

TURNBULL CREEK
Community Development District

June 12, 2018

AGENDA

Turnbull Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.turnbullcreekcdd.com

June 5, 2018

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 12, 2018 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. Pond Priority of Repair Outline and Quote
 - 2. Engineer's Report
 - 3. Report
- IV. Consideration of Proposals / Agreements
 - A. Discussion / Consideration of PreCast & Restoration Services Inc., and Hersey's Stucco & Concrete LLC Proposals (*Presenter: Lourens Erasmus*)

- B. Consideration of Converting District Streetlighting Bulbs to LED
(*Presenter: Chuck Labanowski*)
- V. Consideration of Resolution 2018-05, Approving the Proposed Budget for Fiscal Year 2019 and Setting a Public Hearing Date for Adoption (*Presenter: David deNagy*)
- VI. Discussion Items
 - A. Discussion of Social Media and District Email Server/Service (*Presenter: Ernesto Torres*)
- VII. Staff Reports (Part 2)
 - A. Attorney (*Presenter: Jennifer Kilinski*)
 - 1. Subpoena Duces Tecum
 - B. Manager – (*Presenter: David deNagy*)
 - 1. General Elections
 - C. Operation Manager (ASG) – (*Presenter: Lourens Erasmus*)
 - D. Amenity Center Update - Report (*Presenter: Mark Insel*)
- VIII. Approval of Consent Agenda (*Presenter: Ernesto Torres*)
 - A. Approval of Minutes of the May 8, 2018 Meeting
 - B. Balance Sheet as of April 30, 2018 and Statement of Revenues & Expenditures for the Period Ending April 30, 2018; Month-to-Month Income Statement; Assessment Receipt Schedule
 - C. Approval of Check Register
- IX. Other Business
- X. Supervisor's Requests and Audience Comments
- XI. Adjournment (*Next Scheduled Meeting – August 14, 2018 @ 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,

David deNagy
District Manager

THIRD ORDER OF BUSINESS

B.

2.



- Engineering / Permitting
- Development Services
- Property Management
- Construction Management
- ADA Consulting

June 4, 2018

Mr. Dave DeNagy – *District Manager*
Turnbull Creek Community Development District
Town Center 1 at World Golf Village
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Reference: **2018 Consulting Engineering Report**
 Section 9.21 of Master Trust Indenture
 Turnbull Creek Community Development District
 Special Assessment Bond Series 2005
 Special Assessment Bond Series 2006
 Special Assessment Bond Series 2015A
 Special Assessment Bond Series 2015B
 Special Assessment Bond Series 2016

Mr. DeNagy.

In accordance with Section 9.21 of the Master Trust Indenture, we have completed the annual review of the portion of the project within the Turnbull Creek Community Development District constructed to date. This report is based on limited field review and is not intended to be exhaustive or comprehensive. We hereby offer the following consulting engineers report.

Amenity Center

We have inspected the recreational facilities which include the Amenity Center, pool area, ball fields, basketball court and the two multipurpose fields with paved walking paths and have found them to be in generally good condition, well maintained and in good working order. We are aware improvements that were recently completed on the facility which include resurfacing the pool and miscellaneous improvements to the pool deck and associated drainage. These facilities are currently open for use, appear to be regularly maintained by the District and we did not observe any civil engineering related items that would require repair work at this time.

Playground Areas

There are three playground areas located throughout the property, one at the Amenity Center, one off of Toscana Lane and one off of E. Franchetta Lane. All playgrounds appear to be in good working order and we did not observe any civil engineering related items that would require repair work at this time.

Entry Features

We have inspected the entry features and found them to be in good condition, well maintained and in good working order. It appears that these features receive regular maintenance by District. We did not observe any apparent civil engineering related items that would require maintenance or repair at this time.



- Engineering / Permitting
- Development Services
- Property Management
- Construction Management
- ADA Consulting

2018 Engineers Report

Page 2 of 2

Berms and Landscaping

We inspected the berms and landscaping within the common areas and have found them in generally good condition and well maintained. We did not observe any civil engineering related items that would require repair work at this time.

Mail Kiosks

There are three mail kiosks located throughout the property, one near the Amenity Center off of E. Positano Ave, one off of Toscana Lane and one off of E. Franchetta Lane. All three mail kiosk locations appear to be in good condition, well maintained and in good working order. These facilities are open for use, and appear to be regularly maintained by the District. We did not observe any additional civil engineering related items that would require repair work at this time.

Stormwater Facilities

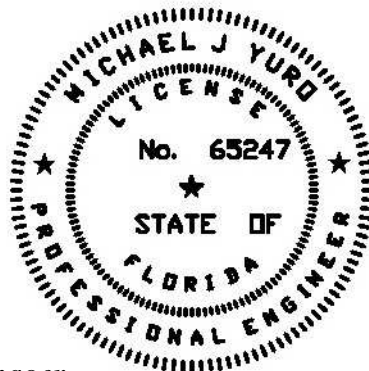
The stormwater facilities (ponds and outfall structures located adjacent to ponds) were inspected and were found to be generally in good condition. An inspection report, as required every 2-years by the SJRWMD, was completed in 2017 and submitted to the District Manager for record keeping. Significant pond bank repairs were completed approximately 2 years ago along pond 8, pond 11 & pond 13. Additional pond bank repair needs have been identified throughout the community and a contractor has started work on these additional repairs in May of this year. These additional repairs are not as broad or comprehensive as the original repairs to ponds 8, 11, & 13 and cover specific areas on a number of different pond banks. It is expected that these additional pond bank repairs will be completed by August of this year.

Finally, in accordance with Section 9.14 of the Master Trust Indenture, we are not qualified to provide specific insurance recommendations and recommend that the insurance coverage amounts be reviewed but the District Manager and Insurance Provider annually to confirm that the current replacement costs are appropriate.

If you have any questions or require any additional information, please do not hesitate to call.

Sincerely,

Michael J. Yuro, P.E.
President
P.E. License No. 65247



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Cc: Dave DeNagy – District Manager
Jennifer Kilinski – District Counsel

FOURTH ORDER OF BUSINESS

A.



**5169 Edgewood Court
Jacksonville, FL 32254
Phone; (904) 759-6047
james@precastandrestorationservices.com**

PROPOSAL DATE: May 18, 2018

Invoice No. 399

PROJECT NAME: MuraBella Amenities Center

TO:

Lourens Erasmus

PROJECT LOCATION:

MuraBella Amenities Center
101 E Positano Ave,
St. Augustine, FL 32092

Precast and Restoration Services Inc (PRSI) proposes to provide services listed herein to the above named purchaser for the sum so stated. The costs involved for the above listed project are listed below. Terms are net due upon completion of services. The services to be provided are as follows :

DESCRIPTION OF SERVICES

Assessment:

All the cast stone at the amenity center is set with thinset mortar only, then grouted with color matched mortar. Water intrusion allowed by hairline cracks created from freeze-thaw cycles, and from differences in materials with heat/cold expansion and contraction has separated the cast stone from the substrates and each other. In several areas they are completely falling off.

Suggestions:

1. Remove and reattach stone. Typically stone is attached mechanically and mortar set. Brackets with tapcons and pins with epoxy are attached to structural members, then to the stone. Special adhesives can be used in high movement areas. Column halves are typically pinned together.
2. Caulk around perimeter around stone and different substrates. Hairline cracks always appear between stone and other materials. Caulking will slow water intrusion and help adhere stone to the wall.
3. Pressure wash and clear seal. The stone needs to be cleaned to desired appearance with chemicals before sealing. Most siloxane style sealers last five years or less and need to be applied on a maintenance schedule. Cast stone is like a sponge and water will travel through the stone and affect its connection to its adhesive. Sealing will slow this effect and help keep the surface cleaner longer while slowing deterioration.

Proposal:

-Critical:

1. Reset column half separated from building.....\$750.00

-Dangerous:

1. Columns around slide. 8/12 columns are separated more than 1/16" of an inch columns need to be split, cleaned, pinned together and reinstalled.....\$6,125.00
2. Window sills, heads, quoins, arches, surrounds and columns need to be inspected to be sure elements are not ready to fall off. This will have to be assessed on a time and material basis.

Time & Material Contract:

- A) Mason and helper services will be charged at a rate of \$52.50 per hour, per man.
- B) A rate of \$65.00 per hour will be charged for duties performed by myself, James Malenfant. This will include but are not limited to: supervision, follow-up, quality checks, off-site color matching, and functions necessary to keep the project moving.
- C) Receipt for materials and rentals will be sent weekly along with a 15% markup.
- D) Precast and Restoration Services Inc. will provide all hand tools, small power tools and cords as necessary.
- E) Invoices are sent on Mondays and terms of payment are net 10 days.

During this inspection we will have to determine if loose stone can be reattached or if the whole assemblies (i.e. columns with arches) need to be disassembles and reattached.

***** Notes:**

We cannot be held responsible for the structural integrity of existing stone. Professional stone masons will be diligent to try and not break anything. But past experience has shown that up to 25% breakage can be expected. Most can be patched or epoxied together but some new pieces will be needed to be purchased from a cast stone producer. Also, some damage can be expected to the modified stucco surface. Grinder touches and spalls will need to be touched up by a stucco specialist. Also, if we have to work over the hand made soft roof tiles, some breakage can be expected. We will be diligent to limit this but cannot be held responsible. A roofer may need to be called in to make repairs.

Or redo main building and bottom of water slide.

- 1) Remove stone from main building and lower part of water slide building.
- 2) Clean old mortar and reset with mechanical fasteners.
- 3) Grout with color matched grout. (Repairs may have to be made to stucco at this point)
- 4) Caulk around perimeters of stone.
- 5) Pressure wash and chemical wash stone to a more uniform look.
- 6) Seal stone with Prime-A-Pell 200.

Total Cost.....\$51,600.00

*This price does not include breakage. Only stone on main building and lower water slide area.

Accepted By.....

Yours very truly,
PRECAST AND RESTORATION SERVICES INC

James Malenfant

Date:.....

President
Duval County License # DB - 43
Jaxpro Vendor # 00013045

Hersey's Stucco & Concrete, LLC
Saint Augustine, Florida
Darrell Hersey, Owner
904-669-0189

May 16, 2018

For: Murabella

Job location: Amenity center

Job description: Remove loose stone from corners of the amenity center. Also remove window sills from the building, 4 in the front and 4 up high. Replace with Styrofoam and stucco with similar look for safety reasons.

Job price: \$ 2,900.00 (labor and materials)

Hersey's Stucco & Concrete, LLC
Saint Augustine, Florida
Darrell Hersey, Owner
904-669-0189

May 16, 2018

For: Murabella

Job location: Kids play building

Job description: Remove loose stone from corners of the kids play building. Replace up with Styrofoam and stucco with similar look for safety reasons.

Job price: \$ 1,900.00 (labor and materials)

B.

FPL Street Light Conversion to LED

- **The Proposal is to change all of the FPL street lights over to LED**
- **THERE IS NO CHARGE TO THE DISTRICT FOR THE CONVERSION TO LED**
- There are 160 street lights in Murabella that are currently using halogen type bulbs. The attached document shows all the locations of the lights. The street names were the original names when the community was first developed and some of the street names were changed during the building stages so the report is not 100% correct.
- The current cost is \$1380.27 per month (\$16,563.24 per year), or \$8.63 per light per month.
- The savings by converting to LED would be \$970.20 per year.
- Previously there was a sensor added to each street light that will notify FPL of light issues including the excessive leaning of a light pole. Those sensors will also be on the LED lights.
- The lights would be changed over to American Rev 39 Watt 4000K (same cost as the 3000K). Attached are photos of the difference between Halogen and LED. The 4000K LED provides better lighting for any security cameras that may be in the area. Picture of the light is attached.
- The change to LED could be completed by September if there are no major storms.
- Attached is a copy of a blank contract. Currently Turnbull Creek only has signed a signed contract for San Marino and Pescara. The other areas have the old contract on file under the developer's name.



LED Lighting Plan

Turnbull Creek CDD

Going Green

This plan reduces power consumption by:
and that eliminates:
or removing:

53,760 kWh / year
38 metric tons of CO₂ every year¹
8 cars from the road²


¹ eGRID, U.S. annual non-baseload CO₂ output emission rate, year 2012 data

² US Environmental Protection Agency

TOTAL	160		\$ 1,380.27	\$ 1,299.42	\$ 1,433.04	\$ -
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Installation Details		Existing	Option 1	Option 2	Option 3
1	select fixture:	SL1 - HPS0100	American Rev 39 Watt 3000K	American Rev 73 Watt 3000K	
	select pole:				
	Fixture*	\$ 646.40	\$ 878.40	\$ 878.40	
	Pole				
Quantity:	160				
Conversion:	Yes	Maintenance \$ 304.00	\$ 281.60	\$ 281.60	
Full/Hybrid:	Full	Energy** \$ 429.87	\$ 139.42	\$ 273.04	
Total		\$ 1,380.27	\$ 1,299.42	\$ 1,433.04	\$ -

POST TOP LIGHTING

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	.ies File	Billing Tier
ACI	Traditional Carriage (American Revolution)	 (Black)	1 (20'), 3	NA	3	39/40	3000K	2,967	B1-U3-G1	247L_10LEDE10_3K_R3_AY.ies	C2
			1 (20'), 3	NA	3	73/70	3000K	5,553	B2-U3-G2	247L_20LEDE10_3K_R3_AY.ies	E2
			1 (20'), 3	NA	3	39/40	4000K	3,187	B1-U3-G1	247L_10LEDE10_XXXX_4K_R3_AY.ies	C2
			1 (20'), 3	NA	3	73/70	4000K	5,962	B2-U3-G2	247L_20LEDE10_XXXX_4K_R3_AY.ies	E2



Existing Lights
(To be replaced with LED)

Existing 2200 Kelvin HPS



Picture A

3000 Kelvin



Picture B

4000 Kelvin



FIFTH ORDER OF BUSINESS

Turnbull Creek

Community Development District



Purposed Budget

Fiscal Year 2019

June 12, 2018



Turnbull Creek
Community Development District

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Capital Reserve Fund Budget *Page 20*

Turnbull Creek Community Development District
General Fund - Proposed Budget - Fiscal Year 2019 DRAFT

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual YTD 04/30/18</i>	<i>Next 5 Months</i>	<i>Projected FY 2018</i>	<i>Proposed Budget FY 2019</i>
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Revenues

<i>Maintenance Assessments</i>	\$1,126,178	\$1,111,022	\$15,156	\$1,126,178	\$1,171,993
<i>Interest / Miscellaneous **</i>	\$13,500	\$2,667	\$10,833	\$13,500	\$2,000
<i>Amenities Revenue*</i>	\$2,000	\$716	\$1,284	\$2,000	\$2,000

<i>Total Revenues</i>	\$1,141,678	\$1,114,405	\$27,273	\$1,141,678	\$1,175,993
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**any Comcast Revenue Sharing to be placed in Capital Reserves.*

*** MOA funding for Special Events & Director?*

Expenditures

Administrative

<i>Supervisor Fees</i>	\$7,000	\$3,800	\$3,200	\$7,000	\$7,000
<i>FICA Expense</i>	\$536	\$291	\$245	\$536	\$536
<i>Engineering (Yuro & Assoc.) *</i>	\$22,000	\$6,625	\$4,969	\$11,594	\$13,000
<i>Arbitrage (Grau)</i>	\$3,000	\$2,400	\$600	\$3,000	\$3,000
<i>Dissemination (GMS) *</i>	\$2,200	\$883	\$1,317	\$2,200	\$2,200
<i>Trustee (US Bank) *</i>	\$12,667	\$8,945	\$3,722	\$12,667	\$12,667
<i>Attorney (HGS) *</i>	\$35,000	\$30,200	\$21,571	\$51,770	\$40,000
<i>Tax Roll Assessments (GMS) *</i>	\$5,000	\$5,000	\$0	\$5,000	\$5,000
<i>Annual Audit (Berger, Toombs, et al) *</i>	\$3,525	\$0	\$3,525	\$3,525	\$3,525
<i>Management Fees (GMS) *</i>	\$49,000	\$27,583	\$21,417	\$49,000	\$45,000
<i>Information Technology *</i>	\$1,600	\$933	\$667	\$1,600	\$1,600
<i>Telephone</i>	\$450	\$231	\$219	\$450	\$450
<i>Postage</i>	\$1,100	\$567	\$405	\$973	\$1,100
<i>Printing & Binding</i>	\$1,250	\$1,455	\$1,039	\$2,494	\$2,500
<i>Insurance (FIA)</i>	\$8,816	\$8,014	\$0	\$8,014	\$8,816
<i>Legal Advertising</i>	\$1,350	\$591	\$788	\$1,379	\$1,400
<i>Other Current Charges</i>	\$1,800	\$737	\$526	\$1,263	\$1,300
<i>Office Supplies</i>	\$250	\$95	\$68	\$163	\$170
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$0	\$175	\$175

<i>Total Administrative Expenses</i>	\$156,719	\$98,525	\$64,279	\$162,804	\$149,439
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Amenity Center

<i>Insurance (FIA)</i>	\$15,664	\$14,240	\$0	\$14,240	\$15,664
<i>Pest Control (B&B and Turner Pest Control) *</i>	\$2,673	\$1,295	\$925	\$2,220	\$2,673
<i>Repairs & Replacements</i>	\$45,000	\$17,973	\$12,838	\$30,811	\$48,800
<i>Recreational Passes</i>	\$600	\$270	\$330	\$600	\$600
<i>Office Supplies</i>	\$2,000	\$597	\$426	\$1,023	\$1,025
<i>Other Current Charges</i>	\$300	\$0	\$300	\$300	\$300
<i>Permit Fees (Pool, ASCAP/BMI/SEASAC)</i>	\$1,850	\$1,485	\$365	\$1,850	\$1,850

Utilities

<i>Water & Sewer (STCUD)</i>	\$11,000	\$5,645	\$4,032	\$9,677	\$10,500
<i>Electric (FPL)</i>	\$31,700	\$16,359	\$11,685	\$28,044	\$33,510
<i>Telephone/Internet (Comcast) *</i>	\$4,530	\$2,079	\$1,485	\$3,564	\$3,800

Turnbull Creek Community Development District
General Fund - Proposed Budget - Fiscal Year 2019 DRAFT

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual YTD 04/30/18</i>	<i>Next 5 Months</i>	<i>Projected FY 2018</i>	<i>Proposed Budget FY 2019</i>
Management Contracts					
<i>Lifeguards/Pool Monitors (VESTA) *</i>	\$32,200	\$4,517	\$27,683	\$32,200	\$33,166
<i>Facility Monitor (VESTA) *</i>	\$27,900	\$16,275	\$11,625	\$27,900	\$28,737
<i>Facility Management (VESTA) *</i>	\$59,500	\$34,708	\$24,792	\$59,500	\$61,285
<i>Facility Attendants (VESTA) *</i>	\$17,000	\$9,917	\$7,083	\$17,000	\$17,510
<i>Field Operations (VESTA) *</i>	\$50,500	\$29,458	\$21,042	\$50,500	\$70,015
<i>Facility Maintenance (VESTA) *</i>	\$48,000	\$28,000	\$20,000	\$48,000	\$49,440
<i>Pool Maintenance (VESTA) *</i>	\$14,300	\$8,342	\$5,958	\$14,300	\$14,729
<i>Pool Chemicals</i>	\$11,000	\$6,182	\$4,416	\$10,598	\$11,000
<i>Janitorial Services (VESTA) *</i>	\$8,800	\$5,133	\$3,667	\$8,800	\$9,064
<i>Refuse Service (Advance Disposal) *</i>	\$7,000	\$4,594	\$3,281	\$7,875	\$8,124
<i>Security - ENVERA *</i>	\$5,800	\$3,451	\$2,465	\$5,916	\$6,093
<i>Special Events</i>	\$9,000	\$4,177	\$4,823	\$9,000	\$9,000
<i>Program Director (VESTA) *</i>	\$2,500	\$3,208	-\$708	\$2,500	\$2,575
Total Amenity Center Expenses	\$408,817	\$217,905	\$168,514	\$386,419	\$439,460
Grounds Maintenance					
<i>Electric (FPL)</i>	\$3,510	\$0	\$0	\$0	\$0
<i>Streetlighting (FPL)</i>	\$35,375	\$21,531	\$15,379	\$36,910	\$36,000
<i>Lake Maintenance (Future Horizons) *</i>	\$8,640	\$9,700	\$3,225	\$12,925	\$7,740
<i>Landscape Maintenance (Duval Landscape) *</i>	\$265,236	\$156,111	\$103,304	\$259,415	\$299,573
<i>Landscape Contingency</i>	\$34,500	\$11,580	\$11,580	\$23,160	\$30,700
<i>Miscellaneous</i>	\$3,800	\$0	\$3,800	\$3,800	\$0
<i>Irrigation Repairs</i>	\$18,000	\$1,499	\$2,498	\$3,997	\$6,000
<i>Capital Reserves</i>	\$207,081	\$207,081	\$0	\$207,081	\$207,081
Total Grounds Maintenance Expenses	\$576,142	\$407,502	\$139,787	\$547,289	\$587,094
TOTAL EXPENDITURES	\$1,141,678	\$723,932	\$372,579	\$1,096,511	\$1,175,993
EXCESS REVENUES / (EXPENDITURES)	\$0	\$390,473	-\$345,306	\$45,167	\$0

* under Contract

Net Assessments
Add: Discounts & Collections
Gross Assessments
Lots:
Phase I Lots
Phase II Lots
Total Lots
Per Lot Assessment

<i>FY 2018</i>	<i>FY 2019</i>
\$1,126,178	\$1,171,993
\$ 71,850	\$ 74,773
\$ 1,198,028	\$1,246,766
740	740
219	219
959	959
\$ 1,249.25	\$ 1,300.07

Annual \$ 50.82
Per Month \$ 4.24

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2019

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 2019

Dissemination Agent

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

Trustee

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

Attorney

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

Tax Roll Assessments

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

Annual Audit

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

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

Information Technology

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

Telephone

Telephone and fax machine

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2019

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.

