

Turnbull Creek

Community Development District



Approved Budget
Fiscal Year 2022
May 11, 2021



Turnbull Creek
Community Development District

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Turnbull Creek Community Development District
General Fund - Budget

Description	Adopted Budget FY 2021	Actual 3/31/21	Next 6 Months	Projected 9/30/21	Approved Budget FY 2022
<u>Revenues</u>					
Maintenance Assessments	\$1,126,149	\$1,091,857	\$34,292	\$1,126,149	\$1,277,211
Interest/Miscellaneous	\$2,000	\$11,296	\$736	\$12,032	\$2,000
Amenities Revenue	\$3,000	\$2,098	\$1,526	\$3,624	\$3,000
Carry Forward Surplus	\$61,853	\$0	\$34,798	\$34,798	\$99,413
Total Revenues	\$1,193,002	\$1,105,251	\$71,351	\$1,176,602	\$1,381,624

Expenditures

Administrative

Supervisor Fees	\$5,600	\$3,200	\$3,200	\$6,400	\$12,000
FICA Expense	\$428	\$245	\$245	\$490	\$918
Engineering (JMT)	\$13,000	\$2,000	\$11,000	\$13,000	\$18,000
Arbitrage (Grau)	\$2,400	\$0	\$2,400	\$2,400	\$2,400
Dissemination (GMS & Disclosure Services)	\$2,850	\$1,200	\$1,000	\$2,200	\$2,850
Trustee (US Bank)	\$14,620	\$3,631	\$10,259	\$13,890	\$14,620
Attorney (HGS)	\$47,000	\$19,740	\$27,260	\$47,000	\$55,000
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Annual Audit (BTEGF)	\$3,525	\$0	\$3,745	\$3,745	\$3,745
Management Fees (GMS)	\$45,000	\$22,500	\$22,500	\$45,000	\$53,000
Information Technology (GMS)	\$1,600	\$800	\$800	\$1,600	\$1,800
Telephone	\$450	\$780	\$700	\$1,480	\$1,000
Postage	\$800	\$359	\$441	\$800	\$800
Printing & Binding	\$1,800	\$158	\$1,642	\$1,800	\$1,800
Insurance (FLA)	\$9,035	\$8,625	\$0	\$8,625	\$9,488
Legal Advertising	\$1,400	\$296	\$1,104	\$1,400	\$2,000
Other Current Charges	\$1,000	\$515	\$485	\$1,000	\$1,000
Office Supplies	\$170	\$9	\$50	\$59	\$170
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Maintenance	\$1,200	\$600	\$600	\$1,200	\$1,200
Total Administrative Expenses	\$157,053	\$69,833	\$87,430	\$157,263	\$186,966

Amenity Center

Insurance (FLA)	\$16,134	\$14,485	\$0	\$14,485	\$25,421
Pest Control (Turner Pest Control)	\$3,123	\$1,138	\$1,769	\$2,906	\$3,123
Repairs & Replacements	\$36,000	\$29,799	\$17,001	\$46,800	\$36,000
Recreational Passes	\$800	\$235	\$200	\$435	\$800
Office Supplies	\$1,100	\$1,331	\$500	\$1,831	\$1,800
Other Current Charges	\$540	\$270	\$270	\$540	\$540
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$1,657	\$350	\$2,007	\$2,000

Utilities

Water & Sewer (STCUD)	\$10,900	\$5,595	\$5,537	\$11,132	\$12,000
Electric (FPL)	\$36,000	\$13,155	\$15,600	\$28,755	\$36,000
Telephone/Cable/Internet (Comcast)	\$3,800	\$1,856	\$1,830	\$3,686	\$3,800

