

TURNBULL CREEK
Community Development District

March 12, 2019

AGENDA

Turnbull Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.turnbullcreekcdd.com

March 5, 2019

Board of Supervisors
Turnbull Creek Community Development District

Dear Board Members:

The Turnbull Creek Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, March 12, 2019 at 6:00 P.M.** at the **Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.**

Following is the advance agendas for these meetings:

- I. Roll Call
- II. Audience Comments
- III. Staff Reports
 - A. Landscape Manager (*Presenter: Duval Landscape*)
 - B. Engineer (*Presenter: Mike Yuro*)
 1. Report
- IV. Consideration of Proposals for Treating of Ponds (*Presenter: Lourens Erasmus*)
- V. Discussion of Street Lighting (*Presenter: Supervisor Labanowski*)
- VI. Discussion of Social Group use of Amenity Center Meeting Room (*Presenter: Supervisor Delbene*)
- VII. Discussion of RFP Process for Amenity and Operations Services for Fiscal Year 2020-2023 (*Presenter: Jennifer Kilinski*)
- VIII. Consideration of Fitness Equipment Proposal (*Presenter: Mark Insel*)

- IX. Staff Reports (Part 2)
 - A. Attorney (*Presenter: Jennifer Kilinski*)
 - B. Manager – (*Presenter: Ernesto Torres*)
 - C. Operation Manager (ASG) – (*Presenter: Lourens Erasmus*)
 - 1. Report
 - D. Amenity Center Update (*Presenter: Mark Insel*)
 - 1. Report
- X. Approval of Consent Agenda (*Presenter: Ernesto Torres*)
 - A. Approval of Minutes of the January 8, 2019 Meeting
 - B. Balance Sheet as of January 31, 2019 and Statement of Revenues & Expenditures for the Period Ending January 31, 2019; Month-to-Month Income Statement; Assessment Receipt Schedule
 - C. Approval of Check Register
- XI. Other Business
- XII. Supervisor's Requests and Audience Comments
- XIII. Adjournment (*Next Scheduled Meeting – May 14, 2019 @ 6:00 p.m.*)

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

Sincerely,

Ernesto Torres

Ernesto Torres
District Manager

FOURTH ORDER OF BUSINESS

MuraBella Pond Maintenance Proposals.

Dear CDD board members,

Our pond maintenance contract has come to an end. We have to elect who and how we want the ponds to be treated starting the month of March 2019.

I have collected 5 proposals from 3 proposers for the board to consider. I asked for two options on treating our ponds and all other services that they might perform. Estate management provided only 1 option as they feel this is the best way to treat these ponds. All 3 companies are very capable of performing the regular maintenance on our ponds. They provide additional services like fish restocking, approved plantings on the shoreline and so forth. Future Horizons is our current contractor.

Scope-

Option 1:

- Implement and maintain monthly aquatic plant management in the ponds within MuraBella, St Augustine Florida.
- Provide labor, equipment herbicides and technology to control algae, torpedo grass, baccopa, alligatorweed, pennyworth, etc. all the way to the shoreline in designated areas.
- No herbicide shall be sprayed up on the pond bank.
- Inspect and/or apply the herbicide once a month October through April and twice a month May through September to control and prevent the vegetation from establishing in designated areas.
- Provide monthly reports.
- Pick up trash along shoreline when treating and/or inspecting areas.
- Use State approved herbicides, application techniques and certified applicators in treating the designated areas.
- Provide additional follow up inspections, treatments and maintenance as needed to maintain the aquatic plant management program and other services set forth above.

Option 2:

- Implement and maintain monthly aquatic plant management in the ponds within MuraBella, St Augustine Florida.
- Provide labor, equipment herbicides and technology to control algae and baccopa in designated areas. Shoreline vegetation will be allowed to grow ten feet from shoreline for large ponds and five feet from shoreline for small ponds.
- Inspect and/or apply the herbicide once a month October through April and twice a month May through September to control and prevent the vegetation from establishing in designated areas.
- Provide monthly reports.
- Pick up trash along shoreline when treating and/or inspecting areas.

- Use State approved herbicides, application techniques and certified applicators in treating the designated areas.

Provide additional follow up inspections, treatments and maintenance as needed to maintain the aquatic plant management program and other services set forth above.

What we paid in the past-

Option 1: \$720 a month

Option 2: \$645 a month

Proposals:

Option 1:

Future Horizons Inc.	\$1,175 a month
Estate Management Services, Inc.	\$2,685.19 a month
Aquatic Systems, Inc.	\$2,841 a month

Option 2:

Future Horizons, Inc.	\$965 a month
Aquatic Systems, Inc.	\$1,785 a month

If you have any questions or concerns please contact me to discuss and provide possible answers.

Thank you,

Pond Maintenance Proposals.

Scope

Option 1:

- Implement and maintain monthly aquatic plant management in the ponds (approximately 38.25 acres) within MuraBella, St Augustine Florida.
- Provide labor, equipment herbicides and technology to control algae, torpedograss, baccopa, aligatorweed, pennyworth, etc. all the way to the shoreline in designated areas.
- No herbicide shall be sprayed up on the pond bank.
- Inspect and/or apply the herbicide once a month October through April and twice a month May through September to control and prevent the vegetation from establishing in designated areas.
- Provide monthly reports.
- Pick up trash along shoreline when treating and/or inspecting areas.
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Option 2:

- Implement and maintain monthly aquatic plant management in the ponds (approximately 38.25 acres) within MuraBella, St Augustine Florida.
- Provide labor, equipment herbicides and technology to control algae and baccopa in designated areas. Shoreline vegetation will be allowed to grow ten feet from shoreline for large ponds and five feet from shoreline for small ponds.
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- Use State approved herbicides, application techniques and certified applicators in treating the designated areas.
- Provide additional follow up inspections, treatments and maintenance as needed to maintain the aquatic plant management program and other services set forth above.

Cost and term of rate guarantee.

Insurance and certification:

- Please provide proof off one million dollars liability insurance, vehicle insurance and workers compensation.

Lake Services Proposal for MuraBella-Turnbull Creek CDD



Partnership for Beautiful and Healthy Waterways



2100 NW 33rd Street • Pompano Beach, FL 33069
800-432-4302 • www.aquaticsystems.com

February 11, 2019

Mr. Lourens Erasmus
MuraBella-Turnbull Creek CDD
101 West Positano Avenue
Saint Augustine, Florida 32092

VIA EMAIL: lerasmus@vestapropertyservices.com

Dear Mr. Erasmus:

At your request, on February 6, 2019, we surveyed the ponds at MuraBella- Turnbull Creek CDD. We recommend that this integrated Aquatic Systems, Inc. program of waterway management be initiated as soon as possible:

Algae Management. Please recognize that some algae is of benefit to the water quality and food chain, enhancing the total ecosystem.

Management of all existing noxious aquatic weeds growing in the waterway. Scheduled inspections, with treatment as necessary, to *prevent* growth of new aquatic weed species through introduction by drainage or other natural processes.

Management of the shoreline grasses growing in the water to the water's edge. Currently grasses are being allowed to grow around the edge of the ponds to protect the shoreline from erosion due to wave action. Most of the grasses present, however, are non-native invasive species, that are difficult to control and eradicate, rather than beneficial native littoral vegetation. From ASI's experience, spraying and killing these grasses is the most cost-effective method for removal, however, there would be an extended period as they die and break down, potentially fueling additional algae growth during this time. If this occurred and erosion control was still a goal the future installation and maintenance of native shoreline plants would be the most environmentally friendly and aesthetic option.

Triploid Grass Carp *may be utilized* by Aquatic Systems, Inc. for control of certain submerged aquatic weeds. These fish will be stocked, if Aquatic Systems, Inc. determines them to be beneficial. This program requires steel fish containment barrier(s) that meet or exceed Florida Fish and Wildlife Conservation Commission permit requirements to possess and stock sterile triploid grass carp for aquatic weed control. There are two box weirs on site, one has the required barriers in place and the other does not. We have included a one-time fee to build and install the barriers for this weir which will allow additional grass carp to be restocked in the future. We do not charge any additional fees to stock/restock grass carp in the ponds we manage.

Establishment of a professional reporting system for property management administration.

We are recommending three monthly visits based upon the total size and perimeter of the lakes, to allow that all sites are inspected and/or treated each month. Additionally, Aquatic Systems, Inc. has a guaranteed 48 hr. response in-between our normal scheduled visits to address all service requests, at no additional charge to the association.

Kindly sign the contract and return to us as soon as possible, so we may schedule your program.

Mr. Erasmus, a waterway system thrives on the oxygen-producing and nutrient up-taking properties of its plant life. It is the intent of Aquatic Systems, Inc. to provide an ecological balance so that both the waterway ecosystem, including fish, animal life, and neighboring community can benefit.

If you have any questions, please do not hesitate to contact me at 1-800-432-4302.

We look forward to serving MuraBella- Turnbull Creek CDD!

Sincerely,



Katie Cabanillas
Sales Manager/Biologist
KEC/lms

◆ Vertex Water Features Authorized Lake Aeration & Fountain Dealer

2100 NW 33rd Street • Pompano Beach, FL 33069 • 1-800-432-4302 • www.aquaticsystems.com
Ft. Myers • Ft. Pierce • Jacksonville • Miami • Pompano Beach • Sanford • Sarasota • St. Petersburg • Sun City • Wesley Chapel • Winter Garden

Aquatic Systems, Inc.
Lake & Wetland Management Services
Everything a Lake Should Be
2100 NW 33rd Street, Pompano Beach, FL 33069
Telephone: 1-800-432-4302
www.aquaticsystems.com

This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

Mr. Lourens Erasmus
MuraBella-Turnbull Creek CDD
101 West Positano Avenue
Saint Augustine, Florida 32092
(904) 940-1157
lerasmus@vestapropertyservices.com

Aquatic Services Agreement

One-Year Agreement - Automatic Renewal

Option 1

Month Service is to Commence: _____

Date of this proposal: February 11, 2019 KEC-R-60

hereinafter called "Customer". The parties hereto agree as follows:

1. **ASI** agrees to manage certain lake(s) and/or waterway(s) in accordance with the terms and conditions of this Agreement in the following location:

Twenty One waterways (40,498 total linear foot perimeter) located at **MuraBella-Turnbull Creek CDD** in Saint Augustine, Florida.

2. Minimum of **THIRTY-SIX** (36) inspections with treatment as required (once every 10 days).

3. **CUSTOMER** agrees to pay **ASI**, its agents or assigns, the following sum for specified water management service:

Annual Maintenance Program:	\$ 2,550.00	Monthly
Algae & Aquatic Weed Management	Included	
Shoreline Grass Management to the Water's Edge	Included	
Debris Removal ¹	\$ 291.00	Monthly
Triploid Grass Carp Stocking & Permitting	As Required by ASI *	
Sites #1 through #21		
Carp Barrier(s) Installation/Fabrication	As Required by ASI *	
<i>Site #1: Repair or replacement of existing carp barrier included as needed to maintain compliance with Florida Fish and Wildlife Conservation Commission permit requirements.</i>		
Management Reporting	Included	
Total Program Investment	\$ 2,841.00	Monthly

The above price is effective for 90 days from the date of this proposal.

Additional Services:

Three (3) Carp Barrier(s) Installation/Fabrication	\$250.00	Per Barrier
Site #21		

¹ Shoreline area to be cleaned is limited to 1 foot maximum depth. Individual litter items to be removed are limited to non-natural materials; such as, paper products, Styrofoam cups, plastic bags and aluminum cans that are accessible along the immediate shoreline. Construction debris, shopping carts, discarded household appliances or any other objects not considered litter, are not included but can be removed at an additional cost.

*Services performed at **ASI**'s sole discretion for the success of the Waterway Management Program

Terms & Conditions of Aquatic Services Agreement

1. If **CUSTOMER** does not directly own the areas where services are to be provided, **CUSTOMER** warrants and represents that he has control of these areas to the extent that he may authorize the specified services and in the event of dispute of ownership agrees to defend, indemnify and hold **ASI** harmless for the consequences of such services.

2. ASI will be reimbursed by the CUSTOMER for administrative fees, compliance programs, invoicing or payment plans or similar expenses caused by requirements placed on ASI by the CUSTOMER that are not explicitly included in this contract's specifications.
3. This Agreement shall have as its effective and anniversary date the first day of the month in which services are first rendered to the CUSTOMER.
4. ASI, at its expense, shall maintain the following insurance coverage: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.
5. If at any time during the term of this Agreement the government imposes any additional regulatory permit requirements or fees, this Agreement may be renegotiated to include these changes and the cost of the additional services and/or fees.
6. Cyanobacteria identification and toxin testing are not included in this agreement. Cyanobacteria are common throughout Florida waterways and our algae management program cannot guarantee the absence, elimination or control of cyanobacteria and toxins. ASI shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from the presence of cyanobacteria or cyanobacteria toxins in their waterbodies.
7. ASI is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from ASI installing Carp Containment Barriers on the structures.
8. Payment terms are net 30 days from invoice date. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. The CUSTOMER shall pay all costs of collection, including liens and reasonable attorney's fees. ASI may cancel this Agreement, if CUSTOMER is delinquent more than sixty (60) days on their account.
9. Upon the anniversary date, this Agreement shall automatically be extended for successive twelve-month periods, unless notice of non-renewal has been received by either party, in writing, at least thirty (30) days prior to the anniversary date. ASI may, with thirty (30) days' pre-notification, change pricing effective upon the next anniversary date.
10. If at any time during the term of this Agreement, CUSTOMER feels ASI is not performing in a satisfactory manner, CUSTOMER shall inform ASI, by certified mail, return-receipt requested, stating the reasons for CUSTOMER'S dissatisfaction. ASI shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel ASI performance is unsatisfactory, CUSTOMER may cancel this Agreement by giving 30 days notice ("Second Notice") to ASI and paying all monies owing to the effective date of termination.
11. This Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both ASI and the CUSTOMER.

Customer or Authorized Agent Signature

Date

Print Name and Title of Signer

Print Company Name of Signer

Aquatic Systems, Inc. Signature

Date

Aquatic Systems, Inc.
Lake & Wetland Management Services
Everything a Lake Should Be
2100 NW 33rd Street, Pompano Beach, FL 33069
Telephone: 1-800-432-4302
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Mr. Lourens Erasmus
MuraBella-Turnbull Creek CDD
101 West Positano Avenue
Saint Augustine, Florida 32092
(904) 940-1157
lerasmus@vestapropertyservices.com

Aquatic Services Agreement

One-Year Agreement - Automatic Renewal

Option 2

Month Service is to Commence: _____

Date of this proposal: February 11, 2019 KEC-R-60

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2. Minimum of **THIRTY-SIX (36)** inspections with treatment as required (once every 10 days).

3. **CUSTOMER** agrees to pay **ASI**, its agents or assigns, the following sum for specified water management service:

Annual Maintenance Program:	\$ 1,494.00	Monthly
Algae & Aquatic Weed Management	Included	
Shoreline Grass Management to the Water's Edge	Included	
<i>Control of all grasses and brush beginning 5 feet offshore on ponds #1, #3, #4, #5, #6, #8, #9, #12, and #14 through #20 and 10 feet on ponds #2, #7, #10, #11, #13 and #21 to mitigate shoreline erosion. Spot spraying for the control of large cattails and brush as well as control around culverts to ensure proper water flow between ponds will continue throughout.</i>		
Debris Removal ¹	\$ 291.00	Monthly
Triploid Grass Carp Stocking & Permitting	As Required by ASI *	
Sites #1 through #21		
Carp Barrier(s) Installation/Fabrication	As Required by ASI *	
<i>Site #1: Repair or replacement of existing carp barrier included as needed to maintain compliance with Florida Fish and Wildlife Conservation Commission permit requirements.</i>		
Management Reporting	Included	
Total Program Investment	\$ 1,785.00	Monthly

The above price is effective for 90 days from the date of this proposal.

Additional Services:

Three (3) Carp Barrier(s) Installation/Fabrication	\$250.00	Per Barrier
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¹ Shoreline area to be cleaned is limited to 1 foot maximum depth. Individual litter items to be removed are limited to non-natural materials; such as, paper products, Styrofoam cups, plastic bags and aluminum cans that are accessible along the immediate shoreline. Construction debris, shopping carts, discarded household appliances or any other objects not considered litter, are not included but can be removed at an additional cost.

*Services performed at ASI's sole discretion for the success of the Waterway Management Program

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11. This Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both ASI and the CUSTOMER.