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Amenity Center:

Insurance (Property)

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

Pest Control

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

Repair & Replacements

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

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2019

Recreational Passes

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

Office Supplies

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

Other Current Charges

Any unanticipated cost to the Amenity Center

Permit Fees/Licenses

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

Water & Sewer

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

Account Number	Description	Monthly	Annual
515577-114371	101 W Positano Ave - Water	\$ 346	\$ 4,149
532445-124596	123 E Franchetta Dr - Water	\$ 25	\$ 297
532445-124406	4106 Messina Dr - Water	\$ 28	\$ 334
532445-124405	168 Toscana Ln	\$ 27	\$ 321
515577-114371	101 W Positano Ave - Sewer	\$ 363	\$ 4,353
532445-124596	123 E Franchetta Dr - Sewer	\$ 65	\$ 780
	Contingency	\$ 22	\$ 266
	Total	\$ 875	\$ 10,500

Electric

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

Account Number	Description	Monthly	Annual Amount
9623601409	100 Terrancina Dr # Light	\$ 40	\$ 475
9561370132	100 W Positano Ave	\$ 83	\$ 991
5841524282	111 W Positano Ave # Kiosk	\$ 14	\$ 170
8189715355	168 Toscana Lane	\$ 38	\$ 460
2781798307	5085 State Road 16 # Light	\$ 17	\$ 198
5191830404	5335 San Giaconio	\$ 15	\$ 175
6555783429	5335 State Rd 16 #1	\$ 72	\$ 867
5907098254	90 E Franchetta Ln # Light	\$ 15	\$ 174
	Total	\$ 293	\$ 3,510

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2019

Account Number	Description	Monthly	Annual
2722888282	101 W Positano Ave	\$ 2,165	\$ 25,982
6889119035	101 W Positano Ave #1	\$ 335	\$ 4,018
	Subtotal	\$ 293	\$ 3,510
	Total	\$ 2,793	\$ 33,510

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.

Pool Attendants/Pool Monitors/Lifeguards

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

Contract	Monthly	Annual
Amenity Services Group	2,763.83	33,166.00

Facility Monitor

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

Contract	Monthly	Annual
Amenity Services Group	2,394.75	28,737.00

Facility Management

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

Contract	Monthly	Annual
Amenity Services Group	5,107.08	61,285.00

Facility Attendants

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

Contract	Monthly	Annual
Amenity Services Group	1,459.17	17,510.00

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2019

Field Operations

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

Contract	Monthly	Annual
Amenity Services Group	5,834.58	70,015.00

Facility Maintenance

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

Contract	Monthly	Annual
Amenity Services Group	4,120.00	49,440.00

Pool Maintenance

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

Contract	Monthly	Annual
Amenity Services Group	1,227.42	14,729.00

Pool Chemicals

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

Contract	Monthly	Annual
Poolsure	916.67	11,000.00

Janitorial Services

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

Contract	Monthly	Annual
Amenity Services Group	755.33	9,064.00

Refuse Service

Garbage disposal service is with Advance Disposal

Contract	Monthly	Annual
Advance Disposal	677.00	8,124.00

Security

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

Contract	Monthly	Annual
Envera	507.75	6,093.00

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2019

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.

Program Director

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

Contract	Monthly	Annual
Amenity Services Group	\$214.58	\$2,575.00

Ground Maintenance:

Street Lighting

The District street lighting cost for the community

Account Number	Description	Monthly	Annual Amount
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	\$ 645	\$ 7,740

Landscape Maintenance

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

Contract	Monthly	Annual Amount
Duval Landscape	\$ 24,964	\$ 299,573

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2019

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.

Contingency

A contingency for any unanticipated cost to 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 2018</i>	<i>Actual YTD 04/30/18</i>	<i>Projected 9/30/18</i>	<i>Purposed Budget FY 2019</i>
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Revenues

<i>Carry Forward Surplus (1)</i>	\$282,717	\$282,717	\$282,717	\$257,026
<i>Interest Income</i>	\$300	\$6,336	\$4,182	\$300
<i>Assessments</i>	\$989,969	\$973,978	\$991,539	\$1,053,158
<i>Prepayments A1</i>	\$0	\$0	\$0	\$0
<i>Prepayments A2</i>	\$0	\$0	\$0	\$0

<i>Total Revenues</i>	\$1,272,986	\$1,263,031	\$1,278,438	\$1,310,484
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Expenditures

Series 2015 A-1

<i>Interest 11/1</i>	\$187,109	\$187,109	\$187,109	\$183,059
<i>Principal Prepayment 11/1</i>	\$0	\$15,000	\$15,000	\$0
<i>Interest 5/1</i>	\$187,109	\$0	\$187,109	\$183,059
<i>Principal 5/1</i>	\$405,000	\$0	\$405,000	\$415,000

Series 2015 A-2

<i>Interest 11/1</i>	\$60,206	\$59,969	\$59,969	\$57,831
<i>Principal Prepayment 11/1</i>	\$0	\$5,000	\$5,000	\$0
<i>Interest 5/1</i>	\$60,206	\$0	\$62,225	\$57,831
<i>Principal 5/1</i>	\$90,000	\$0	\$90,000	\$95,000
<i>Special Call 5/1</i>	\$0	\$0	\$10,000	\$0

<i>Total Expenditures</i>	\$989,631	\$267,078	\$1,021,412	\$991,781
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<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$283,354	\$995,953	\$257,026	\$318,703
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(1) Net of Debt Service Reserve Funds

Debt Service for 11/01/2019:

<i>Interest</i>	\$183,059
<i>Interest</i>	\$57,831
<i>Total</i>	\$240,891

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

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

DATE		BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/17	\$	9,865,000.00		- \$	187,109.38 \$	187,109.38
05/01/18	\$	9,865,000.00	2.000%	\$ 405,000.00	187,109.38	-
11/01/18	\$	9,460,000.00		- \$	183,059.38 \$	775,168.76
05/01/19	\$	9,460,000.00	2.300%	\$ 415,000.00	183,059.38	-
11/01/19	\$	9,045,000.00		- \$	178,286.88 \$	776,346.26
05/01/20	\$	9,045,000.00	2.600%	\$ 425,000.00	178,286.88	-
11/01/20	\$	8,620,000.00		- \$	172,761.88 \$	776,048.76
05/01/21	\$	8,620,000.00	2.850%	\$ 435,000.00	172,761.88	-
11/01/21	\$	8,185,000.00		- \$	166,563.13 \$	774,325.01
05/01/22	\$	8,185,000.00	3.150%	\$ 450,000.00	166,563.13	-
11/01/22	\$	7,735,000.00		- \$	159,475.63 \$	776,038.76
05/01/23	\$	7,735,000.00	3.400%	\$ 465,000.00	159,475.63	-
11/01/23	\$	7,270,000.00		- \$	151,570.63 \$	776,046.26
05/01/24	\$	7,270,000.00	3.750%	\$ 480,000.00	151,570.63	-
11/01/24	\$	6,790,000.00		- \$	142,810.63 \$	774,381.26
05/01/25	\$	6,790,000.00	3.850%	\$ 500,000.00	142,810.63	-
11/01/25	\$	6,290,000.00		- \$	133,435.63 \$	776,246.26
05/01/26	\$	6,290,000.00	4.000%	\$ 515,000.00	133,435.63	-
11/01/26	\$	5,775,000.00		- \$	123,521.88 \$	771,957.51
05/01/27	\$	5,775,000.00	4.000%	\$ 525,000.00	123,521.88	-
11/01/27	\$	5,250,000.00		- \$	113,021.88 \$	761,543.76
05/01/28	\$	5,250,000.00	4.250%	\$ 560,000.00	113,021.88	-
11/01/28	\$	4,690,000.00		- \$	101,121.88 \$	774,143.76
05/01/29	\$	4,690,000.00	4.250%	\$ 585,000.00	101,121.88	-
11/01/29	\$	4,105,000.00		- \$	88,690.63 \$	774,812.51
05/01/30	\$	4,105,000.00	4.250%	\$ 610,000.00	88,690.63	-
11/01/30	\$	3,495,000.00		- \$	75,728.13 \$	774,418.76
05/01/31	\$	3,495,000.00	4.250%	\$ 635,000.00	75,728.13	-
11/01/31	\$	2,860,000.00		- \$	62,234.38 \$	772,962.51
05/01/32	\$	2,860,000.00	4.375%	\$ 665,000.00	62,234.38	-
11/01/32	\$	2,195,000.00		- \$	47,687.50 \$	774,921.88
05/01/33	\$	2,195,000.00	4.375%	\$ 695,000.00	47,687.50	-
11/01/33	\$	1,500,000.00		- \$	32,484.38 \$	775,171.88
05/01/34	\$	1,500,000.00	4.375%	\$ 725,000.00	32,484.38	-
11/01/34	\$	775,000.00		- \$	16,625.00 \$	774,109.38
05/01/35	\$	775,000.00	4.375%	\$ 760,000.00	16,625.00	-
11/01/35	\$	15,000.00		-		776,625.00
				\$ 9,850,000.00	\$ 4,272,377.66	\$ 14,122,377.66

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

DATE		BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/17	\$	2,525,000.00		- \$	59,968.75 \$	212,193.75
05/01/18	\$	2,525,000.00	4.750%	\$ 90,000.00	59,968.75	-
11/01/18	\$	2,435,000.00		- \$	57,831.25 \$	207,800.00
05/01/19	\$	2,435,000.00	4.750%	\$ 95,000.00	57,831.25	-
11/01/19	\$	2,340,000.00		- \$	55,575.00 \$	208,406.25
05/01/20	\$	2,340,000.00	4.750%	\$ 100,000.00	55,575.00	-
11/01/20	\$	2,240,000.00		\$	53,200.00 \$	208,775.00
05/01/21	\$	2,240,000.00	4.750%	\$ 105,000.00	53,200.00	-
11/01/21	\$	2,135,000.00		- \$	50,706.25 \$	208,906.25
05/01/22	\$	2,135,000.00	4.750%	\$ 110,000.00	50,706.25	-
11/01/22	\$	2,025,000.00		- \$	48,212.50 \$	208,918.75
05/01/23	\$	2,025,000.00	4.750%	\$ 115,000.00	48,093.75	-
11/01/23	\$	1,910,000.00		- \$	45,362.50 \$	208,456.25
05/01/24	\$	1,910,000.00	4.750%	\$ 120,000.00	45,362.50	-
11/01/24	\$	1,790,000.00		- \$	42,512.50 \$	207,875.00
05/01/25	\$	1,790,000.00	4.750%	\$ 125,000.00	42,512.50	-
11/01/25	\$	1,665,000.00		- \$	39,662.50 \$	207,175.00
05/01/26	\$	1,665,000.00	4.750%	\$ 135,000.00	39,662.50	-
11/01/26	\$	1,530,000.00		- \$	36,456.25 \$	211,118.75
05/01/27	\$	1,530,000.00	4.750%	\$ 140,000.00	36,456.25	-
11/01/27	\$	1,390,000.00		- \$	33,131.25 \$	209,587.50
05/01/28	\$	1,390,000.00	4.750%	\$ 145,000.00	33,131.25	-
11/01/28	\$	1,245,000.00		- \$	29,687.50 \$	207,818.75
05/01/29	\$	1,245,000.00	4.750%	\$ 155,000.00	29,687.50	-
11/01/29	\$	1,090,000.00		- \$	26,006.25 \$	210,693.75
05/01/30	\$	1,090,000.00	4.750%	\$ 160,000.00	26,006.25	-
11/01/30	\$	930,000.00		- \$	22,206.25 \$	208,212.50
05/01/31	\$	930,000.00	4.750%	\$ 170,000.00	22,206.25	-
11/01/31	\$	760,000.00		- \$	18,168.75 \$	210,375.00
05/01/32	\$	760,000.00	4.750%	\$ 175,000.00	18,168.75	-
11/01/32	\$	585,000.00		- \$	13,893.75 \$	207,062.50
05/01/33	\$	585,000.00	4.750%	\$ 185,000.00	13,893.75	-
11/01/33	\$	400,000.00		- \$	9,500.00 \$	208,393.75
05/01/34	\$	400,000.00	4.750%	\$ 195,000.00	9,500.00	-
11/01/34	\$	205,000.00		- \$	4,868.75 \$	209,368.75
05/01/35	\$	205,000.00	4.750%	\$ 205,000.00	4,868.75	-
11/01/35	\$	-		- \$	- \$	209,868.75
				\$ 2,525,000.00	\$ 1,293,781.25	\$ 3,971,006.25

Turnbull Creek

Community Development District

Debt Service Fund

Pond Bank Remediation Series 2015B

<i>Description</i>	<i>Adopted Budget FY 2017</i>	<i>Actual YTD 04/30/18</i>	<i>Projected 9/30/18</i>	<i>Purposed Budget FY 2019</i>
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Revenues

Carry Forward Surplus (1)	\$28,235	\$0	\$0	-\$2,842
Interest Income	\$0	\$551	\$400	\$0
Assessments	\$79,318	\$78,007	\$79,470	\$84,381
Prepayments B1	\$0	\$0	\$0	\$0
Prepayments B2	\$0	\$0	\$0	\$0

Total Revenues	\$107,553	\$78,558	\$79,870	\$81,539
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Expenditures

Series 2015B1

Interest 11/1	\$20,325	\$20,325	\$20,325	\$20,125
Principal Prepayment 11/1	\$0	\$5,000	\$5,000	\$0
Interest 5/1	\$20,325	\$0	\$20,325	\$20,125
Principal 5/1	\$20,000	\$0	\$20,000	\$20,000

Series 2015B2

Interest 11/1	\$6,031	\$6,031	\$6,031	\$5,913
Interest 5/1	\$6,031	\$0	\$6,031	\$5,913
Principal 5/1	\$5,000	\$0	\$5,000	\$5,000

Total Expenditures	\$77,713	\$31,356	\$82,712	\$77,075
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EXCESS REVENUES / (EXPENDITURES)	\$29,841	\$47,202	-\$2,842	\$4,464
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(1) Net of Debt Service Reserve Funds

Debt Service for 11/01/2019:

Interest	\$5,913
	\$20,125
Total	\$26,038

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

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

DATE		BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/17	\$	980,000.00	1.600%	-	\$ 20,325.00	\$ 60,810.00
05/01/18	\$	980,000.00	2.000%	\$ 20,000.00	\$ 20,325.00	-
11/01/18	\$	960,000.00	2.000%	-	\$ 20,125.00	\$ 60,450.00
05/01/19	\$	960,000.00	2.300%	\$ 20,000.00	\$ 20,125.00	-
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
				\$ 980,000.00	\$ 735,091.26	\$ 1,755,576.26

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

DATE		BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/17	\$	250,000.00	4.750%	-	\$ 6,031.25	\$ 17,181.25
05/01/18	\$	250,000.00	4.750%	\$ 5,000.00	\$ 6,031.25	-
11/01/18	\$	245,000.00	4.750%	-	\$ 5,912.50	\$ 16,943.75
05/01/19	\$	245,000.00	4.750%	\$ 5,000.00	\$ 5,912.50	-
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
				\$ 250,000.00	\$ 215,537.50	\$ 476,687.50

Turnbull Creek

Community Development District

Debt Service Fund

Series 2016

<i>Description</i>	<i>Adopted Budget FY 2017</i>	<i>Actual YTD 04/30/18</i>	<i>Projected 9/30/18</i>	<i>Purposed Budget FY 2019</i>
<i>Revenues</i>				
Carry Forward Surplus	\$83,065	\$83,065	\$83,065	\$84,276
Interest Income	\$0	\$1,001	\$2,000	\$0
Assessments - Prepayments	\$0	\$0	\$0	\$0
Assessments - Tax Collector	\$286,688	\$282,656	\$286,688	\$304,979
Total Revenues	\$369,753	\$366,722	\$371,753	\$389,255

Expenditures

Series 2016

Interest 11/1	\$78,920	\$74,851	\$74,851	\$72,280
Interest 5/1	\$77,626	\$0	\$77,626	\$72,280
Principal 5/1	\$135,000	\$0	\$135,000	\$144,000
Special Call 5/1	\$0	\$0	\$0	\$0
Total Expenditures	\$291,546	\$74,851	\$287,477	\$288,559
EXCESS REVENUES / (EXPENDITURES)	\$78,207	\$291,871	\$84,276	\$100,696

Debt Service for 11/01/2019:

Interest	\$72,280
Total	\$72,280

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

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

AMORTIZATION SCHEDULE

<i>DATE</i>		<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/17	\$	4,061,000.00	3.70%		\$ 74,851.00	\$ 74,851.00
05/01/18	\$	4,061,000.00	3.70%	\$ 139,000.00	\$ 74,851.00	-
11/01/18	\$	3,922,000.00	3.70%	-	\$ 72,279.50	\$ 286,130.50
05/01/19	\$	3,922,000.00	3.70%	\$ 144,000.00	\$ 72,279.50	-
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
				\$ 4,046,000.00	\$ 1,754,651.00	\$ 5,800,651.00

Turnbull Creek

Community Development District

Capital Reserve Fund

<i>Description</i>	<i>Adopted Budget FY 2017</i>	<i>Actual YTD 04/30/18</i>	<i>Projected 9/30/17</i>	<i>Purposed Budget FY 2019</i>
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REVENUES:

<i>Capital Reserve - Transfer In</i>	\$207,081	\$207,081	\$207,081	\$207,081
<i>Carry Forward Surplus</i>	\$0	\$307,408	\$307,408	\$234,746
<i>Comcast Revenue Share</i>	\$0	\$0	\$0	\$0

<i>Total Revenues</i>	\$207,081	\$514,489	\$514,489	\$441,827
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EXPENDITURES:

<i>Capital Outlay</i>	\$329,411	\$0	\$0	\$329,411
<i>Repair and Replacements</i>	\$0	\$279,743	\$279,743	\$0

<i>Total Expenditures</i>	\$329,411	\$279,743	\$279,743	\$329,411
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<i>EXCESS REVENUES / (EXPENDITURES)</i>	-\$122,330	\$234,746	\$234,746	\$112,416
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RESOLUTION 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Turnbull Creek Community Development District (“**District**”) prior to June 15, 2018, proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”); and

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

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

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

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

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

DATE: August 14, 2018
HOUR: 6:00 P.M.
LOCATION: Murabella Amenity Center
101 Positano Avenue
St. Augustine, FL 32092

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

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

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

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

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

PASSED AND ADOPTED THIS 12th DAY OF JUNE, 2018.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2018/2019 Budget

Exhibit A

SIXTH ORDER OF BUSINESS

A.



TURNBULL CREEK CDD EMAIL SERVICES & SOCIAL MEDIA

Background: Board of Supervisors request a means to enhance and comply with Florida Public Records Law regarding email retention, records request responses and storage. In addition to email service the Board of Supervisors want to explore the use of social media as a means to disseminate information about Turnbull Creek CDD, including recreational updates and District business.





FACTS:

- Vendors are available to offer email services and storage for additional cost to the CDD. Prices vary from \$500 - \$1000 (set up) and monthly minimum service fee as low as \$40 per month.
- Facebook account is free. Facebook management is an additional service fee to the CDD, which includes retention of the Facebook post messages.
- eBlast – a means to broadcast messages to CDD residents; currently managed by Amenity Management company.
- Currently Turnbull/Murabella have several of social media sites that are NOT district sponsored. A resident currently broadcasts CDD meetings on a Murabella-related site.
- Social media or email services are not required by Florida public records law but retention of records that disseminate District business is a legal requirements.





ASSUMPTIONS:

- Supervisors are currently keeping separate email address for CDD business and retaining those records in their own e-mail account, which meets public record retention guidelines.
- Social media does not substitute for meeting attendance.
- Facebook page is an open page available for anyone to visit and if run by the District, comments would either be prohibited or absolutely allowed, without regard to content.
- Status quo may be the best option for social media; or, alternatively, a District run Facebook page for the limited purpose of posting factual information without allowing comments may be best alternative.





PROS AND CONS

Pros:

- Email service and storage provides convenience for record request.
- Email service and storage allows staff to respond to records requests without requiring work from Supervisors.
- Email service guarantees retention for record retention requirement periods and has several back up options for records that are secure.
- District run Facebook page allows for factual posts regarding District business without risking Sunshine Law implications or any single Supervisor having to be responsible for management of social media.