Turnbull Creek Community Development District
General Fund - Budget

Description	Adopted Budget FY 2021	Actual 3/31/21	Next 6 Months	Projected 9/30/21	Approved Budget FY 2022
<i>Management Contracts</i>					
<i>Lifeguards/Pool Monitors (RMS)</i>	\$31,245	\$2,549	\$22,451	\$25,000	\$33,312
<i>Facility Monitor (RMS)</i>	\$24,200	\$11,751	\$11,751	\$23,502	\$25,581
<i>Facility Management (RMS)</i>	\$61,000	\$30,500	\$30,500	\$61,000	\$64,481
<i>Facility Attendants (RMS)</i>	\$16,200	\$5,256	\$10,944	\$16,200	\$17,124
<i>Field Operations (RMS)</i>	\$51,259	\$25,629	\$25,629	\$51,259	\$54,184
<i>Amenity Manager (RMS)</i>	\$49,000	\$24,500	\$24,500	\$49,000	\$51,796
<i>Pool Maintenance (RMS)</i>	\$14,317	\$6,950	\$6,950	\$13,900	\$14,317
<i>Pool Chemicals (Poolsure)</i>	\$13,524	\$4,275	\$8,395	\$12,669	\$13,524
<i>Janitorial Services (RMS)</i>	\$9,064	\$4,400	\$4,400	\$8,800	\$9,064
<i>Common Area Waste Collection (RMS)</i>	\$18,300	\$9,150	\$9,150	\$18,300	\$19,344
<i>Program Director (RMS)</i>	\$2,575	\$1,287	\$1,287	\$2,575	\$2,722
<i>Refuse Service (Waste Management)</i>	\$9,840	\$5,401	\$5,711	\$11,112	\$11,424
<i>Security (Envera)</i>	\$6,409	\$2,958	\$2,958	\$5,916	\$6,409
<i>Special Events</i>	\$9,000	\$1,509	\$7,491	\$9,000	\$9,000
<i>Holiday Decorations</i>	\$2,000	\$3,380	\$0	\$3,380	\$6,772
<i>Pressure Washing</i>	\$0	\$2,950	\$0	\$2,950	\$3,000
Total Amenity Center Expenses	\$428,330	\$211,966	\$215,174	\$427,140	\$463,539
<i>Grounds Maintenance</i>					
<i>Streetlighting (FPL)</i>	\$38,000	\$19,275	\$19,292	\$38,567	\$40,500
<i>Lake Maintenance (Future Horizons)</i>	\$14,100	\$7,050	\$7,050	\$14,100	\$14,100
<i>Landscape Maintenance (Duval Landscape)</i>	\$308,700	\$152,034	\$152,034	\$304,068	\$329,700
<i>Landscape Contingency</i>	\$28,000	\$13,645	\$6,000	\$19,645	\$28,000
<i>Irrigation Repairs</i>	\$6,000	\$0	\$3,000	\$3,000	\$6,000
Total Grounds Maintenance Expenses	\$394,800	\$192,004	\$187,376	\$379,380	\$418,300
<i>Reserves</i>					
<i>Capital Reserves</i>	\$212,819	\$0	\$212,819	\$212,819	\$312,819
Total Reserve Expenses	\$212,819	\$0	\$212,819	\$212,819	\$312,819
TOTAL EXPENDITURES	\$1,193,002	\$473,804	\$702,799	\$1,176,602	\$1,381,624
EXCESS REVENUES / (EXPENDITURES)	\$0	\$631,447	-\$631,447	\$0	\$0

	FY 2021	FY 2022
<i>Net Assessments</i>	\$ 1,126,149	\$ 1,277,211
<i>Add: Discounts & Collections</i>	\$ 71,848	\$ 81,486
Gross Assessments	\$ 1,197,997	\$ 1,358,697
<i>Lots:</i>		
<i>Phase I Lots</i>	740	740
<i>Phase II Lots</i>	219	219
Total Lots	959	959
<i>Per Lot Assessment</i>	\$ 1,249.22	\$ 1,416.78

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022

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

Interest income from maintenance assessments income of the District that will be invested in accordance with Florida Statutes and the investment guidelines approved by the Board of Supervisors.

Miscellaneous

Income from miscellaneous deposits such as UPS, Soccer Team, and HOA Contributions.

Amenities Revenues

Income derived from Recreation Programs, Rental Revenue, Access Cards, and 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, Johnson, Mirmiran & Thompson Inc (JMT), provides 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 2022

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.

Dissemination Agent (GMS)	\$ 2,000
Revised Amortization schedules (Disclosure)	\$ 850
	\$ 2,850

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. Berger, Toombs, Elam, Gaines, and Frank CPA 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

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022

Postage

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

Printing & Binding

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

Insurance (General Liability)

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Website Compliance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

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.

*Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022*

Pest Control

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

Repair & Replacements

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

Recreational Passes

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

Office Supplies

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

Other Current Charges

Any unanticipated cost to the Amenity Center.

