025010801 AMERICAN EXPRESS



6334 03 57251 04/25/2019 7256

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/24/2019

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: WOC 121125 114794
PASSWORD: 19225 114791

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.

**Details for Order #111-0180611-9526626**

Print this page for your records.

Order Placed: March 28, 2019**Amazon.com order number:** 111-0180611-9526626**Order Total:** \$95.83**Not Yet Shipped****Items Ordered**

1 of: *California Costumes Men's Deluxe Easter Bunny Costume, White/Blue Large/X-Large*

Price

\$89.98

Sold by: Amazon.com Services, Inc

Condition: New

Shipping Address:

Kathy Sargent
295 JOHNS CREEK PKWY
ST AUGUSTINE, FL 32092-5060
United States

Shipping Speed:

Two-Day Shipping

Payment information**Payment Method:**

American Express | Last digits: 1042

Item(s) Subtotal: \$89.98

Shipping & Handling: \$0.00

Billing address

Vesta
245 RIVERSIDE AVE STE 250
JACKSONVILLE, FL 32202-4944
United States

Total before tax: \$89.98

Estimated tax to be collected: \$5.85

Grand Total: \$95.83

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

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amazon.com

Final Details for Order #111-2039357-8744211Print this page for your records.**Order Placed:** April 8, 2019**Amazon.com order number:** 111-2039357-8744211**Order Total:** \$97.52**Shipped on April 9, 2019****Items Ordered**

1 of: <i>The Candery Cotton Candy Floss Sugar (3-Pack) Includes 100 Premium Cones (3-Pack 46oz with 100 Cones)</i>	Price \$39.99
--	-------------------------

Sold by: Quality Offering ([seller profile](#))

Condition: New

1 of: <i>Cotton Candy Cones By Cotton Candy Express, 100 Count</i>	\$12.99
--	---------

Sold by: Hawaiian Shaved Ice ([seller profile](#))

Condition: New

Shipping Address:

Kathy Sargent
295 JOHNS CREEK PKWY
ST AUGUSTINE, FL 32092-5060
United States

Item(s) Subtotal: \$52.98

Shipping & Handling: \$0.00

Total before tax: \$52.98

Sales Tax: \$0.84

Shipping Speed:

One-Day Shipping

Total for This Shipment: \$53.82

Shipped on April 9, 2019**Items Ordered**

5 of: <i>BCP 10 Pcs 12"x14" Reusable Produce Single Drawstring Mesh Bag for Carrying Food/fruits</i>	Price \$8.74
--	------------------------

Sold by: Bluecell World ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

100% brand new, fulfilled by amazon.

Shipping Address:

Kathy Sargent
295 JOHNS CREEK PKWY
ST AUGUSTINE, FL 32092-5060
United States

Item(s) Subtotal: \$43.70

Shipping & Handling: \$0.00

Total before tax: \$43.70

Sales Tax: \$0.00

Shipping Speed:

One-Day Shipping

Total for This Shipment: \$43.70

Payment information**Payment Method:**

American Express | Last digits: 1042

Item(s) Subtotal: \$96.68

Shipping & Handling: \$0.00

Total before tax: \$96.68

Billing address

5/1/2019

Amazon.com - Order 111-2039357-8744211

Vesta
245 RIVERSIDE AVE STE 250
JACKSONVILLE, FL 32202-4944
United States

Estimated tax to be collected: \$0.84

Grand Total:\$97.52

Credit Card transactions

AmericanExpress ending in 1042: April 9, 2019: \$97.52

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

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Confirmation from Shindigz

Shindigz Customer Service <csr@shindigz.com>

Thu 4/25/2019 11:39 AM

To: Kathy Sargent <KSargent@vestapropertyservices.com>

**BOOM! Your party is in the works!**

Kathleen,

We're packing your box with fun! Ear-to-ear smiles will be on the way soon.