Cons:

- Additional resources may be needed to manage online presence.
- Additional costs for both Facebook and separate e-mail services.
- Risk of unwanted or inappropriate behavior on CDD site if any comments allowed.





GUIDANCE

Staff Request: Board provide additional guidance for staff to develop and propose course of action. Staff recommends contracting for District-run e-mail service and servers at a minimum.





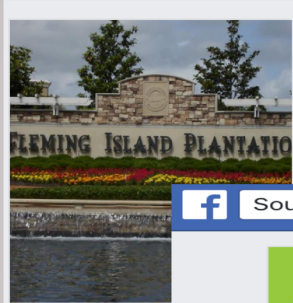
FACEBOOK SAMPLE

f Fleming Island Plantation CDD



Ernesto

Home



Fleming Island
Plantation CDD
@theOfficialFIP



f Southwood CDD



Ernesto

Home



Southwood CDD
@mysouthwoodcdd

Home

About

Photos

Videos

Reviews

Events

Posts

Community

Create a Page



Like



Follow



Share



Status



Photo/Video



Write something

Post as your Page or as yourself.

Post Attribution Settings

OK

Photos



Government Organization in Tallahassee,
Florida

5.0 ★★★★★

Open Now

Community

See All



Invite your friends to like this Page



591 people like this



605 people follow this



SEVENTH ORDER OF BUSINESS

A.

1.

AMERICAN ARBITRATION ASSOCIATION
Case No.: 01-17-0003-7250

G&C DEVELOPERS, INC.,
Claimant,

v.

COMCAST OF GREATER FLORIDA/GEORGIA,
INC.,

Respondent.

Served
Date 4/3/18 Time 11:26a
MOG No. 243
is a certified process server in the
Circuit and County Courts
in and for the Second Judicial Circuit

SUBPOENA DUCES TECUM AND TO APPEAR AT SPECIAL HEARING

To: Turnbull Creek Community Development District
c/o: Michael Eckert, Esq.
Hopping Green & Sams
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

GREETING:

WE COMMAND YOU that, all business and excuses being laid aside, you and each of you appear and attend before Raymond G. Bender, John A. Devault, III, and Hon. Rodolfo Sorondo, Jr., arbitrator(s) acting under the arbitration law of this state at:

Omni Jacksonville Hotel, 245 Walter Street, Jacksonville, FL 32202

commencing on **September 11, 2018, at 9:00 a.m. through September 14, 2018**, to testify and give evidence in a certain arbitration, then and there to be held between the above entitled parties, and that you produce the documents listed on attached Exhibit A within 30 days of receipt.

Signed: [Signature]
Raymond G. Bender, Chair

Signed: [Signature]
John A. Devault, III, Arbitrator

Signed: [Signature]
Hon. Rodolfo Sorondo, Jr., Arbitrator

Requested by: Comcast of Greater Florida/Georgia, Inc.

Jaime A. Bianchi
White & Case LLP
Southeast Financial Center
200 South Biscayne Boulevard, Suite 4900
Miami, Florida, 33131-2352
Telephone: (305) 995-5259

Dated: February 15, 2018

0128

EXHIBIT A to Subpoena to Turnbull Creek Community Development District

DEFINITIONS AND INSTRUCTIONS

The following definitions and instructions apply to each of the following Requests for Documents and Information:

1. The "CDD" means the Turnbull Creek Community Development District, and any and every individual acting on its behalf, including agents, employees, attorneys, and representatives
2. "You" or "Your" means the CDD, Turnbull Creek Community Development District, and any employee, representative, attorney or agent for Turnbull Creek Community Development District, and any other person or entity acting for or on behalf of Turnbull Creek Community Development District.
3. "G&C" means Claimant G&C Developers, Inc., and any person or entity acting or purporting to act on Claimant's behalf or under Claimant's authority, including its officers, directors, employees, investigators, attorneys, representatives, agents, assigns and successors.
4. "Comcast" means Respondent Comcast of Greater Florida/Georgia, Inc., and any employee or agent for Comcast of Greater Florida/Georgia, Inc., and any other person or entity acting for or on behalf of Comcast of Greater Florida/Georgia, Inc. "Comcast" also means any predecessors of Comcast of Greater Florida/Georgia, Inc., including Comcast of Greater Florida/Georgia, LLC, AT&T Broadband, and MediaOne of Greater Florida, Inc.
5. The "ROE Agreement" means the Right-Of-Entry Service and Installation Agreement entered into by Claimant and MediaOne of Greater Florida, Inc. on August 28, 2002.
6. The "SFPP Agreement" means the Single Family Preferred Provider Agreement entered into by Claimant and MediaOne of Greater Florida, Inc. on August 28, 2002.
7. The "2002 Contract" means the SFPP Agreement and the ROE Agreement, collectively.
8. "Door Fee(s)" means the fee described in the last paragraph of the first page of the SFPP Agreement.
9. "Revenue Share Fee(s)" means the fee described in the last paragraph of the first page of the SFPP Agreement.
10. The "Development" means Murabella, the residential real estate development developed by G&C in St. Johns County, Florida, as referenced in the ROE Agreement and the SFPP Agreement.
11. The "HOA" means Murabella Owners' Association, Inc. and any and every individual acting on its behalf, including agents, employees, attorneys, and representatives.

12. The "Services Agreement" means the Services Agreement entered into by Comcast and the CDD and HOA dated July 1, 2016.

13. The "Marketing Support Addendum" means the Marketing Support addendum entered into by Comcast and the CDD and HOA dated July 1, 2016.

14. The "2016 Contract" means the Services Agreement and Marketing Support Addendum, collectively.

15. The "Declaration of Covenants" means the "Declaration of Covenants, Conditions, Restrictions and Easements for Murabella and Notice of Assessments for Murabella Owners' Association, Inc." prepared by the HOA dated January 20, 2005.

16. The terms "document" and "documents" are defined to be synonymous in meaning and equal in scope to the usage of the term "documents" in Fed. R. Civ. P. 34(a) and include writings. A draft or non-identical copy is a separate document within the meaning of the term "documents."

17. The terms "communication" and "communications" means any communication however made including, but not limited to, correspondence, face-to-face conversations, telephonic conversations, electronic transmissions, meetings, visits, conferences, internal and external discussions, or any other kind of oral or written exchange between two or more persons that has been recorded or transcribed in any way including, but not limited to, letters, electronic mail, facsimiles, transcriptions, sound recordings, and/or video recordings.

18. The term "person" means any natural person or any business, legal or governmental entity or association.

19. The terms "relating to," or "relate to" shall mean to make a statement about, discuss, disclose, confirm, support, describe, reflect, constitute, identify, deal with, consist of, establish, comprise, list, evidence, substantiate, or in any way pertain (in whole or in part) to the subject.

20. The words "and" as well as "or" shall be construed both disjunctively and conjunctively; the word "all" means "any and all"; the word "any" means "any and all"; the word "each" means "each and every"; the word "every" means "each and every."

21. If any document requested to be produced was but it no longer in Claimant's possession or control or it is no longer in existence, state whether it is:

- a. Missing or lost,
- b. Destroyed,
- c. Transferred voluntarily or involuntarily to others and, if so, to whom, or
- d. Otherwise disposed of,

And in each instance explain the circumstances surrounding the authorization for such disposition thereof and state the approximate date thereof.

22. The singular shall include the plural, the plural shall include the singular, and the masculine, feminine, and neuter shall include each gender.

23. Produce each document and all non-identical copies including copies with marginal notes or deletions, known or available to you, regardless of whether these documents are possessed directly by you or any of your employees, agents, representatives, investigators or by your attorneys or their agents, employees, representatives or investigators.

24. If the documents sought by a particular request cannot be produced in full, produce to the extent possible, stating your reasons for your inability to produce the remainder.

25. Any document not produced in response to this Request, because of a claimed privilege or for any other reason, should be listed according to the request number, and for each document withheld, its date, number of pages, author, sender, recipient, identification of all persons shown as receiving copies, subject matter and the grounds for non-production should be set forth.

26. This Request is a continuing one. If after production of documents you obtain or become aware of a further document responsive to this Request, you are required to produce such additional documents.

DOCUMENT REQUESTS

1. All documents memorializing or relating to communications you had with G&C or the HOA relating to the 2002 Contract.

2. All documents memorializing or relating to communications you had with G&C or the HOA relating to the 2016 Contract.

3. All documents relating to turnover of the Development to you or the HOA.

4. All documents providing you, the HOA, or individual homeowners within the Development, with notice of any reservation allowing G&C to continue receiving Door Fees and/or Revenue Share Fees under the 2002 Contract after turnover of the Development.

5. All documents relating to performance of G&C's obligations under the 2002 Contract after turnover of the Development.

6. All documents relating to the easements, exclusive marketing rights, and any other rights granted by G&C to Comcast for the Development pursuant to the 2002 Contract.

7. All documents relating to the 2002 Contract, including communications or correspondence regarding same.

8. All documents relating to the 2016 Contract, including communications or correspondence regarding same.
9. All documents relating to broadband communication services, cable television service, or internet services provided to the Development, including communications between you and the HOA or G&C regarding same.
10. All documents relating to the negotiation of the 2016 Contract.
11. All documents relating to any assignment or transfer of G&C's rights and/or obligations under the 2002 Contract.
12. All documents concerning Section 4.6 entitled "Utility and Community Systems Easements," Section 4.8 entitled "Ownership," or Section 4.9 entitled "Community Systems" of the Declaration of Covenants.

WHITE & CASE

March 21, 2018

VIA PROCESS SERVER

Turnbull Creek Community Development District
c/o Michael Eckert, Esq. – District Counsel & Registered Agent
Hopping Green & Sams
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

White & Case LLP
Southeast Financial Center
Suite 4800
200 South Biscayne Boulevard
Miami, FL 33131-2352
T +1 305 371 2700
whitecase.com

Re: G&C Developers, Inc. v. Comcast of Greater Florida/Georgia, Inc., AAA No. 01-17-0003-7250

Dear Turnbull Creek Community Development District:

We represent the Respondent, Comcast of Greater Florida/Georgia, Inc., in the above-captioned arbitration pending before the American Arbitration Association. As you are aware, the Claimant, G&C Developers, Inc., has turned over control of the Murabella community ("Development") to the Murabella Owners' Association ("HOA") and the Turnbull Creek Community Development District ("CDD"). Despite the fact that Claimant no longer has any control of the Development, Claimant alleges that, pursuant to a 2002 contract with Respondent's predecessor-in-interest, MediaOne of Greater, Florida, Inc., Claimant is entitled to receive revenue-share payments until 2027 as compensation for providing continued access to, and exclusive marketing rights for, the Development. Claimant has also challenged the validity of the July 2016 Services Agreement and Marketing Support Addendum between Respondent and the CDD and HOA (together, the "2016 Contract").

Enclosed please find a copy of a Subpoena *Duces Tecum* and to Appear at Special Hearing directed to the CDD. Please also be advised that pending the Arbitration Tribunal's resolution of the parties' dispute, including the issue of who owns the exclusive marketing rights for the Development and the validity of the 2016 Contract, Respondent has placed in escrow the revenue-share payments to the CDD and HOA set forth in the 2016 Contract.

Please contact me with any questions you may have.

Sincerely,


Jaime Bianchi

T +305-985-5259
E jbianchi@whitecase.com

Enclosures

cc: Counsel for Claimant (by electronic mail)

D.



Amenity Center Management Report

Date of Meeting: 6-12-2018

Submitted by: **Mark Insel**

➤ **Facility- Key points**

- *Touch up painting has been done around the property.*
- *Canopies have been replaced on deck and tee-ball field.*
- *New umbrellas have been installed.*
- *Chairs and Lounges are routinely pressure washed or scrubbed down.*
- *Flowers and mulch have been placed.*

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

- *Ongoing programs: Zumba, Yoga, Ballet, Story time, The Bookmobile, Many HOA/Community Use clubs and Coffee Club.*
- *Our Amenity Ballet, Zumba and Yoga classes continue to increase in attendance. Classes are almost full capacity as of late.*
- *Soccer season has ended.*
- *Chick-Fil-A has been doing great each Wednesday from 530-630pm. They have added their large food truck now.*
- *Swim lessons have begun*
- *The Fighting Turtles swim team has begun onsite practices.*

➤ **Amenity Management**

- *We had to re schedule our Luau for Memorial Day due to poor weather conditions. We will be having the same planned event on July 1st from 1-4pm. We will not have a decrease in any events, just re scheduling what was originally planned!*
- *We continue to have an increase with new registrations and requests from residents (access cards, FIELD RESERVATIONS, rentals, etc.).*
- *We continue to have an increase with non-resident usage; we send many away that are non-residents from the pool gate and fields. This has become more of a task in the evening at sunset and when the fields and courts close.*

MURABELLA

ENVERA INTRUDER REPORT (Pool Deck)

Events for the month
of:

May

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

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



904-940-1157

Envera Security Options

After having a couple issues in the past we have come up with a few options to aid our current "BASIC" system and or upgrade our system/equipment. As requested.

1. Keep all of the deck lights on, (the distance of cameras make it hard to view intruders).
2. Modification of deck lights and circuits, meaning only stair lights stay illuminated. (Costly).
3. Add motion sensing flood lights. Installed with all equipment, (3) LED Dual head motion lights, \$1425.
4. Envera upgrade, adding two cameras, additional speaker, \$7,774.41 plus additional \$202 monitoring monthly fee. Bringing monthly monitoring to \$695, roughly \$23 a day.. Existing set up was installed 12/2013.

EIGHTH 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 8, 2018 at 6:00 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida.

Present and constituting a quorum were:

Brian J. Wing	Chairman
Lee Clabots	Vice Chairman
Chuck Labanowski	Supervisor
Wil Simmons	Supervisor
Aage G. Schroder, III	Supervisor

Also Present were:

Dave deNagy	District Manager
Jennifer Kilinski	District Counsel (by telephone)
Mark Insel	Vesta/Amenity Services Group
Dan Fagen	Vesta/Amenity Services Group
Lourens Erasmus	Vesta/Amenity Services Group
Ernesto Torres	GMS, LLC
Michael Johnson	Duval Landscape Maintenance
Roger Johnson	Tree Amigos

The following is a summary of the actions taken at the May 8, 2018 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. deNagy stated I have a couple comments received on the Facebook page. One from Denise Warden Horn is it rumor or fact that other communities can use our fitness center and pool for a fee. Kathy Venezia, there are red ant hills on the pond banks that need to be taken care of and she mentioned mowing the wet pond banks, shelving is starting to occur at the bottom.

THIRD ORDER OF BUSINESS

Consideration of Proposals for Landscape Maintenance Service (Presenter: Dave deNagy)

Mr. deNagy stated we received bids from three contractors, Brighview Landscape, Duval Landscape and Tree Amigos and he then reviewed the criteria use in evaluating the bids.

After board discussion of the three bids, the average of the scoring was Brighview with 73 points, Duval with 90 points and Tree Amigos with 88 points making Duval ranked no. 1, Tree Amigos no. 2 and Brighview no. 3.

On MOTION by Mr. Wing seconded by Mr. Labanowski with all in favor the ranking of Duval no. 1, Tree Amigos no. 2 and Brightview no. 3 was approved and staff was authorized to enter into negotiations and to prepare and agreement for landscape maintenance service for the base bid in the amount of \$299,573.00.

FOURTH ORDER OF BUSINESS

Staff Reports (Part 1)

A. Landscape Manager (Presenter: Duval Landscape)

1. Discussion with Duval Landscape for Service Around Pond Banks

Mr. Johnson gave an overview of the work performed by Duval Landscape around the pond banks and other areas during the past month.

B. Engineer (Presenter: Mike Yuro)

1. Pond Priority of Repair Outline and Quote

Mr. Yuro was not present at the meeting and the board will provide their questions to Mr. deNagy and he will coordinate and send them to Mr. Yuro for response.

2. Drain Repairs and Quote

The board will wait to award the contract for this work for another month or so to see how other expenses come in and determine if there is money in other accounts that may be used for this project.

3. Report

A copy of the engineer's monthly report was included in the agenda package.

FIFTH ORDER OF BUSINESS

Consideration of Proposals/Agreements

**A. Ratification of the Aquagenix Agreement and Consideration of Addendum
Regrading Hours of Work and Staging Area**

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor the agreement with Aquagenix was ratified and the addendum regarding hours of work and staging area were approved and staff directed to determine if an earlier start date could be agreed upon.

**B. Consideration of Fiscal Year 2019 VESTA Pet Waste & Trash Removal
Proposal (Presenter: Dan Fagen/Lourens Erasmus)**

On MOTION by Mr. Labanowski seconded by Mr. Clabots with all in favor the proposal from Vesta to provide pet waste removal and bag replenishment plus additional services as noted on the proposal in the amount of \$18,300 was approved and staff authorized to notice Duval of termination of this portion of their contract and the earlier start date of the new contract.

Mr. Fagan stated Vesta will invest in a utility vehicle to use for this service as well as other services provided in the district.

**C. Consideration of Amending Policies Regarding Fishing in Ponds (Presenter:
Chuck Labanowski)**

Mr. Labanowski presented the proposed change to the fishing policy, copy of which was provided in the agenda package.

The board discussed issues with people trespassing on private property, debris left on pond banks, access points for people who do not live on ponds, waiting a year to let the Tilapia recover, open all the ponds for fishing, and additional language to be added to not access common area through private property.

Mr. Labanowski moved to approve the amended fishing policy and there being no second the motion died for lack of a second.

Mr. Clabots moved to amend the fishing policy such that residents could fish in any lake so long as they didn't trespass on private property to access the lake and Mr. Simmons seconded the motion.

Mr. deNagy stated we need to make it subject to language that may be in the plat that somehow restricts this.

Mr. Wing asked Jennifer if we open it all up do we need to check plats since it is CDD property?

Ms. Kilinski responded we will have to look at the plat language and it may be fine, but I think we should look at the plat.

Mr. Wing stated if this motion passes I'm assuming at the next meeting if there is something on the plat we can come back and amend it?

Ms. Kilinski stated you can make it subject to the plat language.

Mr. Clabots accepted that language to be part of the motion and Mr. Simmons concurred.

Mr. Schroder stated I like the new language that Chuck proposed but I think we need to work on it.

Mr. Wing stated I suggest we change it before we adopt it. Lee's motion would amend it so one of you will have to come back with language that will be put in the guidelines based on this motion but to define it, it would essentially say, you can fish anywhere.

Mr. deNagy stated I suggest you open it up and see what happens. I don't think you can pinpoint all the problems we are going to have.

Mr. Abush stated I have the same concern that Chuck had about privacy, people walking the CDD property and there are dogs that will be barking because of the people on the pond bank. The privacy issue is people are going to say that is my pond bank it is behind my house it is disturbing my privacy and my dog and you are asking me to police it. If it is going to be written that you are allowed to fish behind just your pond bank who do I call when someone is fishing on CDD property behind my home to come and tell them to leave if they refuse to leave when I ask them to leave?

Mr. Wing stated that would have been under the amendment to the guidelines that failed. Under the motion now there are no restrictions so there is no one to call. Anybody can walk around the bank and fish wherever they want to.

Ms. Kilinski stated I pulled up the Unit 3 plat, the district owns from the top of pond bank and has an eight foot drainage easement, the drainage easement runs across private property, drainage easement defined for construction access, operation, maintenance of stormwater utilities. Maybe we wait until the next meeting and let us do a bit more analysis of how you structure the language and come back with proposed language if your goal is to go forward with that proposal.

Mr. Wing stated that is a good suggestion.

Mr. Clabots stated we will table the motion to be discussed and voted on at the next meeting.

**D. Consideration of Amendment to Fighting Turtles License Agreement
(Presenter: Jennifer Kilinski)**

Ms. Kilinski gave an overview of the guidelines for swim team usage, which was included in the agenda package.

Mr. Schroder questioned item 10 referencing user access cards.

Ms. Patch stated all swimmers are logged in to the facility by a resident to ensure they are a member of the swim team and no one outside the district has access cards.

Mr. Wing stated it could say check in with their user access cards or sign in with swim team representative or something like that.

On MOTION by Mr. Labanowski seconded by Mr. Clabots with all in favor the amendment to the license agreement with the Fighting Turtles was approved as amended.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2018-04
Confirming the District's Use of the St. Johns
County Supervisor of Elections to Conduct
the District's Election of Supervisors in
Conjunction with the General Election
(Presenter: David deNagy)**

Mr. deNagy stated we have a general election this November, Mr. Wing's, Mr. Labanowski's and Mr. Schroeder's seats are up for election. Anyone who is interested in serving on the CDD board is encouraged to reach out to the St. Johns County Supervisor of Elections for information about how that process works. The period for putting your name on the ballot is in June and it is only three or four days that are open for you to do that. This is just a resolution confirming the use of St. Johns County and their Supervisor of Elections to conduct the district's election of supervisors.