Customer or Authorized Agent Signature

Date

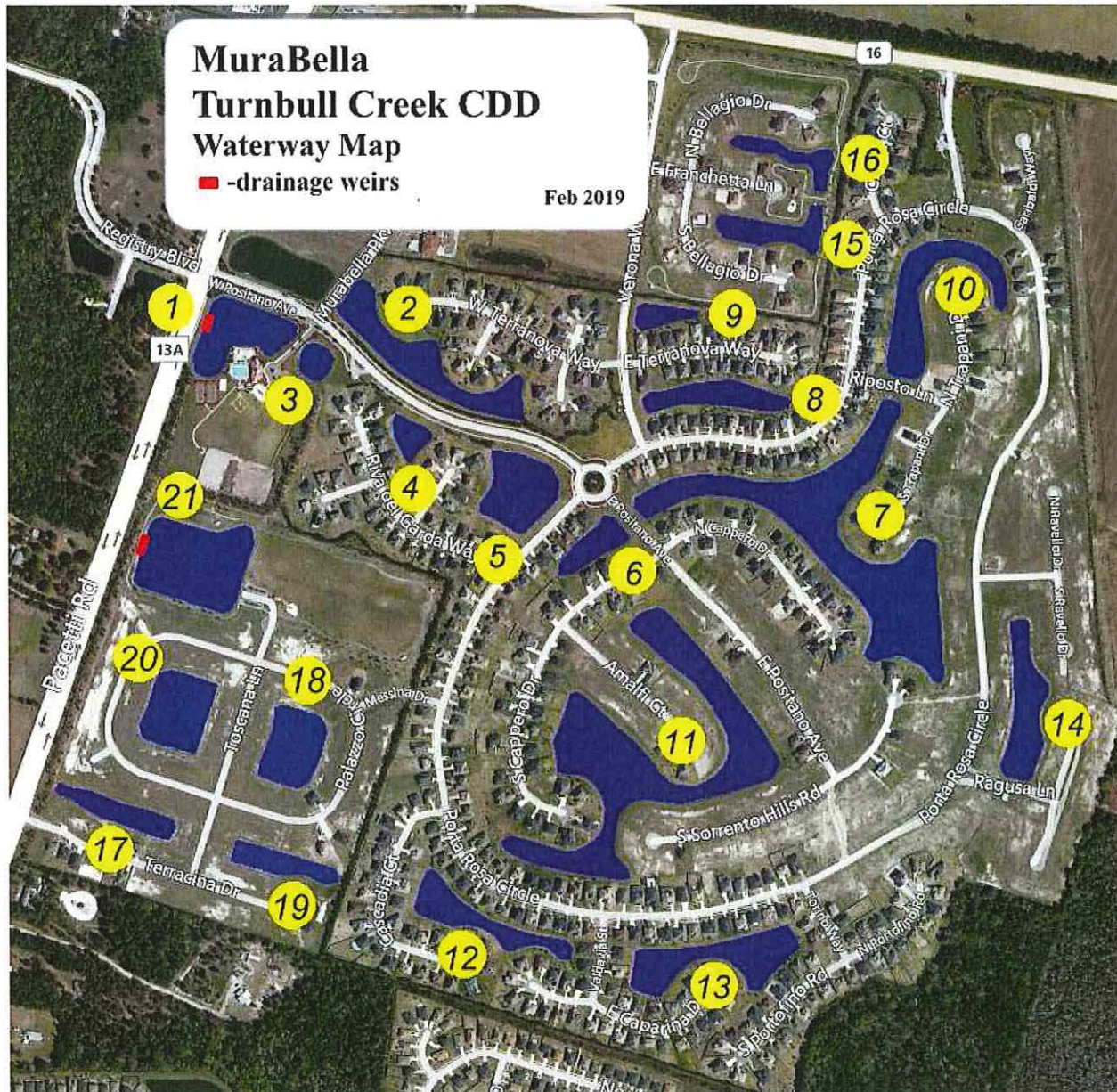
Print Name and Title of Signer

Print Company Name of Signer

Aquatic Systems, Inc. Signature

Date

Site Map





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/18/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Integro USA Inc. dba Integro Insurance Brokers 200 Glenridge Point Parkway Suite 400 Atlanta, GA 30342	1-404-439-8000	CONTACT NAME: Certificates Atlanta PHONE (A/C, No, Ext): 404-439-8000 FAX (A/C, No): 404-439-8001 E-MAIL: CertificatesAtlanta@integrogroupp.com ADDRESS:
INSURED SOLITUDE LAKE MANAGEMENT DBA AQUATIC SYSTEMS DBA VERTEX WATER FEATURES (REN795) 1320 BROOKWOOD DR STE H LITTLE ROCK, AR 72202-1412		INSURER(S) AFFORDING COVERAGE INSURER A: ACE AMER INS CO 22667 INSURER B: OLD REPUBLIC INS CO 24147 INSURER C: ACE PROP & CAS INS CO 20699 INSURER D: ALLIANZ UNDERWRITERS INS CO 36420 INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: 55179763

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER		OGLG27240331	10/01/18	10/01/19	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 5,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000 OTHER \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRE NON-OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY		MWTB314124	10/01/18	10/01/19	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ 10,000		XOOG27239420	10/01/18	10/01/19	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 OTHER \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N / A	MWC314123	10/01/18	10/01/19	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000
A	Errors & Omissions		OGLG27240331	10/01/18	10/01/19	Each Act/Aggregate 5,000,000
D	Contractors Pollution		USL00010318	04/01/18	10/01/19	Each Incident/Agg 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Evidence of Coverage	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)
Erin.Jones@integrogroupp.com_ATL
55179763

The ACORD name and logo are registered marks of ACORD

CHUBB[®]

Chubb European Group SE
UK Head Office:
The Chubb Building,
100 Leadenhall Street,
London, EC3A 3BP.

020 7173 7000 tel
020 7173 7800 fax
www.chubb.com

CERTIFICATE OF INSURANCE – PUBLIC AND PRODUCTS LIABILITY

This is to certify that a policy of insurance as described below has been issued to the Policyholder and the coverage thereby is as follows:-

THE INSURED	Rentokil Initial Plc and Subsidiary Companies
CERTIFICATE HOLDER	Rentokil North America Inc
POLICY NUMBER	UKCAIC75338
TYPE OF INSURANCE	Public & Products Liability
THE COMPANY	Chubb European Group Ltd
PERIOD OF INDEMNITY	1 st October 2018 to 30th September 2019 both days inclusive LST
LIMIT OF LIABILITY	
Professional Indemnity Liability USD1,000,000 any one occurrence and in the annual aggregate	

Nothing herein contained shall in any way be held or construed to vary alter or waive any of the terms conditions or provisions of the Policy.

Signed for and on behalf of the Company



Chubb European Group SE
31st August 2018

THE POLICY DOCUMENT IS ONLY SUMMARISED BY THIS CERTIFICATE FOR FULL
INFORMATION REFER TO THE POLICY

31 August, 2018

Page 1

M Cert Std

Chubb European Group Limited registered number 1112692 registered in England & Wales with registered office at 100 Leadenhall Street, London EC3A 3BP. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Full details can be found online at <https://register.fca.org.uk/>.

Chubb European Group Limited is a subsidiary of a US parent and Chubb Limited (a NYSE listed company) and part of the Chubb Group of companies. Consequently, Chubb European Group Limited is subject to certain US laws and regulations in addition to EU, UN and national sanctions restrictions which may prohibit it from providing cover or paying claims to certain individuals or entities, and from insuring certain types of activities in or connected with certain countries and territories such as, but not limited to, Iran, Syria, North Korea, North Sudan, Cuba and Crimea.

SUPPLEMENT TO CERTIFICATE OF INSURANCE	DATE 01/15/2019
NAME OF INSURED: SOLITUDE LAKE MANAGEMENT DBA AQUATIC SYSTEMS DBA VERTEX WATER SYSTEMS (REN755)	



MuraBella- Turnbull Creek CDD Waterway Inspection Report

Reason for Inspection: Waterway Service Proposal

Inspection Date: 2/6/2019

Prepared for:

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

Prepared by:

Katie Cabanillas, Sales Manager
Aquatic Systems, Inc. Jacksonville Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302

Site: 1



Comments: Requires attention
Torpedograss, Alligatorweed along edge of pond 1-4 ft. out. Barriers in place on large weir box.

Site: 2



Comments: Requires attention
Primrose willow growing up along edge of pond and Torpedograss 1-3 ft. along edge. Water visibility low, trace amounts of filamentous algae.

Site: 3



Comments: Requires attention
Heavy growth of Torpedoglass, Pennywort, and Alligatorweed around entire perimeter of pond.

Site: 4



Comments: Requires attention
Intermittent patches of Torpedoglass, Pennywort, Alligatorweed, Cattail, and Primrose Willow around shoreline.

Site: 5



Comments: Requires attention
Torpedograss & Pennywort 1-3 ft. out along shoreline.

Site: 6



Comments: Requires attention
Torpedograss & Pennywort 1-3 ft. out along shoreline.

Site: 7

**Comments:** Requires attention

Torpedograss & Pennywort 1-3 ft. out along shoreline. Minor patches of filamentous algae.

Site: 8

**Comments:** Normal growth observed

Lesser amounts of shoreline grasses along edge- minor amounts of damaged Alligatorweed and filamentous algae in ends of pond.

Site: 9



Comments: Normal growth observed
Trace amounts of Alligatorweed and Primrose willow along edge of pond.

Site: 10



Comments: Requires attention
Heavy Alligatorweed and Torpedograss 1-4 ft. out along perimeter.

Site: 11



Comments: Normal growth observed
Minor filamentous algae along edge of pond and patches of Primrose Willow growing out from shoreline.

Site: 12



Comments: Requires attention
Torpedograss, Alligatorweed, and filamentous algae along edge of pond 1-4 ft. out from shoreline.

Site: 13



Comments: Site looks good
Trace amounts of Alligatorweed and Torpedograss in ends and corners of pond.

Site: 14



Comments: Requires attention
Torpedograss, Pennywort, and Alligatorweed growing out 1-3 ft. from edge of pond.

Site: 15



Comments: Normal growth observed
Minor isolated patches of Torpedograss.

Site: 16



Comments: Requires attention
Moderate amounts of filamentous algae in ends of ponds and along edge, growing in around damaged Alligatorweed.

Site: 17



Comments: Normal growth observed
Lesser amounts of Torpedograss and Alligatorweed in isolated patches along edge.

Site: 18



Comments: Normal growth observed
Minor patches of Alligatorweed along perimeter, appear to be damaged by herbicide.

Site: 19



Comments: Requires attention

Heavy growth of Torpedograss along the perimeter of the pond, 1-4 ft. out. Filamentous growing in and around the grasses.

Site: 20



Comments: Normal growth observed

Minor amounts of Alligatorweed along perimeter.

Site: 21

**Comments:** Site looks good

Trace amounts of Torpedoglass along edge of pond.

Management Summary

The main concern for the ponds at Murabella/Turnbull Creek CDD is the control of nuisance grasses along the shoreline. Many ponds have native shoreline growth like Pennywort and Cattail, but the majority of the growth is non-native invasive vegetation, namely Torpedoglass and Alligatorweed, which will continue to spread without treatment.

Certain types of littoral growth are recommended in the future if the goal of the CDD is to maintain the shoreline integrity. Native species like Duck potato, Pickerelweed, and Arrowhead are attractive plants that can be installed on the littoral shelves and will protect the bank from wave erosion. They can also act as a catch area for fertilizer and other nutrients from surrounding lawns. These plantings can come with additional maintenance, however, to keep the noxious invasive grasses out of the desirable native plants.

Trace amounts of submersed aquatic vegetation was noted in the ponds- barriers should be reinstalled on the weir on pond 21 to bring the ponds up to code for Grass Carp stocking. Pond 1's barriers are still in good condition. Minor surface algae was seen in select ponds. Shoreline grasses often act as a substrate for algae to grow upon and can aggravate algae problems.

Recommendations/Action Items

Aquatic Systems, Inc. (ASI) recommends implementing an integrated treatment plan including the use of herbicides and Triploid Grass Carp in order to control aquatic weeds, shoreline grasses, and algae at Murabella/ Turnbull Creek CDD. Our proposal includes these services as well as unlimited 48 hour or less call back service, professional consultation, and periodic inspections by management to ensure our services are of the highest quality. In addition to our regular services, our team is capable of performing nutrient abatement, water clarification, a wide range of water quality testing, bathymetric mapping, & shoreline plantings. Our associated fountain company, Vertex, provides aeration and fountain services.

We appreciate the opportunity to bid on this property. Please do not hesitate to contact us should you have any questions or concerns regarding our proposal or any of our additional services. We look forward to hearing from you soon.

Kindest regards,

Katie E. Cabanillas
Sales Manager/Biologist

Our Commitment to Responsible Lake Management

Aquatic Systems has been effectively managing Florida lakes, ponds, wetlands and uplands using targeted treatments based on scientific research for over 40 years. Headquartered in Pompano Beach and operating throughout the state of Florida, we are committed to the restoration and maintenance of naturally occurring freshwater lakes and ponds, man-made storm water/pollution retention ponds, wetlands and preserves.

Our Commitment to You

We believe that forming long-lasting partnerships with our customers is key to attaining beautiful, healthy waterways for all to enjoy.

You can expect us to:

- Respond to all calls within 48 hours, our average is 97% response in under a day
- Deliver detailed reports after every visit
- Be available for board or community meetings to give presentations or just answer questions
- Propose and promote methods that are better for the environment and more cost effective over time

Environmental Mission

We hire degreed biologists with the knowledge and experience to continuously assess and make recommendations based upon the conditions present each time they enter your property for service.

In addition to the tests we run for customers, our team of scientists engage in ongoing research to improve our lake management technology. Our goal is to find environmentally sound solutions that overcome this growing problem in the challenging Florida environment.

We use the observations of our service teams and the research from our labs to find and promote earth-friendly products and methods to treat both common and challenging water problems.

Your Personal Lake & Wetland Management Team



Gary Ribbink
General Manager

A.A. in Engineering,
Seminole State
College of Florida.
35 years' experience.



David Cottrell
District Manager

B.S. in Botany and Plant
Biology, University of
Florida.
20 years' experience.



Sam Sardes
Weed Science
Director, Certified
Lake Professional

M.S. in Agronomy,
University of Florida.
Five years experience.



Katie Cabanillas
Sales Manager

B.S. in Environmental
Science and Biology,
Berry College.
Four years'
experience.



Derek Byrnes
Service Manager &
Regional Biologist

B.A. in Biology,
University of Northern
Iowa.
Four years' experience.

Your Local Area Satisfied ASI Customers

11 field offices throughout the state to service our customers



Durbin

Community Development District

Durbin CDD

Town Center at Palm Coast CDD

Fleming Island Plantation CDD



Ponte Vedra

Home Owners Association

Ponte Vedra Lakes Master

Seaside at the Crossroads

Samara Lakes



Sawgrass Country Club

Golf Course

Plantation at Ponte Vedra

Ponte Vedra Inn & Club

Sawgrass Country Club



St. Augustine

Government

City of St Augustine

City of Jacksonville

Aquatic Management Programs

Working in Florida Waterways Since 1977

Our beautiful Florida environments! We work and live in them every day! Aquatic Systems restores and maintains ponds, lakes, wetlands and preserves. Our exceptional results stem from using balanced and ecologically-compatible technologies.



Algae and Aquatic Weed Control

- Treatments targeted to the specific algae or plant in each water body
- Ongoing research to determine the underlying causes of overgrowth
- Scheduled treatments with management reporting
- Degreed, state certified and licensed aquatic technicians



Wetland and Upland Mitigation Services

- Design, creation and restoration of natural areas
- Exotic plant control and removal
- Mitigation management and government reporting
- Compliance violation correction services
- State certified and licensed natural areas field technicians



Midge Fly and Mosquito Control

- Treatment for year-round control of nuisance organisms: swarming midge flies, mosquito larvae, leeches and more
- State licensed and insured in public health pest control



Aquatic Lab and Field Testing and Research

- Experienced field biologists for field testing
- In-house labs for water quality testing and algae identification
- Aquatic weed science research lab to find better treatments
- Bathymetric mapping
- Easy to understand reports
- Staff biologist available for your questions



Vertex Lake Aeration and Floating Fountains

- Sales, installation, service and repair by well-trained technicians of:
 - Bottom diffused aeration systems to improve overall water quality
 - Custom design/build of floating fountains up to 60 horsepower with spectacular display heights from 10' to 100'



Fisheries Management

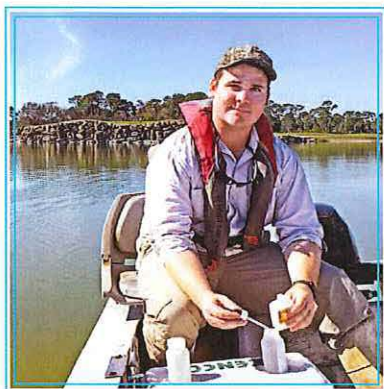
- Triploid grass carp to help control aquatic weeds
- Redear and bluegill help control midge flies
- Sport fish including largemouth bass, catfish and bluegill

Assessment Services

Lake Water Quality Testing and Research Services

Aquatic Systems has a fully staffed, in-house laboratory to provide complete water testing services to our clients. Laboratory data have many uses; including determining suitability of water for recreation or for irrigation. All water chemistry and bacteria test reports include full explanations and an aquatic biologist is available at our laboratory to answer all your questions.

The team, shown below, consists of the top professionals in lake science and experienced regional biologists who receive ongoing training to perform all tests to the highest standards.



FIELD ASSESSMENT SAMPLING

From identifying potential source points for excessive nutrients to oxygen and temperature levels; your assessments are performed by our highly trained field biologists.



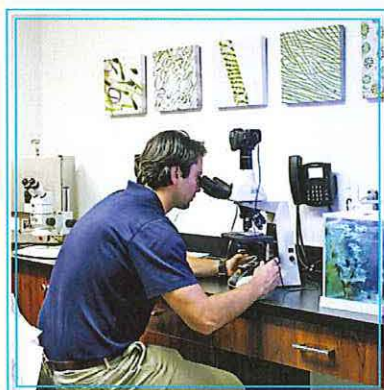
BATHYMETRIC LAKE MAPPING

How deep is your lake? How thick is the vegetation? A 3-D map of the lake will help us treat the water more efficiently and/or specify the most effective aeration system.



WATER QUALITY LAB

Water is more than H₂O. It is comprised of a multitude of nutrients and particulates. Our lab scientists can perform over 30 specialized tests to determine your water's true chemistry.



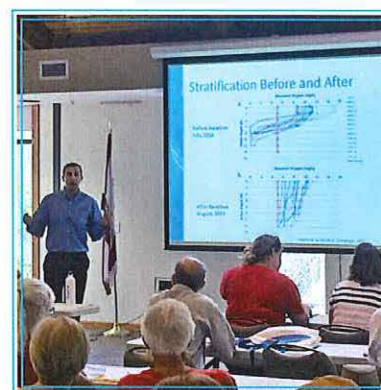
ALGAE IDENTIFICATION LAB

To treat the algae, it's important to know what type of algae you are having problems with. We can identify both the type of algae and whether or not it is toxic.



AQUATIC PLANT AND ALGAE LAB

Our in-house research lab studies difficult to control invasive species to find the most effective rate and types of treatments that minimize potential harm to the environment.



CONSULTING SERVICES

Our experts are available for water resource management presentations, or to just answer questions at your meetings. Continuing Education Units (CEUs) are also available.



ESTATE MANAGEMENT SERVICES, Inc.

305 Indigo Drive, Brunswick, GA 31525

888-307-6637 Toll Free

(912) 466-9800 Main Office

(912) 261-8882 Fax

www.A2Zponds.com

February 12, 2019

MuraBella Ponds
Lourens Erasmus
101 W. Positano Avenue
Saint Augustine, FL 32092
Ph: 904-940-1157
Cell: 904-536-6217
Email: LErasmus@vestapropertyservices.com

Re: Pond Management

Dear Lourens Erasmus,

Thank you for the opportunity to meet with you and provide you with a services proposal. I have attached the pond management proposal and a copy of your Semaps. The pond management proposal only includes the services specified. You mentioned the need for Triploid Carp stocking, fountain maintenance, as well as aquatic plantings. We can tailor these services with our pond proposal, however it works out for your needs. I will provide basic costs for these services and then you can help us formulate a proposal that integrates in with our pond management proposal.

Triploid Grass Carp are used as integrated pest management that serves as a good complement to our herbicide services. Generally, carp are stocked at a rate of 15-20 per acre and then restock every other year at a rate of 3-4 per acre. Our cost for carp are \$9.56 for the 8-10" size carp. We have a delivery fee of \$75.00. We can stock these carp at whatever rates you specify as a stand alone sale or it can be incorporated into your monthly pond management cost.

