

*Turnbull Creek*  
*Community Development District*



*Adopted Budget*  
*Fiscal Year 2014*  
*July 30, 2013*



# **Turnbull Creek**

## **Community Development District**

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**Turnbull Creek Community Development District**  
General Fund - Proposed Budget - Fiscal Year 2014

Description	Adopted Budget FY 2013	Actual YTD 6/30/13	Next 3 Month	Projected FY2013	Adopted FY 2014
<b>Revenues</b>					
1.300.36300.10000 Maintenance Assessments	\$859,697	\$865,159	\$0	\$865,159	\$859,697
1.3.361.1/1.3.369.102 Interest / Miscellaneous	\$500	\$395	\$974	\$1,369	\$1,369
1.300.36900.10300 Amenities Revenue	\$2,500	\$825	\$1,675	\$2,500	\$2,700
<b>Total Revenues</b>	<b>\$862,697</b>	<b>\$866,379</b>	<b>\$2,649</b>	<b>\$869,028</b>	<b>\$863,766</b>

**Expenditures**

Administrative

1.310.51300.11000 Supervisor Fees	\$6,000	\$5,800	\$1,000	\$6,800	\$7,000
1.310.51300.11000 Supervisor Fees (Continued Meetings)	\$0	\$0	\$3,000	\$3,000	\$3,000
1.310.51300.21000 FICA Expense	\$459	\$444	\$306	\$689	\$765
1.310.51300.31100 Engineering (ETM)	\$6,000	\$23,062	\$6,000	\$29,062	\$10,000
1.310.51300.31200 Arbitrage (Grau)	\$1,800	\$0	\$1,800	\$1,800	\$1,800
1.310.51300.31300 Dissemination (Prager Sealy)	\$6,000	\$6,100	\$0	\$6,100	\$6,100
1.310.51300.31400 Trustee (US Bank)	\$8,000	\$9,402	\$0	\$9,402	\$8,000
1.310.51300.31500 Attorney (HGS)	\$30,000	\$25,623	\$4,377	\$30,000	\$36,000
1.310.51300.31700 Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$0	\$5,000	\$5,000
1.310.51300.32200 Annual Audit (Berger, Toombs)	\$3,700	\$3,700	\$0	\$3,700	\$3,775
1.310.51300.34000 Management Fees (GMS)	\$38,600	\$28,950	\$9,650	\$38,600	\$43,000
1.310.51300.35100 Computer Time (GMS)	\$1,000	\$750	\$250	\$1,000	\$1,000
1.310.51300.41000 Telephone	\$210	\$263	\$152	\$415	\$275
1.310.51300.42000 Postage	\$1,200	\$1,036	\$164	\$1,200	\$2,000
1.310.51300.42500 Printing & Binding	\$2,540	\$2,496	\$1,048	\$2,840	\$4,500
1.310.51300.45000 Insurance (PGIT)	\$7,425	\$7,425	\$0	\$7,425	\$7,876
1.310.51300.48000 Legal Advertising	\$1,000	\$770	\$398	\$1,168	\$1,700
1.310.51300.49000 Other Current Charges	\$510	\$633	\$211	\$843	\$900
1.310.51300.51000 Office Supplies	\$200	\$172	\$32	\$200	\$200
1.310.51300.54000 Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative Expenses</b>	<b>\$119,819</b>	<b>\$121,801</b>	<b>\$28,388</b>	<b>\$149,420</b>	<b>\$143,066</b>

Amenity Center

1.320.57200.45000 Insurance (PGIT)	\$15,185	\$14,532	\$0	\$14,532	\$15,903
1.330.57200.46600 Pest Control (Turner Pest Control)	\$2,705	\$1,665	\$1,008	\$2,673	\$2,705
1.330.57200.63100 Repairs & Replacements	\$22,000	\$9,747	\$12,253	\$22,000	\$21,849
1.330.57200.51100 Recreational Passes	\$1,200	\$0	\$1,200	\$1,200	\$1,200
1.330.57200.60000 Capital Outlay	\$48,699	\$22,433	\$0	\$22,433	\$20,000
1.330.57200.42000 Postage	\$200	\$0	\$60	\$60	\$200
1.330.57200.42500 Printing & Binding	\$50	\$0	\$50	\$50	\$50
1.330.57200.51000 Office Supplies	\$1,700	\$1,306	\$419	\$1,725	\$1,725
1.330.57200.49000 Other Current Charges	\$300	\$101	\$199	\$300	\$300
1.330.57200.49300 Permit Fees	\$375	\$363	\$0	\$363	\$375