On MOTION by Mr. Clabots seconded by Mr. Simmons with all in favor Resolution 2018-04 was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Fiscal Year 2019 Budget (Presenter: David deNagy)

Mr. deNagy stated you have a draft copy of the proposed fiscal year 2019 budget. We will not be taking this up for board action tonight, that will come before the board at our June 12th meeting. I did sit down with four of the board members and if Wil has time I will be happy to sit down with him also. In essence we have the decrease in the administrative costs, increase in amenity center expenses, an increase in grounds maintenance expenses and there is an increase that causes assessments to move from \$1,259.25 to \$1,288.20 just under \$39 a year or \$3 a month the way it is structured right now. We will update the projected numbers and work on that and get that out to the board in advance of our June meeting when we discuss the budget for purposes of approving the budget. Once we approve the budget we have to allow 60 days to lapse before we adopt our budget for purposes of levying assessments and that public hearing is scheduled for August 14, 2018. I did change the numbers from what is in the agenda package to reflect the landscape bid from Duval Landscape so instead of \$318,820 that should be \$299,573 so the increase as shown is not \$1,309.55 the increase would be \$1,288.20.

EIGHTH ORDER OF BUSINESS

Staff Reports (Part 2)

A. Attorney (Presenter: Jennifer Kilinski)

There being none, the next item followed.

B. Manager – (Presenter: David deNagy)

Mr. deNagy stated we talked at the last meeting about email service providers that would retain your emails. I am working with Jennifer and Ernesto on this and will have that for the June meeting. We do have three or four firms out there that provide those services. I'm also interested because this will impact our budget in some way, shape or form.

1. Update Regarding District Field Damages and State Attorney's Office

Mr. deNagy stated I spoke a week ago with the State Attorney's office, they advised that they are prosecuting one of the three parties, the two juvenile parties are what they call "no file", which I believe they are not prosecuting since they are minors. The insurance company, however, is still filing for reimbursement of the costs and the State Attorney's office is waiting on mitigation for restitution, in other words it is on hold until they hear more from the adult defendant.

Mr. Labanowski asked have we had any word from FEMA

Mr. deNagy stated I would say we are not going to get anything from that. Lourens and I have worked tirelessly trying to get information back to those to satisfy what they need; the hang-up seems to be where the debris was taken. It was not taken to a FEMA site, I understand contractors are not allowed to use that site and there is a Catch-22 that I don't understand. I have gotten reimbursement on Durbin Crossing to the north of us without having to provide all this information and the whole process is very cumbersome and bureaucratic.

Mr. Wing asked you got money for Durbin, was it similar and a similar amount?

Mr. DeNagy responded yes.

Mr. Wing asked have we contacted our congressperson?

Mr. deNagy stated no but that is entirely possible. If we use that as an example I see no reason why they should be holding us up for reimbursement.

Mr. Wing stated I suggest we draft a letter to the congressperson representing this area and the two senators, Rubio and Nelson and explain we are getting the run around, you represent two communities, one got reimbursed and the other did not.

Mr. deNagy stated I would be happy to do that.

2. Report on the Number of Registered Voters (2,038)

A copy of the letter from the supervisor of elections indicating that there are 2,038 registered voters residing within the district was included in the agenda package.

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

1. Fence Proposal, Determine Length of Price Quoted

On MOTION by Mr. Simmons seconded by Mr. Labanowski with all in favor the contract for the fencing was awarded to St. Augustine Fence in an amount not to exceed \$8,600 for the Amenity security fence.

2. Painting of District Assets

Mr. Erasmus stated Mark and I have been working through the capital reserve and we noticed certain things listed in the reserve study and I called the vendor we have used in the past who has given us the best prices. I asked for pricing for all entryways and the Positano mail kiosk and there is \$14,000 available for S.R. 16 entryway and he is willing to do all of them plus the mail kiosk for a lot less.

Mr. Schroder stated I prefer to get more than one bid.

D. Amenity Center Update (Presenter: Mark Insel)

A copy of the amenity center management report was provided in the agenda package.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda (Presenter: David deNagy)

- A. Approval of Minutes of the March 6, 2018 Meeting and April 12, 2018 Meeting**
- B. Balance Sheet as of March 31, 2017 and Statement of Revenues & Expenditures for the Period Ending March 31, 2017; 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 the amendments by staff to both sets of minutes.

TENTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

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

Mr. DelBene stated I realize we are saving money on the garbage disposal, the pet cleanup and garbage cans. We are paying \$175 a day to empty trashcans and put it in our dumpster. Duval was more but if you want me to do that contract I can do it for about \$10,000, that is absolutely insane to pay that much to empty 20 trashcans per day. They are doing it twice a week for 52 weeks so for 104 days is \$18,300. You are talking about big proposals for \$7,000 worth of work, you just approved \$175 days to empty 15 trashcans.

Mr. Erasmus stated it is more than emptying trashcans. It includes me driving around and emptying them and picking up trash laying everywhere every day.

A resident stated the engineer isn't here and you are going to send questions to him. Does he get paid when he is here?

Mr. Wing stated yes.

A resident stated now we are going to pay him to answer questions when he should have been here to answer those questions.

Mr. Wing stated we will save money by him not being here, but we will spend it in the time he takes for the questions. He is not double billing.

A resident asked can I ask for an update on the lighting that Chuck is working on and can it be on the next agenda?

Mr. Labanowski stated if FP&L will get me the information. They have not gotten back to me yet.

TWELFTH ORDER OF BUSINESS**Next Scheduled Meeting – June 12, 2018 at 6:00 p.m.**

Mr. Wing stated the next meeting is

On MOTION by Mr. Clabots seconded by Mr. Labanowski with all in favor the meeting adjourned at 8:08 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Turnbull Creek

Community Development District

Unaudited Financial Reporting

April 30, 2018

Turnbull Creek
Community Development District
Combined Balance Sheet
April 30, 2018

	Governmental Fund Types			Totals
	General	Debt Service	Capital Projects	(Memorandum Only)
				2018
<u>Assets:</u>				
Cash - Wells Fargo	\$162,623	---	---	\$395,915
Cash - Hancock Bank	\$886	---	---	\$886
Investments:				
Due From General Fund	---	\$14,809	---	\$14,809
Investment - SBA	\$40	---	---	\$40
Investment-General Account	\$526,955	---	---	\$526,955
<u>Series 2015 A1-A2</u>				
Interest A1	---	\$100	---	\$100
Interest A2	---	---	---	\$0
Revenue	---	\$987,211	---	\$987,211
Reserve A1	---	\$390,911	---	\$390,911
Reserve A2	---	\$107,247	---	\$107,247
Prepayment A1	---	\$20	---	\$20
Prepayment A2	---	\$13,470	---	\$13,470
Construction	---	---	\$1	\$1
COI	---	---	\$2,640	\$2,640
<u>Series 2015 B1-B2</u>				
Revenue B	---	\$90,519	---	\$90,519
Reserve B1	---	\$32,025	---	\$32,025
Reserve B2	---	\$9,678	---	\$9,678
Prepayment B1	---	\$3	---	\$3
Prepayment B2	---	\$3,667	---	\$3,667
Capital Interest B1	---	---	---	\$0
Capital Interest B2	---	---	---	\$0
Construction	---	---	\$45,172	\$45,172
<u>Series 2016</u>				
Sinking	---	\$139,000	---	\$139,000
Reserve	---	\$117,510	---	\$117,510
Redemption	---	\$0	---	\$0
Revenue	---	\$48,433	---	\$48,433
Prepayment	---	\$3,851	---	\$3,851
Interest	---	\$74,851	---	\$74,851
Construction	---	---	---	\$0
Prepaid Expenses	\$5,836	---	---	\$5,836
Assessment Receivable	---	---	---	\$0
Total Assets	\$696,341	\$2,033,305	\$47,813	\$3,010,750
<u>Liabilities:</u>				
Accounts Payable	\$12,189	---	---	\$12,189
Due to Capital Reserve	\$0	---	---	\$0
Due to General Fund	---	---	---	\$0
Due to Debt Service 2016	\$14,809	---	---	\$14,809
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$2,033,305	---	\$2,033,305
Restricted for Capital Projects	---	---	\$47,813	\$47,813
Nonspendable	\$5,836	---	---	\$5,836
Unassigned	\$663,507	---	---	\$896,798
Total Liabilities and Fund Equity	\$696,341	\$2,033,305	\$47,813	\$3,010,750

*Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending April 30, 2018*

	Adopted Budget	Prorated Thru 4/30/18	Actual Thru 4/30/18	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$1,126,178	\$1,126,178	\$1,111,022	(\$15,156)
Interest/Miscellaneous	\$13,500	\$2,667	\$2,667	\$0
Amenities Revenue	\$2,000	\$700	\$716	\$16
Total Revenues	\$1,141,678	\$1,129,544	\$1,114,404	(\$15,140)

Expenditures:

Administrative

Supervisor Fees	\$7,000	\$4,083	\$3,800	\$283
FICA Expense	\$536	\$312	\$291	\$22
Engineering (Yuro & Associates, LLC)	\$22,000	\$6,000	\$6,625	(\$625)
Arbitrage (Grau)	\$3,000	\$2,400	\$2,400	\$0
Dissemination (Prager Sealy)	\$2,200	\$1,283	\$883	\$400
Trustee (US Bank)	\$12,667	\$8,945	\$8,945	\$0
Attorney (HGS)	\$35,000	\$30,000	\$30,200	(\$200)
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$5,000	\$0
Annual Audit (Grau and Assoc)	\$3,525	\$0	\$0	\$0
Management Fees (GMS)	\$49,000	\$28,583	\$27,583	\$1,000
Information Technology (GMS)	\$1,600	\$933	\$933	\$0
Telephone	\$450	\$263	\$231	\$32
Postage	\$1,100	\$642	\$567	\$75
Printing & Binding	\$1,250	\$1,250	\$1,455	(\$205)
Insurance (FIA)	\$8,816	\$8,816	\$8,014	\$802
Legal Advertising	\$1,350	\$788	\$591	\$196
Other Current Charges	\$1,800	\$1,050	\$737	\$313
Office Supplies	\$250	\$146	\$95	\$51
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

Administrative Expenses

\$156,719	\$100,669	\$98,525	\$2,144
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Amenity Center

Insurance (FIA)	\$15,664	\$14,359	\$14,240	\$119
Pest Control (Turner Pest Control)	\$2,673	\$1,559	\$1,295	\$264
Repairs & Replacements	\$45,000	\$18,000	\$17,973	\$27
Recreational Passes	\$600	\$350	\$270	\$80
Office Supplies	\$2,000	\$1,167	\$597	\$570
Other Current Charges	\$300	\$0	\$0	\$0
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$1,850	\$1,500	\$1,485	\$15

Utilities

Water & Sewer (STCUD)	\$11,000	\$6,417	\$5,645	\$772
Electric (FPL)	\$31,700	\$17,500	\$16,359	\$1,141
Telephone/Internet (Comcast)	\$4,530	\$2,643	\$2,079	\$564
Cable (DIRECTV)	\$0	\$0	\$0	\$0

*Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending April 30, 2018*

	Adopted Budget	Prorated Thru 4/30/18	Actual Thru 4/30/18	Variance
<u>Amenity Center Cont'd.</u>				
<u>Management Contracts</u>				
Lifeguards/Pool Monitors (ASG)	\$32,200	\$5,367	\$4,517	\$850
Facility Monitor (ASG)	\$27,900	\$16,275	\$16,275	\$0
Facility Management (ASG)	\$59,500	\$34,708	\$34,708	\$0
Facility Attendants (ASG)	\$17,000	\$9,917	\$9,917	(\$0)
Field Operations (ASG)	\$50,500	\$29,458	\$29,458	\$0
Facility Maintenance (ASG)	\$48,000	\$28,000	\$28,000	\$0
Pool Maintenance (ASG)	\$14,300	\$8,342	\$8,342	(\$0)
Pool Chemicals	\$11,000	\$5,500	\$6,182	(\$682)
Janitorial Services (ASG)	\$8,800	\$4,400	\$5,133	(\$733)
Refuse Service (Advance Disposal)	\$7,000	\$4,083	\$4,594	(\$511)
Security - ENVERA	\$5,800	\$2,900	\$3,451	(\$551)
Special Events	\$9,000	\$3,750	\$4,177	(\$427)
Program Director	\$2,500	\$2,500	\$3,208	(\$708)
<u>Amenity Center Expenses</u>	\$408,817	\$218,694	\$217,905	\$789
<u>Grounds Maintenance</u>				
Electric (FPL)	\$3,510	\$0	\$0	\$0
Streetlighting (FPL)	\$35,375	\$20,635	\$21,531	(\$896)
Lake Maintenance (Future Horizons)	\$8,640	\$8,640	\$9,700	(\$1,060)
Landscape Maintenance (Duval Landscape)	\$265,236	\$154,721	\$156,111	(\$1,390)
Landscape Contingency	\$34,500	\$11,500	\$11,580	(\$80)
Pond Bank Reserves	\$0	\$0	\$0	\$0
Miscellaneous	\$3,800	\$0	\$0	\$0
Irrigation Repairs	\$18,000	\$1,500	\$1,499	\$1
Contingency	\$0	\$0	\$0	\$0
Capital Reserves	\$207,081	\$207,081	\$207,081	\$0
<u>Grounds Maintenance Expenses</u>	\$576,142	\$404,077	\$407,502	(\$3,425)
<u>Total Expenses</u>	\$1,141,678	\$723,440	\$723,932	(\$492)
<u>Excess Revenues (Expenditures)</u>	\$0		\$390,472	
<u>Fund Balance - Beginning</u>	\$0		\$278,871	
<u>Fund Balance - Ending</u>	\$0		\$669,342.74	

Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2018

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Maintenance Assessments	\$0	\$136,618	\$325,989	\$604,138	\$20,045	\$8,557	\$15,674	\$0	\$0	\$0	\$0	\$0	\$1,111,022
Interest/Miscellaneous	\$36	\$1,016	\$14	\$280	\$104	\$765	\$451	\$0	\$0	\$0	\$0	\$0	\$2,667
Amenities Revenue	\$23	\$0	\$0	\$0	\$425	\$7	\$262	\$0	\$0	\$0	\$0	\$0	\$716
Interfund Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$59	\$137,633	\$326,003	\$604,419	\$20,575	\$9,329	\$16,386	\$0	\$0	\$0	\$0	\$0	\$1,114,404
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisor Fees	\$0	\$1,000	\$800	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800
FICA Expense	\$0	\$77	\$61	\$77	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$291
Engineering	\$0	\$0	\$3,188	\$375	\$1,250	\$1,813	\$0	\$0	\$0	\$0	\$0	\$0	\$6,625
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400	\$0	\$0	\$0	\$0	\$0	\$2,400
Dissemination	\$83	\$83	\$283	\$83	\$83	\$83	\$183	\$0	\$0	\$0	\$0	\$0	\$883
Trustee	\$3,912	\$0	\$0	\$0	\$0	\$0	\$5,033	\$0	\$0	\$0	\$0	\$0	\$8,945
Attorney	\$3,960	\$5,306	\$3,979	\$1,500	\$5,897	\$3,759	\$5,799	\$0	\$0	\$0	\$0	\$0	\$30,200
Tax Roll Assessments	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$4,083	\$4,083	\$4,083	\$4,083	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$27,583
Computer Time	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$933
Telephone	\$39	\$0	\$59	\$44	\$69	\$0	\$20	\$0	\$0	\$0	\$0	\$0	\$231
Postage	\$15	\$28	\$349	\$51	\$18	\$0	\$106	\$0	\$0	\$0	\$0	\$0	\$567
Printing & Binding	\$284	\$52	\$232	\$418	\$86	\$371	\$11	\$0	\$0	\$0	\$0	\$0	\$1,455
Insurance	\$8,014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,014
Legal Advertising	\$80	\$0	\$0	\$0	\$0	\$72	\$440	\$0	\$0	\$0	\$0	\$0	\$591
Other Current Charges	\$94	\$120	\$128	\$102	\$104	\$83	\$106	\$0	\$0	\$0	\$0	\$0	\$737
Office Supplies	\$21	\$1	\$21	\$21	\$6	\$23	\$3	\$0	\$0	\$0	\$0	\$0	\$95
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Administrative Expenses	\$25,893	\$10,884	\$13,318	\$7,888	\$11,396	\$11,163	\$17,984	\$0	\$0	\$0	\$0	\$0	\$98,525
<u>Amenity Center</u>													
Insurance	\$14,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,240
Pest Control	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$0	\$0	\$0	\$0	\$0	\$1,295
Repairs & Replacements	\$2,853	\$2,156	\$5,125	\$3,153	\$964	\$271	\$3,451	\$0	\$0	\$0	\$0	\$0	\$17,973
Recreational Passes	\$0	\$200	\$0	\$0	\$70	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$270
Office Supplies	\$171	\$0	\$97	\$105	\$0	\$0	\$223	\$0	\$0	\$0	\$0	\$0	\$597
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit Fees	\$341	\$0	\$0	\$1,144	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,485
<u>Utilities</u>													
Water & Sewer	\$556	\$853	\$1,216	\$1,268	\$584	\$548	\$620	\$0	\$0	\$0	\$0	\$0	\$5,645
Electric	\$2,716	\$3,036	\$2,561	\$1,783	\$1,602	\$1,779	\$2,883	\$0	\$0	\$0	\$0	\$0	\$16,359
Telephone/Cable/Internet	\$292	\$292	\$292	\$301	\$301	\$301	\$301	\$0	\$0	\$0	\$0	\$0	\$2,079
Cable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2018

	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	\$0	\$4,517	\$0	\$0	\$0	\$0	\$0	\$4,517
Facility Monitor (1,550 and 2,325)	\$2,325	\$2,325	\$2,325	\$2,325	\$2,325	\$2,325	\$2,325	\$0	\$0	\$0	\$0	\$0	\$16,275
Facility Management (4958.33)	\$4,958	\$4,958	\$4,958	\$4,958	\$4,958	\$4,958	\$4,958	\$0	\$0	\$0	\$0	\$0	\$34,708
Facility Attendants (1416.67)	\$1,417	\$1,417	\$1,417	\$1,417	\$1,417	\$1,417	\$1,417	\$0	\$0	\$0	\$0	\$0	\$9,917
Field Operations (4,208.33)	\$4,208	\$4,208	\$4,208	\$4,208	\$4,208	\$4,208	\$4,208	\$0	\$0	\$0	\$0	\$0	\$29,458
Facility Maintenance (4000)	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$0	\$0	\$0	\$0	\$0	\$28,000
Pool Maintenance (1191.67)	\$1,192	\$1,192	\$1,192	\$1,192	\$1,192	\$1,192	\$1,192	\$0	\$0	\$0	\$0	\$0	\$8,342
Pool Chemicals (792.96 and 1134.64)	\$793	\$793	\$816	\$816	\$816	\$816	\$1,334	\$0	\$0	\$0	\$0	\$0	\$6,182
Janitorial Services (725.00)	\$733	\$733	\$733	\$734	\$734	\$733	\$733	\$0	\$0	\$0	\$0	\$0	\$5,133
Refuse Service	\$650	\$650	\$650	\$650	\$650	\$677	\$669	\$0	\$0	\$0	\$0	\$0	\$4,594
Security - Envera (470)	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$0	\$0	\$0	\$0	\$0	\$3,451
Special Events	\$2,137	\$418	\$704	\$0	\$129	\$0	\$789	\$0	\$0	\$0	\$0	\$0	\$4,177
Program Director (309.58)	\$458	\$458	\$458	\$458	\$458	\$458	\$458	\$0	\$0	\$0	\$0	\$0	\$3,208
<u>Amenity Center Expenses</u>	\$44,719	\$27,909	\$30,970	\$28,731	\$24,627	\$23,903	\$34,297	\$0	\$0	\$0	\$0	\$0	\$217,905
<u>Grounds Maintenance</u>													
Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Street lighting	\$3,088	\$3,088	\$3,088	\$3,088	\$3,088	\$3,096	\$2,997	\$0	\$0	\$0	\$0	\$0	\$21,531
Lake Maintenance (\$720.00)	\$720	\$720	\$645	\$4,625	\$645	\$645	\$1,700	\$0	\$0	\$0	\$0	\$0	\$9,700
Landscape Maintenance (\$22,723)	\$23,603	\$22,103	\$22,103	\$22,103	\$21,163	\$22,103	\$22,933	\$0	\$0	\$0	\$0	\$0	\$156,111
Landscape Contingency	\$0	\$1,580	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$11,580
Pond Bank Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$0	\$160	\$940	\$399	\$0	\$0	\$0	\$0	\$0	\$1,499
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$207,081	\$0	\$0	\$0	\$0	\$0	\$207,081
<u>Grounds Maintenance Expenses</u>	\$27,411	\$27,491	\$25,836	\$29,816	\$25,056	\$36,784	\$235,110	\$0	\$0	\$0	\$0	\$0	\$407,502
<u>Total Expenses</u>	\$98,022	\$66,283	\$70,123	\$66,434	\$61,079	\$71,850	\$287,391	\$0	\$0	\$0	\$0	\$0	\$723,932
<u>Excess Revenues (Expenditures)</u>	(\$97,963)	\$71,351	\$255,880	\$537,984	(\$40,504)	(\$62,521)	(\$271,004)	\$0	\$0	\$0	\$0	\$0	\$390,472

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015A1-A2
Statement of Revenues & Expenditures
For the Period ending April 30, 2018