Fountain maintenance is best performed on an as needed basis for repairs. We can perform annual removal and cleaning service for \$254.80 per fountain. Our labor rate of fountain repairs is \$124.69 per hour plus parts costs. Upon receiving a service request on fountains, we provide a repair cost proposal prior to performing any work. This service would be difficult to incorporate into our monthly cost because it tends to be unpredictable. Once we have managed these fountains for awhile, we will be better suited to answer your questions about replacement?

Aquatic plantings in your area, generally consist of a blend of the following plant types.

- Spartina baceri
- Spartina patens
- Blue Flag Iris
- Pickerel
- Sagittaria Lancifolia

March through June, we use bareroot plants for our projects. Bareroot tends to be less expensive than plugs or pots. Mid June through Mid November, we use plugs or pots only. Late season plantings generally need established root systems (plugs/pots) in order to transition through the season. The following are rough prices. These prices do improve with quantity orders.

- Bareroot \$1.50 - \$1.85 each installed
- Plugs \$2.25 - \$2.75 each installed
- Pots \$3.50 - \$5.25 each installed

We can incorporate a set number of planting each year into your pond management monthly cost. We will need your direction on quantities and expectations in order to determine monthly costs.

I hope this helps and again thank you for the opportunity.

If you have any questions, please feel free to call me at 863-632-2959.

Sincerely,

Joey Louks
Estate Management Services, Inc.



ESTATE MANAGEMENT SERVICES, Inc.

305 Indigo Drive, Brunswick, GA 31525

888-307-6637 Toll Free

(912) 466-9800 Main Office

(912) 261-8882 Fax

Pond Management Proposal

To: MuraBella

Date: 02/12/2019

Lourens Erasmus

101 W. Positano Avenue

Saint Augustine, FL 32092

Ph: 904-940-1157

Cell: 904-536-6217

Email: LErasmus@vestapropertyservices.com

From: Joey Louks

Estate Management Services is a *Land and Pond Management* service based in Brunswick, Georgia with branch offices in Jacksonville, FL, Orlando, FL, Scottsboro, AL, Bluffton, SC, Myrtle Beach, SC, Charleston, SC, Wilmington, NC, Springfield, Missouri and Branson, Missouri. Estate Management Services has a commercial contractors' license in aquatics for the states of Georgia, Florida, Alabama, South Carolina, North Carolina, Tennessee, Mississippi, and Missouri. Estate Management Services is insured for five million dollars. All of the equipment necessary for pond management is provided by Estate Management Services.

On 12/11/2019, the pond(s) located at **MuraBella** were surveyed and these were my findings. There is a total of 21 pond(s), which equals approximately 59.89 acres. This area is limited flow, which is connected by a canal or a culvert system.

Our pond management contract also includes the following maintenance.

- Algae Control
- Underwater and Floating Vegetation Control
- Shoreline Weed Control

- Trash and debris removal on each visit.
- Annual baseline water chemistry testing with written recommendation for solutions for improvements if needed.
- A written annual culvert or outfall inspection report. This inspection is limited to the exposed portions of the culvert or outfall structure. We will also inspect surrounding rip rap areas for erosion issues. We will suggest solutions or improvements if needed.
- Due to the NPDES Stormwater regulations, we will provide a bathymetry survey on up to two of your pond(s) yearly. This bathymetry survey will provide detailed maps of your pond(s) and provide critical information pertaining to sediment accumulation.
- We will also electronically store all treatment records per NPDES pesticide discharge permit requirements for a period of five years.
- Each current pond contract will also have access to our annual Triploid Carp sale. Generally, the sale provides a 25-35% savings off of our standard cost.
- Each pond management contract will have annual oversight and review by one of our Certified Master Pond and Stormwater managers (CMPS).
- Upon your request, we can also make suggestions for fisheries improvements, sediment dredge solutions, and aeration needs.

Our service schedule will be 21 scheduled visits per year (1 visit in December, January, and February and 2 visits in the remaining months). Additional visits are no charge if deemed needed. A field activity report will be provided to let you know what was accomplished each visit. You will also have access to our quarterly email newsletter that discusses current issues, updates, and system improvements.

The objective for the pond(s) at **Mura Bella** is to improve on the overall aesthetics and function of your pond system. The investment for your pond management program will be: \$32,222.28 annual that will be broken down in to 12 equal monthly payments of **\$2,685.19** per month. **Upon approval of proposal, a formal contract will follow for signature.**

Initial: _____

Print Name

Signature

Email

02-12-19 _____
Date

Phone #

FUTURE HORIZONS, INC.

1-800-682-1187

info@futurehorizonsinc.com

www.futurehorizonsinc.com



Future Horizons, Inc. is a full service aquatic management firm devoted to providing service for lakes, ponds, drainage canals, and other types of waterways in Florida since 1976.

Water features such as retention ponds, lakes, and waterways, on your site, play both a functional and aesthetic part of the overall appearance and enjoyment of the landscape. If left unchecked, your water features can change from a sparkling asset to a troublesome eyesore over time.

We provide our customer with a variety of services including:

- Invasive and exotic aquatic vegetation control in lakes, ponds, reservoirs, and canals
- Invasive and exotic upland vegetation control
- Lake and pond fountain and aeration installation and service
- Factory certified sales service center for Kasco Marine and Otterbine Barebo fountain and aeration systems
- Native fish stocking
- Triploid grass carp stocking
- Assistance with permitting for state waters herbicide treatment applications and grass carp
- Mechanical aquatic vegetation removal and disposal
- Water control structure maintenance and repair
- Grass carp barrier construction and maintenance
- Retail sales of variety of personal pond maintenance chemicals and equipment
- Water quality testing and analysis

We would be happy to do a free site evaluation and answer any questions you may have regarding your waterway. You may contact our office at 800-682-1187 or the e-mail address shown above. We look forward to servicing your aquatic needs.

Proposal

Page No. of Pages

FUTURE HORIZONS, INC.
"Tomorrow's Products & Services Today"
P.O. Box 1115
HASTINGS, FL 32145
Phone: 1-800-682-1187

PROPOSAL SUBMITTED TO Amenity Vesta		PHONE 904-536-6217	DATE 02/05/2019
STREET 101 W. Positano Avenue		JOB NAME Aquatic Weed Control	
CITY, STATE and ZIP CODE St. Augustine, FL 32092		JOB LOCATION Murabella - Turnbull Creek CDD	
ARCHITECT Lourens Erasmus	DATE OF PLANS February, 2019	JOB PHONE lerasmus@vestapropertyservices.com	

We Propose hereby to furnish material and labor complete in accordance with specifications below, for the sum of:

Fourteen Thousand One Hundred Dollars and No/100----- dollars (\$ 14,100.00).

Payment to be made as follows:

Monthly payments of \$1,175.00; invoiced at the end of each month and payable within thirty days

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon delays, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

The 1st month of this contract will be \$2,300.00 to absorb the cost of bringing shoreline vegetation under control.

FUTURE HORIZONS, INC. will continue to maintain a monthly Aquatic Plant management program in 21 ponds (approximately 38.25 surface acres) located within Murabella (Turnbull Creek CDD) located in St. Augustine, Florida.

FUTURE HORIZONS, INC. will provide all labor, equipment, herbicides and technology to control Algae, Torpedo Grass, Baccopa, Alligatorweed, and Pennywort in the designated areas.

FUTURE HORIZONS, INC. will inspect and/or apply the herbicides once each month October through April and twice each month May through September to control and prevent the vegetation from reestablishing in the designated areas.

FUTURE HORIZONS, INC. will provide monthly reports to the board of the maintenance performed.

FUTURE HORIZONS, INC. will pick up trash around shoreline when treating and/or inspecting areas.

FUTURE HORIZONS, INC. will use only State approved herbicides, application techniques, and certified applicators in treating the designated areas.

FUTURE HORIZONS, INC. will furnish proof of one million dollars liability and vehicle insurance and workers compensation upon request.

FUTURE HORIZONS, INC. reserves the right to stop the aquatic management program should customer fail to pay each invoice within sixty (60) days. Once delinquent invoices are paid in full, there will be an additional start up fee of ten percent of the remaining contract balance. This start up fee will be paid before additional treatments are made by the Contractor. This start up fee is necessary because of regrowth of aquatic vegetation.

This contract maybe canceled by either party with a sixty day written notice. Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Upon acceptance, please sign and return this Proposal and retain a copy for your files. 1.5 % interest will be added to payments for every thirty days past the due date.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance:

Signature

FUTURE HORIZONS, INC.
 "Tomorrow's Products & Services Today"
 P.O. Box 1115
 HASTINGS, FL 32145
 Phone: 1-800-682-1187

PROPOSAL SUBMITTED TO: Amenity Vesta		PHONE: 904-536-6217	DATE: 02/05/2019
STREET: 101 W. Positano Avenue		JOB NAME: Aquatic Weed Control	
CITY, STATE and ZIP CODE: St. Augustine, FL 32092		JOB LOCATION: Murabella - Turnbull Creek CDD	
ARCHITECT: Lourens Erasmus	DATE OF PLANS: February, 2019	JOB PHONE: lerasmus@vestapropertyservices.com	

We Propose hereby to furnish material and labor complete in accordance with specifications below, for the sum of:

Eleven Thousand Five Hundred Eighty Dollars and No/100----- dollars (\$) **11,580.00**).

Payment to be made as follows:

Monthly payments of \$965.00; invoiced at the end of each month and payable within thirty days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon alibias, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature: Carol Moore

Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

FUTURE HORIZONS, INC. will continue to maintain a monthly Aquatic Plant management program in 21 ponds (approximately 38.25 surface acres) located within Murabella (Turnbull Creek CDD) located in St. Augustine, Florida.

FUTURE HORIZONS, INC. will provide all labor, equipment, herbicides and technology to control Algae and Baccopa in the designated areas. Shoreline vegetation will be allowed to grow 10 ft. from shoreline for large ponds and 5 ft. from shoreline for small ponds. If this contract will need to be amended at a later date to include shoreline treatments (if desired), there will be a cleanup fee and new contract associated with the extra fees.

FUTURE HORIZONS, INC. will inspect and/or apply the herbicides once each month October through April and twice each month May through September to control and prevent the vegetation from reestablishing in the designated areas.

FUTURE HORIZONS, INC. will provide monthly reports to the board of the maintenance performed.

FUTURE HORIZONS, INC. will pick up trash around shoreline when treating and/or inspecting areas.

FUTURE HORIZONS, INC. will use only State approved herbicides, application techniques, and certified applicators in treating the designated areas.

FUTURE HORIZONS, INC. will furnish proof of one million dollars liability and vehicle insurance and workers compensation upon request.

FUTURE HORIZONS, INC. reserves the right to stop the aquatic management program should customer fail to pay each invoice within sixty (60) days. Once delinquent invoices are paid in full, there will be an additional start up fee of ten percent of the remaining contract balance. This start up fee will be paid before additional treatments are made by the Contractor. This start up fee is necessary because of regrowth of aquatic vegetation.

This contract maybe canceled by either party with a sixty day written notice. Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Upon acceptance, please sign and return this Proposal and retain a copy for your files. 1.5 % interest will be added to payments for every thirty days past the due date.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance: _____

Signature: _____

SEVENTH ORDER OF BUSINESS

***TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT***

**REQUEST FOR PROPOSALS
FOR
AMENITY CENTER MANAGEMENT**

March __, 2019

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1. *General Information for Proposers*
2. *General Description of District Facilities to be Managed; Desired Organizational Chart*
3. *Scope of Management Services Needed*
 - Facility Manager
 - Facility Attendants
 - Program Director
 - Lifeguard Services
 - Facility Monitor Services
 - Field Operation Management Services
 - Pool Maintenance Services
 - Janitorial Services
 - Common Grounds and Facility Maintenance Technician
4. *Proposal Forms*
 - A. Affidavit of Acknowledgments
 - B. Sworn Statement Regarding Public Entity Crimes
 - C. General Proposer Information
 - D. Personnel
 - E. Experience
 - F. Pricing
5. *Form of Agreement*

1. GENERAL INFORMATION FOR PROPOSERS

Notice is hereby given that the Turnbull Creek Community Development District (the "District") will accept proposals from qualified firms interested in providing amenity management services for the District's facilities. These services are considered contractual services under Florida law and are not required to be competitively bid. Instead, the District intends to select the proposal that is in the best interests of the District. In order to submit a proposal, each Proposer must be authorized to do business in Florida, hold all required state and federal licenses in good standing, and otherwise meet any applicable requirements set forth by the District.

All proposals should include the following information, among other things described herein:

- A. Completed and executed proposal forms as set forth herein.
- B. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person(s). Proposer shall demonstrate its level of experience and expertise in substantially similar operations.
- C. A narrative description of the Proposer's approach to providing the services for each of the tasks as described in the scope of services provided herein.
- D. Complete pricing showing the total cost of providing the services, broken down as set forth on the following price proposal form. For any subcontractor being proposed, the total amount proposed to be paid by the District for these services shall be segregated between the actual funds being paid to the subcontractor and the mark up being charged by Proposer.
- E. A written statement how the Contractor proposes revenues from lessons and special events to be distributed.

Firms desiring to provide a proposal should submit one (1) original and one (1) electronic copy of the required proposal no later than _____ at _____m. (EST), to the offices of Hopping Green & Sams P.A., 119 S. Monroe Street, Suite 300, Tallahassee, Florida 32301, Attention: Jennifer Kilinski, e-mail jenk@hgslaw.com. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the District. The District may choose not evaluate any proposal not completed as specified or missing the required documents. By submitting a proposal, Proposers acknowledge this is an informal solicitation of proposals for contractual services and there is no right to protest this proposal package or the Board's selection of the ultimate proposal.

Any firm submitting a proposal is strongly encouraged to attend the meeting of the District's Board of Supervisors to be held on _____ at 6:00 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. The Board of

Supervisors will be evaluating the proposals at this meeting and each Proposer will be allocated time to describe their company and proposal(s) and to answer questions.

If the Proposer desires to propose an alternate approach to operating and maintaining the District's Facilities based on Proposer's specialized knowledge and experience in this area, the Proposer is strongly encouraged to submit both a proposal responsive to the structure outlined herein and a separate, alternative proposal.

Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. The District's Board of Supervisors shall review and evaluate the proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the District. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

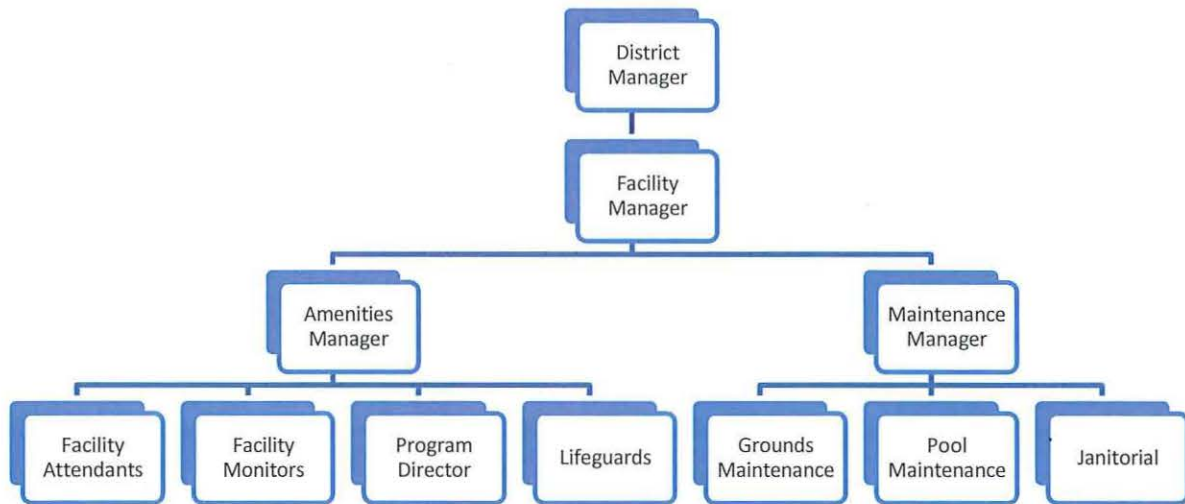
Any and all questions relative to this project shall be directed in writing by e-mail only to Jennifer Kilinski at jenk@hgslaw.com, with an e-mail copy to Lydia Fiore at lydiaf@hgslaw.com.

Turnbull Creek Community Development District
Hopping Green & Sams P.A., District Counsel

2. GENERAL DESCRIPTION OF DISTRICT FACILITIES TO BE MANAGED

The Turnbull Creek Community Development District consists of approximately 498.79 acres of land located entirely within St. Johns County, Florida. The District owns, operates and maintains various common areas, parking lots, storm water management ponds and structures, playground, amenity center, swimming pool, water slide, sport courts (i.e. basketball, etc) multi-purpose fields, fitness center, hardscaping, entry features, and onsite and offsite landscaping and irrigation systems. The maintenance and management contracts currently in effect are public records and can be obtained by contacting: Ernesto Torres at Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092; telephone (904) 940-5850, etorres@gmsnf.com. Proposers should familiarize themselves with the District's lands and facilities prior to submitting a proposal.

DRAFT ORGANIZATIONAL CHART



3. SCOPE OF MANAGEMENT SERVICES NEEDED

I. Management

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

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

II. Staffing

Overview:

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

The Facility Manager shall submit recommended hours of operation (both staff-attended hours of operation and unattended operating hours) for the recreation facilities. Variable lifeguard staffing schedules that entail reduced operating and staffing hours during off-peak times, days, and seasons shall be recommended, with special attention paid to the operation of the water slide.

Personnel:

- a) A **Facility Manager** shall be employed as a 40 hour per week, full-time position to oversee the amenity center on a year-round basis. The Facility Manager shall have the responsibilities of overseeing all recreation complex staff and will provide a variety of programs and activities. In addition, the Facility Manager shall communicate with residents regularly via e-blasts, website and signage in order to enhance the residents' awareness of upcoming events and activities, as well as their understanding of key facility policies and procedures.