Utilities

1.330.57200.43300 Water & Sewer (St Johns County)	\$15,000	\$6,383	\$4,719	\$11,102	\$13,000
1.330.57200.43200 Electric (FPL)	\$36,172	\$23,564	\$8,523	\$32,087	\$34,500
1.330.57200.41000 Telephone/Internet (Comcast)	\$2,400	\$1,746	\$601	\$2,347	\$2,400
1.330.57200.43100 Cable (DIRECTV)	\$1,325	\$955	\$330	\$1,285	\$1,325

**Turnbull Creek Community Development District**  
**General Fund - Proposed Budget - Fiscal Year 2014**

Description	Adopted Budget FY 2013	Actual YTD 6/30/13	Next 3 Month	Projected FY2013	Adopted FY 2014
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*Management Contracts*

1.330.57200.34600	Pool Attendants/Pool Monitors/Lifeguards	\$27,670	\$9,998	\$17,672	\$27,670	\$34,886
1.330.57200.34000	Facility Management (ASG)	\$54,795	\$41,096	\$13,699	\$54,795	\$56,438
1.330.57200.34300	Facility Attendants (ASG)	\$15,892	\$11,919	\$3,973	\$15,893	\$16,369
1.330.57200.34100	Field Operations (ASG)	\$37,050	\$27,788	\$9,263	\$37,050	\$47,710
1.330.57200.46400	Pool Maintenance (ASG)	\$15,112	\$11,334	\$3,778	\$15,113	\$14,040
1.330.57200.46500	Pool Chemicals	\$10,400	\$7,271	\$3,241	\$10,457	\$10,457
1.330.57200.34200	Janitorial Services (ASG)	\$9,612	\$6,971	\$2,175	\$9,146	\$8,200
1.330.57200.44900	Refuse Service (Waste Management)	\$4,700	\$3,917	\$1,365	\$5,285	\$5,285
1.330.57200.34500	Security - Alarm Service	\$280	\$280	\$0	\$280	\$280
1.330.57200.34510	Security - Officers	\$0	\$363	\$0	\$363	\$15,000
1.330.57200.49400	Special Events	\$11,000	\$13,123	\$1,774	\$14,896	\$9,000
1.330.57200.61000	Maintenance Reserves	\$3,000	\$3,114	\$0	\$3,114	\$4,000
1.330.57200.34700	Program Director	\$9,818	\$4,077	\$5,741	\$9,818	\$3,715

<b>Total Amenity Center Expenses</b>	<b>\$346,640</b>	<b>\$224,043</b>	<b>\$92,042</b>	<b>\$316,034</b>	<b>\$340,912</b>
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*Grounds Maintenance*

1.320.53800.43300	Electric (FPL)	\$5,500	\$3,757	\$1,413	\$5,170	\$5,500
1.320.53800.46100	Streetlighting (FPL)	\$28,000	\$22,128	\$7,920	\$30,048	\$31,000
1.320.53800.46800	Lake Maintenance (Future Horizons)	\$19,800	\$5,480	\$2,055	\$7,535	\$8,640
1.320.53800.46600	Landscape Maintenance (Austin Outdoors)	\$272,676	\$208,917	\$68,169	\$277,086	\$272,676
1.330.57200.63200	Miscellaneous	\$4,500	\$1,525	\$1,064	\$2,589	\$4,500
1.320.57200.43400	Irrigation Repairs	\$7,500	\$8,501	\$0	\$8,501	\$6,000
1.320/330.57200.49100	Contingency	\$9,928	\$8,378	\$1,550	\$9,928	\$5,000
1.330.57200.64000	Capital Reserves	\$48,334	\$48,334	\$0	\$48,334	\$46,473

<b>Total Grounds Maintenance Expense:</b>	<b>\$396,238</b>	<b>\$307,021</b>	<b>\$82,171</b>	<b>\$389,192</b>	<b>\$379,789</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$862,697</b>	<b>\$652,865</b>	<b>\$202,601</b>	<b>\$854,646</b>	<b>\$863,766</b>
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<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$0</b>	<b>\$213,513</b>	<b>-\$199,952</b>	<b>\$14,382</b>	<b>\$0</b>
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	FY 2013	FY 2014
Net Assessments	\$ 859,697	\$859,697
Add: Discounts & Collections	\$ 54,849	\$ 54,849
Gross Assessments	\$ 914,546	\$ 914,546
Phase I Lots	740	740
Phase II Lots	219	219
Total Lots	959	959
Per Unit Assessment	\$ 953.65	\$ 953.65



# Turnbull Creek Community Development District

GENERAL FUND BUDGET  
Fiscal Year 2014

## **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.

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## **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 6 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, England, Thims & Miller, Inc., 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 2005 and the Series 2006, Special Assessment Bonds. Grau & Associates currently provides this calculation.