	<i>Adopted Budget</i>	<i>Prorated Thru 4/30/18</i>	<i>Actual Thru 4/30/18</i>	<i>Variance</i>
<u>Revenues:</u>				
Interest Income	\$300	\$300	\$6,336	\$6,036
Assessments	\$989,969	\$989,969	\$973,978	(\$15,991)
Prepayments A1	\$0	\$0	\$0	\$0
Prepayments A2	\$0	\$0	\$0	\$0
Total Revenues	\$990,269	\$990,269	\$980,314	(\$9,955)
<u>Expenditures</u>				
<u>Series 2015A-1</u>				
Interest 11/1	\$187,109	\$187,109	\$187,109	\$0
Principal Prepayment 11/1	\$0	\$0	\$15,000	(\$15,000)
Interest 5/1	\$187,109	\$0	\$0	\$0
Principal 5/1	\$405,000	\$0	\$0	\$0
<u>Series 2015A-2</u>				
Interest 11/1	\$60,206	\$60,206	\$59,969	\$238
Principal Prepayment 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest 5/1	\$60,206	\$0	\$0	\$0
Principal 5/1	\$90,000	\$0	\$0	\$0
Special Call 5/1	\$0	\$0	\$0	\$0
Total Expenditures	\$989,631	\$247,316	\$267,078	(\$19,763)
Excess Revenues (Expenditures)	\$637	\$742,953	\$713,236	(\$29,717)
<u>Other Sources (Uses)</u>				
Operating Transfer In (Out)	(\$27,974)	\$0	\$0	\$0
Total Other Sources(Uses)	(\$27,974)		\$0	
Net Change in Fund Balance	(\$27,337)		\$713,236	
Fund Balance - Beginning	\$282,717		\$785,723	
Fund Balance - Ending	\$255,380		\$1,498,959	

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015B1-B2
Statement of Revenues & Expenditures
For the Period ending April 30, 2018

<i>Adopted Budget</i>	<i>Prorated Thru 4/30/18</i>	<i>Actual Thru 4/30/18</i>	<i>Variance</i>
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Revenues:

<i>Interest Income</i>	\$0	\$0	\$551	\$551
<i>Assessments</i>	\$79,318	\$79,318	\$78,007	(\$1,311)
<i>Prepayments B1</i>	\$0	\$0	\$0	\$0
<i>Prepayments B2</i>	\$0	\$0	\$0	\$0

<i>Total Revenues</i>	\$79,318	\$79,318	\$78,558	(\$760)
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Expenditures

Series 2015B-1

<i>Interest 11/1</i>	\$20,325	\$20,325	\$20,325	\$0
<i>Principal Prepayment 11/1</i>	\$0	\$0	\$5,000	(\$5,000)
<i>Interest 5/1</i>	\$20,325	\$0	\$0	\$0
<i>Principal 5/1</i>	\$20,000	\$0	\$0	\$0

Series 2015B-2

<i>Interest 11/1</i>	\$6,031	\$6,031	\$6,031	(\$0)
<i>Interest 5/1</i>	\$6,031	\$0	\$0	\$0
<i>Principal 5/1</i>	\$5,000	\$0	\$0	\$0
<i>Special Call 5/1</i>	\$0	\$0	\$0	\$0

<i>Total Expenditures</i>	\$77,712	\$26,356	\$31,356	(\$5,000)
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<i>Excess Revenues (Expenditures)</i>	\$1,606	\$52,962	\$47,202	
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Other Sources (Uses)

<i>Operating Transfer In (Out)</i>	\$0	\$0	\$0	\$0
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<i>Total Other Sources(Uses)</i>	\$0	\$0		
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<i>Net Change in Fund Balance</i>	\$1,606	\$47,202		
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<i>Fund Balance - Beginning</i>	\$35,043	\$77,425		
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<i>Fund Balance - Ending</i>	\$36,649	\$124,626		
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Turnbull Creek
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For the Period ending April 30, 2018

	<i>Adopted Budget</i>	<i>Prorated Thru 4/30/18</i>	<i>Actual Thru 4/30/18</i>	<i>Variance</i>
<u>Revenues:</u>				
<i>Interest Income</i>	\$0	\$0	\$1,001	\$1,001
<i>Assessments</i>	\$286,688	\$286,688	\$282,656	(\$4,032)
<i>Prepayments</i>	\$0	\$0	\$0	\$0
<i>Total Revenues</i>	\$286,688	\$286,688	\$283,658	(\$3,030)
<u>Expenditures</u>				
<u>Series 2016</u>				
<i>Interest 11/1</i>	\$74,851	\$74,851	\$74,851	\$0
<i>Interest 5/1</i>	\$74,851	\$0	\$0	\$0
<i>Principal 5/1</i>	\$139,000	\$0	\$0	\$0
<i>Special Call 5/1</i>	\$0	\$0	\$0	\$0
<i>Total Expenditures</i>	\$288,702	\$74,851	\$74,851	\$0
<i>Excess Revenues (Expenditures)</i>	(\$2,014)	\$211,837	\$208,807	
<u>Other Sources (Uses)</u>				
<i>Operating Transfer In/(Out) (1)</i>	\$0	\$0	\$0	\$0
<i>Transfer Out to Escrow Agent</i>	\$0	\$0	\$0	\$0
<i>Total Other Sources(Uses)</i>	\$0		\$0	
<i>Net Change in Fund Balance</i>	(\$2,014)		\$208,807	
<i>Fund Balance - Beginning</i>	\$83,065		\$200,913	
<i>Fund Balance - Ending</i>	\$81,051		\$409,719	

Turnbull Creek
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For the Period ending April 30, 2018

	<i>Series</i> <i>2015A-1 & A-2</i>	<i>Series</i> <i>2015B-1 & B-2</i>	<i>Series</i> <i>2016</i>	<i>Total</i>
<u>Revenues:</u>				
<i>Interest Income</i>	\$16	\$281	\$8	\$306
<i>Total Revenues</i>	\$16	\$281	\$0	\$298
<u>Expenditures</u>				
<i>Capital Outlay (1) - Series 2016</i>	\$0	\$0	\$0	\$0
<i>Capital Outlay - Series 2015A-1-A2</i>	\$0	\$0	\$0	\$0
<i>Capital Outlay - Series 2015 B-1-B2</i>	\$0	\$0	\$0	\$0
<i>Cost of Issuance</i>	\$0	\$0	\$0	\$0
<i>Total Expenditures</i>	\$0	\$0	\$0	\$0
<i>Excess Revenues (Expenditures)</i>	\$16	\$281	\$0	\$298
<u>Other Sources (Uses)</u>				
<i>Operating Transfer In</i>	\$0	\$0	\$0	\$0
<i>Total Other Sources(Uses)</i>	\$0	\$0	\$0	\$0
<i>Net Change in Fund Balance</i>	\$16	\$281	\$0	\$298
<i>Fund Balance - Beginning</i>	\$2,625	\$44,891	\$0	\$47,515
<i>Fund Balance - Ending</i>	\$2,641	\$45,172	\$0.00	\$47,813

Turnbull Creek
Community Development District
Capital Reserve Funds
Statement of Revenues & Expenditures
For the Period ending April 30, 2018

	<i>Adopted Budget</i>	<i>Prorated Thru 4/30/18</i>	<i>Actual Thru 4/30/18</i>	<i>Variance</i>
<u>Revenues:</u>				
Comcast Revenue Share	\$0	\$0	\$0	\$0
Capital Reserve Funding - Transfer In	\$207,081	\$207,081	\$207,081	\$0
Total Revenues	\$207,081	\$207,081	\$207,081	\$0
<u>Expenditures</u>				
Capital Outlay	\$329,411	\$0	\$0	\$0
Repair and Replacements	\$0	\$0	\$279,743	(\$279,743)
Total Expenditures	\$329,411	\$0	\$279,743	(\$279,743)
Excess Revenues (Expenditures)	(\$122,330)		(\$72,662)	
Fund Balance - Beginning	\$307,408		\$305,953	
Fund Balance - Ending	\$185,078		\$233,292	

Turnbull Creek Community Development District
FY 2018 Assesment Receipts Summary

# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2005A 2015 A1-A2 DEBT ASSESSED	SERIES 2006A 2016 DEBT ASSESSED	SERIES 2015 B1-2 DEBT ASSESSED	FY12 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 2005 2015 A1- A2 DEBT RECEIVED	SERIES 2006A 2016 DEBT RECEIVED	SERIES 2015 B1-2 DEBT RECEIVED	O&M RECEIVED
11/6/17	1	26,320.68	10,482.13	3,042.00	839.53	11,957.03
11/15/17	2	142,204.95	56,632.69	16,435.26	4,535.80	64,601.20
11/28/17	3	132,206.95	52,651.01	15,279.75	4,216.91	60,059.29
12/11/17	4	452,741.32	180,302.84	52,325.34	14,440.72	205,672.42
12/27/17	5	264,850.72	105,475.99	30,609.98	8,447.72	120,317.02
1/4/18	INTEREST	124.40	49.54	14.38	3.97	56.51
1/24/18	6	1,329,749.03	529,568.48	153,685.06	42,413.91	604,081.59
2/26/18	7	44,125.17	17,572.71	5,099.74	1,407.42	20,045.29
3/13/18	8	18,837.17	7,501.85	2,177.10	600.83	8,557.39
4/18/18	9	34,503.13	13,740.77	3,987.68	1,100.52	15,674.17
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		2,445,663.52	973,978.00	282,656.29	78,007.33	1,111,021.91
PERCENT COLLECTED		98.66%	98.66%	98.66%	98.66%	98.66%

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:	\$498,158
 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)
 Current Bonds Outstanding	 \$12,355,000

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:	\$41,702
 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)
 Current Bonds Outstanding	 \$1,225,000

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:	\$117,510
 Bonds outstanding - 5/31/2016	 \$4,196,000
Less: May 1, 2017 Principal	(\$135,000)
 Current Bonds Outstanding	 \$4,061,000

C.

Turnbull Creek

Community Development District

Check Run Summary

June 1, 2018

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>
<i>Payroll</i>			\$ -
			<hr/> <i>Subtotal</i> \$ -
<u><i>General Fund</i></u>			
<i>Hancock Bank</i>			
<i>Accounts Payable</i>	4/5/18	560-570	\$ 242,466.24
	4/12/18	571-573	\$ 22,871.52
	4/19/18	574-576	\$ 464.32
	4/26/18	577-587	\$ 14,126.83
	4/27/08	588	\$ 150.00
			<hr/> <i>Subtotal</i> \$ 280,078.91
<u><i>Capital Reserve Fund</i></u>			
<i>Accounts Payable</i>	4/26/18	66-68	\$ 5,087.00
			<hr/> <i>Subtotal</i> \$ 5,087.00
<i>Total</i>			\$ 285,165.91

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		3/23/18	4944884 201803 310-51300-31400 INCIDENTAL EXPENSES		*	404.11	
		3/23/18	4944884 201803 300-15500-10000 FY19 2015A1&2 TRUSTEE FEE		*	2,607.19	
			US BANK				5,618.49 000567
4/05/18 00050		3/23/18	4944944 201803 310-51300-31400 FY18 2015B1&2 TRUSTEE FEE		*	1,750.00	
		3/23/18	4944944 201803 310-51300-31400 INCIDENTAL EXPENSES		*	271.25	
		3/23/18	4944944 201803 300-15500-10000 FY19 2015B1&2 TRUSTEE FEE		*	1,750.00	
			US BANK				3,771.25 000568
4/05/18 00311		4/01/18	341367 201804 330-57200-34000 APR FACILITY MANAGER		*	4,958.33	
		4/01/18	341367 201804 330-57200-34300 APR FACILITY ATTENDANTS		*	1,416.67	
		4/01/18	341367 201804 330-57200-34700 APR PROGRAM COORDINATOR		*	458.33	
		4/01/18	341367 201804 330-57200-34100 APR FIELD OPS MANAGER		*	4,208.33	
		4/01/18	341367 201804 330-57200-46400 APR POOL MAINTENANCE		*	1,191.67	
		4/01/18	341367 201804 330-57200-34200 APR JANITORIAL SERVICES		*	733.33	
		4/01/18	341367 201804 330-57200-34800 APR FACILITY MONITOR		*	2,325.00	
		4/01/18	341367 201804 330-57200-34400 APR FACILITY MAINTENANCE		*	4,000.00	
			VESTA PROPERTY SERVICES, INC.				19,291.66 000569
4/05/18 00285		3/08/18	C11610 201803 330-57200-63100 INSPECT HVAC		*	199.50	
			WEATHER ENGINEERS, INC				199.50 000570
4/12/18 00054		3/31/18	PW48191 201804 330-57200-44900 APR REFUSE		*	668.52	
			ADVANCED DISPOSAL				668.52 000571
4/12/18 00313		4/06/18	4 201804 310-51300-31300 2015 5/1/18 PREPAY AMORT		*	100.00	
			DISCLOSURE SERVICES LLC				100.00 000572
4/12/18 00277		4/01/18	181517 201804 320-53800-46600 APR LANDSCAPE MAINTENANCE		*	22,103.00	
			DUVAL LANDSCAPE MAINTENANCE LLC				22,103.00 000573
			TURN TURNBULL CREEK BSANCHEZ				

*** CHECK DATES 04/01/2018 - 04/30/2018 ***
 TURNBULL CREEK CDD
 BANK C TURNBULL HANCOCK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/19/18	00275	3/26/18 26802	201803 330-57200-63100		*	89.32	
		1000W REDUCED JACKET LAMP					
		3/26/18 26802	201803 330-57200-63100		*	190.00	
		LABOR					
				THIBAULT'S ELECTRICAL SERVICE			279.32 000574
4/19/18	00039	4/10/18 5211517	201804 330-57200-46600		*	110.00	
		APR PEST CONTROL					
				TURNER PEST CONTROL			110.00 000575
4/19/18	00039	4/10/18 5213488	201804 330-57200-46600		*	75.00	
		APR PEST CONTROL					
				TURNER PEST CONTROL			75.00 000576
4/26/18	00277	4/17/18 181577	201804 320-53800-46600		*	500.00	
		SOD INSTALL SR-16					
				DUVAL LANDSCAPE MAINTENANCE LLC			500.00 000577
4/26/18	00277	4/17/18 181578	201804 320-53800-46600		*	330.00	
		CRAPE MYRTLES INSTALL					
				DUVAL LANDSCAPE MAINTENANCE LLC			330.00 000578
4/26/18	00002	4/17/18 61538263	201804 310-51300-42000		*	19.13	
		APR FEDEX POSTAGE					
				FEDEX			19.13 000579
4/26/18	00205	2/02/18 52963	201802 320-53800-46800		*	1,700.00	
		TILAPIA CLEANUP 2/2/18					
				FUTURE HORIZONS INC			1,700.00 000580
4/26/18	00023	4/17/18 16687	201804 310-51300-31200		*	2,400.00	
		2015 A&B FYE 2/28/18 ARB					
				GRAU & ASSOCIATES			2,400.00 000581
4/26/18	00015	4/17/18 99691	201803 310-51300-31500		*	2,149.00	
		SOCIAL MEDIA RESEARCH					
				HOPPING GREEN & SAMS			2,149.00 000582
4/26/18	00015	4/17/18 99692	201803 310-51300-31500		*	1,609.89	
		MAR MONTHLY MEETING					
				HOPPING GREEN & SAMS			1,609.89 000583
4/26/18	00004	3/09/18 I0301718	201803 310-51300-48000		*	367.98	
		LANDSCAPE RFP NOTICE					
				THE ST. AUGUSTINE RECORD			367.98 000584
				TURN TURNBULL CREEK BSANCHEZ			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/27/18	00330	4/27/18 042718	201804 330-57200-49400		*	150.00	
		4/27 TRIVIA EVENT		DWIGHT FAIRCLOTH			150.00 000588

TOTAL FOR BANK C						280,078.91	
TOTAL FOR REGISTER						280,078.91	

TURN TURNBULL CREEK BSANCHEZ

Bob's Backflow & Plumbing Services, Inc.6510 Columbia Park Dr., Ste 102
Jacksonville FL 32258

Phone # 904-268-8009 Fax # 904-292-4403

Invoice Date

3/30/2018

Invoice #

46984

Invoice

Bill To
Governmental Management Services Attn: Murabella CCD 475 West Town Place #114 St Augustine, FL 32092

Job At
Murabella CCD Various Addresses St Augustine, FL 32092

Please make checks payable to Bob's Backflow

Please detach and return top portion with payment

Bob's Backflow & Plumbing Services, Inc.
6510 Columbia Park Dr. Ste 102
Jacksonville FL 322581-33-572.631
88

P.O. Number	Terms	Due Date
	Net 60	5/29/2018

Serviced	Description	Quantity	Price Each	Amount
3/15/2018	Labor: Called out to repair broken test cock, Upon arriving located 1" Watts 007M1 SN# A15275, replaced #3 TC and restored water.	1	90.00	90.00
	1/8" Test Cock TCSLF-18 ***Lead Free	1	9.00	9.00
<div>RECEIVED APR 03 2018 BY:</div>				

Thank you for your business. Please include Invoice # on check or call office to pay by Credit Card

Total	\$99.00
Payments/Credits	\$0.00
Balance Due	\$99.00

A 1.5% interest will be assessed on
unpaid balances after 30 days.

COMCAST BUSINESS

Account Number 8495 74 140 0863399
Billing Date 03/25/18
Total Amount Due \$300.86
Payment Due By 04/15/18
Page 1 of 4

Contact us:  www.business.comcast.com  1-800-391-3000

Turnbull Creek

For service at:
101 W POSITANO
ST AUGUSTINE FL 32092

News from Comcast

Go paperless with Ecobill, sign up to view and pay your
Comcast Business bill online at business.comcast.com/myaccount

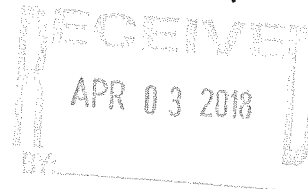
Monthly Statement Summary

Previous Balance	300.86
Payment - 03/17/18 - Thank You	-300.86
New Charges - see below	300.86
Total Amount Due	\$300.86
Payment Due By	04/15/18

New Charges Summary

Comcast Business Cable	10.45
Comcast Business Internet	124.90
Comcast Business Voice	134.80
Other Charges & Credits	16.21
Taxes, Surcharges & Fees	14.50
Total New Charges	\$300.86

1-33-572-41
179



Detach and enclose this coupon with your payment. Please write your account number on your check or money order. Do not send cash.

COMCAST BUSINESS

If undeliverable, please return to:

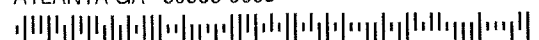
141 NW 16TH ST POMPANO BEACH FL 33060-5250
8633 0310 NO RP 25 03262018 NNNNNYNN 01 000215 0001

TURNBULL CREEK
ATTN BERNADET
475 W TOWN PL STE 114
ST AUGUSTINE, FL 32092-3649

Account Number	8495 74 140 0863399
Payment Due By	04/15/18
Total Amount Due	\$300.86
Amount Enclosed	\$

Make checks payable to Comcast, and remit to address below

COMCAST
PO BOX 530098
ATLANTA GA 30353-0098



849574140086339900300863

COMCAST BUSINESS

Service Details, cont.

Account Number	8495 74 140 0863399
Billing Date	03/25/18
Total Amount Due	\$300.86
Payment Due By	04/15/18
	Page 3 of 4

Contact us: @ www.business.comcast.com 1-800-391-3000

Important Account Information

The Broadcast TV fee recovers a portion of the costs of retransmitting television broadcast signals.

Accounts that are not paid in full by the due date are subject to a \$10.00 fee

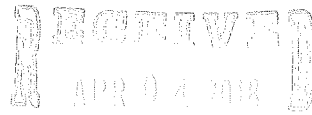
Effective May 10, 2018, the following channels will no longer be available on our Variety/Digital Variety TV service: Disney Channel, Cartoon Network and Food Network. These channels will be available on our Standard/Digital Standard TV service.

The Regulatory Recovery Fee is neither government mandated nor a tax, but is assessed by Comcast to recover the costs of certain federal, state and local impositions related to voice services.

For closed captioning concerns and other accessibility issues affecting customers with disabilities, call 855-270-0379, go online for a live chat at <https://www.xfinity.com/support/account/accessibility-services> or email accessibility@comcast.com or write to Comcast 1701 John F Kennedy Blvd., Phila. PA 19103-2838 Attn: S. Adams, or fax: 1-866-599-4268.



First Coast Fire and Safety Equipment
 First Coast Fire and Safety Equipment
 5905 Macy Ave.
 Jacksonville, Fl. 32211



BY:

Invoice

Date	Invoice #
4/2/2018	1322032018

Bill To
Vesta Property Service

Ship To
Murabella Club House 101 W Positano Ave St Augustine, FL 32092-4787

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15	MAW	4/2/2018			Murabella Club House - 6362
Quantity	Item Code	Description			Price Each	Amount
1	Service Call	Service Call			75.00	75.00
2	Tag - No Charge	No Charge Tag			0.00	0.00
1-33-572-631 329						
Total					\$75.00	

Future Horizons, Inc.