Permit Fees/Licenses

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

Water & Sewer

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

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
515577-114371	101 W Positano Ave - Water	\$ 346	\$ 4,152
532445-124596	123 E Franchetta Dr - Water	\$ 35	\$ 420
532445-124406	4106 Messina Dr - Water	\$ 35	\$ 420
532445-124405	168 Toscana Ln	\$ 35	\$ 420
515577-114371	101 W Positano Ave - Sewer	\$ 363	\$ 4,356
532445-124596	123 E Franchetta Dr - Sewer	\$ 40	\$ 480
	Contingency	\$ 146	\$ 1,752
	Total	\$ 1,000	\$ 12,000

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022

Electric

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

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual Amount</u>
9623601409	100 Terrancina Dr # Light	\$ 40	\$ 480
9561370132	100 W Positano Ave	\$ 40	\$ 480
5841524282	111 W Positano Ave # Kiosk	\$ 30	\$ 360
8189715355	168 Toscana Lane	\$ 86	\$ 1,032
2781798307	5085 State Road 16 # Light	\$ 34	\$ 408
5191830404	5335 San Giaconio	\$ 15	\$ 180
6555783429	5335 State Rd 16 #1	\$ 34	\$ 408
5907098254	90 E Franchetta Ln # Light	\$ 15	\$ 180
2722888282	101 W Positano Ave	\$ 2,200	\$ 26,400
6889119035	101 W Positano Ave #1	\$ 335	\$ 4,020
	Contingency	\$ 171	\$ 2,052
	Total	\$ 3,000	\$ 36,000

Telephone/Cable/Internet

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

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

Lifeguards/Pool Monitors

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	2,776.00	33,312

Facility Monitor

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	2,131.75	25,581

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022

Facility Management

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	5,373.42	64,481

Facility Attendants

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	1,427.00	17,124

Field Operations

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	4,515.33	54,184

Facility Maintenance

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	4,316.33	51,796

Pool Maintenance

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	1,193.08	14,317

Pool Chemicals

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Poolsure 6 months	855	5,129
Poolsure 6 months	1,399	8,395
	2,254	13,524

*Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022*

Janitorial Services

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	755	9,064

Common Area Waste Collection

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	\$1,612	\$19,344

Program Director

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	\$227	\$2,722

Refuse Service

Garbage disposal service is with Waste Management.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Advance Disposal	952	11,424

Security

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Envera	534	6,409

Special Events

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

Holiday Decorations

Represents cost for rental and installation of holiday decorations and lighting for entry monuments and amenity center.

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022

Ground Maintenance:

Streetlighting

The District street lighting cost for the community supplied by FPL.

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual Amount</u>
2298893591	W Bonaventure Way	\$ 3,200	\$ 38,400
4217317033	Verona Way	\$ 90	\$ 1,080
	Contingency	\$ 85	\$ 1,020
	Total	\$ 3,375	\$ 40,500

Lake Maintenance

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual Amount</u>
Future Horizons	\$ 1,175	\$ 14,100

Landscape Maintenance

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual Amount</u>
Duval Landscape	\$ 27,475	\$ 329,700

Landscape Contingency

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

Irrigation Repairs

Any miscellaneous irrigation repairs and maintenance incurred by the District.

Capital Reserves

Future funding needed for the upkeep of Turnbull Creek infrastructure.

Turnbull Creek
Community Development District

Debt Service Fund
Series 2015 A1 and A2

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual 3/31/21</i>	<i>Next 6 Months</i>	<i>Projected 9/30/21</i>	<i>Approved Budget FY 2022</i>
<i>Revenues</i>					
<i>Carry Forward Surplus (1)</i>	\$235,202	\$236,650	\$0	\$236,650	\$226,078
<i>Interest Income</i>	\$5,000	\$138	\$130	\$268	\$250
<i>Assessments</i>	\$985,875	\$955,854	\$30,021	\$985,875	\$985,875
<i>Total Revenues</i>	\$1,226,077	\$1,192,642	\$30,151	\$1,222,793	\$1,212,202