**Turnbull Creek**  
**Community Development District**  
GENERAL FUND BUDGET  
Fiscal Year 2014

Dissemination Agent

The Annual Disclosure Report prepared by Prager & Co., 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 2005 and Series 2006, 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.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Berger, Toombs 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.

Computer Time

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

Telephone

Telephone and fax machine

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc

# **Turnbull Creek Community Development District**

GENERAL FUND BUDGET  
Fiscal Year 2014

## Insurance (General Liability)

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust. PGIT 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 Community Affairs 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 Preferred Governmental Insurance Trust. PGIT 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 purchases pest control services to treat for termites and other insects and purchases a 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 2014

## Recreational Passes

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

## Capital Outlay

Capital expenditures the District may need to make for amenities during the Fiscal Year for items other than general maintenance and with an expected life greater than one-year.

## Postage

Mailing amenity notices to residents.

## Printing & Binding

Printing related to amenity services.

## 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

Represents Permit Fees paid to the Department of Health for the swimming pool.

## 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	\$ 410	\$ 4,920
532445-124596	123 E Franchetta Dr - Water	\$ 35	\$ 420
532445-124406	4106 Messina Dr - Water	\$ 32	\$ 384
515577-114371	101 W Positano Ave - Sewer	\$ 468	\$ 5,616
532445-124596	123 E Franchetta Dr - Sewer	\$ 34	\$ 410
	Contingency	\$ 104	\$ 1,249
	Total	\$ 1,083	\$ 13,000



# Turnbull Creek Community Development District

GENERAL FUND BUDGET  
Fiscal Year 2014

## Electric

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

Account Number	Description	Monthly	Annual
2722888282	101 W Positano Ave	\$ 2,335	\$ 28,020
6889119035	101 W Positano Ave #1	\$ 366	\$ 4,392
	Contingency	\$ 174	\$ 2,088
	Total	\$ 2,875	\$ 34,500

## Telephone/Cable/Internet

The Amenity Center currently is using AT&T for telephone service for one line. It will switch to Comcast for Telephone/Cable/Internet.

Account Number	Description	Monthly	Annual
	Comcast	\$ 201	\$ 2,400
	DirecTV	\$ 110	\$ 1,325
	Total	\$ 311	\$ 3,725

## 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 for the pool.

## Facility Management

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

## 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.

## Field Operations

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

## Pool Maintenance

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

# **Turnbull Creek Community Development District**

GENERAL FUND BUDGET  
Fiscal Year 2014

## *Pool Chemicals*

The District, through Poolsure, Inc, is provided chemicals necessary for the maintenance of the Amenity Center swimming pool.

## *Janitorial Services*

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

## *Refuse Service*

Garbage disposal service is with Southland Waste Systems.

## *Security*

The District is provided security monitoring for the Amenity Center.

## *Security – Officers*

The District will contract with off-duty St. Johns County Sheriffs Officers to provide random patrolling.

## *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.

## **Ground Maintenance:**

### *Electric – Common Area*

The cost of electricity for signage lighting and entry feature lighting for the District.

# Turnbull Creek Community Development District

GENERAL FUND BUDGET  
Fiscal Year 2014

Account Number	Description	Monthly	Annual Amount
9623601409	100 Terrancia Dr # Light	\$ 47	\$ 564
9561370132	100 W Positano Ave	\$ 138	\$ 1,652
5841524282	111 W Positano Ave # Kiosk	\$ 18	\$ 211
8189715355	168 Toscana Lane	\$ 71	\$ 850
2781798307	5085 State Road 16 # Light	\$ 9	\$ 109
5191830404	5335 San Giaconio	\$ 23	\$ 272
6555783429	5335 State Rd 16 #1	\$ 131	\$ 1,568
5907098254	90 E Franchetta Ln # Light	\$ 9	\$ 107
	Contingency	\$ 14	\$ 167
	Total	\$ 458	\$ 5,500

## Street Lighting

The District street lighting cost for the community.