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

INVOICE

Invoice Number: 53586
Invoice Date: Mar 30, 2018
Page: 1

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

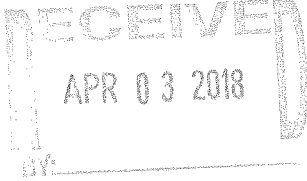
Bill To:

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	3/7/18	5/14/18

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of March <i>1-32-538-468</i> <i>205</i> 	645.00	645.00
Subtotal				645.00
Sales Tax				
Freight				
Total Invoice Amount				645.00
Payment/Credit Applied				
TOTAL				645.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 235

Invoice Date: 4/2/18

Due Date: 4/2/18

Case:

P.O. Number:

Bill To:

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

RECEIVED
APR 9 4 2018

BY:

Description	Hours/Qty	Rate	Amount
Management Fees - April 2018 1-31-513-34		3,750.00	3,750.00
Information Technology - April 2018 1-31-513-351		133.33	133.33
Dissemination Agent Services - April 2018 1-31-513-313		83.33	83.33
Office Supplies 1-31-513-51		3.03	3.03
Postage 1-31-513-42		50.06	50.06
Copies 1-31-513-425		11.40	11.40
Telephone 1-31-513-41		19.76	19.76
16			
Total			\$4,050.91
Payments/Credits			\$0.00
Balance Due			\$4,050.91



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

Invoice

Date 4/1/2018

Invoice # 131295577420

Terms	Net 20
Due Date	4/21/2018
PO #	
Customer #	13MUR100

Bill To	Ship To
Turnbull Creek CDD 475 West Town Place Suite 114 St. Augustine FL 32092	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	1,294.95
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62
1.330.572.465 41 RECEIVED MAY 27 2018 BY:				

Season Billing Schedule:
Summer - April through September monthly service
Winter - October through March monthly service

Total 1,333.57
Amount Due \$1,333.57

Remittance Slip

Customer 13MUR100
Invoice # 131295577420

Amount Due \$1,333.57
Amount Paid _____
Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295577420

Turnbull Creek
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
April 4, 2018	\$ 207,081.00	Dave deNagy

Payable to:

Turnbull Creek CDD Capital Reserve Fund #206
--

Date Check Needed:

Budget Category:

ASAP	1-300-20700-10400
------	-------------------

Intended Use of Funds Requested:

FY 18 Capital Reserve Funding
<i>(Attach supporting documentation for request.)</i>

Turnbull Creek Community Development District

General Fund - Proposed Budget - Fiscal Year 2018

<i>Description</i>	<i>Adopted Budget FY 2017</i>	<i>Actual YTD 07/31/17</i>	<i>Next 2 Months</i>	<i>Projected FY 2017</i>	<i>Adopted Budget FY 2018</i>
<i>Management Contracts</i>					
<i>Lifeguards/Pool Monitors (VESTA) *</i>	\$32,200	\$17,473	\$14,727	\$32,200	\$32,200
<i>Facility Monitor (VESTA) *</i>	\$27,900	\$23,250	\$4,650	\$27,900	\$27,900
<i>Facility Management (VESTA) *</i>	\$59,500	\$49,583	\$9,917	\$59,500	\$59,500
<i>Facility Attendants (VESTA) *</i>	\$17,000	\$14,167	\$2,833	\$17,000	\$17,000
<i>Field Operations (VESTA) *</i>	\$50,500	\$42,083	\$8,417	\$50,500	\$50,500
<i>Facility Maintenance (VESTA) *</i>	\$48,000	\$40,000	\$8,000	\$48,000	\$48,000
<i>Pool Maintenance (VESTA) *</i>	\$14,300	\$11,917	\$2,383	\$14,300	\$14,300
<i>Pool Chemicals</i>	\$12,000	\$9,851	\$2,149	\$12,000	\$11,000
<i>Janitorial Services (VESTA) *</i>	\$8,800	\$7,333	\$1,467	\$8,800	\$8,800
<i>Refuse Service (Advance Disposal) *</i>	\$6,317	\$5,800	\$517	\$6,317	\$7,000
<i>Security - ENVERA *</i>	\$5,640	\$4,322	\$1,318	\$5,640	\$5,800
<i>Special Events</i>	\$11,000	\$6,181	\$4,819	\$11,000	\$9,000
<i>Program Director (VESTA) *</i>	\$5,500	\$4,125	\$1,375	\$5,500	\$2,500
<i>Total Amenity Center Expenses</i>	\$434,519	\$320,230	\$73,715	\$393,945	\$408,817
<i>Grounds Maintenance</i>					
<i>Electric (FPL)</i>	\$6,500	\$2,901	\$580	\$3,481	\$3,510
<i>Streetlighting (FPL)</i>	\$34,600	\$29,755	\$4,845	\$34,600	\$35,375
<i>Lake Maintenance (Future Horizons) *</i>	\$8,640	\$7,200	\$1,440	\$8,640	\$8,640
<i>Landscape Maintenance (Duval Landscape) *</i>	\$265,236	\$223,055	\$42,181	\$265,236	\$265,236
<i>Landscape Contingency</i>	\$28,496	\$15,156	\$13,341	\$28,496	\$34,500
<i>Pond Bank Reserves</i>	\$10,000	\$0	\$10,000	\$10,000	\$0
<i>Miscellaneous</i>	\$8,500	\$3,148	\$5,352	\$8,500	\$3,800
<i>Irrigation Repairs</i>	\$10,000	\$20,266	\$4,053	\$24,319	\$18,000
<i>Contingency</i>	\$0	\$1,580	\$0	\$1,580	\$0
<i>Capital Reserves</i>	\$60,637	\$60,637	\$0	\$60,637	\$207,081
<i>Total Grounds Maintenance Expenses</i>	\$432,609	\$363,697	\$81,792	\$445,489	\$576,142
<i>TOTAL EXPENDITURES</i>	\$1,036,448	\$822,350	\$182,666	\$1,005,015	\$1,141,678
<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$0	\$219,372	-\$181,917	\$37,141	\$0

* under Contract

Net Assessments
Add: Discounts & Collections
Gross Assessments
Lots:
Phase I Lots
Phase II Lots
Total Lots
Per Lot Assessment

<i>FY 2017</i>	<i>FY 2018</i>
\$1,032,448	\$1,126,178
\$ 65,870	\$ 71,850
\$ 1,098,319	\$1,198,028
740	740
219	219
959	959
\$ 1,145.27	\$ 1,249.25



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

Invoice Number: 4944884
Invoice Date: 03/23/2018
Account Number: 222295000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

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

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

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	5,214.38	100.00%	\$5,214.38
Subtotal Administration Fees - In Advance 03/01/2018 - 02/28/2019				\$5,214.38
Incidental Expenses	5,214.38	0.0775		\$404.11
Subtotal Incidental Expenses				\$404.11
TOTAL AMOUNT DUE				\$5,618.49



BY:

1-310-513-314

"FY18 2015A1+2 Trustee Fee" \$ 2,607.19

1-310-513-314

"Incidental Expenses" \$404.11

1-300-155-100

"FY19 2015A1+2 Trustee Fee" \$ 2,607.19

SO



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

Invoice Number: 4944884
Account Number: 222295000
Invoice Date: 03/23/2018
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

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

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

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$5,618.49

All invoices are due upon receipt.

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

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

Invoice Number: 4944884
Account Number: 222295000
Current Due: \$5,618.49

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 222295000
Invoice # 4944884
Attn: Fee Dept St. Paul

Please mail payments to:

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



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

Invoice Number: 4944944
Invoice Date: 03/23/2018
Account Number: 226661000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

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

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

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,500.00	100.00%	\$3,500.00
Subtotal Administration Fees - In Advance 03/01/2018 - 02/28/2019				\$3,500.00
Incidental Expenses	3,500.00	0.0775		\$271.25
Subtotal Incidental Expenses				\$271.25
TOTAL AMOUNT DUE				\$3,771.25



BY:

1-310-S13-314

"Fy18 2015B1+2 Trustee Fee" \$1,750.00

1-310-S13-314

"Incidental Expenses" \$271.25

1-300-155-100

"Fy19 2015B1+2 Trustee Fee" \$1,750.00

50



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

Invoice Number: 4944944
Account Number: 226661000
Invoice Date: 03/23/2018
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

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

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

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$3,771.25

All invoices are due upon receipt.

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

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

Invoice Number: 4944944
Account Number: 226661000
Current Due: \$3,771.25

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 226661000
Invoice # 4944944
Attn: Fee Dept St. Paul

Please mail payments to:

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



Invoice

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



Invoice # 341367
Date 4/1/2018
Terms Net 30
Due Date 5/1/2018
Memo April 2018 Fees

Bill To

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

BY:

Description	Quantity	Rate	Amount
Facility Manager Services for Turnbull Creek C.D.D. Amenity Center	1	4,958.33	4,958.33
Facility Attendants Services for Turnbull Creek C.D.D. Amenity Center	1	1,416.67	1,416.67
Program Coordinator Services for Turnbull Creek C.D.D. Amenity Center	1	458.33	458.33
Field Operations Manager Services for Turnbull Creek C.D.D. Amenity Center	1	4,208.33	4,208.33
Pool Maintenance Services for Turnbull Creek C.D.D. Amenity Center	1	1,191.67	1,191.67
Janitorial Services for Turnbull Creek C.D.D. Amenity Center	1	733.33	733.33
Facility Monitor Services for Turnbull Creek C.D.D. Amenity Center	1	2,325.00	2,325.00
Common Grounds & Facility Services for Turnbull Creek C.D.D. Amenity Center	1	4,000.00	4,000.00

Thank you for your business.

311

Total \$19,291.66



-Since 1963-

Weather Engineers, Inc.

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

Customer Statement

Date: 03/27/18

SOLD TO: # 29005

SERVICE AT:

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

RECEIVED
APR 03 2018

1-33-572-631
285

BY:

INVOICE NUMBER	INVOICE DATE	TOTAL	0 to 30	31 to 60	61 to 90	over 90
C11610	03/08/18	199.50	199.50			
TOTAL FOR CUSTOMER \$ 199.50 \$ 199.50 \$.00 \$.00 \$.00						
<p>You may call to pay by credit card, or please remit payment to: P.O. Box 37068 Jacksonville, FL 32236 If you have any questions, please call 904-356-3963</p>						

We are an equal opportunity employer and do not discriminate against applicants due to race, ethnicity, gender, veterans status, or on the basis of disability or any other federal, state or local protected class.



Advanced Disposal

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

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

RETURN SERVICE REQUESTED

000843 000000201



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

Advanced Disposal's operating locations are faced with extensive oversight and compliance demands along with internal and external initiatives designed to improve the safety, efficiency, and management of our sites and employees. As a result, your next invoice may include a Compliance and Business Impact Charge. Please visit our website www.AdvancedDisposal.com to learn more about how this charge will allow us to continue to provide service at the highest levels of environmental responsibility and stewardship that you have come to expect.

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

Account Information	
Account Number	PW002229
Site Number	0000
Invoice Date	March 31, 2018
Invoice Number	PW0000048191
Account Summary	
Previous Balance	\$18.76
Payments/Adjustments	-\$18.79
Current Invoice Amount	\$668.55
Amount Due \$668.52	
Due Date Upon Receipt	
Invoice Breakdown	
Current	\$668.55
30 days - past due	\$0.00
60 days - past due	-\$0.03
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	

Previous Balance					\$18.76
03/19/18	LOCKBOX AUTOMATED				-\$18.79
Payments and Adjustments					-\$18.79
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)					
03/31/18	TRASH STANDARD SERVICE: 04/01/18-04/30/18		1.00	413.00	413.00
1.00 - 0.50YD:COMM RL RECYCLING SINGLE STREAM (002)					
03/31/18	TRASH STANDARD SERVICE - NT: 04/01/18-04/30/18		1.00	26.00	26.00
	Fuel Fee - WM		439.00		79.20
	St Johns South Comm FF		413.00		20.65
	Environmental Fee		439.00		105.36



PW180402.I01.txt-1685-000000201

How to Pay Your Bill

Online Bill Pay
Great for regular payments

Visit www.advanceddisposal.com/billpay to enroll in online bill pay methods.

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

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 # PW002229	INVOICE # PW0000048191	AMT. ENCLOSED	
INVOICE TOTAL \$668.55	BALANCE DUE \$668.52		

PW 002229 0000 033118 0000048191 00066855 00066852 3



**Advanced
Disposal**

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

PW180402.I01.txt-1687-000000201

Account Information

Account Number	PW002229
Site Number	0000
Invoice Date	March 31, 2018
Invoice Number	PW0000048191

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>
	SITE TOTAL				644.21
03/31/18	C ADMIN FEE	SC26282	1.00	7.00	7.00
03/31/18	COMPLIANCE AND BUSINESS IMPACT CHARGE	SC26283	1.00	17.34	17.34

**Current Charges
Amount Due**

**\$668.55
\$668.52**



1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
4/6/2018	4

Bill To
Turnbull Creek CDD c/o GMS, LLC

RECEIVED
APR 11 2018

BY:

Terms	Due Date
Net 30	5/6/2018

Description	Amount
Amortization Schedule Redemption Date 5/1/18 Series 2015A-2 \$15,000 <div> "2015 5/1/18 Prepay Amort" 1-310-513-313 313 </div>	100.00
	Total \$100.00 Payments/Credits \$0.00 Balance Due \$100.00

**DUVAL LANDSCAPE MAINTENANCE LLC**

7011 BUSINESS PARK BLVD N
JACKSONVILLE, FL 32256

INVOICE

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

INVOICE DATE	INVOICE #
4/1/2018	181517

RECEIVED
APR 11 2018

BY:

DUE DATE
5/16/2018

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance - April "APR Landscape Maintenance" 1-32-538-466 277	22,103.00

TOTAL	\$22,103.00
PAYMENTS	\$0.00

BALANCE DUE \$22,103.00

E-mail
accounting@duvallandscape.com

Phone #
904-900-1127

THIBAUT'S ELECTRICAL SERVICE, INC.
P.O. BOX 4398
ST. AUGUSTINE, FL 32085
(904) 829-6886

Invoice: 26802

Sold
to

TURNBULL CREEK CDD
101 W POSITANO AVE
ST. AUGUSTINE, FL 32092

Ship
to

Service Calls

1-33-572-631
275

Account	P.O. Num	Ship Via	Ship Date	Terms	Invoice Date	Page
JRN BULL				Net 30	3/26/18	1

REPLACED 2 LAMPS FOR TENNIS COURT LIGHTS
(CUSTOMER PROVIDED LIFT)
SEPARATED POOL PUMP CONTACTOR AND SECURITY CIRCUIT
TECH KEVIN/SCOTT 3/22/18

Item	Quantity	Description	Unit Price	Extended Price
BORCOMM	2	1000W MH REDUCED JACKET LAMPS	44.66	89.32
	2HR	Commercial Labor	95.00	190.00

Subtotal 279.32

Total \$279.32



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: 5211517
DATE: 04/10/18
ORDER: 5211517

5211517

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			
04/10/18	11:00 AM					
Purchase Order		Terms	Last Service	Map Code		
		NET 30	04/10/18			

1-33-572-466
39

Time In
11:00 AM
Time Out
11:28 AM

Service	Description	Amount
CPCM	Commercial Pest Control - Monthly Service	\$110.00
SUBTOTAL		\$110.00
TAX		\$0.00
TOTAL		\$110.00
AMT. PAID		\$0.00
BALANCE		\$110.00

RECEIVED
APR 13 2018
BY: _____

TECHNICIAN SIGNATURE

* Charges outstanding over 30 days from the date of service are subject to a 1 1/2% FINANCE CHARGE PER MONTH or annual percentage rate of 18%. Customer agrees to pay accrued expenses in the event of collection. I hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Inset
CUSTOMER SIGNATURE



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: 5213488
DATE: 04/10/18
ORDER: 5213488

5213488

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			
04/10/18	11:00 AM					
Purchase Order		Terms	Last Service	Map Code		
		NET 30	04/10/18			

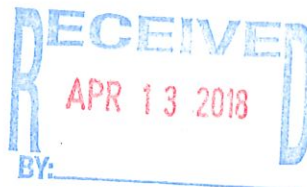
1-33-572-466
39

Time In	11:00 AM
Time Out	11:28 AM

Service	Description	Amount
CPCM	Commercial Pest Control - Monthly Service	\$75.00

SUBTOTAL	\$75.00
TAX	\$0.00
TOTAL	\$75.00

AMT. PAID	\$0.00
BALANCE	\$75.00



TECHNICIAN SIGNATURE

* Charges outstanding over 30 days from the date of service are subject to a 1½% FINANCE CHARGE PER MONTH or annual percentage rate of 18%. Customer agrees to pay accrued expenses in the event of collection. I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
CUSTOMER SIGNATURE

**DUVAL LANDSCAPE MAINTENANCE LLC**

7011 BUSINESS PARK BLVD N
JACKSONVILLE, FL 32256

Invoice

Date	Invoice #
4/17/2018	181577

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

Ship To
RECEIVED APR 23 2018 BY:

1-32-538-466
277

P.O. No.	Terms
	Due on receipt

Description	Amount
Enhancement / Extra Service:	
Sod Installation	
Installation of Bermuda sod at drainage area on SR-16	500.00

		Total	\$500.00
		Payments/Credits	\$0.00
		Balance Due	\$500.00

E-mail
accounting@duvallandscape.com



DUVAL LANDSCAPE MAINTENANCE LLC

7011 BUSINESS PARK BLVD N
JACKSONVILLE, FL 32256

Invoice

Date	Invoice #
4/17/2018	181578

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

RECEIVED
APR 23 2018

BY:

1-32-538-466
277

P.O. No.	Terms
	Due on receipt

Description	Qty	Rate	U/M	Amount
Enhancement / Extra Service:				
Crape Myrtles install				
Installation of crape myrtles on berm at 3620 Citara Ct. - 15 gal	3	110.00		330.00

Total \$330.00

Payments/Credits \$0.00

Balance Due \$330.00

E-mail

accounting@duvallandscape.com

**Invoice Number**

6-153-82630

Invoice Date

Apr 17, 2018

Account Number

Page

1 of 3

Billing Address:

GMS/TURNBULL CREEK
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Shipping Address:

GMS/TURNBULL CREEK
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Invoice Questions?**Contact FedEx Revenue Services**

Phone: (800) 622-1147

M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST

Fax: (800) 548-3020

Internet: www.fedex.com

Invoice Summary Apr 17, 2018**FedEx Express Services**

Transportation Charges		25.79
Base Discount		-6.71
Earned/Grace Discount		-1.03
Special Handling Charges		1.08
Total Charges	USD	\$19.13
TOTAL THIS INVOICE	USD	\$19.13

1-31-513-42
2

You saved \$7.74 in discounts this period!

Shipments included in this invoice received an earned discount. If you would like to know how it was calculated, please go to the following URL:
<https://www.fedex.com/EarnedDiscounts/>

Other discounts may apply.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx.
Please do not staple or fold. Please make check payable to FedEx.

☐ For change of address, check here and complete form on reverse side.**Invoice Number**

6-153-82630

Account Number

3394-4263-0

Amount Due

USD \$19.13

Remittance Advice**Your payment is due by May 02, 2018**

339442636153826307700000191339

0042344 01 AB 0.405 **AUTO T9 0 1106 32092-364939 -C01-P42386-11



GMS/TURNBULL CREEK
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



60011060014091

1106-01-00-0042344-0002-0099252

Invoice Number

6-153-82630

Invoice Date

Apr 17, 2018

Account Number

Page
2 of 3

Adjustment Request

Fax to (800) 548-3020

Use this form to fax requests for adjustments due to the reasons indicated below. Requests for adjustments due to other reasons, **including** service failures, should be submitted by going to **www.fedex.com** or calling 800.622.1147. Please use multiple forms for additional requests.

Please complete all fields in black ink.

Requestor Name Date / / Phone - - Fax # - - E-mail Address ☐ Yes, I want to update account contact with the above information.

Tracking Number	Bill to Account	\$ Amount
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

Code	Description
ADR	Address Correction
DVC	Declared Value
IAN	Invalid Acct #
INW	Incorrect Weight
INS	Incorrect Service
OCF	Grd Pick-up Fee
OCS	Exp Pick-up Fee
OVS	Oversize Surcharge
RSU	Residential Delivery
PND	Pwrshp Not Delivered
SDR	Saturday Delivery

For all Service failures or other surcharges please use our web site **www.fedex.com** or call **(800) 622-1147**

Tracking Number	Code	\$ Amount	Rerate information only (round to nearest inch)			
			LBS	L	W	H
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Check all that apply

Effective Date / /

Shipping Address (Physical Address)	Billing Address Only	Billing Same As Shipping Address
Company <input type="text"/>	Company <input type="text"/>	
Address <input type="text"/>	Address <input type="text"/>	
Address <input type="text"/>	Address <input type="text"/>	
Dept. <input type="text"/>	Dept. <input type="text"/>	
Floor <input type="text"/> Apt/Suite # <input type="text"/>	Floor <input type="text"/> Apt/Suite # <input type="text"/>	
City <input type="text"/>	City <input type="text"/>	
State <input type="text"/> Zip Code <input type="text"/> - <input type="text"/>	State <input type="text"/> Zip Code <input type="text"/> - <input type="text"/>	
Phone <input type="text"/> - <input type="text"/> - <input type="text"/>	Phone <input type="text"/> - <input type="text"/> - <input type="text"/>	
Fax # <input type="text"/> - <input type="text"/> - <input type="text"/>	Fax # <input type="text"/> - <input type="text"/> - <input type="text"/>	

**Invoice Number**

6-153-82630

Invoice Date

Apr 17, 2018

Account Number

Page

3 of 3

FedEx Express Shipment Detail By Payor Type (Original)**Ship Date:** Apr 10, 2018**Cust. Ref.:** Turnbull Creek CDD**Ref.#2:****Payor:** Third Party**Ref.#3:**

- The Earned Discount for this ship date has been calculated based on a revenue threshold of \$ 1160.00
- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation INET
Tracking ID 771959694215
Service Type FedEx Standard Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 1.0 lbs, 0.5 kgs
Delivered Apr 11, 2018 09:39
Svc Area A2
Signed by D.ANTONETTI
FedEx Use 000000000/1283/_

Sender
Sarah Sweeting
GMS, LLC
475 W. Town Pl., Ste. 114
SAINT AUGUSTINE FL 32092 US

Recipient
Jennifer Kilinski
Hopping Green and Sams
119 S MONROE ST STE 300
TALLAHASSEE FL 32301 US

Transportation Charge	25.79
Discount	-6.71
Earned Discount	-1.03
Fuel Surcharge	1.08
Total Charge	USD \$19.13

Third Party Subtotal	USD \$19.13
-----------------------------	--------------------

Total FedEx Express	USD \$19.13
----------------------------	--------------------

Future Horizons, Inc.