- b) **Facility Attendants** shall be employed to assist in the day-to-day operation of the facility. In addition to the Facility Manager, attendants historically have worked the following hours:
- Pre-Season (approximately March 1st – June 4th): Sixteen (16) hours weekly
 - High-Season (approximately June 5th – August 16th): Thirty-six (36) hours weekly
 - Post-Season (approximately August 17th – February 28th): Fourteen (14) hours weekly
- * Proposer shall include its anticipated staffing levels and pricing associated therewith.
- ** Dates subject to change any fiscal year
- c) A **Program Director** shall oversee a variety of recreation programs and special events. Oversight includes design, promotion and execution of such activities and is based on the level of interest and participation within the community. Historically, approximately thirty (30) hours monthly have been dedicated to providing this service. Proposer should include proposed staffing level and cost.
- d) The seasonal **Lifeguard Staff** shall perform typical lifeguard duties, such as checking in and surveillance/monitoring of patrons, responding to first aid situations, clean up, and enforcing pool policies and procedures. Lifeguards shall also test and record pool chemicals daily.
- e) A seasonal **Facility Monitor** shall assist in greeting residents, enforcing District policies and providing an additional staff presence.
- f) Contractor shall provide the services of an onsite **Field Operations Manager**. The individual shall be responsible for the performance of the District's maintenance responsibilities, including the management and oversight of other onsite contractors or maintenance staff engaged by the District.
- g) Contractor shall provide necessary swimming **Pool Maintenance Services** for the benefit of the District and its users.
- h) Contractor shall provide **Janitorial Services** in order to maintain the cleanliness of all indoor areas.
- i) Contractor shall provide the services of a **Common Grounds and Facility Maintenance Technician**.

III. Activities Programming

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

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

IV. Other: Certification and Training:

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

V. Detailed Scope of Services

A) Facility Manager

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

B) Lifeguard Services

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

- a) Monitor patrons in the pool area (As defined in the Policies Regarding District Amenity Facilities).
- b) Respond to first aid and emergency situations in the pool area.

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

Work Schedule:

Contractor is expected to provide a minimum of two (2) lifeguards Monday-Thursday and three (3) guards Friday-Sunday when the water slide is in operation as further set forth by the schedule below. Contractor shall ensure sufficient staffing to enable the pool and slide tower to open in accordance with the District's policies. Below is the current District schedule – if an alternative schedule is proposed, please provide and explain.

<i>Season</i>	<i>Start/ Finish</i>	<i>Operating Schedule</i>
<i>Spring Break</i>		Mon: 1:00-6:00 Tue- Sun: 11:00-6:00
<i>Pre-Season</i>		Sat: 11:00-6:00 Sun: 11:00-6:00
<i>High Season</i>		Mon: 1:00-6:00 Tue-Sun 11:00-6:00
<i>Post Season</i>		Sat: 11:00-6:00 Sun: 11:00-6:00

C) Facility Monitor

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

Below is the anticipated work schedule based on historical information – if proposer proposes an alternative schedule, please provide and explain why.

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

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

D) Field Operations Manager

- a) Provide day-to-day oversight of all District common grounds and assets.
- b) Advise the District of any necessary repairs, extraordinary cleaning, or replacement of assets.
- c) Create a detailed scope of work for projects requiring additional contractors. Work with and present to the Board when appropriate. Secure cost estimates and initiate work.
- d) Administer contract execution/compliance by all District maintenance contractors such as the landscape service provider, lake maintenance provider, etc.
- e) Implement all policies and procedures established by the District as they relate to the day-to-day maintenance and upkeep of the District. The individual shall have a thorough knowledge of the community and provide a timely, personal response regarding problems or request for service and handle them as expeditiously as possible.
- f) Remain aware of potential safety or security hazards within District property, communicate with the appropriate district personnel regarding possible corrective action to resolve a safety or security matter, and implement such action when necessary, for the safety and security of the district.
- g) Maintain full knowledge/awareness of all aspects of residential community maintenance to include landscaping, lake and wetland maintenance, carpentry, electrical, plumbing, painting, and management and/or monitoring of recreational facilities.
- h) Assist in negotiating, purchasing and bidding of contracted services.
- i) Assess property damage, neglect and/or depreciation and estimate costs associated with repair and/or replacement.
- j) Maintain an operations and maintenance manual complete with current drawings.
- k) Assist District management in monitoring annual maintenance budget.
- l) Provide financial oversight and make recommendations accordingly.
- m) Train/supervise site staff and maintenance team, if applicable; be responsible for all work performed by staff.

- n) Oversee common area landscape maintenance provider's performance through weekly meetings and weekly "drive-through" of District, and generate "to-do" lists to assist in documenting and monitoring problem-resolution. Work with provider's management team to ensure compliance with contractual requirements, as well as to make necessary corrections to performance deficiencies. Work with landscape architect as needed.
- o) Oversee performance of pond maintenance provider and storm water management system service provider. Also, ensure that debris does not collect and/or is removed from outfall structures in order to prevent flooding problems.
- p) Implement District-approved capital projects and makes recommendations for future needs. Contractor shall obtain a minimum three (3) bids (when possible) on any recommended capital improvements. Contractor understands that any recommended capital improvement is subject to approval by the Board.
- q) Advise the District of any necessary repairs, extraordinary cleaning, or replacement items that may be required due to "normal wear-and-tear," "acts of God," or vandalism, and secure cost estimates for the same. (Such work that is outside the normal, day-to-day maintenance scope of work shall be billed separately, upon arrival of the District, either by Contractor or other outside service contractors.)
- r) Maintain inventory control of maintenance items, including preparation of preventative maintenance programs.

Work Schedule:

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

E) Pool Maintenance

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

- l) Maintain proper chemical logs and water quality monitoring and records and provide communication to the Board and District Manager in the event of closures due to health concerns.

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

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

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

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

Work Schedule:

Maintenance shall be performed three (3) days per week March-August and two (2) days per week September-February. Pool chemical levels shall be checked daily. However, if an alternative program is proposed, please provide and explain why.

F) Janitorial Services

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

Anticipated Frequency of Cleanings (if an alternative is proposed, please provide and explain why):

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

G) Common Grounds and Facility Maintenance

- Perform *general grounds keeping maintenance* within the District's common areas including, but not limited to:
 - Lake embankments
 - Mail kiosk areas
 - Community entrance areas
 - Debris and trash removal
 - Preserves
 - Passive parks
 - Pergolas
 - Right-of-ways
- Perform *general Amenity Center maintenance* duties including:
 - Pick up debris in and around the facility including all walkways, fields, courts and perimeter of the amenity center
 - Inspect gym equipment and repair as able
 - Monitor condition of all doors and gates and resolve problems as able
 - Spot treatment of carpeted areas
 - Control cobwebs and prevent other debris from accumulating on exterior walls and light fixtures
 - Replace interior and exterior lights
 - Replace AC filters as needed
 - Inspect and clean playground features periodically
 - Clean and maintain all features associated with the athletic fields and sport courts including; nets, fencing, windscreens, playing surface etc.
- Clean Dog Waste Stations and trash cans throughout the District
- Tasks as assigned by the Field Operations Manager

What is Not Included in the RFP? If the proposer requires clarification about what is or is not included in the RFP, it shall seek guidance from the District in advance of submitting a proposal.

1. District Management and Accounting Services
2. Performance of Primary Landscape Maintenance Services
3. Performance of Primary Aquatic Maintenance Services
4. Performance of Primary Preventative Maintenance of Fitness Equipment
5. Engineering Services
6. Legal Services
7. Auditing Services

4. PROPOSAL FORMS

4.A.
AFFIDAVIT OF ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Affidavit of Acknowledgments on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Turnbull Creek Community Development District proposal for amenity center management. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information one hundred and twenty (120) days from the opening of the proposals.

5. The Proposer acknowledges the receipt of the complete Request for Proposals as provided by the District and as described in the Table of Contents, as well as the receipt of the following Addendum Numbers:
_____.

6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Turnbull Creek Community Development District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this _____ day of _____, 2019.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

4.B.

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

***THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY
PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.***

1. This sworn statement is submitted to Turnbull Creek Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is _____

4. Proposer's Federal Employer Identification Number (FEIN) is _____

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), *Florida Statutes*, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or,
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders,

employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Paragraph 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of _____, 2019.

Proposer: _____

By: _____

Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

4.C.
GENERAL PROPOSER INFORMATION

- *Proposer General Information:*

Proposer Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

Proposer's Corporate Form: _____
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? _____ Date _____

Is the Proposer in good standing with that State? Yes ____ No ____

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ____ No ____

If no, please explain _____

- *What are the Proposer's current insurance limits?*

General Liability	\$ _____
Automobile Liability	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

4.D.
PERSONNEL

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any Supervisory Personnel listed.*
- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Security Measures - Please describe any background checks, drug tests or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

- *Confirm Compliance with the Youth Guidelines attached hereto and provide any clarification or additional screening or training you do regarding the same.*

OFFICERS

PROPOSER: _____

DATE: _____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

**SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK
NOTE: ATTACH RESUMES OF INDIVIDUALS LISTED BELOW**

PROPOSER: _____

DATE: _____

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE

4.E.
EXPERIENCE

- *Has the Proposer performed work for a community development district or master planned residential community in excess of 400 acres previously? Yes ___ No ___
If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

- *List the Proposer's total annual dollar value of amenity center management and grounds maintenance management completed for each of the last five (5) years starting with the latest year and ending with the most current year:*

2015 = _____

2016 = _____

2017 = _____

2018 = _____

2019 = _____

- *Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. Attach additional sheets if necessary.*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Scope of Services for Project: _____

List of subcontractors used: _____

Is this a current contract? Yes ____ No ____

Duration of contract: _____

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any amenity center management and/or grounds maintenance management contract within the past 3 years? Yes _____ No _____ For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Served: _____

Reason for Termination: _____

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ____ No ____*

If yes, please describe each violation, fine, and resolution _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ____ No ____

If yes, please describe each incident _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts? Yes ____ No ____ If yes, please provide:*

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

4.F.
PRICING

Proposed Fee for Management and Staffing

This must include all proposed costs of:

- Facility Manager
- Maintenance Manager and Staff
- Amenities Manager
- Program Director
- Facility Attendants and Facility Monitors

Hourly Rate paid by District to Contractor for
Facility Attendants

\$ _____

Hourly Rate actually paid Facility Attendants

\$ _____

Hourly Rate paid by District to Contractor for
Facility Monitors

\$ _____

Hourly Rate actually paid Facility Monitors

\$ _____

\$ _____

Proposed Annual Fee for Janitorial Services

\$ _____

If a subcontractor is proposed, please indicate:

- Amount to be Paid to Subcontractor
- Mark up retained by Proposer

\$ _____

\$ _____

Proposed Annual Fee for Pool Maintenance Services

\$ _____

If a subcontractor is proposed, please indicate:

- Amount to be Paid to Subcontractor
- Mark up retained by Proposer

\$ _____

\$ _____

Proposed Not-to-Exceed Annual Fee for Lifeguards

\$ _____

Hourly Rate paid by District to Contractor

\$ _____

Hourly Rate actually paid to lifeguards

\$ _____

If a subcontractor is proposed, please indicate:

- Hourly rate to be Paid to Subcontractor
- Mark up retained by Proposer

\$ _____

\$ _____

NOTE: IF THE PROPOSER DESIRES TO PROPOSE AN ALTERNATE APPROACH TO OPERATING AND MAINTAINING THE DISTRICT'S FACILITIES, THE PROPOSER IS STRONGLY ENCOURAGED TO SUBMIT BOTH A PROPOSAL RESPONSIVE TO THE STRUCTURE OUTLINED HEREIN AND A SEPARATE, ALTERNATIVE PROPOSAL.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Proposal Forms and all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this _____ day of _____, 2019.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EIGHTH ORDER OF BUSINESS

WGV Fitness Center Inventory Replacement Cost

Advantage Fitness

	Name - (Old Inventory)	Qty	Manfactr	Model #	Manfctr	Model #	QTY	Price Ea	New	Replacemnt
1	Stationary Bikes	2	Spirit	CR400	PRECOR	RBK615 RECOM	2	\$ 1,695.00	\$ 3,390.00	
		3	Spirit	CR401	PRECOR	RBK615 RECOM	3	\$ 1,695.00		\$ 5,085.00
2	Ab Crunch Machine	1	Hammer	MTS	PRECOR	CO14ES Vital Abdom	1	\$ 2,362.50		\$ 2,362.50
3	Knee Raise/Dip	1	HOIST	CF3252	PRECOR	DBR0702 KNEE UP	1	\$ 892.50		\$ 892.50
4	Incline Bench (sit ups)Ladder	1	HOIST	?	PRECOR	DBR113 adj bench	1	\$ 787.50		\$ 787.50
5	Hyper Extension (waist bends)	1	?	GHYP345.1	PRECOR	DBR312 BACK EXT	1	\$ 825.00		\$ 825.00
6	Adjustable Bench	2	HOIST	?	PRECOR	DBR0119 adj bench	2	\$ 862.50		\$ 1,725.00
7	Incline/Decline Bench w/Leg Bar	1	HOIST	CF2165		No Decline Bench				No Decline Bench
8	Treadmill	3	TRUE	?	Precor	TRM731 p30	3	\$ 4,495.00		\$ 13,485.00
	New Treadmills	2	TRUE	?	Precor	TRM731 p30	2	\$ 4,495.00	\$ 8,990.00	
9	Ellipticals				Precor	EFX835/P30	2	\$ 4,795.00	\$ 9,590.00	
	New in stock	1	TRUE	CS400						
	Replacement Ordered	1	Precore	EFX524						
	Replacement Ordered	1	Precore	EFX534						
10	Upright Bike	1	Schwinn		Precor	UBK615	1	\$ 1,495.00		\$ 1,495.00
11	TriCep / Bicep Machine	1	Hoist	HD1100	Precor	CO25es Bi/Tri Curl	1	\$ 2,625.00		\$ 2,624.00
12	Chest Machine (Flys)	1	HOIST	HD2200	Precor	CO15es Pec Fly	1	\$ 2,625.00		\$ 2,625.00
13	Legend Crunch Machine/Back Stretch	1	Legend?HOIST	Crunch Mach	precor	CO28es ab/back ext	1	\$ 2,625.00		\$ 2,625.00
14	Sit Down Pull/Push arms	1	HOIST	HD1200	precor	CO01es chest press	1	\$ 2,362.50		\$ 2,362.50
	Two taking place of one of our machines				complete with	CO01es Lat Pull #90			No Row Machine	No Row Machine
15	Leg Press	1	HOIST	DH1600	precor (31)	CO10es leg press	1	\$ 2,850.00		\$ 2,850.00
16	Sitting Leg Raise/Lie Leg Lift	1	HOIST	DHD1400	precor	CO27es leg curl	1	\$ 2,625.00		\$ 2,625.00
	Two taking place of one of our machines							No Leg Extension		No Leg Extension
17	Precher Bench/Curls	1	HOIST	?	precor	dbr202 preacher curl	1	\$ 742.50		\$ 742.50
18	Smith Machine	1	HOIST	CF2752	precor	dpl0802 Smith	1	\$ 3,150.00		\$ 3,150.00
19	Dual Pully Machine	1	HOIST	HD1900	precor	fts glide	1	\$ 2,921.25		\$ 2,921.25
20	Lat Pull down	1	HOIST	HD1700	precor	CO26es Lat Pull down	1	\$ 2,625.00		\$ 2,625.00
21	Thigh Machine	1	HOIST	HD1800	precor	CO08es in/out thigh	1	\$ 2,625.00		\$ 2,625.00
22	Light Free Weights w/ Rack	1			precor	DBR814 RACK 3TR	2	\$ 787.50		\$ 1,575.00
23	Heavy Free Weight Rack	1			YORK DBR808	FREE WEIGHT TO 60LB	1	\$ 937.50		\$ 937.50
	Free Weights(Barbells)5lbs to 50lbs	1 set	5-50lbs dumbbells		YORK	5-60 LBS SET Barbells	1	\$ 1,872.30		\$ 1,872.30
	Free Weights (Barbells) 55lbs to 75lbs									
	Console upgrades for cardio				to precor	console	1%	\$ 1,744.00		
					to precor	console	1%	\$ 1,744.00		
	Set up and Delivery					SHIPPING & SET UP	1	\$ 9,310.00		\$ 9,310.00

Additional New Items	QTY	\$ each	Total \$
Chin Dip Assist - PRECW320	1	\$ 3,206.25	\$ 3,206.25
Stair Climber - PRECLM835/P30	1	\$ 3,395.00	\$ 3,395.00
PRECOR PRESBK823 SpinBikes	5	\$ 1,595.00	\$ 7,975.00
Shipping & Set Up New Equipt			\$ 675.00

Salesman : Devin Adkins

Total Replacement Equipment	\$ 68,127.55
Tax 6.5% on replacement	\$ 4,428.29
Total Replacement with Tax	\$ 72,555.84

\$ 37,221.25	Total New Equipment
\$ 2,419.38	6.5% Tax on New Equipment
\$ 39,640.63	Total New Equip W/Tax

\$ 112,196.47 Total "Replacement" and "new" equipment

11/15/2011 Dale



Dilorio
Property Services, Inc.

Roger S. Dilorio, President

3105 Bridgestone Drive • Jacksonville, FL 32216

Jacksonville: 904-419-4880 • St. Augustine: 904-797-1449 • Fax: 904-730-3789

Email: dioriorproperty@aol.com • www.dioriorproperty.com

Certified Building Contractor: Lic# CBC1255455 • St. Johns County: Lic# ST-3812

February 25, 2019

Proposal# 2795

C/O Louren Erasmus
Marbella Home owners Ass.
101 West Positano Ave
St. Augustine, Fl.

Thank you for allowing us the opportunity to offer a proposal on the above referenced project. I have been in business in the State of Florida for the past 39 years and offer high quality workmanship at affordable prices. We use only the latest in techniques, products and pride ourselves in following all safety procedures as well as following all environmental guidelines. We are certified with the new federal regulations regarding lead removal as well as being a Florida state certified building contractor.

Scope of Work:

Walls, doors, door frames, baseboards and trim

Wight machines will be removed prior to our work starting. All furniture will be moved to the center of the room and covered completely with plastic to protect from dust, paint splatters or other construction contaminants. Floors will be completely dropped off prior to work commencing.

Switch plates will be removed and installed on completion. Counter tops will be cover with masking paper or plastic and taped securely. **Electronic items will be shut down and or moved prior to work starting.** Any water stains or ink spots will be primed with Kilz primer sealer. This will seal the stain, so that coatings can cover. Any nails or picture holders will be removed. Any holes, dents or imperfections will be properly filled and sand. Drywall patches will be primed with latex walls. Walls will be sanded and then recoated with Sherwin Williams eggshell house paint till a uniform coverage is achieved. Once walls have been completed, baseboards, trim and baseboards will be sanded, wiped clean with solvent and then repainted color of owner's choice using Sherwin Williams latex semi-gloss enamel depending on owners choice. All work will be done with as little inconvenience as possible to owners and customers. All materials shall be applied uniformly. If any reduction of coating's viscosity is necessary, it shall be done in accordance with the manufacturer's label directions. Work areas will be cleaned daily and all construction related debris will be disposed of properly. Work will be performed in a neat and professional manner. Proper care will be given to property to protect items that are not to be painted. Color of owner's choice. Water for clean up to be supplied by owners.