Account Number	Description	Monthly	Annual Amount
2298893591	W Bonaventure Way	\$ 2,421	\$ 29,050
4217317033	Verona Way	\$ 72	\$ 860
	Contingency	\$ 91	\$ 1,090
	Total	\$ 2,583	\$ 31,000

## 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.

	Monthly	Annual Amount
Future Horizons	\$ 720	\$ 8,640

## Landscape Maintenance

The District is under contract with Austin Outdoors to have the landscaping of the common areas of the District maintained.

	Monthly	Annual Amount
Austin Outdoors	\$ 22,723	\$ 272,676

**Turnbull Creek**  
**Community Development District**  
GENERAL FUND BUDGET  
Fiscal Year 2014

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance.

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 2005

Description	Adopted Budget FY 2013	Actual YTD 6/30/13	Projected FY 2013	Adopted Budget FY 2014
<b>Revenues</b>				
Carry Forward Surplus	\$399,219	\$843,562	\$843,562	\$397,343
Interest Income	\$800	\$412	\$800	\$800
Assessments	\$1,075,458	\$1,082,280	\$1,082,280	\$1,075,458
<b>Total Revenues</b>	<b>\$1,475,477</b>	<b>\$1,926,254</b>	<b>\$1,926,642</b>	<b>\$1,473,601</b>
<b>Expenditures</b>				
<i>Series 2005</i>				
Interest 11/1	\$395,560	\$395,415	\$395,415	\$387,005
Interest 5/1	\$395,560	\$395,415	\$395,415	\$387,005
Principal 5/1	\$290,000	\$290,000	\$290,000	\$310,000
Special Call 5/1	\$0	\$0	\$0	\$0
<i>Other Sources &amp; Uses</i>				
Interfund Transfer Out(In)	\$3,659	\$448,469	\$448,469	\$10,338
<b>Total Expenditures</b>	<b>\$1,084,779</b>	<b>\$1,529,299</b>	<b>\$1,529,299</b>	<b>\$1,094,348</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$390,698</b>	<b>\$396,955</b>	<b>\$397,343</b>	<b>\$379,253</b>

### Debt Service for 11/01/2014:

Interest	<u>\$378,015.00</u>
Total	<u>\$378,015.00</u>

	DEBT AS ISSUED	WITH PAYOFFS
Net Assessments	\$1,093,185	\$1,075,458
Add: Discounts and Collections (6%)	\$69,745	\$68,646
Gross Assessments	<u>\$1,162,930</u>	<u>\$1,144,104</u>