Track your order any time:

[Check Order Status](#)Our goal is to simplify the spectacular for you, so please let us know how we can help: 800-314-8736 or csr@shindigz.com.Your Party People,
The Shindigz Celebration Team**Order #:** 2021441 [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

Let's Fiesta Photo Booth Background	1	\$19.99	\$19.99
Delivered by : 05/03/2019			
Striped Fiesta Table Runner	1	\$3.99	\$3.99
Delivered by : 05/03/2019			
Fiesta Centerpiece	6	\$4.49	\$26.94
Delivered by : 05/03/2019			
Inflatable Cactus	1	\$14.99	\$14.99
Delivered by : 05/03/2019			
Create-A-Banner	1	\$39.99	\$39.99
Delivered by : 05/03/2019			

Discount: -\$15.89

Subtotal: \$105.90

5/1/2019

Mail - Kathy Sargent - Outlook

Product

Price

Tax

Tax: \$0.00

Shipping & Handling: \$9.99

Shipping Surcharge \$0.00

Total: \$100.00

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

Shindigz.com 919 S. Harrison St., Suite 300, Fort Wayne, IN 46802 | 800.314.8736 American Owned, Family Operated Since 1926.

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AAAAAA
GGGGG

Please use your browser's [Print](#) function to print this page.

Invoice

DogWasteDepot.com
12316 World Trade Drive
Ste 102
San Diego
CA 92128
United States
customersupport@dogwastedepot.com
www.DogWasteDepot.com

Order Number DEPOT-103417
Order Date 4/16/2019
Order Status Paid
Email lerasmus@vestapropertyservices.com

800-678-1612

	Billing Address	Shipping Address
Name	Lourens Erasmus	Lourens Erasmus
Address	101 West Positano Ave	101 West Positano Ave
City	Saint Augustine	Saint Augustine
Location	FL, US	FL, US
Zip/PostCode	32092	32092
Phone	904-536-6217	904-536-6217
Company/Property	Vesta Properties/Mura Bella	
Shipping	No Shipping Charge	
Payment	Card Connect	
Store Comments	4/16/2019 5:08:54 AM Order Status : Pending 4/16/2019 5:09:04 AM Order Status : Paid	

Customer Comments None

Qty	Item Description	Sub Total
1	DEPOT-002 WASTE CAN LINERS - DEPOT-002 - \$59.99	\$59.99
1	DEPOT-001-20 ROLL BAGS - CASE of 4,000 (20 Rolls Per Case) - DEPOT-001-20 - \$86.99	\$86.99

Sub Total: \$146.98

Shipping: \$0.00

Tax: \$0.00

***Adjustment: \$0.00**

Total: \$146.98

***Adjustment : N/A**



Engineering/Permitting
Development Services
Property Management
Construction Management
ADA Consulting

Invoice

Date	Invoice #
5/13/19	2381

Bill To	
Turnbull Creek EDD Attn: Dave LeNagy Governmental Management Services	
P.O. No	



Yuro & Assoc. - Job No.
Y16-377

Item	Date	Description	Hours	Rate	Amount
		CDD Engineering Services for March, 2019			
Turnbull Creek...	3/4/19	easement exhibits for 65 Porta Rosa & investigate ring st 531 garibaldi way	3.5	125.00	437.50
Turnbull Creek...	3/5/19	agenda conference call	1	125.00	125.00
Turnbull Creek...	3/12/19	CDD Meeting	1	125.00	125.00
Turnbull Creek...	3/18/19	coordinate with contractor who made pond bank repairs	1	125.00	125.00
1,310, 512, 311. (C) V-302					
Total					\$812.50



Engineering/Permitting
Development Services
Property Management
Construction Management
ADA Consulting

Invoice

Date	Invoice #
5/13/19	2382

Bill To	
Turnbull Creek EDD Attn: Dave LeNagy Governmental Management Services	
P.O. No	