1) Bathroom waiting room:	
Walls/ceiling	\$475.00
Trim/ doors and frames	\$475.00
2) Workout area	
Walls/ceiling	\$1,875.00
Trim/ doors and frames	\$1,275.00
3) Security office	
Walls	\$775.00
Trim/ doors and frames	\$575.00
4) Storage room	
Walls	\$475.00
Trim/ doors and frames	\$350.00

Total Cost: 6,275.00

Agreed to:

Customer Signature Date

Di Iorio Property Services

Proposals for gym equipment replacement.

Reserve study funding

Year	Type	Amount
2017-18	Carpet/Floor	\$ 4,575.00
2017-18	Cardio, Treadmill	\$ 15,162.00
		<u>\$ 19,737.00</u>
2018-19	Cardio, Elliptical Cross Trainer	\$ 12,735.00
2018-19	Weight Bench	\$ 796.00
		<u>\$ 13,531.00</u>
2019-20	Cardio, Recumbent Bike	\$ 3,675.00
2019-20	Cardio, Stationary Bike	\$ 3,389.00
		<u>\$ 7,064.00</u>
2021-22	Gym TV	\$ 3,069.00
2021-22	Paint interior of Amenity	\$ 7,327.00
2023-24	Wheight machines	\$ 42,778.00

Proposals for gym equipment replacement.

Qty	Equipment	SOFITCO		Lifefitness	
		Unit Price	Total	Unit Price	Total
3	Treadmill	\$ 3,499.99	\$ 10,499.97	\$ 4,150.00	\$ 12,450.00
2	Elliptical Cross Trainer	\$ 2,999.99	\$ 5,999.98	\$ 3,050.00	\$ 6,100.00
1	Upright Bike	\$ 1,549.99	\$ 1,549.99	\$ 1,905.00	\$ 1,905.00
1	Recumbent Bike	\$ 1,799.99	\$ 1,799.99	\$ 2,055.00	\$ 2,055.00
1	Bicep/Triceps	\$ 2,299.99	\$ 2,299.99	\$ 1,565.00	\$ 1,565.00
1	Lat Pulldown/Row	\$ 2,299.99	\$ 2,299.99	\$ 1,605.00	\$ 1,605.00
1	Inner/Outer Thigh	\$ 2,299.99	\$ 2,299.99	\$ 2,035.00	\$ 2,035.00
1	Pec/Deltoif Fly	\$ 2,299.99	\$ 2,299.99	\$ 1,850.00	\$ 1,850.00
1	Leg ext/Curl	\$ 2,299.99	\$ 2,299.99	\$ 1,915.00	\$ 1,915.00
1	Multi Press	\$ 2,299.99	\$ 2,299.99	\$ 1,780.00	\$ 1,780.00
1	Abs/Low back	\$ 2,299.99	\$ 2,299.99	\$ 1,125.00	\$ 1,125.00
1	Leg Press/Calf	\$ 2,799.99	\$ 2,799.99	\$ 1,915.00	\$ 1,915.00
1	Leg raise/Dip	\$ 789.00	\$ 789.00	\$ 830.00	\$ 830.00
1	Professional Delivery and Install	\$ 2,995.00	\$ 2,995.00	\$ 5,373.60	\$ 5,373.60
1	8mm Flooring	\$ 5,489.97	\$ 5,489.97	\$ 5,104.65	\$ 5,104.65
1	Floor Discount	\$ (504.00)	\$ (504.00)	\$ -	\$ -
1	Trade In Credit	\$ (2,100.00)	\$ (2,100.00)	\$ (4,000.00)	\$ (4,000.00)
1	Freight	\$ 2,437.36	\$ 2,437.36	\$ -	\$ -
			<u>\$ 47,857.18</u>		<u>\$ 43,608.25</u>

WGV Fitness Center Inventory Replacement Cost

Gym Source

CHAS STAMM

WGV SOCIAL.COM

	Name (Old Inventory)	Qty	Manfactr	Model #	Manfctr	Model #	QTY	Price Ea	New	Replacemnt
1	Stationary Bikes	2	Spirit	CR400	TRUE B/C900	RC900	2	\$ 2,050.00	\$ 4,100.00	
		3	Spirit	CR401	TRUE B/C900	RC900	3	\$ 2,050.00		\$ 6,150.00
2	Ab Crunch Machine	1	Hammer	MTS	Cybex	21090 PRST-ACB STD	1	\$ 2,895.00		\$ 2,895.00
3	Incline Bench (sit ups) Ladder	1	HOIST	CF3252	Cybex adj decline	16161 CYB/FW-ADB	1	\$ 725.00		\$ 725.00
4	Hyper Extension (waist bends)	1	?	GHYP345.1	cyb/	CYB/FW-ABE	1	\$ 1,050.00		\$ 1,050.00
5	Adjustable Bench	2	?	?	Cybex Eagle	CYB/FW-AFD ADJ BENCH	2	\$ 725.00		\$ 1,450.00
6	Incline/Decline Bench w/Leg Bar	1	HOIST	CF2165	Cybex*Eagle	16001 incl/dec bench	1	\$ 725.00		\$ 695.00
7	Treadmill	3	TRUE	?	TRUE	c 650t Treadmill	3	\$ 4,395.00		\$ 13,185.00
	New Treadmills	2	TRUE	?	TRUE	c 650t Treadmill	2	\$ 4,395.00	\$ 8,790.00	
9	Ellipticals				???	Elliptical	2	\$ 5,000.00	\$ 10,000.00	
	New in stock	1	TRUE	CS400						
	Replacement of Old one	1	Precore	EFX524						
	Replacement of Old one	1	Precore	EFX534						
10	Upright Bike	1	Schwinn		TRUE B/C900U	C900 Uprite	1	\$ 1,895.00		\$ 1,895.00
11	TriCep / Bicep Machine	1	HOIST	HD1100						
12	Chest Machine (Flys)	1	HOIST	HD2200	Cybex*Eagle	2000 Chest Press	1	\$ 4,495.00		\$ 4,495.00
13	Legend Crunch Machine/Back Stretch	1	Legend?HOIST	Crunch Mach	Cybex*Eagle	CYB/PRST-BE/SRL	1	\$ 3,350.00		\$ 3,350.00
14	Sit Down Pull/Push arms	1	HOIST	HD1200	Cybex*Eagle	2070 arm curl	1	\$ 3,695.00		\$ 3,695.00
	Two taking place of one of our machine				Cybex*Eagle	20080 Arm Extension	1	\$ 3,595.00		\$ 3,595.00
15	Leg Press	1	HOIST	DH1600	Cybex*Eagle	20040 Leg Pressd	1	\$ 5,995.00		\$ 5,995.00
16	Sitting Leg Raise/Lie Leg Lift	1	HOIST	HD1400	Cybex*Eagle	21061 seated leg curl	1	\$ 3,495.00		\$ 3,495.00
	Two taking place of one of our machine				Cybex	21051 leg extension	1	\$ 3,495.00		\$ 3,495.00
17	Precher Bench/Curls	1	HOIST	?	Cybex	CYB/FW-PC	1	\$ 995.00		\$ 995.00
18	Smith Machine	1	HOIST	CF2752	Cybex/pl-sml	16121 Smith Press	1	\$ 3,495.00		\$ 3,495.00
19	Dual Pully Machine	1	HOIST	HD1900	Cybex	18080 BRV-pro/chin	1	\$ 5,795.00		\$ 5,795.00
20	Lat Pull down	1	HOIST	HD1700	Cybex*Eagle	20130 Pulldown	1	\$ 4,495.00		\$ 4,495.00
21	Thigh Machine	1	HOIST	HD1800	Cybex*Eagle	20180/ Hip Ab/Ad	1	\$ 5,195.00		\$ 5,195.00
22	Light Free Weights w/ Rack	1			Gymsource set	HAM-cp-db-v10	1	\$ 795.00		\$ 795.00
23	Heavy Free Weight Rack	1			Cybex dumbbell rack	CYB/FW-2DRS	2	\$ 945.00		\$ 1,890.00
	Free Weights (Barbells) 5lbs to 50lbs	1 set	5-50lbs dumbbells		db troy set 5-50lbs	5-50 urethane dumbbells	1	\$ 2,695.00		\$ 2,695.00
	Free Weights (Barbells) 55lbs to 75lbs				55-75 lbs	Heavy Set	1	\$ 2,270.00		\$ 2,270.00
	Console upgrades for cardio				to proto	com code	1	\$ 1,000.00		\$ 1,000.00
					to proto	com code	1	\$ 1,000.00		\$ 1,000.00
	Set up and Delivery				Set Up and Delivery		1	\$ 10,810.00		\$ 10,810.00

Sub Total New \$ 22,890.00

\$ 95,675.00 Total Replacement Items

\$ 6,218.88 Tax - Estimated

\$ 101,893.88 Total Replacement Items w/Tax

Based on initial quote from Gym Source, Orlando

Nov-17

ERRY POKLAR

New Items					
Cybex Chin Assist	CYB/PP-ADC	1	\$ 2,550.00	\$ 2,550.00	
Stair Climber	Stair/G8	1	\$ 4,595.00	\$ 4,595.00	
console upgrade		1	\$ 1,000.00		
Spin Bikes	stg-sc1	5	\$ 1,035.00	\$ 5,175.00	
Total New Items				\$ 35,210.00	
Tax on New Items				\$ 2,288.65	
Total New Items w/Tax				\$ 37,498.65	

\$ 139,392.53 Total with new additional equipment



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

Purchase Order

VENDOR

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

SHIP TO

Fitness International
Associates
7130 NW 35th Ave
Miami, FL 33147 US

P.O. NO. 4071**DATE 02/26/2019**

PICK UP TICKET

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Gym Equipment Purchase	Techno Treads	3	300.00	900.00
Gym Equipment Purchase	Precor EFX	2	450.00	900.00
Gym Equipment Purchase	Off Brand Upright (SportsArt Maybe?)	1	25.00	25.00
Gym Equipment Purchase	Off Brand Recumbent Bike	1	25.00	25.00
Gym Equipment Purchase	Multi press	1	300.00	300.00
Gym Equipment Purchase	Fly/Rear Delt	1	300.00	300.00
Gym Equipment Purchase	Bicep/Tricep	1	300.00	300.00
Gym Equipment Purchase	Lat Pull/Row	1	300.00	300.00
Gym Equipment Purchase	Hip Ab/Ad	1	300.00	300.00
Gym Equipment Purchase	Leg Press	1	300.00	300.00
Gym Equipment Purchase	Leg Ext/Curl	1	300.00	300.00
Gym Equipment Purchase	Chin/Dip/Leg Raise	1	50.00	50.00

TOTAL**\$4,000.00**

Approved By

Date



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

ADDRESS

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

SHIP TO

Murabella
101 West Positano Ave.
St. Augustine FL 32092

ESTIMATE # 1545**DATE 02/26/2019**

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

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

TOTAL**\$5,104.65**

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

For Equipment:

Deposit pricing is good for 30 days

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

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

Accepted By

Accepted Date

Quote#**3286416 - 5R****LifeFitness****HAMMER
STRENGTH****SCYBEX****Date** 26-FEB-2019 **Expires** 02-APR-2019**INDOOR CYCLING**
GROUP**SCIFIT****BRUNSWICK**
BOWLING

Page 1/4

Ship ToTURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
MURABELLA NEIGHBORHOOD
101 W POSITANO AVE
SAINT AUGUSTINE, ST JOHNS
FL 32092-4787
United States**Contact :****O:****M:****F:****Email:****Bill To**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE
SUITE 114
SAINT AUGUSTINE, ST JOHNS
FL 32092-3649
US**Contact :****O:****M:****F:****Email:****Sales Representative**

COREY HEFLIN

O: 407-902-4446**M:** 407-902-4446**F:** 317-536-3574**Email:** Corey.Heflin@Lifefitness.com**Life Fitness****Phone:** Main (847) 288-3300

Toll Free (800) 735-3867

Life Fitness

9525 Bryn Mawr Avenue

Rosemont, IL 60018

USA

Onsite Contact and Delivery Information**Email:****Phone:****Shipment Priority:****Customer Requested Delivery Date:**

Line	Item	Qty	Unit Price	Unit Discount	Unit Price Selling	Total Price Selling
1	INXSC INTEGRITY SC CROSS-TRAINER - Cross-Trainer Base Arctic Silver/INTY C LED LC/CT WLAN ENT	1	4,949.00	-1,899.00	3,050.00	3,050.00
	INTY C LED LC/CT WLAN ENT	1	199.00	-199.00	0.00	0.00
2	INRSC INTEGRITY SC RECUMBENT BIKE - Recumbent Bike Base Arctic Silver/INTY C LED LC/CT WLAN ENT	1	3,549.00	-1,494.00	2,055.00	2,055.00
	INTY C LED LC/CT WLAN ENT	1	199.00	-199.00	0.00	0.00
3	INTSC INTEGRITY SC TREADMILL - S Tread Base Low VT/Arctic Silver S Tread Basekit/INTY C LED TR WLAN ENT/	3	7,099.00	-2,949.00	4,150.00	12,450.00
	INTY C LED TR WLAN ENT	3	199.00	-199.00	0.00	0.00
4	INCSC INTEGRITY SC UPRIGHT BIKE - Upright Bike Base Arctic Silver/INTY C LED LC/CT WLAN ENT	1	3,299.00	-1,394.00	1,905.00	1,905.00
	INTY C LED LC/CT WLAN ENT	1	199.00	-199.00	0.00	0.00
5	INATTSC Life Fitness Total Body Arc Trainer C Console - Total Body Arc with Basic Base Arctic Silver/INTY C LED ARC WLAN ENT	1	8,299.00	-3,339.00	4,960.00	4,960.00
	INTY C LED ARC WLAN ENT	1	255.00	-255.00	0.00	0.00
6	BW-CDL HAMMER STRENGTH CHIN/DIP/LEG RAISE - Platinum Frame/Black Uph/English	1	1,446.00	-616.00	830.00	830.00
7	OSBT OPTIMA SERIES BICEP/TRICEP - BICEP/TRICEP FRM.PLT/WGT.STD/SHR.FULL	1	2,704.00	-1,139.00	1,565.00	1,565.00

This is a draft quote and not a contract - Subject to management approval

Quote#

3286416 - 5R

LifeFitness

HAMMER
STRENGTH

CYBEX

Date 26-FEB-2019 Expires 02-APR-2019

INDOOR CYCLING
GROUP

SCIFIT

BRUNSWICK
BOWLING

Page 2/4

Line	Item	Qty	Unit Price	Unit Discount	Unit Price Selling	Total Price Selling
	SHR.FULL	1	213.00	-213.00	0.00	0.00
8	OSFLY OPTIMA SERIES PECTORAL FLY/REAR DELT - PECTORAL FLY/REAR DELT FRM.PLT/UPH.BLK/WGT.STD/SHR.FULL	1	3,190.00	-1,340.00	1,850.00	1,850.00
	SHR.FULL	1	213.00	-213.00	0.00	0.00
9	OSHAA OPTIMA SERIES HIP AB/AD - HIP AB/AD FRM.PLT/UPH.BLK/WGT.STD/SHR.FULL	1	3,514.00	-1,479.00	2,035.00	2,035.00
	SHR.FULL	1	213.00	-213.00	0.00	0.00
10	OSLEC OPTIMA SERIES LEG EXTENSION/CURL - LEG EXTENSION/CURL FRM.PLT/UPH.BLK/WGT.STD/SHR.FULL	1	3,304.00	-1,389.00	1,915.00	1,915.00
	SHR.FULL	1	213.00	-213.00	0.00	0.00
11	OSLR OPTIMA SERIES LAT PULLDOWN/LOW ROW - LAT PULLDOWN/LOW ROW FRM.PLT/UPH.BLK/WGT.STD/SHR.FULL	1	2,818.00	-1,213.00	1,605.00	1,605.00
	SHR.FULL	1	213.00	-213.00	0.00	0.00
12	OSMP OPTIMA SERIES MULTI-PRESS - MULTI PRESS FRM. PLT/UPH.BLK/WGT.STD/SHR.FULL	1	3,077.00	-1,297.00	1,780.00	1,780.00
	SHR.FULL	1	213.00	-213.00	0.00	0.00
13	OSAB OPTIMA SERIES ABDOMINAL - ABDOMINAL FRM.PLT/WGT.STD/UPH.BLK/SHR.FULL	1	1,900.00	-775.00	1,125.00	1,125.00
	SHR.FULL	1	213.00	-213.00	0.00	0.00
14	OSLP OPTIMA SERIES LEG PRESS - LEG PRESS FRM. PLT/WGT.STD/UPH.BLK/SHR.FULL	1	3,304.00	-1,389.00	1,915.00	1,915.00
	SHR.FULL	1	213.00	-213.00	0.00	0.00
15	TRADE ITEM Allowance for Non Life Fitness Trade in Product	1	-100.00	-3,900.00	-4,000.00	-4,000.00

This is a draft quote and not a contract - Subject to management approval

Quote#**3286416 - 5R****Date** 26-FEB-2019 **Expires** 02-APR-2019*LifeFitness***HAMMER
STRENGTH****SCYBEX****INDOOR CYCLING****SCIFIT****BRUNSWICK**

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PO Number		Subtotal	
Payment Type		List Price	69,703.00
Payment Terms	NET 30	Total Adjustment	-34,663.00
Freight Terms		Selling Price	35,040.00
FOB			
		Freight/Fuel/Installation	5,373.60
		Tax	TAXES AS APPLICABLE
		Total(USD)	40,413.60

Notes:

This is a draft quote and not a contract - Subject to management approval

Quote#

3286416 - 5R

Date 26-FEB-2019 Expires 02-APR-2019

LifeFitness

HAMMER
STRENGTH

SCYBEX

INDOOR CYCLING
GROUP

SCIFIT

BRUNSWICK
BILLIARDS

Page 4/4

ADDITIONAL TERMS OF SALE:

1. By accepting this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale found at <https://lifefitness.com/terms-conditions-of-sale>; and (b) as applicable, to allow the transaction to proceed without a Customer-issued purchase order or other form of purchase agreement as a condition for payment.
2. Life Fitness RECOMMENDS that all strength training equipment be secured to the floor to prevent tipping, rocking or displacement which might occur in the event of unanticipated use of the equipment. Life Fitness also REQUIRES that certain pieces of strength training equipment be secured to the floor. Please contact our Customer Service Department or your account representative for specific details.
3. All shipments of Products shall be F.O.B., Life Fitness' dock.
4. Life Fitness will issue an invoice corresponding to this Quote upon shipment.
5. Life Fitness may ship partial orders.
6. Any additional or different terms or conditions which appear on purchaser's document (including its Purchase Orders) that are inconsistent with the Life Fitness Terms and Conditions of Sale shall be voided and of no effect.
7. Orders canceled by Customer after shipment (or after production starts for "Built-To-Order" products) are subject to a 20% restocking fee.
8. Delays in delivery at Customer's request may result in storage fees (see referenced Terms and Conditions for further details).
9. Prices set forth in this Quote are good for 30 days.
10. All invoices and any payments due thereon related to this Quote will be in U.S. Dollars and will reflect Exchange Rate at time of shipment.
11. Payment terms and credit lines are subject to Life Fitness credit approval.
12. Until all Products are paid for in full, Customer grants to, and Life Fitness shall retain, a security interest in and lien on all Products sold to Customer and all proceeds arising from our sale of the Products by Customer and all discounts, rebates and other funds on Customer's account payable by Life Fitness. Customer authorizes Life Fitness to, at any time and from time to time, file financing statements, continuation statements, and amendments thereto that describe the Collateral, and which contain any other information required pursuant to the UCC for the sufficiency of filing office acceptance of any financing statement, continuation statement, or amendment, and Customer agrees to furnish any such information to Life Fitness promptly upon request. Any such financing statement, continuation statement, or amendment may be signed by Life Fitness on behalf of Customer and may be filed at any time in any jurisdiction. Upon Life Fitness' request, a Customer shall execute such documents that may be necessary or reasonable to protect Life Fitness' security interest.
13. When accepted, this Quote may be processed, fulfilled, and/or invoiced by Life Fitness and/or its affiliated companies, including, but not limited to, Brunswick Billiards, Cybex, SCIFIT or Indoor Cycling Group (ICG), and Customer agrees to make any required payments to the entity that issued the invoice.
14. Life Fitness reserves the right to limit the use of credit cards. A service fee for credit transactions may apply.
15. Subscription Services purchased pursuant to this Quote will automatically renew for a Subscription Term equivalent in length to the then expiring Subscription Term at Life Fitness' then current Subscription Charges unless otherwise provided by Life Fitness in writing. Either Life Fitness or Customer may elect to terminate any such Subscription Services account at the end of Customer's then current Subscription Term by providing notice in compliance with the Subscription Agreement, on or prior to the date thirty (30) days preceding the end of such Subscription Term.
16. Financing options are available through Life Fitness Leasing. For more information, please contact your local sale representative.
17. This Quote may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Counterparts may be made and/or delivered via facsimile, electronic mail (including via .pdf) or any electronic signature complying with the United States Electronic Signatures in Global and National Commerce (ESIGN) Act of 2000 (including counterparts delivered via DocuSign), and any counterpart so delivered shall be deemed to have been delivered and be valid and effective for all purposes. No further original counterpart is required to be delivered after an exchange of counterparts by any of the methods described above, and all parties agree to treat such electronically delivered signatures as original signatures and to refrain from asserting the lack of original signatures as a defense against the binding enforceability of this instrument.

This is a draft quote and not a contract - Subject to management approval

WARRANTY – COMMERCIAL CARDIO

Valid as of August 2018

LifeFitness

MODEL	SERIES	FRAME	LIFE-SPRING	MOTOR	POLYCARBONATE/ TANK AND SEALS	ELECTRICAL COMPONENTS	MECHANICAL COMPONENTS	SURFACE TREATMENTS AND EXPENDABLE ITEMS	LABOR
Arc Trainer		10 Years		3 Years		3 Years	3 Years	6 Months	1 Year
Attachable TV	LCD Bolt-on					2 Years	2 Years		3 Months
Elliptical Cross-Trainer	Elevation Series Integrity Series Activate Series	2 Years				2 Years	2 Years	6 Months	1 Year
FlexStrider	Elevation Series	2 Years				2 Years	2 Years	6 Months	1 Year
Lifecycle GX	Cardio Group Training	5 Years				1 Year	3 Years	6 Months	3 Months
Lifecycle Upright and Recumbent Bikes	Elevation Series Integrity Series Activate Series	2 Years				2 Years	2 Years	6 Months	1 Year
MyE	Wireless Transmitter - Receiver					2 Years			6 Months
PowerMill	Life Fitness	7 Years		2 Years		2 Years	2 Years	6 Months	1 Year
Row GX	Cardio Group Training	5 Years			3 Years	2 Years	2 Years	2 years	3 Months
Treadmill	Elevation Series Integrity Series Activate Series	7 Years	7 Years	7 Years		2 Years	1 Year	6 Months	1 Year

WARRANTY – COMMERCIAL STRENGTH

Valid as of August 2018

Life Fitness

LIFE FITNESS PRODUCTS	LABOR	UPHOLSTERY	SPRINGS	BELTS	BEARINGS	CABLES	GRIPS	BLOCKS, PULLEYS, PLATES, RODS	FRAME	HARDWARE/ MECHANICAL	COSMETIC/ ITEMS NOT SPECIFIED
Circuit Series	3 months	3 months	3 months	3 months	1 year	1 year	1 year	5 years	10 years	3 months	3 months
Fit Series	3 months	3 months	3 months	3 months	1 year	1 year	1 year	1 year	10 years	3 months	3 months
Insignia Series	3 months	3 months	3 months	3 months	1 year	1 year	1 year	5 years	10 years	3 months	3 months
Optima Series	3 months	3 months	3 months	3 months	1 year	1 year	1 year	1 year	10 years	3 months	3 months
Signature Series Benches & Racks	3 months	3 months	3 months	3 months	1 year	1 year	1 year	5 years	10 years	3 months	3 months
Signature Series Cable Motion	3 months	3 months	3 months	3 months	1 year	1 year	1 year	5 years	10 years	3 months	3 months
Signature Series Multi Jungles	3 months	3 months	3 months	3 months	1 year	1 year	1 year	5 years	10 years	3 months	3 months
Signature Series Plate Loaded	3 months	3 months	3 months	3 months	1 year	1 year	1 year	5 years	10 years	3 months	3 months
Synrgy360, Synrgy90	3 months	3 months	3 months	3 months	1 year	1 year	1 year	5 years	10 years	3 months	3 months

HAMMER STRENGTH PRODUCTS	LABOR	UPHOLSTERY	SPRINGS	BELTS	BEARINGS	CABLES	GRIPS	BLOCKS, PULLEYS, PLATES, RODS	FRAME	HARDWARE/ MECHANICAL	COSMETIC/ ITEMS NOT SPECIFIED
Commercial Hammer Product											
Hammer Benches & Racks	3 months	3 months	3 months	3 months	5 years	-	3 months	-	10 years	3 months	3 months
Hammer HD Elite	3 months	3 months	3 months	3 months	5 years	1 year	3 months	5 years	10 years	3 months	3 months
Hammer HD Athletic	3 months	3 months	3 months	3 months	5 years	1 year	3 months	5 years	10 years	3 months	3 months
Hammer MTS	3 months	3 months	3 months	1 year	5 years	-	1 year	5 years	10 years	3 months	3 months
Hammer Plate Loaded	3 months	3 months	-	3 months	5 years	-	3 months	-	10 years	3 months	3 months
Hammer Platforms	-	-	-	-	-	-	-	-	1 year	3 months	3 months
Hammer Select	3 months	3 months	3 months	3 months	1 year	1 year	1 year	5 years	10 years	3 months	3 months
Hammer Strength – Other	3 months	3 months	3 months	3 months	5 years	1 year	3 months	5 years	10 years	3 months	3 months

PRODUCT WARRANTY MATRIX



CORE HEALTH & FITNESS

Each Core Health & Fitness product will carry its own limited warranty as set forth on the Official Core Health & Fitness website. Such warranty will be buyer's sole and exclusive remedy for any breach of warranty. Core Health & Fitness disclaims all other warranties expressed or implied or statutory, including any warranty of merchantability, any warranty of fitness for a particular purpose and any implied warranties arising from a course of dealing or usage of trade. This warranty supersedes all other warranties, including any warranties based on oral representations. This warranty extends only to the original end user customer and is not transferable. This warranty does not cover defects caused by negligence; improper maintenance; improper storage; misuse; installation not in accordance with Core Health & Fitness' printed instructions; abuse; normal wear and tear; contact with liquids; application other than intended use; or installation of unapproved third party products. Core Health & Fitness' sole liability under this or any other warranty expressed or implied is limited to repair or replacement or refund as determined solely by Core Health & Fitness. Repair, replacement or refund as determined solely by Core Health & Fitness will be the sole and exclusive remedies for breach of warranty or any other legal theory including theories for the recovery of consequential or incidental damages. Some states do not allow the exclusion or limitation of incidental and consequential damages, so the above limitation may not apply.

PRODUCT	UNITED STATES / CANADA - WARRANTY STATEMENT			UK / GERMANY / SPAIN / BRAZIL
	COMMERCIAL Facilities that charge dues and/or > 8 hours/day usage	LIGHT COMMERCIAL/VERTICAL Non-dues paying facility and < 8 hours/day usage	CONSUMER Home setting, equipment used by home occupants only	INTERNATIONAL COMMERCIAL
CARDIO WARRANTY				
STAR TRAC 10TRX FREERUNNER™	Limited 10 year warranty on structural frame not including coatings, all other components 5 years parts and labor, bumper to bumper.	Limited 10 year warranty on structural frame not including coatings, all other components 5 years parts and labor, bumper to bumper.	Limited 10 year warranty on structural frame not including coatings, all other components 10 years parts and 5 years labor, bumper to bumper.	Limited 10 year warranty on structural frame not including coatings, all other components 5 years parts and labor, bumper to bumper.
STAR TRAC 8 SERIES TREADMILLS, TREADCLIMBER®, & TRAIL HIKER	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 2 years parts and 1 year labor, wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 3 years parts and 3 years labor, wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 10 years parts and 3 years labor, wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 2 years parts and 2 years labor, wear items* 2 year parts and labor.
STAR TRAC 8 SERIES CROSS TRAINER, UPRIGHT BIKE, & RECUMBENT BIKE	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 years labor.
STAIRMASTER GAUNTLET® & FREECLIMBER	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 years labor.
STAIRMASTER SM3	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor.	Not intended for commercial use.
STAR TRAC 4 SERIES TREADMILL, CROSS TRAINER, UPRIGHT BIKE & RECUMBENT BIKE	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 5 years parts and 2 years labor. Wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor & MCB 5 years parts and labor, all other components warranted for 10 years parts and 3 years labor. Wear items* 1 year parts and labor.	Not intended for commercial use.
STAR TRAC S-TRC	Limited 10 year warranty on structural frame not including coatings, motor and MCB 5 years parts and labor, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, motor & MCB 5 years parts and labor, all other components warranted for 3 years parts and labor. Wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor & MCB 5 years parts and labor, all other components warranted for 10 years parts and 3 years labor. Wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor & MCB 5 years parts and labor, all other components warranted for 2 years parts and 2 years labor. Wear items* 2 years parts and labor.
STAR TRAC S-TRX	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, motor & MCB 5 years parts and labor, all other components warranted for 3 years parts and labor. Wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor & MCB 5 years parts and labor, all other components warranted for 10 years parts and 3 years labor. Wear items* 1 year parts and labor.	Not intended for commercial use.
STAR TRAC S SERIES CROSS TRAINER, UPRIGHT BIKE, & RECUMBENT BIKE	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 years labor.

*Wear items include treadmill belts and decks.

CONTACT YOUR CORE HEALTH & FITNESS SALES REPRESENTATIVE FOR FULL COMMERCIAL, LIGHT COMMERCIAL AND CONSUMER WARRANTY DETAIL. ADDITIONAL RESTRICTIONS MAY APPLY. SEE YOUR SALES REPRESENTATIVE FOR DETAILED WARRANTY INFORMATION. WARRANTY IS SUBJECT TO CHANGE. WARRANTIES VARY IN DIFFERENT COUNTRIES.

19-00019

PRODUCT WARRANTY MATRIX



CORE HEALTH & FITNESS

Each Core Health & Fitness product will carry its own limited warranty as set forth on the Official Core Health & Fitness website. Such warranty will be buyer's sole and exclusive remedy for any breach of warranty. Core Health & Fitness disclaims all other warranties expressed or implied or statutory, including any warranty of merchantability, any warranty of fitness for a particular purpose and any implied warranties arising from a course of dealing or usage of trade. This warranty supersedes all other warranties, including any warranties based on oral representations. This warranty extends only to the original end user customer and is not transferable. This warranty does not cover defects caused by negligence; improper maintenance; improper storage; misuse; installation not in accordance with Core Health & Fitness' printed instructions; abuse; normal wear and tear; contact with liquids; application other than intended use; or installation of unapproved third party products. Core Health & Fitness' sole liability under this or any other warranty expressed or implied is limited to repair or replacement or refund as determined solely by Core Health & Fitness. Repair, replacement or refund as determined solely by Core Health & Fitness will be the sole and exclusive remedies for breach of warranty or any other legal theory including theories for the recovery of consequential or incidental damages. Some states do not allow the exclusion or limitation of incidental and consequential damages, so the above limitation may not apply.

PRODUCT	UNITED STATES / CANADA - WARRANTY STATEMENT			UK / GERMANY / SPAIN / BRAZIL
	COMMERCIAL Facilities that charge dues and/or > 8 hours/day usage	LIGHT COMMERCIAL/VERTICAL Non-dues paying facility and < 8 hours/day usage	CONSUMER Home setting, equipment used by home occupants only.	INTERNATIONAL COMMERCIAL
HIIT WARRANTY				
HIITMILL®, HIITMILL X®	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 1 year labor, wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor, wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor, wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 years labor, wear items* 2 year parts and labor.
HIIT BIKE™, HIIT UBE™, HIIT ROWER	Limited 10 year warranty on structural frame not including coatings, 2 years warranty on parts, 1 year warranty on labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 years labor.
BOXMASTER®	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - spring arm assemblies & main frame mounting tube. 1 year on unlisted parts, handles & accessories. 6 months on upholstery. 1 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - spring arm assemblies & main frame mounting tube. 3 years on unlisted parts, handles & accessories. 6 months on upholstery. 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - spring arm assemblies & main frame mounting tube. 3 years on unlisted parts, handles & accessories. 6 months on upholstery. 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - spring arm assemblies & main frame mounting tube. 1 year on unlisted parts, handles & accessories. 6 months on upholstery. 2 years labor.
STRENGTH WARRANTY				
NAUTILUS INSPIRATION STRENGTH®, ONE®, EVO, HUMANSPO®RT®, LEVERAGE®, IMPACT STRENGTH®, INSTINCT®, PLATE LOADED, XPLOAD, XPLOAD ZONE, MULTI-STATIONS, BENCHES AND RACK	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 1 year on minor mechanical components - plate switches, cables, grips, etc. 90 days on upholstery, 1 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on minor mechanical components - plate switches, cables, grips, etc. 90 days on upholstery, 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 10 years parts on major mechanical components - guide rods, plates, bearings, etc. 10 years on minor mechanical components - plate switches, cables, grips, etc. 90 days on upholstery, 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 1 year on minor mechanical components - plate switches, cables, grips, etc. 90 days on upholstery, 2 years labor.
PLATFORMS	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Bumper plates must be used. Lower pads must be rotated every six months on SVA Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Bumper plates must be used. Lower pads must be rotated every six months on SVA Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Bumper plates must be used. Lower pads must be rotated every six months on SVA Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Bumper plates must be used. Lower pads must be rotated every six months on SVA Platform.
GROUP CYCLING				
GROUP CYCLE BIKES	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 1 year labor. 10 year warranty on belts.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor. 10 year warranty on belts.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 years labor. 10 year warranty on belts.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 years labor. 10 year warranty on belts.

*Wear items include treadmill belts and decks.

19-00019

CONTACT YOUR CORE HEALTH & FITNESS SALES REPRESENTATIVE FOR FULL COMMERCIAL, LIGHT COMMERCIAL AND CONSUMER WARRANTY DETAIL. ADDITIONAL RESTRICTIONS MAY APPLY. SEE YOUR SALES REPRESENTATIVE FOR DETAILED WARRANTY INFORMATION. WARRANTY IS SUBJECT TO CHANGE. WARRANTIES VARY IN DIFFERENT COUNTRIES.



2166 W CO. HWY 30A , Suite D, Santa Rosa Beach FL 32459

QUOTE

Number: AAAQ2976

Date: Feb 12, 2019

For questions, please call
your Sales Rep:

Mark Smilek
904-521-8775

Sold To

Murabella
Mark Insel
101 West Positano Avenue
St. Augustine, FL 32092

Phone 904-940-1157
Fax

Ship To

Murabella
Mark Insel
101 West Positano Avenue
St. Augustine, FL 32092

Phone 904-940-1157
Fax

Salesperson		P.O. Number	Installer	Terms	
Mark Smilek			PARTNER	50% down / net Install	
Line	Qty	Manufacturer	Description	Unit Price	Ext. Price
1			CARDIO UPGRADES		
2	3	CORE	Star Trac S-TRc Treadmill - FULL COMMERCIAL	\$3,499.99	\$10,499.97
3	2	CORE	Star Trac S-CTx Cross Trainer	\$2,999.99	\$5,999.98
4	1	CORE	Star Trac S-UBx Upright Bike	\$1,549.99	\$1,549.99
5	1	CORE	Star Trac S-RBx Recumbent Bike	\$1,799.99	\$1,799.99
6			SubTotal		\$19,849.93
7			STRENGTH UPGRADES		
8	1	CORE	Nautilus Instinct Bicep/Triceps	\$2,299.99	\$2,299.99
9	1	CORE	Nautilus Instinct Lat Pulldown/Low Row	\$2,299.99	\$2,299.99
10	1	CORE	Nautilus Instinct Inner/Outer Thigh	\$2,299.99	\$2,299.99
11	1	CORE	Nautilus Instinct Pec/Deltoid Fly	\$2,299.99	\$2,299.99
12	1	CORE	Nautilus Instinct Leg Ext/Curl, Side	\$2,299.99	\$2,299.99
13	1	CORE	Nautilus Instinct Multi-Press, 0-80°	\$2,299.99	\$2,299.99
14	1	CORE	Nautilus Instinct Abs/Low Back	\$2,299.99	\$2,299.99
15	1	CORE	Nautilus Instinct Leg Press/Calf	\$2,799.99	\$2,799.99
16	1	CORE	Nautilus Inspiration Leg Raise/Dip	\$789.99	\$789.99
17			SubTotal		\$19,689.91
18	1	SOFITCO	PROFESSIONAL DELIVERY & INSTALLATION	\$2,995.00	\$2,995.00
19	1	SOFITCO	SOFITCO TRADE IN CREDIT	-\$2,100.00	-\$2,100.00
			2 Treads \$450		
			2 Ellipticals - \$300		
			2 Bikes - \$150		
			8 Workout Stations - \$1200		
20			SubTotal		\$895.00
21			ROLLED RUBBER FLOORING		
22	1,120	US Rubber	8mm Rubber Roll, 20% Color	\$4.50	\$5,040.00

Continued On Next Page ...