**Turnbull Creek**  
**Community Development District**  
Series 2005 Special Assessment Bonds  
AMORTIZATION SCHEDULE

DATE		BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/13	\$	13,635,000.00	5.80%	\$ 290,000.00	\$ 395,415.00	
11/01/13	\$	13,345,000.00	5.80%		\$ 387,005.00	\$ 1,072,420.00
05/01/14	\$	13,345,000.00	5.80%	\$ 310,000.00	\$ 387,005.00	
11/01/14	\$	13,035,000.00	5.80%		\$ 378,015.00	\$ 1,075,020.00
05/01/15	\$	13,035,000.00	5.80%	\$ 325,000.00	\$ 378,015.00	
11/01/15	\$	12,710,000.00	5.80%		\$ 368,590.00	\$ 1,071,605.00
05/01/16	\$	12,710,000.00	5.80%	\$ 345,000.00	\$ 368,590.00	
11/01/16	\$	12,365,000.00	5.80%		\$ 358,585.00	\$ 1,072,175.00
05/01/17	\$	12,365,000.00	5.80%	\$ 370,000.00	\$ 358,585.00	
11/01/17	\$	11,995,000.00	5.80%		\$ 347,855.00	\$ 1,076,440.00
05/01/18	\$	11,995,000.00	5.80%	\$ 390,000.00	\$ 347,855.00	
11/01/18	\$	11,605,000.00	5.80%		\$ 336,545.00	\$ 1,074,400.00
05/01/19	\$	11,605,000.00	5.80%	\$ 415,000.00	\$ 336,545.00	
11/01/19	\$	11,190,000.00	5.80%		\$ 324,510.00	\$ 1,076,055.00
05/01/20	\$	11,190,000.00	5.80%	\$ 435,000.00	\$ 324,510.00	
11/01/20	\$	10,755,000.00	5.80%		\$ 311,895.00	\$ 1,071,405.00
05/01/21	\$	10,755,000.00	5.80%	\$ 465,000.00	\$ 311,895.00	
11/01/21	\$	10,290,000.00	5.80%		\$ 298,410.00	\$ 1,075,305.00
05/01/22	\$	10,290,000.00	5.80%	\$ 490,000.00	\$ 298,410.00	
11/01/22	\$	9,800,000.00	5.80%		\$ 284,200.00	\$ 1,072,610.00
05/01/23	\$	9,800,000.00	5.80%	\$ 520,000.00	\$ 284,200.00	
11/01/23	\$	9,280,000.00	5.80%		\$ 269,120.00	\$ 1,073,320.00
05/01/24	\$	9,280,000.00	5.80%	\$ 550,000.00	\$ 269,120.00	
11/01/24	\$	8,730,000.00	5.80%		\$ 253,170.00	\$ 1,072,290.00
05/01/25	\$	8,730,000.00	5.80%	\$ 585,000.00	\$ 253,170.00	
11/01/25	\$	8,145,000.00	5.80%		\$ 236,205.00	\$ 1,074,375.00
05/01/26	\$	8,145,000.00	5.80%	\$ 620,000.00	\$ 236,205.00	
11/01/26	\$	7,525,000.00	5.80%		\$ 218,225.00	\$ 1,074,430.00
05/01/27	\$	7,525,000.00	5.80%	\$ 655,000.00	\$ 218,225.00	
11/01/27	\$	6,870,000.00	5.80%		\$ 199,230.00	\$ 1,072,455.00
05/01/28	\$	6,870,000.00	5.80%	\$ 695,000.00	\$ 199,230.00	
11/01/28	\$	6,175,000.00	5.80%		\$ 179,075.00	\$ 1,073,305.00
05/01/29	\$	6,175,000.00	5.80%	\$ 735,000.00	\$ 179,075.00	
11/01/29	\$	5,440,000.00	5.80%		\$ 157,760.00	\$ 1,071,835.00
05/01/30	\$	5,440,000.00	5.80%	\$ 780,000.00	\$ 157,760.00	
11/01/30	\$	4,660,000.00	5.80%		\$ 135,140.00	\$ 1,072,900.00
05/01/31	\$	4,660,000.00	5.80%	\$ 825,000.00	\$ 135,140.00	
11/01/31	\$	3,835,000.00	5.80%		\$ 111,215.00	\$ 1,071,355.00
05/01/32	\$	3,835,000.00	5.80%	\$ 875,000.00	\$ 111,215.00	
11/01/32	\$	2,960,000.00	5.80%		\$ 85,840.00	\$ 1,072,055.00
05/01/33	\$	2,960,000.00	5.80%	\$ 930,000.00	\$ 85,840.00	
11/01/33	\$	2,030,000.00	5.80%		\$ 58,870.00	\$ 1,074,710.00
05/01/34	\$	2,030,000.00	5.80%	\$ 985,000.00	\$ 58,870.00	
11/01/34	\$	1,045,000.00	5.80%		\$ 30,305.00	\$ 1,074,175.00
05/01/35	\$	1,045,000.00	5.80%	\$ 1,045,000.00	\$ 30,305.00	\$ 1,075,305.00
				\$ 13,635,000.00	\$ 11,054,945.00	\$ 24,689,945.00