<i>Expenditures</i>					
<i>Series 2015 A-1</i>					
<i>Interest 11/1</i>	\$172,176	\$172,176	\$0	\$172,176	\$165,978
<i>Interest 5/1</i>	\$172,176	\$0	\$172,176	\$172,176	\$165,978
<i>Principal 5/1</i>	\$435,000	\$0	\$435,000	\$435,000	\$445,000
<i>Special Call 5/1</i>	\$0	\$0	\$0	\$0	\$0
<i>Series 2015 A-2</i>					
<i>Interest 11/1</i>	\$51,181	\$51,181	\$0	\$51,181	\$48,450
<i>Interest 5/1</i>	\$51,181	\$0	\$51,181	\$51,181	\$48,450
<i>Principal 5/1</i>	\$100,000	\$0	\$100,000	\$100,000	\$105,000
<i>Special Call 5/1</i>	\$0	\$0	\$15,000	\$15,000	\$0
<i>Total Expenditures</i>	\$981,715	\$223,358	\$773,358	\$996,715	\$978,855

<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$244,362	\$969,285	-\$743,207	\$226,078	\$233,347
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(1) Net of Debt Service Reserve Funds

Debt Service for 11/01/2022

<i>Interest</i>	\$158,969
<i>Interest</i>	\$45,956
<i>Total</i>	\$204,925

<i>Net Assessments</i>	\$985,875
<i>Add: Disc. and Collections (6%)</i>	\$62,899
<i>Gross Assessments</i>	\$1,048,773

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$ 8,140,000.00		- \$	165,977.50	\$ 773,153.75
05/01/22	\$ 8,140,000.00	3.150%	\$ 445,000.00	\$ 165,977.50	-
11/01/22	\$ 7,695,000.00		- \$	158,968.75	\$ 769,946.25
05/01/23	\$ 7,695,000.00	3.400%	\$ 460,000.00	\$ 158,968.75	-
11/01/23	\$ 7,235,000.00		- \$	151,148.75	\$ 770,117.50
05/01/24	\$ 7,235,000.00	3.650%	\$ 480,000.00	\$ 151,148.75	-
11/01/24	\$ 6,755,000.00		- \$	142,388.75	\$ 773,537.50
05/01/25	\$ 6,755,000.00	3.750%	\$ 495,000.00	\$ 142,388.75	-
11/01/25	\$ 6,260,000.00		- \$	133,107.50	\$ 770,496.25
05/01/26	\$ 6,260,000.00	3.800%	\$ 515,000.00	\$ 133,107.50	-
11/01/26	\$ 5,745,000.00		- \$	123,193.75	\$ 771,301.25
05/01/27	\$ 5,745,000.00	4.000%	\$ 525,000.00	\$ 123,193.75	-
11/01/27	\$ 5,220,000.00		- \$	112,693.75	\$ 760,887.50
05/01/28	\$ 5,220,000.00	4.250%	\$ 560,000.00	\$ 112,693.75	-
11/01/28	\$ 4,660,000.00		- \$	100,793.75	\$ 773,487.50
05/01/29	\$ 4,660,000.00	4.250%	\$ 585,000.00	\$ 100,793.75	-
11/01/29	\$ 4,075,000.00		- \$	88,362.50	\$ 774,156.25
05/01/30	\$ 4,075,000.00	4.250%	\$ 610,000.00	\$ 88,362.50	-
11/01/30	\$ 3,465,000.00		- \$	75,400.00	\$ 773,762.50
05/01/31	\$ 3,465,000.00	4.250%	\$ 635,000.00	\$ 75,400.00	-
11/01/31	\$ 2,830,000.00		- \$	61,906.25	\$ 772,306.25
05/01/32	\$ 2,830,000.00	4.375%	\$ 660,000.00	\$ 61,906.25	-
11/01/32	\$ 2,170,000.00		- \$	47,468.75	\$ 769,375.00
05/01/33	\$ 2,170,000.00	4.375%	\$ 690,000.00	\$ 47,468.75	-
11/01/33	\$ 1,480,000.00		- \$	32,375.00	\$ 769,843.75
05/01/34	\$ 1,480,000.00	4.375%	\$ 725,000.00	\$ 32,375.00	-
11/01/34	\$ 755,000.00		- \$	16,515.63	\$ 773,890.63
05/01/35	\$ 755,000.00	4.375%	\$ 755,000.00	\$ 16,515.63	-
11/01/35	\$ -		-	-	\$ 771,515.63
\$ 8,575,000.00				\$ 3,164,953.76	\$ 11,739,953.76