Equipment Lease Option:

Lease this equipment for an estimated low monthly rate of **\$1,600.86** for 36 months through our leasing partners.

**Additional terms are available. Minimum Lease Option purchase required - \$5,000. Payments based on credit and may vary (or change) accordingly.

Line	Qty	Manufacturer	Description	Unit Price	Ext. Price
23			10.0% Discount with Equipment Purchase		-\$504.00
24	3	US Rubber	Survivor Grip Adhesive, 4 Gallon	\$149.99	\$449.97
25			SubTotal		\$4,985.97

SubTotal \$45,420.81

Freight \$2,437.36

Sales Tax \$0.00

Total **\$47,858.17**

Deposit Paid 0.00

Amount Due \$47,858.17

PRICES ON THIS QUOTE ARE VALID FOR 30 DAYS BUT TAX RATE MAY VARY ON FINAL INVOICE DEPENDING ON INSTALL LOCATION. CANCELLATIONS SUBJECT TO A 20% RESTOCKING FEE AND FORFEITURE OF DEPOSIT. ALL EQUIPMENT COVERED BY MANUFACTURER'S WARRANTY. DELIVERIES PROVIDED BY SOFITCO AUTHORIZED INSTALLERS. PROPERTY REMAINS PROPERTY OF SOFITCO UNTIL PAID IN FULL. LEAD TIMES: CARDIO: 4-6 WEEKS. STRENGTH: 6-8 WEEKS FROM THE DATE DEPOSIT AND SIGNED INVOICE HAVE BOTH BEEN RECEIVED. CUSTOMER IS RESPONSIBLE FOR PROPER ELECTRICAL & NETWORKING REQUIREMENTS.

I accept the terms and conditions of this order:

Signed: _____ Date: _____

Name: _____ Title: _____

Equipment Lease Option:

Lease this equipment for an estimated low monthly rate of **\$1,600.86** for 36 months through our leasing partners.

**Additional terms are available. Minimum Lease Option purchase required - \$5,000. Payments based on credit and may vary (or change) accordingly.

NINTH ORDER OF BUSINESS

C.

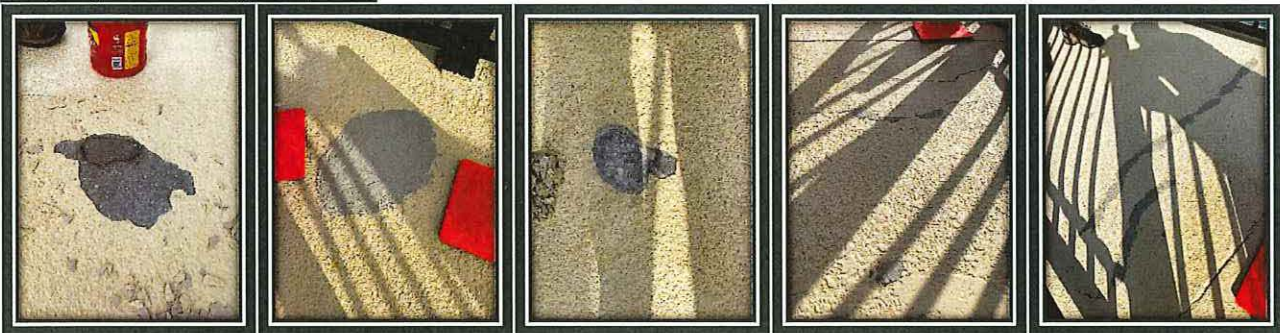


MuraBella Field Operations Manager Report

Date of report: 3/4/2018

Submitted by: *Lourens Erasmus*

Amenity Pool Bridge Repairs:



The walkway on the bridge had some cracks and stucco that was blistering. We chipped and scrapped the loose stucco off and filled it with a concrete mix. Once dry we painted over the repairs.

Sign's:



Some of our deteriorating signs have been replaced.

Amenity Water fountains restored:



The fountain shrouds have been rusting we sanded and painted them.

Shed gutter repair:



Gutter repaired.

Pump repaired:



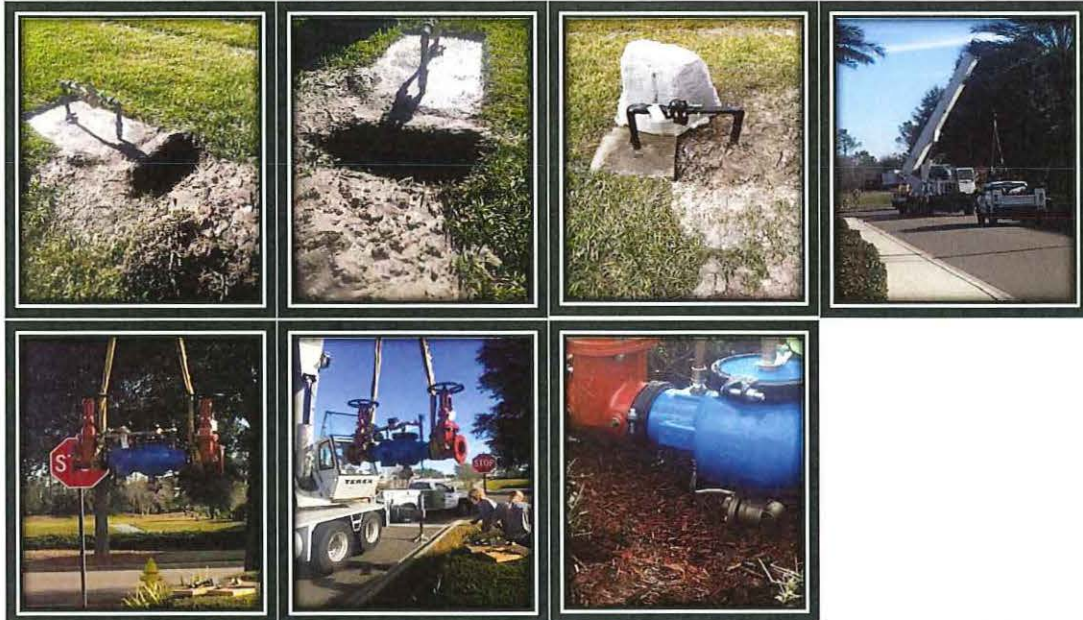
The kiddie feature pump ruptured on a Sunday afternoon. I came over to turn it off and shut the water supply to it. The pump basket and volute were replaced by Crown pool.

Paint at the slide tower:



The landing at the slide was looking a little rough. We cleaned and painted it.

Backflow valves repaired:



After an inspection Bob's back flow had to repair some of our potable and non-potable back flows across the property.

Soccer goals repaired:



Repaired and reinforced.

Tennis Court Timers Replaced:



The zip timers were out of order, we replaced them.

Pool furniture delivered:



Half of the pool furniture has been refurbished and delivered.

Playground gate:



The playground gate was modified to deter the kids from sliding underneath it. We also moved the sign directly on to the gate.

Pool light conversion to led:



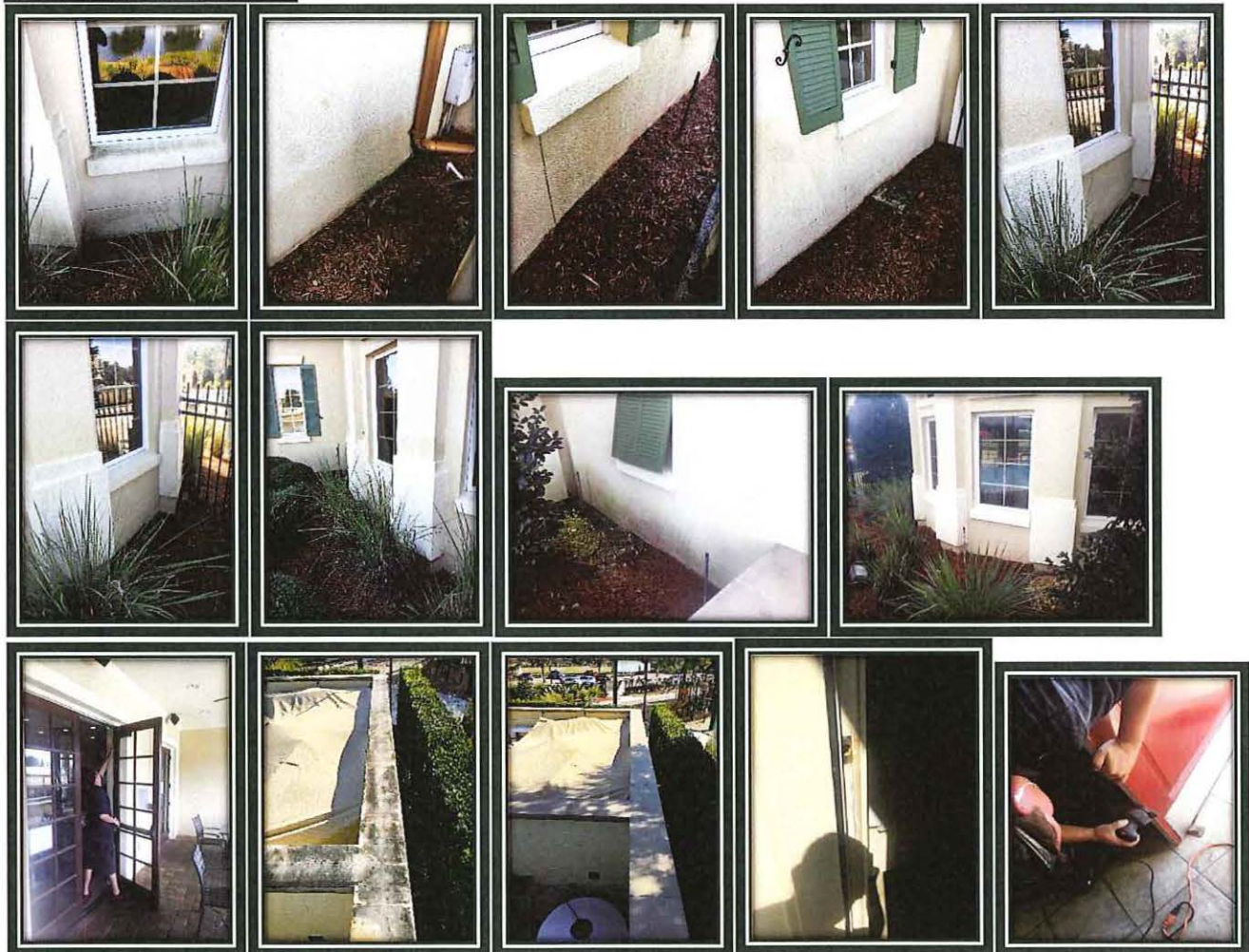
Continue to convert metal halide lights to led's.

Tennis Court Lights Replaced:



Tennis court light bulbs and transformers were replaced by Thibault electrical. We cleaned the lenses that were smoked up due to transformers burning, 30ft up.

Continued maintenance:



We continue to clean, repair and replace where ever it is needed on the property.

D.

MURABELLA

Exactly what you want, exactly where you want it.

Amenity Center Management Report

Date of Meeting: 3/12/2019

Submitted by: *Mark Insel*

➤ Facility- Key points

- *The second half of the pool furniture has been removed for refurbishment and the first set looks amazing, they look brand new.*
- *Some of the pool deck signs have been refurbished or replaced. More to finish this month*
- *All of the field signage has been moved and is in place where visibility is ideal for all.*
- *PM was completed in the fitness center on all machines and cardio equipment. We had specific work done to the ellipticals for failed switches. All are operational now.*
- *Facility center restroom doors have been sanded and painted.*
- *Exterior pressure washing was done to the building in the most troublesome areas to remove any build up or staining.*

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

- *Ongoing programs: Zumba, Ballet, Story time, The Bookmobile, Many HOA/Community Use clubs and Coffee Club.*
- *Flag Football ended its season on 3/2/19. We had another great turnout and all families were delighted with the season.*
- *Soccer season will begin 3/23 and run until 5/18. At this point we have another record breaking total number of registered participants. So very happy to see so many come out and take part in the community league.*

➤ Amenity Management

- *Our Wildlife Safety presentation is back and will be held 3/8/19 at 7pm, always a huge hit!*
- *We will be bringing food trucks back the week of Spring Break on 3/15/19 from 5-8 pm and hope we have a great turnout for some yummy foods.*
- *We will be having family movie night and be showing Mary Poppins this month in the Social hall on 3/22/19*
- *Next Month be sure to keep an eye out for our Aqua Egg Hunt, Movie Night and more fun events!*

MURABELLA

ENVERA INTRUDER REPORT (Pool Deck)

Events for the month
of:

February

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

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



904-940-1157

TENTH 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, January 8, 2019 at 6:00 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida.

Present and constituting a quorum were:

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

Also Present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Mark Insel	Vesta/Amenity Services Group
Dan Fagen	Vesta/Amenity Services Group
Lourens Erasmus	Vesta/Amenity Services Group
Michael Johnson	Duval Landscape Maintenance
Andy Howard	Ancient City
Jennifer Hoffman	Fighting Turtles

The following is a summary of the actions taken at the January 8, 2019 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Howard stated I would like the board's guidance on marketing the soccer program. Other than the website where we have been advertising, we have been precluded from direct mail and signage.

Mr. Wing stated there is an item on the agenda that will be part of that discussion.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Mr. Torres being a notary public of the State of Florida administered the oath of office to Mr. Wing, Mr. Labanowski and Mr. DelBene.

B. Election of Officers, Resolution 2019-04

On MOTION by Mr. Wing seconded by Mr. Clabots with all in favor
Lee Clabots was elected chairman.

On MOTION by Mr. Clabots seconded by Mr. Simmons with all in
favor Mr. Simmons was elected vice chairman.

Mr. Clabots asked Mr. Wing to continue to chair this meeting.

Mr. Labanowski asked should Dave still be on the resolution?

Mr. Torres stated the actual resolution has my name replacing Dave deNagy as secretary and putting him as assistant secretary. For the record we will make that change if everybody is okay with that.

FOURTH ORDER OF BUSINESS

Staff Reports (Part 1)

A. Landscape Manager (Presenter: Duval Landscape)

Mr. Johnson gave an overview of the landscape maintenance work accomplished since the last meeting

B. Engineer

1. Pond Banks

C. Future Horizons

Mr. Erasmus stated I received the proposal too late to be included in the agenda and the only thing that I'm missing is the total acreage of the ponds. According to my documents we have roughly 38 acres of ponds and I need your approval to use Mike to see if I can get aeriels to measure it so we can get those numbers to you.

This item tabled and Mr. Erasmus to have the engineer and a representative of Future Horizons present at the next meeting, budget numbers, and a priority list of ponds that would benefit from aeration.

FIFTH ORDER OF BUSINESS**Ratification of Agreement with Duval Asphalt
(Presenter: Ernesto Torres)**

Mr. Torres stated this is an item we approved in an amount not to exceed \$10,000 a few months ago to repair the sinkhole near the field and the payment was actually \$4,353.90.

Mr. Wing asked has Mike signed off on this?

Mr. Torres stated we consulted with Mike when we reviewed the proposals, he approved the scope of the work that each contractor submitted but I don't recall he inspected the site.

Mr. Wing stated I think he normally has done inspections before we paid for it.

On MOTION by Mr. Labanowski seconded by Mr. Clabots with all in favor the agreement with Duval Asphalt for sinkhole repair in the amount of \$4,353.90 was ratified.

Mr. Labanowski stated we need to note in the minutes that the HOA should be taken off that document. It is not the HOA it is the CDD.

SIXTH ORDER OF BUSINESS**Discussion of Future Horizons Proposal for
Treating of Ponds (Presenter: Lourens
Erasmus)**

This item deferred.

SEVENTH ORDER OF BUSINESS**Discussion of Street Lighting (Presenter: Lee
Clabots)**

Mr. Clabots stated we discussed this at previous meetings and we voted to ask the HOA if they would fund it. At the last HOA meeting there was some discussion about whether they would or would not fund it. I believe this is security infrastructure and if anyone should pay for it, it should be the CDD and I believe the HOA is of that opinion. I suggested we bring the issue back to this board to look at our obligation to provide additional security via lighting, the cost and how we might work that into our capital plan.

Mr. Labanowski stated the we have a map showing the locations that have been identified. FP&L broke it down by the numbers and there is a cost for each light and the total cost of 10 lights is \$7,611.18, the conduit was \$4,200. In talking with Duval Landscape they can run the pipe a lot cheaper than that; all they have to do is run conduit and FP&L does the wiring.

Mr. Simmons asked how are we budget-wise if we took this on?

Mr. Torres stated we would have to take it out of capital reserves, it is not a budgeted item.

Mr. Clabots stated I think it is a good idea, but my preference would be to wait a few months and see how we are running on the capital reserves and take a look at it in June or July.

Mr. DelBene stated I see no reason to put it off; an \$11,000 expenditure is not going to hurt our \$102,000 capital reserves.

On MOTION by Mr. DelBene seconded by Mr. Clabots with all in favor the installation of the streetlights was approved in an amount of \$7,611.18 with the conduit approved in an amount not to exceed \$4,200 in anticipation of a lower proposal from Duval.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal from Fighting Turtles Swim Team (Presenter: Jennifer Hoffman)

Ms. Hoffman gave an overview of the proposal for the Fighting Turtles Swim Team to use the pool for practices, up to three meets and approval to go outside Murabella and World Golf Village if needed to fill all the spots.

Mr. Clabots stated someone has to watch the parking situation.

On MOTION by Mr. Labanowski seconded by Mr. Simmons with all in favor the proposed agreement with the Fighting Turtles Swim Team was approved.

NINTH ORDER OF BUSINESS

Discussion/Consideration of 5K Charity Race (Presenter: Ernesto Torres)

Mr. Clabots stated this is a fundraiser for a resident in Murabella that had a death in the family.

On MOTION by Mr. Clabots seconded by Mr. Wing with all in favor the request for the 5K charity run was approved.

TENTH ORDER OF BUSINESS

Consideration of Facility Use for Soldier Ride Team for the Wounded Warrior Project, Inc. (Presenter: Ernesto Torres)

Mr. Clabots stated this is a request of the Wounded Warriors to use the Murabella Amenity Center to set up water tables and use the facilities.