# Turnbull Creek

Community Development District

Debt Service Fund  
Series 2006

Description	Adopted Budget FY 2013	Actual YTD 6/30/13	Projected FY 2013	Adopted Budget FY 2014
<b>Revenues</b>				
Carry Forward Surplus	\$119,638	\$132,406	\$132,406	\$118,967
Interest Income	\$200	\$130	\$200	\$200
Assessments	\$319,591	\$321,610	\$321,610	\$319,591
Prepayment	\$0	\$36,502	\$36,502	\$0
<b>Total Revenues</b>	<b>\$439,428</b>	<b>\$490,647</b>	<b>\$490,717</b>	<b>\$438,758</b>
<b>Expenditures</b>				
<i>Series 2006A</i>				
Interest 11/1	\$116,025	\$116,025	\$116,025	\$113,663
Special Call 11/1	\$3,000	\$0	\$0	\$0
Interest 5/1	\$116,025	\$116,025	\$116,025	\$113,663
Principal 5/1	\$90,000	\$90,000	\$90,000	\$90,000
Special Call 5/1	\$0	\$45,000	\$45,000	\$0
<i>Other Sources &amp; Uses</i>				
Interfund Transfer Out	\$612	\$4,684	\$4,700	\$5,305
Other Debt Service Cost	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$325,662</b>	<b>\$371,734</b>	<b>\$371,750</b>	<b>\$322,630</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$113,766</b>	<b>\$118,912</b>	<b>\$118,967</b>	<b>\$116,128</b>

## Debt Service for 11/01/2014:

Interest	\$111,300.00
Total	\$111,300.00

Net Assessments	\$319,591
Add: Discounts and Collections (6%)	\$20,390
Gross Assessments	\$339,981

**Turnbull Creek**  
**Community Development District**  
Series 2006 Special Assessment Bonds  
AMORTIZATION SCHEDULE

DATE		BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/11	\$	4,505,000.00	5.25%	-		
05/01/12	\$	4,505,000.00	5.25%	\$ 85,000.00	\$ 118,256.25	-
11/01/12	\$	4,420,000.00	5.25%	-	\$ 116,025.00	\$ 319,281.25
05/01/13	\$	4,420,000.00	5.25%	\$ 90,000.00	\$ 116,025.00	-
11/01/13	\$	4,330,000.00	5.25%	-	\$ 113,662.50	\$ 319,687.50
05/01/14	\$	4,330,000.00	5.25%	\$ 90,000.00	\$ 113,662.50	-
11/01/14	\$	4,240,000.00	5.25%	-	\$ 111,300.00	\$ 314,962.50
05/01/15	\$	4,240,000.00	5.25%	\$ 95,000.00	\$ 111,300.00	-
11/01/15	\$	4,145,000.00	5.25%	-	\$ 108,806.25	\$ 315,106.25
05/01/16	\$	4,145,000.00	5.25%	\$ 100,000.00	\$ 108,806.25	-
11/01/16	\$	4,045,000.00	5.25%	-	\$ 106,181.25	\$ 314,987.50
05/01/17	\$	4,045,000.00	5.25%	\$ 110,000.00	\$ 106,181.25	-
11/01/17	\$	3,935,000.00	5.25%	-	\$ 103,293.75	\$ 319,475.00
05/01/18	\$	3,935,000.00	5.25%	\$ 115,000.00	\$ 103,293.75	-
11/01/18	\$	3,820,000.00	5.25%	-	\$ 100,275.00	\$ 318,568.75
05/01/19	\$	3,820,000.00	5.25%	\$ 120,000.00	\$ 100,275.00	-
11/01/19	\$	3,700,000.00	5.25%	-	\$ 97,125.00	\$ 317,400.00
05/01/20	\$	3,700,000.00	5.25%	\$ 125,000.00	\$ 97,125.00	-
11/01/20	\$	3,575,000.00	5.25%	-	\$ 93,843.75	\$ 315,968.75
05/01/21	\$	3,575,000.00	5.25%	\$ 135,000.00	\$ 93,843.75	-
11/01/21	\$	3,440,000.00	5.25%	-	\$ 90,300.00	\$ 319,143.75
05/01/22	\$	3,440,000.00	5.25%	\$ 140,000.00	\$ 90,300.00	-
11/01/22	\$	3,300,000.00	5.25%	-	\$ 86,625.00	\$ 316,925.00
05/01/23	\$	3,300,000.00	5.25%	\$ 150,000.00	\$ 86,625.00	-
11/01/23	\$	3,150,000.00	5.25%	-	\$ 82,687.50	\$ 319,312.50
05/01/24	\$	3,150,000.00	5.25%	\$ 155,000.00	\$ 82,687.50	-
11/01/24	\$	2,995,000.00	5.25%	-	\$ 78,618.75	\$ 316,306.25
05/01/25	\$	2,995,000.00	5.25%	\$ 165,000.00	\$ 78,618.75	-
11/01/25	\$	2,830,000.00	5.25%	-	\$ 74,287.50	\$ 317,906.25
05/01/26	\$	2,830,000.00	5.25%	\$ 175,000.00	\$ 74,287.50	-
11/01/26	\$	2,655,000.00	5.25%	-	\$ 69,693.75	\$ 318,981.25
05/01/27	\$	2,655,000.00	5.25%	\$ 185,000.00	\$ 69,693.75	-
11/01/27	\$	2,470,000.00	5.25%	-	\$ 64,837.50	\$ 319,531.25
05/01/28	\$	2,470,000.00	5.25%	\$ 190,000.00	\$ 64,837.50	-
11/01/28	\$	2,280,000.00	5.25%	-	\$ 59,850.00	\$ 314,687.50
05/01/29	\$	2,280,000.00	5.25%	\$ 205,000.00	\$ 59,850.00	-
11/01/29	\$	2,075,000.00	5.25%	-	\$ 54,468.75	\$ 319,318.75
05/01/30	\$	2,075,000.00	5.25%	\$ 215,000.00	\$ 54,468.75	-
11/01/30	\$	1,860,000.00	5.25%	-	\$ 48,825.00	\$ 318,293.75
05/01/31	\$	1,860,000.00	5.25%	\$ 225,000.00	\$ 48,825.00	-
11/01/31	\$	1,635,000.00	5.25%	-	\$ 42,918.75	\$ 316,743.75
05/01/32	\$	1,635,000.00	5.25%	\$ 235,000.00	\$ 42,918.75	-
11/01/32	\$	1,400,000.00	5.25%	-	\$ 36,750.00	\$ 314,668.75
05/01/33	\$	1,400,000.00	5.25%	\$ 250,000.00	\$ 36,750.00	-
11/01/33	\$	1,150,000.00	5.25%	-	\$ 30,187.50	\$ 316,937.50
05/01/34	\$	1,150,000.00	5.25%	\$ 265,000.00	\$ 30,187.50	-
11/01/34	\$	885,000.00	5.25%	-	\$ 23,231.25	\$ 318,418.75
05/01/35	\$	885,000.00	5.25%	\$ 280,000.00	\$ 23,231.25	-
11/01/35	\$	605,000.00	5.25%	-	\$ 15,881.25	\$ 319,112.50
05/01/36	\$	605,000.00	5.25%	\$ 295,000.00	\$ 15,881.25	-
11/01/36	\$	310,000.00	5.25%	-	\$ 8,137.50	\$ 319,018.75
05/01/37	\$	310,000.00	5.25%	\$ 310,000.00	\$ 8,137.50	\$ 318,137.50
				\$ 4,505,000.00	\$ 3,753,881.25	\$ 8,258,881.25