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$ 2,040,000.00		- \$	48,450.00	\$ 48,450.00
05/01/22	\$ 2,040,000.00	4.750%	\$ 105,000.00	\$ 48,450.00	-
11/01/22	\$ 1,935,000.00		- \$	45,956.25	\$ 199,406.25
05/01/23	\$ 1,935,000.00	4.750%	\$ 110,000.00	\$ 45,956.25	-
11/01/23	\$ 1,825,000.00		- \$	43,343.75	\$ 199,300.00
05/01/24	\$ 1,825,000.00	4.750%	\$ 115,000.00	\$ 43,343.75	-
11/01/24	\$ 1,710,000.00		- \$	40,612.50	\$ 198,956.25
05/01/25	\$ 1,710,000.00	4.750%	\$ 120,000.00	\$ 40,612.50	-
11/01/25	\$ 1,590,000.00		- \$	37,762.50	\$ 198,375.00
05/01/26	\$ 1,590,000.00	4.750%	\$ 125,000.00	\$ 37,762.50	-
11/01/26	\$ 1,465,000.00		- \$	34,793.75	\$ 197,556.25
05/01/27	\$ 1,465,000.00	4.750%	\$ 135,000.00	\$ 34,793.75	-
11/01/27	\$ 1,330,000.00		- \$	31,587.50	\$ 201,381.25
05/01/28	\$ 1,330,000.00	4.750%	\$ 140,000.00	\$ 31,587.50	-
11/01/28	\$ 1,190,000.00		- \$	28,262.50	\$ 199,850.00
05/01/29	\$ 1,190,000.00	4.750%	\$ 145,000.00	\$ 28,262.50	-
11/01/29	\$ 1,045,000.00		- \$	24,818.75	\$ 198,081.25
05/01/30	\$ 1,045,000.00	4.750%	\$ 155,000.00	\$ 24,818.75	-
11/01/30	\$ 890,000.00		- \$	21,137.50	\$ 200,956.25
05/01/31	\$ 890,000.00	4.750%	\$ 160,000.00	\$ 21,137.50	-
11/01/31	\$ 730,000.00		- \$	17,337.50	\$ 198,475.00
05/01/32	\$ 730,000.00	4.750%	\$ 170,000.00	\$ 17,337.50	-
11/01/32	\$ 560,000.00		- \$	13,300.00	\$ 200,637.50
05/01/33	\$ 560,000.00	4.750%	\$ 180,000.00	\$ 13,300.00	-
11/01/33	\$ 380,000.00		- \$	9,025.00	\$ 202,325.00
05/01/34	\$ 380,000.00	4.750%	\$ 185,000.00	\$ 9,025.00	-
11/01/34	\$ 195,000.00		- \$	4,631.25	\$ 198,656.25
05/01/35	\$ 195,000.00	4.750%	\$ 195,000.00	\$ 4,631.25	-
11/01/35	\$ -		- \$	-	\$ 199,631.25
			\$ 2,040,000.00	\$ 802,037.50	\$ 2,842,037.50

Turnbull Creek
Community Development District

Debt Service Fund
Pond Bank Remediation Series 2015B

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual 3/31/21</i>	<i>Next 6 Months</i>	<i>Projected 9/30/21</i>	<i>Approved Budget FY 2022</i>
<i>Revenues</i>					
<i>Carry Forward Surplus (1)</i>	\$33,976	\$33,517	\$0	\$33,517	\$32,711
<i>Interest Income</i>	\$700	\$13	\$8	\$21	\$0
<i>Assessments</i>	\$78,987	\$76,581	\$2,405	\$78,987	\$78,987
<i>Total Revenues</i>	\$113,663	\$110,112	\$2,413	\$112,525	\$111,698

Expenditures

Series 2015B1

<i>Interest 11/1</i>	\$19,535	\$19,535	\$0	\$19,535	\$19,535
<i>Interest 5/1</i>	\$19,535	\$0	\$19,535	\$19,535	\$19,535
<i>Principal 5/1</i>	\$20,000	\$0	\$20,000	\$20,000	\$20,000