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

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

RECEIVED
APR 23 2018

BY:

INVOICE

Invoice Number: 52963
Invoice Date: Feb 2, 2018
Page: 1

Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Turnbull01	Per Quote	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Railing01	Hand Deliver	2/1/18	3/19/18

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Follow-up Tilapia Cleanup Follow-up cleanup completed 02/02/2018. <i>1.32.538.468</i> <i>205</i>	1,700.00	1,700.00
Subtotal				1,700.00
Sales Tax				
Freight				
Total Invoice Amount				1,700.00
Payment/Credit Applied				
TOTAL				1,700.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Grau and Associates

2700 N. Military Trail, Suite 350
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Turnbull Creek Community Development District
475 W Town Place Suite 114
St. Augustine, FL 32092

Invoice No. 16687
Date 04/17/2018

RECEIVED
APR 23 2018

1-31-513-312.
23

BY:

	AMOUNT
Arbitrage Series 2015A-1, A-2, B-1 an B -2 FYE 02/28/2018	\$ <u>2,400.00</u>
Current Amount Due	\$ <u>2,400.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,400.00	0.00	0.00	0.00	0.00	2,400.00

Payment due upon receipt.

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

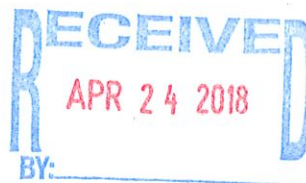
April 17, 2018

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

Bill Number 99691
Billed through 03/31/2018

General Counsel

TURNBL 00001 JLK



1-31-513-315
15

FOR PROFESSIONAL SERVICES RENDERED

03/01/18	JLK	Review pool meeting with Crown correspondence and results of same; confer with DM.	0.20 hrs
03/05/18	JLK	Conduct social media research and prepare presentations on same; confer with software providers on estimated costs for social media retainage; review Crown correspondence, fencing proposals, pond bank proposals and submittals and prepare for Board meeting; confer with DM on agenda items and presentations related to same; update certifications for training.	2.20 hrs
03/06/18	JAB	Confer with Kilinski regarding Facebook post retention; follow-up and review regarding same.	0.20 hrs
03/07/18	JLK	Update 5k race license agreement; confer regarding swim team proposal; review state attorney contact and status of warrant; review FEMA documentation; transmit drainage and pond erosion contractor information; draft Crown pools records.	1.20 hrs
03/08/18	JBC	Review swim team proposal; prepare swim team agreement.	0.80 hrs
03/09/18	JLK	Draft swim team agreement.	0.50 hrs
03/16/18	APA	Prepare budget documents FY19.	1.00 hrs
03/19/18	JLK	Call on pond bank questions and review information related to same.	0.30 hrs
03/19/18	JBC	Prepare budget documents.	0.20 hrs
03/20/18	JLK	Finalize fighting turtles license agreement; confer with engineer on pond bank repair options and DR Horton legal.	0.80 hrs
03/20/18	AHJ	Prepare correspondence to district manager regarding notice of qualifying period.	0.20 hrs
03/26/18	JLK	Confer regarding process service related to Comcast and confer with Eckert on same.	0.30 hrs
03/26/18	KEM	Research potential case attempting to serve counsel.	0.80 hrs

03/27/18	JBC	Review budget documents.	0.20 hrs
03/28/18	JLK	Confer regarding preparation of general election documents.	0.10 hrs
03/30/18	RVW	Prepare letter to district manager regarding qualifying period; prepare notice regarding same.	0.10 hrs
03/30/18	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
Total fees for this matter			\$2,149.00

MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	0.20 hrs	125 /hr	\$25.00
Papp, Annie M. - Paralegal	1.00 hrs	125 /hr	\$125.00
Stuart, Cheryl G.	0.30 hrs	355 /hr	\$106.50
Brown, Joseph A.	0.20 hrs	260 /hr	\$52.00
Cooksey, Jennings B.	1.20 hrs	215 /hr	\$258.00
Kilinski, Jennifer L.	5.60 hrs	260 /hr	\$1,456.00
Ibarra, Katherine E. - Paralegal	0.80 hrs	125 /hr	\$100.00
Van Wyk, Roy	0.10 hrs	265 /hr	\$26.50

TOTAL FEES	\$2,149.00
------------	------------

TOTAL CHARGES FOR THIS MATTER	\$2,149.00
--------------------------------------	-------------------

BILLING SUMMARY

Jaskolski, Amy H. - Paralegal	0.20 hrs	125 /hr	\$25.00
Papp, Annie M. - Paralegal	1.00 hrs	125 /hr	\$125.00
Stuart, Cheryl G.	0.30 hrs	355 /hr	\$106.50
Brown, Joseph A.	0.20 hrs	260 /hr	\$52.00
Cooksey, Jennings B.	1.20 hrs	215 /hr	\$258.00
Kilinski, Jennifer L.	5.60 hrs	260 /hr	\$1,456.00
Ibarra, Katherine E. - Paralegal	0.80 hrs	125 /hr	\$100.00
Van Wyk, Roy	0.10 hrs	265 /hr	\$26.50

TOTAL FEES	\$2,149.00
------------	------------

TOTAL CHARGES FOR THIS BILL	\$2,149.00
------------------------------------	-------------------

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

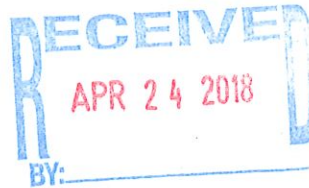
119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

April 17, 2018

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

Bill Number 99692
Billed through 03/31/2018



1-31-513-315
15

Monthly Meeting

TURNBL 00101 JLK

FOR PROFESSIONAL SERVICES RENDERED

03/06/18 JLK Finalize board meeting preparations; travel to and from and attend board meeting.

Total fees for this matter \$1,500.00

DISBURSEMENTS

Travel 98.22

Travel - Meals 11.67

Total disbursements for this matter \$109.89

MATTER SUMMARY

TOTAL FEES \$1,500.00

TOTAL DISBURSEMENTS \$109.89

TOTAL CHARGES FOR THIS MATTER \$1,609.89

BILLING SUMMARY

TOTAL FEES \$1,500.00

TOTAL DISBURSEMENTS \$109.89

TOTAL CHARGES FOR THIS BILL \$1,609.89

Please include the bill number on your check.



Questions on this invoice call:

(866) 470-7133 Option 2

10	11	12	14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
03/04		Balance Forward						\$71.80	
03/09 03/09	I03017184-03092018	LANDSCAPE RFP NOTICE	SA St Augustine Record	2.00 x 10.2500	20.5	1	\$17.95	\$367.98	
PREVIOUS AMOUNT OWED:				\$71.80					
NEW CHARGES THIS PERIOD:				\$367.98					
CASH THIS PERIOD:				\$0.00					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									
So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.									

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
	\$367.98		\$71.80	\$0.00	\$0.00	\$0.00		\$439.78
SALES REP/PHONE #		ADVERTISER INFORMATION						
Melissa Rhinehart 904-819-3423	1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
		03/05/2018 - 04/01/2018		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

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME									
		03/05/2018 - 04/01/2018				TURNBULL CREEK CDD/MURA BELLA/									
COMPANY		23	TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3	TERMS OF PAYMENT							
SA 7		\$439.78		\$0.00		NET 15 DAYS									
21		CURRENT NET AMOUNT		22	30 DAYS		60 DAYS		OVER 90 DAYS						
		\$367.98		\$71.80		\$0.00		\$0.00							
4		PAGE #		5	BILLING DATE		6	BILLED ACCOUNT NUMBER		7	ADVERTISER/CLIENT NUMBER		24	STATEMENT NUMBER	
				04/01/2018				18409				18409		0000011787	

ADVERTISING INVOICE and STATEMENT

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 3522

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



Invoice

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

Invoice #
Date

341860
3/31/2018

Terms
Due Date
Memo

Net 30
4/30/2018
Pass Thru March

Bill To

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

Billable Expenses			
Paper towels, Coffee, Paper Plates, Coffee Cups, Hand Soap, Clorox Wipes, RR			453.52
Towels, Febreze, and Napkins.			
L. Erasmus - Publix; Water RR			6.97
L. Erasmus - Auto Zone; Pressure washer oil RR			9.56
L. Erasmus - Gate; Gas for pressure washing. RR			14.16
M. Insel - Walgreens; Flash drive for Police-video of vandals OS			23.42
L. Erasmus - Amazon; Kant-Slam gate opener RR			58.56
L. Erasmus - Amazon; Printer ink. OS			59.99
L. Erasmus - Amazon; Led 13w lights RR			62.82
M. Insel - Constant Contact; Email Blast; E blast program OS			70.00
L. Erasmus - Lowes; Sensor switch, valves RR			196.27
M. Insel - Wipes; Wipes for fitness equip. RR			212.72
M. Insel - Med Ex; AED pads and Battery RR			253.89
L. Erasmus - Synergy; Scissor lift RR			464.71
K. Sargent - Walmart; Return unused merchandise from Spring Event SE			(21.88)
K. Sargent - Publix; Special Event Supplies - Milk for cookies & milk SE			13.27
K. Sargent - IKEA; Special Event Supplies - Egg Baskets SE			62.92
K. Sargent; Walmart; Special Event Supplies - Easter basket filler (Receipt total SE			63.21
63.21			
K. Sargent - Amazon; Special Event Supplies - Baskets SE			120.89
K. Sargent - Fun Express; Special Event Supplies - Pictures with Pete SE			186.21
K. Sargent - Art Z Faces; Special Event - Bunny SE			250.00
Total Billable Expenses			2,561.21

Total \$2,561.21

STAPLES
Business Advantage

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
3/17/18	ATL 1821005	8049150979
PLEASE PAY BY	TERMS	AMOUNT DUE
4/16/18	Net 30 Days	453.52

INVOICE DETAIL

Staples Business Advantage

Federal ID #:04-3390816

Bill to Account: 1070818

Ship to Account: MURABELLA

VESTA PROPERTY SERVICES
CHEYENNE SKAGGS
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: 3372216172
Order : 7193959375-000-001
Ordered By : MARK INSEL
Order Date : 3/13/18

Order Line	Item Number	Description	Order Qty	B/O Qty	Unit Meas	Ship Qty	Unit Price	Extended Price
10	887844	LUNCHEON NAPKINS 400SHTS WHITE FACILITIES: BILLABLE	1		0 PK	1	4.99	4.99
Freight:		.00	Tax:(6.5000 %)		27.21		Sub-Total:	426.31
							Total:	453.52

STAPLES
Business Advantage

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
3/17/18	ATL 1821005	8049150979
PLEASE PAY BY	TERMS	AMOUNT DUE
4/16/18	Net 30 Days	453.52

INVOICE DETAIL

Staples Business Advantage

Federal ID #:04-3390816

Bill to Account: 1070818

Ship to Account: MURABELLA

VESTA PROPERTY SERVICES
CHEYENNE SKAGGS
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: 3372216172
Order : 7193959375-000-001
Ordered By : MARK INSEL
Order Date : 3/13/18

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	3		0 CT	3	29.99	89.97
2	1684921	FOLGERS CLASSIC ROAST 30.5 OZ FACILITIES: BILLABLE	1		0 EA	1	7.65	7.65
3	869467	SOLO 8.5 IN PAPER PLATES FACILITIES: BILLABLE	1		0 CT	1	60.99	60.99
4	478405	CUP HOT PERFECT TOUCH 12OZ FACILITIES: BILLABLE	2		0 PK	2	4.95	9.90
5	722986	SOFPULL PREM CENTERPULL TOWELS FACILITIES: BILLABLE	2		0 CT	2	53.49	106.98
6	458189	DIAL ANITBACT HAND SOAP 1GAL FACILITIES: BILLABLE	2		0 EA	2	17.49	34.98
7	951361	CLOROX GERMICIDAL BLEACH 121OZ FACILITIES: BILLABLE	6		0 EA	6	8.49	50.94
8	608507	REFILL LITMS APLE&SPCE FACILITIES: BILLABLE	6		0 EA	6	6.99	41.94
9	2796159	FEBREZE AIR FRESH FALL PUMPKIN FACILITIES: BILLABLE	3		0 PK	3	5.99	17.97

Publix

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

CRYSTAL DIST WATER	0.99	F
You Saved	0.20	
CRYSTAL DIST WATER	0.99	F
You Saved	0.20	
NESTLE PURE LIFE	4.99	F
Order Total	6.97	
Sales Tax	0.00	
Grand Total	6.97	
Credit	Payment	6.97
Change		0.00

Savings Summary

Special Price Savings	0.40

* Your Savings at Publix *	
* 0.40 *	

PRESTO!

Trace #: 069951
Reference #: 0900787065
Acct #: XXXXXXXXXXXX2966
Purchase American Express
Amount: \$6.97
Auth #: 869788

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

Your cashier was Ginger J

03/06/2018 12:25 S1239 R106 9302 C0273

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

Publix Super Markets, Inc.

AutoZone 4479

5465 STATE ROAD 16
ST AUGUSTINE, FL
(904) 417-9640

#811768 STPCONND301Q 4.49 P
STP Non-Automotive
ND 30 Oil, 1 QT
#811768 STPCONND301Q 4.49 P
STP Non-Automotive
ND 30 Oil, 1 QT

SUBTOTAL 8.98

TOTAL TAX @ 6.500% 0.58

TOTAL 9.56

XXXXXXXXXXXX2966 AMEX 9.56

APPROVAL # 858598
Data Source: CHIP
App Name/Label: AMERICAN EXPRESS
AID: A000000025010801
IC 2/AD59D1B0D92A86

REG #12 CSR #08 RECEIPT #00141/
STR. TRANS #133456

STORE #4479
DATE 03/02/2018 11:08

OF ITEMS SOLD 2



Take a survey for a
chance to win \$5000

at www.autozonecares.com
or by calling 1 800-598-8943.
No Purchase Necessary. Ends 05/31/18.
subject to Entry Periods.
Subject to full Official Rules
at www.autozonecares.com.

Ref No:
4479-133456-180302-2

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

Receipt #50391
03/02/2018
10:53

Pump	Gallons	Price
24	4.722	\$ 2.999
Product: EthFreePlu		
TOTAL FUEL		\$ 14.16

SALE - Card Swiped
TOTAL SALE \$ 14.16
AXAcct#
*****2966
Refer #00000469
Batch #658
Sequence #2532
Approval #549871

Thank you for
choosing GATE!

Walgreens

#11165 5445 STATE ROAD 16
SAINT AUGUSTINE, FL 32092
904-940-5556

255 8106 0021 03/16/2018 1:36 PM

SANDSK CRUZR GLD USB 16GB FLSH DR
61965907641 A 21.99
RETURN VALUE 21.99

SUBTOTAL 21.99
SALES TAX A=6.5% 1.43

TOTAL 23.42
AMEX ACCT 2669 23.42
CHANGE .00

AID A000000025010801
AMERICAN EXPRESS
Integrated chip card

THANK YOU FOR SHOPPING AT WALGREENS

GET MORE WITH BALANCE REWARDS.
REDEEM POINTS FOR SOMETHING EXTRA
IN A FUTURE PURCHASE. RESTRICTIONS
APPLY. FOR TERMS AND CONDITIONS,
VISIT WALGREENS.COM/BALANCE.

RFN# 1116-5218-1068-1803-1603



amazon.com

Details for Order #111-9411829-2519467

Print this page for your records.

Order Placed: March 2, 2018

Amazon.com order number: 111-9411829-2519467

Order Total: \$58.56

Not Yet Shipped

Items Ordered

1 of: *Kant-Slam KS-950 Hydraulic Gate and Door Closer*

Sold by: Amazon.com Services, Inc.

Condition: New

Price

\$54.99

Shipping Address:

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

Shipping Speed:

FREE Shipping

Payment information

Payment Method:

American Express | Last digits: 2966

Item(s) Subtotal: \$54.99

Shipping & Handling: \$8.85

Free Shipping: -\$8.85

Billing address

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

Total before tax: \$54.99

Estimated tax to be collected: \$3.57

Grand Total: \$58.56

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

amazon.com

Details for Order #111-5408293-5780240

Print this page for your records.

Order Placed: March 2, 2018
Amazon.com order number: 111-5408293-5780240
Order Total: \$59.99

Not Yet Shipped

Items Ordered

1 of: Toner Kingdom® Replacement for (131X) CF210X CF211A CF212A
CF213A Toner Cartridges for HP LaserJet Pro 200 Color M251n, Color M276n,
M251nw, M276nw - 5PK, 2PK Black, 1PK Cyan, 1PK Yellow, 1PK Magenta
Sold by: Palmtree Store ([seller profile](#))

Price
\$59.99

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Shipping

Payment information

Payment Method:

American Express | Last digits: 2966

Billing address

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

Item(s) Subtotal: \$59.99
Shipping & Handling: \$10.24
Free Shipping: -\$10.24

Total before tax: \$59.99
Estimated tax to be collected: \$0.00

Grand Total: \$59.99

To view the status of your order, return to Order Summary.

Conditions of Use | Privacy Notice © 1996-2018, Amazon.com, Inc. or its affiliates

Details for Order #111-1093340-9652235

Print this page for your records.

Order Placed: March 13, 2018

Amazon.com order number: 111-1093340-9652235

Order Total: \$62.82

Not Yet Shipped

Items Ordered	Price
1 of: <i>Sunco Lighting 8 PACK - 13W 5/6inch Dimmable LED Retrofit Recessed Lighting Fixture (=75W) 4000K Cool White Energy Star, UL, LED Ceiling Light - 965 Lumens Recessed LED Downlight</i>	\$58.99
Sold by: Sunco Lighting (seller profile)	
Condition: New	

Shipping Address:

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

Shipping Speed:

FREE Shipping

Payment information

Payment Method:

American Express | Last digits: 2966

Item(s) Subtotal: \$58.99
Shipping & Handling: \$11.40
Free Shipping: -\$11.40

Billing address

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

Total before tax: \$58.99
Estimated tax to be collected: \$3.83

Grand Total: \$62.82

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

Payment Receipt
for March 24, 2018

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

Today's Date: March 24, 2018
Payment Date: March 24, 2018
Payment Method: American Express (last 4 digits: 2669)
User Name: murabella1

Thank you for your payment!

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

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

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

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

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



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

- SALE -

SALES#: S3238JH1 5220640 TRANS#: 23079974 03-26-18

39293 20 DECO TP126ICL12	1.58
150861 LEG 14 JH80 DECO PLATE I	2.58
2 @	1.29
253340 MAESTRO 2A NOTION SHR LTA	65.91
3 @	21.97
818080 3/4-IN SHARKBITE DEMOUNT	1.86
366043 1CT LOWES ALL-PURP SPRAY	5.94
3 @	1.98
40542 BH 100-CT LATEX GLOVE	9.98
622082 VENOM 100-CT HVY DTY NTR	18.48
751668 3/8-IN X 16-IN PVC-TL (38	16.92
4.98 DISCOUNT EACH	-0.75
4 @	4.23
271778 1/2-IN X 3/8-IN VALVE - A	61.04
8.98 DISCOUNT EACH	-1.35
8 @	7.63

SUBTOTAL: 184.29

TAX: 11.98

INVOICE 23866 TOTAL: 196.27

AMEX: 196.27

TOTAL DISCOUNT: 13.80

AMEX:XXXXXXXXXX2966 AMOUNT:196.27 AUTHCD:676197

CHIP REFID:323823060193 03/26/18 11:58:41

APL: AMERICAN EXPRESS IUR: 0000008000

AID: A000000025010801 TSI: F600

STORE: 3238 TERMINAL: 23 03/26/18 12:00:11

OF ITEMS PURCHASED: 24

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

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

YOUR OPINIONS COUNT!

REGISTER FOR A CHANCE TO BE

ONE OF FIVE \$300 WINNERS DRAWN MONTHLY!

REGISTRESE EN EL SORTEO MENSUAL

PARA SER UNO DE LOS CINCO GANADORES DE \$300!