# Turnbull Creek

Community Development District

## Capital Reserve Fund

Description	Proposed Budget	Actual YTD 6/30/13	Projected 9/30/13	Adopted Budget FY 2014
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$0	\$0
Capital Reserve - Transfer In	\$48,334	\$48,334	\$48,334	\$46,473
Carry Forward Surplus (1)	\$49,280	\$49,280	\$49,280	\$70,318
<b>Total Revenues</b>	<b>\$97,614</b>	<b>\$97,614</b>	<b>\$97,614</b>	<b>\$116,791</b>
<b>EXPENDITURES:</b>				
Capital Outlay	\$12,836	\$12,836	\$12,836	\$0
Repair and Replacements	\$14,460	\$14,460	\$14,460	\$0
<b>Total Expenditures</b>	<b>\$27,296</b>	<b>\$27,296</b>	<b>\$27,296</b>	<b>\$0</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$70,318</b>	<b>\$70,318</b>	<b>\$70,318</b>	<b>\$116,791</b>

(1) Prior year balance transferred into Capital Reserve Fund

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT  
EXHIBIT "A"

ALLOCATION OF OPERATING RESERVES

ESTIMATED FUNDS AVAILABLE

Beginning General Fund Balance - Fiscal Year 2013	\$	426,563
Estimated Excess General Revenues - Fiscal Year 2013	\$	14,382
<b>Total Estimated Funds Available - 9/30/13</b>	<b>\$</b>	<b><u>440,945</u></b>

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ALLOCATION OF FUNDS AVAILABLE

General Fund Operating Reserve - First Quarter Operating Capital	\$	251,401
General Fund Reserves	\$	<u>189,544</u>
Total Reserves	\$	<u>440,945</u>
<b>Total Undesignated Cash</b>	<b>\$</b>	<b><u>-</u></b>