Series 2015B2

<i>Interest 11/1</i>	\$5,313	\$5,431	\$0	\$5,431	\$5,075
<i>Interest 5/1</i>	\$5,313	\$0	\$5,313	\$5,313	\$5,075
<i>Principal 5/1</i>	\$5,000	\$0	\$5,000	\$5,000	\$5,000
<i>Principal Prepayment 5/1</i>	\$0	\$0	\$5,000	\$5,000	\$0

<i>Total Expenditures</i>	\$74,695	\$24,966	\$54,848	\$79,814	\$74,220
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<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$38,968	\$85,145	-\$52,434	\$32,711	\$37,478
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(1) Net of Debt Service Reserve Funds

Debt Service for 11/01/2022

<i>Interest</i>	\$19,250
	\$4,956
<i>Total</i>	\$24,206

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

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$ 915,000.00	2.600%	- \$	19,535.00	\$ 19,535.00
05/01/21	\$ 915,000.00	2.850%	\$ 20,000.00	\$ 19,535.00	-
11/01/21	\$ 895,000.00	2.850%	- \$	19,250.00	\$ 58,785.00
05/01/22	\$ 895,000.00	3.150%	\$ 25,000.00	\$ 19,250.00	-
11/01/22	\$ 870,000.00	3.150%	- \$	18,856.25	\$ 63,106.25
05/01/23	\$ 870,000.00	3.400%	\$ 25,000.00	\$ 18,856.25	-
11/01/23	\$ 845,000.00	3.400%	- \$	18,431.25	\$ 62,287.50
05/01/24	\$ 845,000.00	3.750%	\$ 25,000.00	\$ 18,431.25	-
11/01/24	\$ 820,000.00	3.750%	- \$	17,975.00	\$ 61,406.25
05/01/25	\$ 820,000.00	3.850%	\$ 25,000.00	\$ 17,975.00	-
11/01/25	\$ 795,000.00	3.850%	- \$	17,506.25	\$ 60,481.25
05/01/26	\$ 795,000.00	4.000%	\$ 25,000.00	\$ 17,506.25	-
11/01/26	\$ 770,000.00	4.000%	- \$	17,025.00	\$ 59,531.25
05/01/27	\$ 770,000.00	4.000%	\$ 25,000.00	\$ 17,025.00	-
11/01/27	\$ 745,000.00	4.000%	- \$	16,525.00	\$ 58,550.00
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
			\$ 915,000.00	\$ 613,001.26	\$ 1,528,001.26