REGISTER BY COMPLETING A QUEST SATISFACTION SURVEY

WITHIN ONE WEEK AT: www.lowes.com/survey

YOUR ID # 23066 3238 085

CustomerID# 399



Thank you for your order. Your order number is 12650, placed 03/20/2018 at 12:36PM.

Bill To:

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

Ship To:

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

Payment Info:

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

Shipping Method:

UPS Ground

Order Details:

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

Subtotal: \$179.94

Tax: \$0.00

Shipping Cost: \$32.78

Grand Total: \$212.72

Thank you for shopping at Wipes.com!
Visit us again at <https://www.wipes.com/>

MEDEXSUPPLY**Invoice**

PO BOX 1242, MONSEY, NY 10952

Toll Free: 888-433-2300 **Fax:** 718-222-4417**Website:** www.medexsupply.co **Email:** shop@medexsupply.co
m

Order # 495949

Date 03/08/2018

Ordered:
Through Medexsupply.co
m :**SOLD TO:**ASG/Vesta Properties
904-940-1157 Insel
101 W positano ave
st augustine, FL 32092
United States**SHIP TO:**ASG/Vesta Properties
904-940-1157 Insel
101 W positano ave
st augustine, FL 32092
United States**Payment Method:** Credit Card

Model #	Products	Price	Total
HSN-M5070A	1 x Re-Celled Philips Battery for AED Heartstart Defibrillator	\$89.94	\$89.94
PHP-M5071A	1 x Philips HeartStart Smart Pads Cartridge, Adult	\$55.95	\$55.95
PHP-M5072A	1 x Philips HeartStart Smart Pads Cartridge, Infant/Child	\$108.00	\$108.00
		Sub-Total:	\$253.89
		Shipping	\$0.00
		Total:	\$253.89

Getting too much email from MedexSupply <customerservice@medexsupply.com>? You can unsubscribe



3610 AGRICULTURAL CENTER DR
ST AUGUSTINE, FL
TEL: 904-827-1988

Page: 1

Remit To:

MAIL CODE 5640
P.O. BOX 105046
ATLANTA, GA 30348

Customer: FL 904-536-6217

MURABELLA- TURNBULL CREEK CDD
101 W. POSITANO AVE
SAINT AUGUSTINE, FL 32092

RENTAL OUT

Contract #.. 27277
Contract dt. 3/16/18
Date out... 3/19/18 7:30 AM
Est return.. 3/23/18 4:00 PM
Job Loc..... MURABELLA- TUR;AMENITIES CENT;SAI
Job No.....
P.O. #.....
Ordered By.. LOURENS ERASMUS
Terms..... ***C.O.D***
Sales Rep: BRENDEN BLAIR
Written by.. JESSICA DAWSON

Job Site:

MURABELLA- TURNBULL CREEK CDD
AMENITIES CENTER
101 W. POSITANO AVE
SAINT AUGUSTINE, FL 32092

Qty	Equipment #	Day	Week	4 Week	Amount
1	SCISSOR LIFT-26'X32" DC 8003347 Make: GENIE Model: GS-2632 HR OUT1 200.00	190.00	295.00	590.00	295.00
	Ser #: GS3213A-113347				

SALES ITEMS:

Qty	Item number	Unit	Price	
1	ENV ENVIRONMENTAL FEE	EA	5.900	5.90

DELIVERY CHARGE

PICKUP CHARGE

PLEASE NOTE UPON COMPLETION OF YOUR RENTAL MAKE
SURE YOU OBTAIN A CALL OFF NUMBER TO INSURE
PROPER BILLING IF NO NUMBER IS OBTAINED CREDIT WILL
NOT BE ISSUED FOR OVER BILLING INTL. HERE _____

DELIVERY INSTRUCTIONS:

DELIVERY INSTRUCTIONS:

*** MUST DELIVER BY 7:30AM - DELIVERY
ADDRESS IS 15 MINUTES AWAY W/ TYPICAL
MONDAY AM TRAFFIC - CALL LOURENS BEFORE
DELIVERY - HE WILL MEET DRIVER ***

Sub-total: 400.90
Damage waiver: 44.25
Tax: 19.56
Total: 464.71
Deposit: 464.71

AYMENT HISTORY

DATE TYPE
3/16/18 AMERICAN EXPRESS

REF # AUTH # TRANS TYPE
**2966 275111 CHARGED

AMOUNT APPLIED
464.71 464.71

I, the above Equipment has been received in good repair and operating condition.
customer acknowledges that this transaction is governed by Synergy's terms and conditions
ch are set forth, in part, on the reverse side of this Agreement, and in full at www.synergyequip.com.
ch terms and conditions are incorporated by reference herein, and customer agrees that said terms
I conditions shall be applicable to the exclusion of any other terms and conditions.

nature: _____ Date: _____

sted
ne: _____
V

KEY DEPOSIT \$5.00

Initial: _____

IF EQUIPMENT DOES NOT WORK
PROPERLY NOTIFY OFFICE AT ONCE

Terms: Net due 30 days. 1.5% service charge per month after 30 days.

LOURENS 904.536.6217

Murabella 3/27

Walmart 
Save money. Live better.

(904) 260 - 4402
MANAGER SCOTT SNODSMITH
10991 SAN JOSE BLVD STE 1
JACKSONVILLE FL 32223
WAL-MART STORE # 1082d
JACKSONVILLE(NA, FL

ST# 01082 OPH 000908 TEN 92 TR# 01540
MERCHANT# 1082
AMERICAN EXPRESS

*** CREDIT ISSUED ***
GENERAL MOSE TOTAL 21.00~
AMERICAN EXPRES **** *1042 I O
APPROVAL # 059892
REF # 000600000000
Name

KATHLEEN SARGENT

AID A000000025010801
TERMINAL # SC010821

09/27/18 17:03:45
CUSTOMER COPY

Murabella 3/24/18

Publix

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

PUBLIX MILK WHOLE	2.70	F
PUBLIX MILK WHOLE	3.69	F
PUBLIX MILK WHOLE	3.69	F
ROUND SWIRL TRAY	2.99	T

Order Total	13.07	
Sales Tax	0.20	
Grand Total	13.27	
Credit	Payment	13.27
Change		0.00

PRESTO!

Trace #: 058528
Reference #: 0921842093
Acct #: XXXXXXXXXXXX1042
Purchase American Express
Amount: \$13.27
Auth #: 834340

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

Your cashier was Jake

03/24/2018 12:27 S1239 R105 1527 C0116

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

Publix Super Markets, Inc.

Muraballa 3/23



Welcome to IKEA Jacksonville
Open M- Sat. 10-9 & Sun. 10-8
1-888-888-4532

Special: Customer from 32092
Article 10341485
BINTJE pint pot 23146
120 * 0.49 58.80

Net total 58.80

TAX 4.12

Total 62.92

Total Articles: 120

EFT AMEX USD\$62.92

===== TRANSACTION RECORD =====

TYPE: sale

NETWORK: AMEX \$ 62.92

CARD NUMBER: *****1042
EXPIRY DATE: ****
DATE/TIME: 03/23/2018 12:32:57
BANK REF #: 228364
AUTH CODE: 511286
MERCHANT: 178006022994
TERM: 0009P4X
TRANS #: 053710000018123257
EMPLOYEE: 10063512

APPROVAL

Retain this copy for your record
Customer Copy

CASHIER ID: 10063512

Date Time Store REG Trans
03/23/18 12:33:21 PM 537 10 18
Secure It! Prevent tip-over injury or
death. Furniture with included
restraints must be secured to the wall
according to the product's assembly
instructions.



0 5370010001803231 8

See back of receipt for your chance
to win \$1000

ID #: 7H2QNB1K40VQ

Walmart 
Save money. Live better.

(904) 288 - 8211
MANAGER TONY SKIPPER
10251 SHOPS LN
JACKSONVILLE FL 32258

JACKSONVILLE FL 32258					
SYN	04444	OPN	003605	TEN	08 TR# 09000
30Z	PLS	GRN	074449877646		0.00 X
30Z	PLS	GRN	074449877646		0.00 X
30Z	PLS	GRN	074449877646		0.00 X
30Z	PLS	GRN	074449877646		0.00 X
30Z	PLS	GRN	074449877646		0.00 X
30Z	PLS	GRN	074449877646		0.00 X
30Z	PLS	GRN	074449877646		0.00 X
30Z	PLS	GRN	074449877646		0.00 X
30Z	PLS	GRN	074449877646		0.00 X
30Z	PLS	GRN	074449877646		0.00 X
30Z	PLS	GRN	074449877646		0.00 X
30Z	PLS	GRN	074449877646		0.00 X
30Z	PLS	GRN	074449877646		0.00 X
30Z	PLS	GRN	074449877646		0.00 X
30Z	PLS	GRN	074449877646		0.00 X
30Z	PLS	GRN	074449877646		0.00 X
30Z	PLS	GRN	074449877646		0.00 X
FOAM CUPS			007074201449		0.90 X
FOAM CUPS			007074201449		0.90 X
30Z	PLS	PRPL	074449877646		0.00 X
30Z	PLS	PRPL	074449877646		0.00 X
30Z	PLS	PINK	074449877644		0.00 X
30Z	PLS	PINK	074449877644		0.00 X
30Z	PLS	PRPL	074449877645		0.00 X
SWEET SHOP			004126916603 F		2.90 X
SWEET SHOP			004126916603 F		2.90 X
SWEET SHOP			004126916603 F		2.90 X
SWEET SHOP			004126916603 F		2.90 X
FOAM CUPS			007074201449		0.90 X
COOKIES			007074213564 F		5.94 0
COOKIES			007074213564 F		5.94 0
PASTEL THUM			007074229764 F		5.94 0
PASTEL THUM			007074229764 F		5.94 0

TAX 1	7.000	8	2.59
	TOTAL		63.21
AMEX	TEND		63.21
EXPRESS	*** **	042	1 0

AMERICAN EXPRESS *** **0* ***1
APPROVAL # 060230
REF # 000100020879
TRANS ID - 000975595409489

AID A000000025010801
TC 554BA22FFEA999A1
TERMINAL # 289144911
*Signature Verified

03/29/18 19:31:10
CHANGE DUE 0.00

ITEMS SOLD 36

TC# 4360 8988 7809 6049 020



03/23/10 13:31:11
CUSTOMER COPY

Use Walmart Pay to save your receipts.



3/28/2018

Amazon.com - Order 111-7468231-0117055

Murabella
3/20/18

amazon.com

Final Details for Order #111-7468231-0117055

Print this page for your records.

Order Placed: March 20, 2018

Amazon.com order number: 111-7468231-0117055

Order Total: \$120.89

Shipped on March 21, 2018

Items Ordered

11 of: *Mini Pastel Easter Baskets Easter & Easter Baskets & Grass (12 Pack) 2" with 5" Handle. Plastic.* **Price** \$10.99

Sold by: eClassics ([seller profile](#))

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$120.89

Shipping & Handling: \$0.00

Total before tax: \$120.89

Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$120.89

Payment information

Payment Method:

American Express | Last digits: 1042

Item(s) Subtotal: \$120.89

Shipping & Handling: \$0.00

Billing address

Kathy Sargent
245 Riverside Avenue
Suite 250
Jacksonville, Florida 32202
United States

Total before tax: \$120.89

Estimated tax to be collected: \$0.00

Grand Total: \$120.89

Credit Card transactions

AmericanExpress ending in 1042: March 21, 2018: \$120.89

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

3/28/2018

Mail - KSargent@vestapropertyservices.com

12/2320	Neon Hexagon Shaped Bubbles 0.3oz (4dz)	5	\$5.59	\$27.95
Order subtotal	186.21			
Shipments	1			
Shipping Charge	0.00			
Sales Tax	0.00			
Certificates				
Discounts				
Order Total	186.21			

See important sales tax information regarding the tax you may owe directly to your state. [More Info](#)

If your order was shipped to a PO Box, APO/FPO, or some US territories, your order will be delivered via the United States Postal Service and cannot be tracked.

If you have any questions, please contact us via email at orders@funexpress.com, or call us at 1-800-875-8494. Please reference the customer number above for quickest service.

Thank you,

Fun Express, Inc.
4206 South 108th St
Omaha, NE 68137
1-800-875-8494

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www.funexpress.com

3/28/2018

Mail - KSargent@vestapropertyservices.com

Confirming your funexpress.com order

Murabella 3/3/18

orders@funexpress.com

Sat 3/3/2018 11:00 AM

To: Kathy Sargent <KSargent@vestapropertyservices.com>;

Thank you for placing an order on **www.FunExpress.com**. Below is a summary of your order. Please retain this email for your records.

Your order # **688767886** was placed on **03/03/2018**. We will notify you by email when your order has been shipped. In the meantime you may track the status of your order on our website by clicking this link: [View Order](#)

Order Status

Account Number	Order Date	Order Number	Order Status
56840448	03/03/2018	688767886	In Process

Billing Information

VESTA PROPERTY
SERVICES
ACCOUNTS PAYABLE
245 RIVERSIDE AVE
STE 250
JACKSONVILLE, FL
32202

Delivery Information

ATTN: KATHY SARGENT
JOHNS CREEK
KATHY SARGENT
295 JOHNS CREEK
PKWY
SAINT AUGUSTINE, FL
32092

Order Detail

Item #	Item Description	Quantity Ordered	Unit Price	Subtotal
13679655	Fun Bunny Ornament Ck-12	4	\$3.99	\$15.96
13722533	Spring Flowers Suncatchers	2	\$7.99	\$15.98
13758074	Easter Goody Bags (50pc)	4	\$9.59	\$38.36
13722524	Spring Flower Magic Scratch	2	\$5.59	\$11.18
5/1651	1000 Piece Candy Assortments	2	\$38.39	\$76.78

3/28/2018

Mail - KSargent@vestapropertyservices.com

Receipt for Your Payment to Art-Z-Faces

Johns Creek 3/8/18
~~For~~ Balloon Artist

service@paypal.com

Thu 3/8/2018 1:49 PM

To: Kathy Sargent <KSargent@vestapropertyservices.com>;



Mar 8, 2018 10:48:58 PST

Transaction ID: 1XW38950MA413264U

Hello Kathleen Sargent,

You sent a payment of \$250.00 USD to Art-Z-Faces
(wmeventservices@yahoo.com)

It may take a few moments for this transaction to appear in your account.

Merchant

Art-Z-Faces

wmeventservices@yahoo.com

Instructions to merchant

You haven't entered any instructions.

Description	Unit price	Qty	Amount
ArtZFaces, Mar 25, 2018	\$250.00 USD	1	\$250.00 USD
Subtotal			\$250.00 USD
Total			\$250.00 USD
Payment			\$250.00 USD

Charge will appear on your credit card statement as "PAYPAL *ART Z FACES"

Payment sent to wmeventservices@yahoo.com

Invoice ID: k95gk158374WVvPBCQ27



Invoice

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

RECEIVED
APR 24 2018

BY:

Invoice #
Date

341951
4/24/2018

Terms
Due Date
Memo

Net 30
5/24/2018
Lifeguard Hours March

Bill To

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

1-33-572-346
311

Description	Quantity	Rate	Amount
Lifeguard Hours for 3/27/18-4/9/18	156.58	15.90	2,489.62

Thank you for your business.

Total \$2,489.62

INVOICE

DATE

April 27th, 2018

Dwight Faircloth
8432 Hogan Road
Jacksonville, FL 32216

INVOICE TO:

Turnbull Creek CDD
101 W. Positano Avenue
St Augustine, FL 32092
(904) 940-1157

Event**Location:****INVOICE NO**

042718

MuraBella Social Hall
101 W. Positano Avenue
St Augustine, FL 32092
(904) 940-1157

DATE	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
April 27 th , 2018	Entertainment Trivia Night	150.00		\$150.00

RECEIVED

APR 24 2018

K. Sargent

Total Discount

Subtotal	\$150.00
Sales Tax	N/A
Total	\$150.00

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/26/18	00028	1/29/18 8579	201801 600-53800-61000	ROOF RPR/ONSITE MEETING	*	1,075.00	
				STONEBRIDGE CONSTRUCTION			1,075.00 000066
4/26/18	00028	3/28/18 8759	201803 600-53800-61000	ROOF REPAIR/WATER SLIDE	*	3,331.00	
				STONEBRIDGE CONSTRUCTION			3,331.00 000067
4/26/18	00028	4/20/18 8815	201804 600-53800-61000	PER PROPOSAL 8/15/17	*	681.00	
				STONEBRIDGE CONSTRUCTION			681.00 000068
TOTAL FOR BANK B						5,087.00	
TOTAL FOR REGISTER						5,087.00	

TURN TURNBULL CREEK BSANCHEZ

RECEIVED
APR 20 2018



Invoice

BY:

Contract Construction & Roofing
6956 Philips Parkway Dr. N. Jacksonville, FL 32256
Office 904-262-6636 Fax 904-262-2247

Bill To
Murabella HOA

Project
Murabella Amenity Center Pool Gazebo

Invoice #	P.O. No.	Date	Terms	Due Date
8579	KM17-192C	1/29/2018	Due on receipt	1/29/2018
Description		Project Total	Amount	
Roof Repair: Conduct an on-site pre-construction meeting to discuss the roofing process with the customer and assign roles. Set up safety in accordance with company safety policies. Pool Gazebo: Remove broken tile in preparation for repairs. Install new tile (provided by the customer) where the broken tile has been removed. Install (10) new hip tile, where tile was blown off during Hurricane Irma. Re-mortar all hip and ridge cap to provide a proper tile seal. Remove all work related debris and dispose of properly upon completion.		1,075.00	1,075.00	
33-600-538-61 28				

We appreciate your business!

Invoice Total	\$1,075.00
Payments/Credits	\$0.00
Balance Due	\$1,075.00

RECEIVED
APR 20 2018



6956 Philips Parkway Dr. N. Jacksonville, FL 32256
Office 904-262-6636 Fax 904-262-2247

BY:

Project
101 W. Positano Ave. St. Augustine, FL 32092

33-600-538-61
28

Invoice Total	\$3,331.00
Payments/Credits	\$0.00
<i>Balance Due</i>	\$3,331.00

RECEIVED
APR 24 2018

BY:



Invoice

Contract Construction & Roofing
6956 Philips Parkway Dr. N. Jacksonville, FL 32256
Office 904-262-6636 Fax 904-262-2247

Bill To
Murabella HOA

Project
101 W. Positano Ave. St. Augustine, FL 32092

Invoice #	P.O. No.	Contract Date	Terms	Due Date
8815	KM17-133-1	4/20/2018	Due on receipt	4/20/2018

Description	Project Total	Due Now
As per proposal dated 08/15/2017	681.00	681.00
33-600-538-61 28		

We appreciate your business!

Invoice Total	\$681.00
Payments/Credits	\$0.00
Balance Due	\$681.00

*** CHECK DATES 04/01/2018 - 04/30/2018 *** TURNBULL CREEK CDD
BANK C TURNBULL HANCOCK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/05/18	00088	3/30/18 46984	201803 330-57200-63100		*	90.00	
		FIX BROKEN TEST COCK					
		3/30/18 46984	201803 330-57200-63100		*	9.00	
		1/8" TEST COCK					
				BOB'S BACKFLOW & PLUMBING CO, INC			99.00 000560
4/05/18	00179	3/25/18 03252018	201804 330-57200-41000		*	300.86	
		APR CABLE/PHONE/INTERNET					
				COMCAST			300.86 000561
4/05/18	00329	4/02/18 13220320	201804 330-57200-63100		*	75.00	
		SERVICE CALL					
				FIRST COAST FIRE AND SAFETY			75.00 000562
4/05/18	00205	3/30/18 53586	201804 320-53800-46800		*	645.00	
		APR LAKE MAINTENANCE					
				FUTURE HORIZONS INC			645.00 000563
4/05/18	00016	4/02/18 235	201804 310-51300-34000		*	3,750.00	
		APR MANAGEMENT FEES					
		4/02/18 235	201804 310-51300-35100		*	133.33	
		APR INFORMATION TECH					
		4/02/18 235	201804 310-51300-31300		*	83.33	
		APR DISSEMINATION FEES					
		4/02/18 235	201804 310-51300-51000		*	3.03	
		OFFICE SUPPLIES					
		4/02/18 235	201804 310-51300-42000		*	50.06	
		POSTAGE					
		4/02/18 235	201804 310-51300-42500		*	11.40	
		COPIES					
		4/02/18 235	201804 310-51300-41000		*	19.76	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			4,050.91 000564
4/05/18	00041	4/01/18 13129557	201804 330-57200-46500		*	1,294.95	
		APR POOL MAINTENANCE					
		4/01/18 13129557	201804 330-57200-46500		*	38.62	
		FUEL					
				POOLSURE			1,333.57 000565
4/05/18	00206	4/04/18 04042018	201804 300-20700-10400		*	207,081.00	
		FY18 CAPITAL RESERVE FUND					
				TURNBULL CREEK-CAPITAL RESERVE FUND			207,081.00 000566
4/05/18	00050	3/23/18 4944884	201803 310-51300-31400		*	2,607.19	
		FY18 2015A1&2 TRUSTEE FEE					

TURN TURNBULL CREEK BSANCHEZ