Yuro & Assoc. - Job No.
Y16-377

Item	Date	Description	Hours	Rate	Amount
		CDD Engineering Services April 2019			
Turnbull Creek...	4/2/19	created exhibit for pool lighting	1.5	125.00	187.50
Turnbull Creek...	4/3/19	site visit to look at drainage & CE exhibits	4	125.00	500.00
Turnbull Creek...	4/16/19	communicate with manager & attorney regarding ADA access issues along road	1.5	125.00	187.50
<div>1,310, 513, 311 (C)</div> <div>V-302</div> <div>Apr. professional s rvs</div>					
Total					\$875.00

Invoice

CROWN POOLS, INC.
3002 PHILLIPS HIGHWAY
JACKSONVILLE, FL 32207-4306

Invoice # : 111694

Invoice Date : 5/15/19

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



System ID: 8437

Invoice Description:

Ticket #: 28131

MOTOR ISSUES

Qty	Unit Description	Price	Sub Total	Tax	Total
1.00	SERVICE LABOR // EXTERNAL WYE WAS BURNED (REPLACED WIRE NUT WITH A LUG) - USED HEAT SHRINK TO SLEEVE LEADS - RETAPED ALL CONNECTIONS - REPLACED CONDUIT CONNECTOR PN MOTOR JBOX - VERIFIED AMP DRAW ON ALL LEGS (44,44,44) - SWITCHED OUT TIMER FOR WATER FEATURE (CLIENT SUPPLIED)	\$115.00	115.00		\$115.00

Invoice Amount Due : \$115.00 **\$115.00**



1,330,572.631

V-324

motor repair

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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/02/19	00035	2/26/19 1545	201902 600-53800-61000		*	2,552.32	
		50% DEPOSIT					
FITNESS INTERNATIONAL ASSOCIATION							2,552.32 000085

TOTAL FOR BANK B						2,552.32	
TOTAL FOR REGISTER						2,552.32	

TURN TURNBULL CREEK BPEREGRINO

Turnbull Creet



Fitness International Associates
7130 NW 35th Ave
Miami, FL 33147 US
786.332.3728
admin@fiafitness.com
www.fiafitness.com

ADDRESS

Murabella
101 West Positano Ave.
St. Augustine FL 32092.

SHIP TO

Murabella
101 West Positano Ave.
St. Augustine FL 32092

ESTIMATE # 1545

DATE 02/26/2019

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
02/26/2019	Floor	8 mm Rollad rubber With Colored Speck (color TBD)	1,000	2.25	2,250.00
02/26/2019	Equipment Reinstallation	Extraction of Gym equipment and Reinstallation	1	150.00	150.00
02/26/2019	Floor Install	installation of Rolled Rubber	925	1.25	1,156.25
02/26/2019	Supplies for Install	4 Gal. Buckets of Adhesive	3	179.00	537.00
02/26/2019	Supplies for Install	25 linear feet of T-snap + track for Doors	25	6.00	150.00
02/26/2019	Delivery	Delivery	1	275.00	275.00
02/26/2019	freight	Freight	1	586.40	586.40

DEPOSIT/PAYMENT: 50% deposit due upon agreement along with signed and dated invoice, 25% upon receipt of materials, full remaining balance due day of completion. Please allow 4-5 weeks for materials to arrive after deposit is received and order is placed. FIA will contact customer to schedule job when materials arrive.

TOTAL

\$5,104.65

50% - \$ 2,552.32

Warranty: 1. 1 Year FL law required warranty on floor installation
2. 4 Year Manufacturer warranty on product.

33-600-53800-61000

For Equipment:

Deposit pricing is good for 30 days

DEPOSIT/PAYMENT: 50% deposit due upon agreement, remaining balance due when FIA receives shipment. No equipment will be released until balance is paid in full.

(C)

V-35

** Failure to provide final payment upon job completion will allow FIA to place a lien on the property and the right to recover any and all fees associated with the attempt to recover payment due for services rendered, up to an including filing and attorney's fees**

PPB