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$ 210,000.00	4.750%	- \$	5,075.00	\$ 5,075.00
05/01/22	\$ 210,000.00	4.750%	\$ 5,000.00	\$ 5,075.00	-
11/01/22	\$ 205,000.00	4.750%	- \$	4,956.25	\$ 15,031.25
05/01/23	\$ 205,000.00	4.750%	\$ 5,000.00	4,956.25	-
11/01/23	\$ 200,000.00	4.750%	- \$	4,837.50	\$ 14,793.75
05/01/24	\$ 200,000.00	4.750%	\$ 5,000.00	4,837.50	-
11/01/24	\$ 195,000.00	4.750%	- \$	4,718.75	\$ 14,556.25
05/01/25	\$ 195,000.00	4.750%	\$ 5,000.00	4,718.75	-
11/01/25	\$ 190,000.00	4.750%	- \$	4,600.00	\$ 14,318.75
05/01/26	\$ 190,000.00	4.750%	\$ 5,000.00	4,600.00	-
11/01/26	\$ 185,000.00	4.750%	- \$	4,481.25	\$ 14,081.25
05/01/27	\$ 185,000.00	4.750%	\$ 5,000.00	4,481.25	-
11/01/27	\$ 180,000.00	4.750%	- \$	4,362.50	\$ 13,843.75
05/01/28	\$ 180,000.00	4.750%	\$ 5,000.00	4,362.50	-
11/01/28	\$ 175,000.00	4.750%	- \$	4,243.75	\$ 13,606.25
05/01/29	\$ 175,000.00	4.750%	\$ 5,000.00	4,243.75	-
11/01/29	\$ 170,000.00	4.750%	- \$	4,125.00	\$ 13,368.75
05/01/30	\$ 170,000.00	4.750%	\$ 5,000.00	4,125.00	-
11/01/30	\$ 165,000.00	4.750%	- \$	4,006.25	\$ 13,131.25
05/01/31	\$ 165,000.00	4.750%	\$ 5,000.00	4,006.25	-
11/01/31	\$ 160,000.00	4.750%	- \$	3,887.50	\$ 12,893.75
05/01/32	\$ 160,000.00	4.750%	\$ 10,000.00	3,887.50	-
11/01/32	\$ 150,000.00	4.750%	- \$	3,650.00	\$ 17,537.50
05/01/33	\$ 150,000.00	4.750%	\$ 10,000.00	3,650.00	-
11/01/33	\$ 140,000.00	4.750%	- \$	3,412.50	\$ 17,062.50
05/01/34	\$ 140,000.00	4.750%	\$ 10,000.00	3,412.50	-
11/01/34	\$ 130,000.00	4.750%	- \$	3,175.00	\$ 16,587.50
05/01/35	\$ 130,000.00	4.750%	\$ 10,000.00	3,175.00	-
11/01/35	\$ 120,000.00	4.750%	- \$	2,937.50	\$ 16,112.50
05/01/36	\$ 120,000.00	4.750%	\$ 10,000.00	2,937.50	-
11/01/36	\$ 110,000.00	4.750%	- \$	2,700.00	\$ 15,637.50
05/01/37	\$ 110,000.00	4.750%	\$ 10,000.00	2,700.00	-
11/01/37	\$ 100,000.00	4.750%	- \$	2,462.50	\$ 15,162.50
05/01/38	\$ 100,000.00	4.750%	\$ 10,000.00	2,462.50	-
11/01/38	\$ 90,000.00	4.750%	- \$	2,225.00	\$ 14,687.50
05/01/39	\$ 90,000.00	4.750%	\$ 10,000.00	2,225.00	-
11/01/39	\$ 80,000.00	4.750%	- \$	1,987.50	\$ 14,212.50
05/01/40	\$ 80,000.00	4.750%	\$ 10,000.00	1,987.50	-
11/01/40	\$ 70,000.00	4.750%	- \$	1,750.00	\$ 13,737.50
05/01/41	\$ 70,000.00	5.000%	\$ 10,000.00	1,750.00	-
11/01/41	\$ 60,000.00	5.000%	- \$	1,500.00	\$ 13,250.00
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
			\$ 210,000.00	\$ 154,687.50	\$ 364,687.50

Turnbull Creek

Community Development District

Debt Service Fund

Series 2016

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual 3/31/21</i>	<i>Next 6 Months</i>	<i>Projected 9/30/21</i>	<i>Approved Budget FY 2022</i>
<i>Revenues</i>					
<i>Carry Forward Surplus</i>	\$74,388	\$80,894	\$0	\$80,894	\$69,302
<i>Interest Income</i>	\$1,900	\$16	\$12	\$28	\$0
<i>Assessments - Tax Collector</i>	\$286,505	\$277,780	\$8,724	\$286,505	\$286,505
<i>Total Revenues</i>	\$362,793	\$358,691	\$8,736	\$367,428	\$355,806

Expenditures

Series 2016

<i>Interest 11/1</i>	\$66,656	\$66,656	\$0	\$66,656	\$63,603
<i>Interest 5/1</i>	\$66,656	\$0	\$66,471	\$66,471	\$63,603
<i>Principal 5/1</i>	\$155,000	\$0	\$155,000	\$155,000	\$160,000
<i>Special Call 5/1</i>	\$0	\$0	\$0	\$0	\$0
<i>Total Expenditures</i>	\$288,311	\$76,656	\$221,471	\$298,126	\$287,206
<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$74,482	\$282,036	-\$212,734	\$69,302	\$68,600

Debt Service for 11/01/2022:

<i>Interest</i>	\$60,643
<i>Total</i>	\$60,643

<i>Net Assessments</i>	\$286,505
<i>Add: Discounts and Collections (6%)</i>	\$18,279
<i>Gross Assessments</i>	\$304,784

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

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$ 3,438,000.00	3.70%	- \$	63,603.00	\$ 285,073.50
05/01/22	\$ 3,438,000.00	3.70%	\$ 160,000.00	\$ 63,603.00	-
11/01/22	\$ 3,278,000.00	3.70%	- \$	60,643.00	\$ 284,246.00
05/01/23	\$ 3,278,000.00	3.70%	\$ 167,000.00	\$ 60,643.00	-
11/01/23	\$ 3,111,000.00	3.70%	- \$	57,553.50	\$ 285,196.50
05/01/24	\$ 3,111,000.00	3.70%	\$ 173,000.00	\$ 57,553.50	-
11/01/24	\$ 2,938,000.00	3.70%	- \$	54,353.00	\$ 284,906.50
05/01/25	\$ 2,938,000.00	3.70%	\$ 179,000.00	\$ 54,353.00	-
11/01/25	\$ 2,759,000.00	3.70%	- \$	51,041.50	\$ 284,394.50
05/01/26	\$ 2,759,000.00	3.70%	\$ 186,000.00	\$ 51,041.50	-
11/01/26	\$ 2,573,000.00	3.70%	- \$	47,600.50	\$ 284,642.00
05/01/27	\$ 2,573,000.00	3.70%	\$ 193,000.00	\$ 47,600.50	-
11/01/27	\$ 2,380,000.00	3.70%	- \$	44,030.00	\$ 284,630.50
05/01/28	\$ 2,380,000.00	3.70%	\$ 200,000.00	\$ 44,030.00	-
11/01/28	\$ 2,180,000.00	3.70%	- \$	40,330.00	\$ 284,360.00
05/01/29	\$ 2,180,000.00	3.70%	\$ 208,000.00	\$ 40,330.00	-
11/01/29	\$ 1,972,000.00	3.70%	- \$	36,482.00	\$ 284,812.00
05/01/30	\$ 1,972,000.00	3.70%	\$ 216,000.00	\$ 36,482.00	-
11/01/30	\$ 1,756,000.00	3.70%	- \$	32,486.00	\$ 284,968.00
05/01/31	\$ 1,756,000.00	3.70%	\$ 224,000.00	\$ 32,486.00	-
11/01/31	\$ 1,532,000.00	3.70%	- \$	28,342.00	\$ 284,828.00
05/01/32	\$ 1,532,000.00	3.70%	\$ 232,000.00	\$ 28,342.00	-
11/01/32	\$ 1,300,000.00	3.70%	- \$	24,050.00	\$ 284,392.00
05/01/33	\$ 1,300,000.00	3.70%	\$ 241,000.00	\$ 24,050.00	-
11/01/33	\$ 1,059,000.00	3.70%	- \$	19,591.50	\$ 284,641.50
05/01/34	\$ 1,059,000.00	3.70%	\$ 250,000.00	\$ 19,591.50	-
11/01/34	\$ 809,000.00	3.70%	- \$	14,966.50	\$ 284,558.00
05/01/35	\$ 809,000.00	3.70%	\$ 260,000.00	\$ 14,966.50	-
11/01/35	\$ 549,000.00	3.70%	- \$	10,156.50	\$ 285,123.00
05/01/36	\$ 549,000.00	3.70%	\$ 269,000.00	\$ 10,156.50	-
11/01/36	\$ 280,000.00	3.70%	- \$	5,180.00	\$ 284,336.50
05/01/37	\$ 280,000.00	3.70%	\$ 280,000.00	\$ 5,180.00	-
11/01/37	\$ 280,000.00	3.70%	-	-	\$ 285,180.00
					-
			\$ 3,593,000.00	\$ 1,247,288.50	\$ 4,840,288.50

Turnbull Creek

Community Development District

Capital Reserve Fund

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual 3/31/21</i>	<i>Next 6 Months</i>	<i>Projected 9/30/21</i>	<i>Approved Budget FY 2022</i>
<u>REVENUES:</u>					
<i>Capital Reserve - Transfer In</i>	\$212,819	\$0	\$212,819	\$212,819	\$312,819
<i>Carry Forward Surplus</i>	\$323,544	\$190,439	\$0	\$190,439	\$331,845
<i>Total Revenues</i>	\$536,363	\$190,439	\$212,819	\$403,258	\$644,664
<u>EXPENDITURES:</u>					
<i>Repair and Replacement</i>	\$50,000	\$1,866	\$20,000	\$21,866	\$50,000
<i>Capital Outlay</i>	\$50,000	\$29,259	\$20,000	\$49,259	\$50,000
<i>Other Current Charges</i>	\$240	\$133	\$156	\$289	\$300
<i>Total Expenditures</i>	\$100,240	\$31,257	\$40,156	\$71,413	\$100,300
<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$436,123	\$159,182	\$172,663	\$331,845	\$544,364