Mr. Torres stated it is a police escorted bicycle ride with about 40 riders. Their estimated time to be here is between 10:30 a.m. to 11:00 a.m. and the date is February 9, 2019.

On MOTION by Mr. Wing seconded by Mr. Clabots with all in favor the request for the bicycle ride for the Wounded Warriors on February 9, 2019 was approved.

ELEVENTH ORDER OF BUSINESS

Discussion of Proposed HOA Amendment to the Declaration of Covenant, Conditions, Restrictions and Easement (Presenter: Jennifer Kilinski)

Ms. Kilinski stated I think you have seen some of the back and forth and information regarding the HOA amendments and changes to the declaration of covenants. When it came to my attention I briefly reviewed them and identified a few items for CDD consideration, keeping in mind that declaration of covenants as it relates to the CDD are only as good as the CDD signing off on them. I did have an opportunity to speak with the HOA lawyer today to express some of my concerns and she indicated that the intent of the HOA covenants is to identify and flesh out what is happening live on the ground now with the idea that if a resident were to download the covenants they know exactly who is responsible for what and if there were an issue they would be able to identify and contact the right party. I think some of the language is still a little confusing, she sounded amenable to taking our comments, suggestions, edits to the amendments and bringing it back to the HOA board. She said there was no ill intent, she thought the CDD was aware that these were going on and from her perspective it didn't change any of the responsibilities anyway so she didn't think we would have a problem with them. I indicated again that there are a few things that are inaccurate, for example giving the CDD enforcement authority for restrictive covenants particularly as it relates to private party property isn't even something that we are capable of doing; I think it can make it more confusing to residents than less confusing. Again, she sounded very open to taking some of those suggestions and indicated it was the goal for having

CDD language in there was removing developer responsibility where it stated what the developer is going to do or the developer is going to give authority to somebody to do this and since we now know who that authority has been given to she wanted to make it as clear as possible for the community. The good news is I sent them a letter to put them on notice that the CDD was not aware of this and has not discussed this, but she sounded very open and optimistic to any changes we were suggesting to clarify the responsibility.

They are not asking the district to sign off on this, they are not asking for district feedback because the belief is that anything that is in here is stuff that has already happening anyway, so it doesn't require any district sign-off. I do think there is some language that is confusing and some of it is conflicting and some I don't think is enforceable, but it is small compared to the entirety of the changes it is probably five or six sentences in the entire restrictive covenants. I also understand how expensive these things are to mail. I have highlighted changes that I can send to all the board members so that you can see what kinds of things I was thinking about.

I can continue to express concern with the language that we think is ambiguous, some of it unenforceable and it is going to cause more consternation for the community. We are not looking to fight with the HOA so we are requesting that they delay the vote, which they could but if there are changes they are going to have to re-mail it. If they have the vote we can't stop them but we can go on record as objecting to some of the language.

TWELFTH ORDER OF BUSINESS

Consideration and Discussion of Amendment to Vesta Agreement for Share Revenue (Presenter: Ernesto Torres)

Mr. Wing stated to my knowledge as part of the agreement with Vesta we pay for the website and pay for the newsletter but the revenue from advertising is all going to Vesta. I asked Ernesto to look at it and many of the communities in the area have revenue sharing agreement where the proceeds are shared.

Ms. Kilinski stated when it was asked of me what is typical in terms of cost share all the districts are a little different and some are 10% share gross revenue, some of them are a huge operation so there are different kinds of charges that are entailed but I have not personally seen an agreement that had revenues incoming that was not shared by the district. That is different for me. I sent you different contract language that we have used in St. Johns County districts.

Mr. Torres stated in our team we have districts, Bartram Springs and Bartram Trails and Aberdeen that have language in their agreements for revenue share. I had a conference call with Dan when we were drafting this item and I did learn and he can explain in a little more detail about the actual newsletter where the proceeds are offset by the webmaster that provides the service for the district and for advertisement, the banners you see on the site but there are some revenues in the newsletter and also in the events that are hosted by the amenity athletic league that is here.

Ms. Kilinski stated the other difference in this agreement than ones I have seen before that may explain the no revenue share is that our other agreements typically have an exclusivity clause where Vesta is the sole provider of services without their consent, here there is no exclusivity so you could conceivably have competing everything if you wanted to, which may explain why there wasn't a revenue share.

Mr. Clabots asked how much net revenue are we really talking about sharing? Are we making a big to-do out of this or a big to-do out of that?

Mr. Fagen stated I can speak to a little bit of this. The advertising revenue I think is \$210 for the past 12 months. The website is not owned by us or the district it is through a third party so anyone who wants to advertise contacts that third party.

Mr. Insel stated it is a neighborhood network and the ad they put on there, offsets any cost to us and/or the district. There is no revenue coming in from the website to us.

Mr. Fagen stated as far as the newsletter, we were collecting funds and continue to do so but the premise is when we were doing hard copy newsletters a number of years ago that was offsetting the printing cost. We are no longer printing those newsletters and it has been such a small number, regardless I know by spirit that we should discuss, the premise behind it originally.

Mr. DelBene asked what about amenity services recreation lease, how much per kid per league?

Mr. Fagen stated \$95.

Mr. DelBene asked how many kids from Murabella participate?

Mr. Fagen responded 125. There are costs associated with that from field paint to equipment, referees, admin, the website but that is something to consider and there are many districts that we do and there are many districts that we don't revenue share with. Primarily especially with Murabella we want to keep our fees to the district reduced, we were very aggressive so we are not making money off of the district as much as we want to drive revenue it is to all the

residents in the community so we are providing service at a reasonable fee to the community instead on the backs of the entire district it is to the user. Athletics is by no means a cash cow, but it is profitable and some districts we share revenue and some we don't.

Mr. DelBene stated Andy with Ancient City Soccer came in with an offer of \$5 per head. How long as Vesta been operating in this community?

Mr. Fagen stated ten years, since the beginning.

Mr. Howard stated to clarify that, we upped it to \$10 in the final proposal for 2019, every child playing and every child playing is a Murabella resident. It is currently 47 children at \$10 each.

Mr. DelBene asked in your other communities that use your services, Heritage Landing, is there a profit sharing with them?

Mr. Fagen stated correct. Your kids play there and we actually pay the district \$5 per head at Heritage because Murabella plays at Heritage. A number of years ago we were told they took the play on Murabella fields primarily because of the condition so we practice here, play at Heritage and Heritage collects additional fees for Murabella residents, not Vesta but the district.

Mr. DelBene stated the only difference is that we don't play games there but their kids practice at our fields and for some reason our agreement is different than their agreement.

Mr. Fagen stated both agreements go back many years again as far as Murabella is concerned being aggressive with our fees to the district we have to offset those fees to the district and we do so by offering programs and creating revenue based on those programs. That way instead of saying we have to increase our fees by 5% or 10% for our services we keep them low and say we are going to make money somewhere, it is on the programs and it is not a cash cow.

Mr. Clabots stated that goes back to being transparent. If you tell me it is \$210 a year that we are going to revenue share that is not going to break the bank but all the question about where the revenue is coming in, what you use it for, what the net revenue is, transparency is the issue. I'm not saying anyone has been dishonest I'm saying there needs to be more transparency.

Mr. Howard stated you should have our agreement from the last meeting. We are being somewhat withheld from the marketing program here at Murabella and we are non-profit organization so what money we raise goes back into equipment. We have an open house on January 19th, and we are going to do some soccer demonstrations and that comes out of our pocket.

Right now all we are able to do is advertise on the Murabella website, which we have done at a fee but we can't place stickers, we can't do direct mail, we can't put anything on the notice boards.

Mr. DelBene stated they are our email addresses not Vesta's email addresses they collected on our behalf so for them to say a business is not allowed to do something without check with this board first, they have overstepped their bounds.

Mr. Insel stated the agreement at the last meeting didn't discuss sending out sole e-blasts. I was going by what was discussed at the last meeting and that was not discussed.

Mr. DelBene asked was he told no or was he told he needed permission of the board to do so?

Mr. Insel asked to send out an e-blast? I said generally that is not what we do. If everyone in this room asked me to send out an e-blast, I would say no unless it is in an agreement like the Fighting Turtles. We don't have an agreement in hand. I'm just going by what was on his handout and I have done that and he has asked for meetings and I have given him those but he hasn't shown up. I hear about the date of the clinic, but I haven't gotten any information on when, what time.

Mr. Fagen stated if we have an agreement similar to what we have with the Fighting Turtles everyone is clear as far as the expectations.

Mr. Wing asked is the agreement in process?

Ms. Kilinski stated yes, I think I dropped it the day after the board meeting last time.

Mr. Torres stated I will look in my email and send it to Andy and Mark for review.

Mr. Wing stated finalize the agreement and the two things I suggest is the board do all their comments but since we have approved Ancient City Soccer being able to use the fields, it is serving our kids, include in the agreement their ability to put something together that Mark would send out via email blast and also if you have recruitment signs you should be able to put those up too on CDD property.

Mr. Labanowski stated I would like to see the document before we approve it.

Ms. Kilinski stated I can do that. We already have an agreement with Ancient City. This one was more robust because there were more parameters around the continuing agreement, the port-o-lets, those sort of things that came out at the last meeting so I can send it to you. It is not a lot different than the one you saw for the original, it just has more parameters. We discussed website accessibility, the district doesn't own so we can send it over and ask them to put it in but if you want to add more it sounds like it hasn't been executed yet so if you want to add more

parameters around how often they are going to be able to send out email blasts. The Vesta agreement when this first came up has direction on sending community e-blasts and posting to the website anything the district has approved as an activity. I think that qualifies so I think Vesta has the authority to do under their existing agreement; it is a matter of what you want to provide through a license agreement with Ancient City like the Fighting Turtles.

Mr. Clabots stated we are still missing the other item and that is revenue sharing. If you have some language from other districts of what that revenue sharing looks like so we might consider that. I would like to have greater transparency from Vesta as to revenue coming in, revenue use, net revenue. There has to be more than \$210 a year. Maybe we should have this on the agenda for March.

Ms. Kilinski stated I know Vesta has done pretty user friendly, rudimentary profit and loss statements for this, which may be helpful to you. Then you know exactly what is coming in and going out.

Mr. Clabots stated I would rather not handle it by email, let's get the information to the board and have a discussion at the next meeting.

THIRTEENTH ORDER OF BUSINESS Staff Reports (Part 2)

A. Attorney (Presenter: Jennifer Kilinski)

Ms. Kilinski stated we usually go over general sunshine law and public records law. I think the new member got a welcome packet in the mail from me with a lot of information six weeks ago or so. Our office sends out email and hard copy a big binder of information. I will follow-up with you on that. The two big things that I will highlight for you is public records; any records that you have that pertain to district business you need to keep separately so that if you ever have a public records request you could turn over all those things or give them to Ernesto's office who is the official records custodian for the district and he can retain those for you. It is not intuitive in terms of when and if you can destroy records, there is a records retention schedule based on the content of the record not the type of record. Emails it depends on that it says, it is not just because it is an email. If you have any questions about that feel free to talk to us offline or after a board meeting. The sunshine law is a big one as well because you all live in the same community but any matters that either are pending before the board or may conceivably come before the board are off limits outside of a board meeting.

B. Manager – (Presenter: Ernesto Torres)

Mr. Torres stated I would like a clarification on the lights that were approved for a not to exceed. I worked with Chuck on that project and just for the record I want to make sure he is appointed as the supervisor I can work with on that.

Mr. Wing stated fine by me.

Mr. Torres stated the other issue is, Supervisor DelBene has requested to waive his compensation and he would like to see that added to the events line. The only way to do that is to amend the budget to decrease the supervisors' budget line and increase the events line by the amount of meetings that we have and we can do that if the board is agreeable.

It was the consensus of the board to have that as an item on the next agenda.

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

1. Report

Mr. Erasmus stated we are going to start some cutting of the pine trees next week. One of the pump motors sounds like it is running extremely rough. It could die tomorrow or could run for six months and I want to give you a heads up that this could be an expense that is coming. To replace it with the same pump it is \$4,500 or replace it with the new plastic system it is \$10,000. We have a line item for 2018/2019 for pool equipment \$5,150 that we could use it for that. Over New Years weekend the smaller kiddie feature pump ruptured and flooded the whole place and we replaced the front end on that.

The electricity in this pump room is on the ground. When I walked in I walked in water and there is 220 volt boxes sitting there. I'm concerned about that and I will see if I can get an electrician to give us a price on lifting the lines lying on the ground up and rerouting them.

Mr. Wing stated I suggest you get that estimate.

D. Amenity Center Update (Presenter: Mark Insel)

1. Report

A copy of the report was included in the agenda package.

2. Discussion of Residents Gym Equipment Inquiry

Mr. Insel stated the result of the surveys that we put out in the gym was included in the agenda package. I feel it is unreliable. The only thing I recommend is doing preventive maintenance, the cardio is past its prime and it is recommended to be replaced.

Mr. Simmons stated I feel that I have a good handle on what we need for equipment and floor plan since I spend a lot of time in the gym, I have visited other gyms in the area and have talked to three vendors. I would like to provide a copy of what I have to Vesta and the other board members so that we can discuss this at the next meeting.

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

- A. Approval of Minutes of the November 13, 2018 Meeting**
- B. Balance Sheet as of November 30, 2018 and Statement of Revenues & Expenditures for the Period Ending November 30, 2018; Month-to-Month Income Statement; Assessment Receipt Schedule**
- C. Approval of Check Register**

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

FIFTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. DelBene stated Murabella residents want to hold a networking group meeting in this amenity center. I'm proposing that we approve that request. I want to add this to the next agenda. They are Murabella residents and Murabella business owners.

Mr. Insel stated you may want to add to that changing your policies because the community use room, I spoke with the folks requesting that and it is a for profit since they will all be making money from people coming in and as a community use group one of the main things in the policies was it cannot be for profit.

Mr. DelBene asked what are you saying needs to be changed?

Mr. Insel stated when we created a community use group that is one of the things that was put into the policies to be not for profit. That is why they were denied to this point.

Ms. Kilinski stated I would see a differentiation. Usually what we are talking about in a commercial context is if you are selling or offering the sale of goods or services. If you are meeting to discuss possible ventures, especially as a group of residents I don't think there is a real prohibition on that based on the language I'm seeing here or in our normal course. It is a gray area and I can see why you questioned that. When we talk about commercial enterprises we are talking about for profit enterprises that are here to sell you something. A lot of times wealth management companies will want to come in and sell you their services and some will have Mary Kay and that sort of thing is what we are trying to prevent. Based on what you described that is not something we are concerned about and why we would be concerned is for our bond covenants.

Mr. Wing stated I don't think that needs to come back. You have clarified the definition of a use group and work it out with Mark.

Mr. Clabots stated I would like to meet with Ernesto and Jennifer within the next week or so.

Mr. Torres stated I ask that it be the following week and I will email the group.

Mr. DelBene stated September is when Vesta's contract comes up. I would like to have an agenda item in March to review a proposal that we can get ahead of this. I think it is prudent to get it done sooner rather than later so we can see what we want as proposal items so we can get that out to Vesta as well as other vendor proposals.

Ms. Kilinski stated just so I'm clear, you want to see a draft RFP package for those services.

Mr. DelBene stated yes. Part of the idea is that Ernesto pointed out that other districts have employees that run those amenity services. I would like the board to be provided with material from Oakleaf and Eagle Creek regarding the cost effectiveness of going to an employee run district where the board employs the people who run it.

Mr. Wing asked is that information you can get?

Mr. Torres stated I can get something and give it to Chris to see if it meets his intent and then put it in the packet.

Mr. Schroder stated several years ago we planted a lot of seedlings and I wonder how they are doing.

Mr. Wing stated we planted 1,000 and 20 survived but that was a terrible year and the irrigation system hadn't been fixed. If anyone is interested I will look into getting another grant and do it again.

SEVENTEENTH ORDER OF BUSINESS Next Scheduled Meeting – March 12, 2019 at 6:00 p.m.

Mr. Torres stated the next meeting is March 12, 2019 at 6:00 p.m.

The meeting adjourned at 8:00 P.M.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Turnbull Creek
Community Development District

Unaudited Financial Reporting
January 31, 2019

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

	Governmental Fund Types				Totals
	General	Debt Service	Capital Projects	Capital Reserve	(Memorandum Only)
Assets:					
Cash - Wells Fargo	---	---	---	\$25,884	\$25,884
Cash - Hancock Bank	\$160,724	---	---	---	\$160,724
Investments:					
Due From General Fund	---	\$275,562	---	---	\$275,562
Investment - SBA	\$41	---	---	---	\$41
Investment-General Account	\$1,189,182	---	---	---	\$1,189,182
Series 2015 A1-A2					
Interest A1	---	\$0	---	---	\$0
Revenue	---	\$884,343	---	---	\$884,343
Reserve A1	---	\$391,124	---	---	\$391,124
Reserve A2	---	\$108,392	---	---	\$108,392
Prepayment A1	---	\$211	---	---	\$211
Prepayment A2	---	\$24,600	---	---	\$24,600
Construction	---	---	\$1	---	\$1
COI	---	---	\$2,676	---	\$2,676
Series 2015 B1-B2					
Revenue B	---	\$70,828	---	---	\$70,828
Reserve B1	---	\$32,304	---	---	\$32,304
Reserve B2	---	\$9,618	---	---	\$9,618
Prepayment B1	---	\$168	---	---	\$168
Prepayment B2	---	\$2,678	---	---	\$2,678
Construction	---	---	\$102	---	\$102
Series 2016					
Sinking	---	\$6	---	---	\$6
Reserve	---	\$119,123	---	---	\$119,123
Revenue	---	\$8,136	---	---	\$8,136
Prepayment	---	\$3,905	---	---	\$3,905
Interest	---	\$4	---	---	\$4
Prepaid Expenses	\$986	---	---	---	\$986
Total Assets	\$1,350,932	\$1,931,003	\$2,780	\$25,884	\$3,310,600
Liabilities:					
Accounts Payable	\$32,435	---	---	---	\$32,435
Due to Debt Service 2016	\$256,532	---	---	---	\$256,532
Fund Balances:					
Assigned General Fund	\$34,240	---	---	---	---
Restricted for Debt Service	---	\$1,931,003	---	---	\$1,931,003
Restricted for Capital Projects	---	---	\$2,780	---	\$2,780
Nonspendable	\$986	---	---	---	\$986
Unassigned	\$1,026,740	---	---	\$25,884	\$1,052,624
Total Liabilities and Fund Equity	\$1,350,932	\$1,931,003	\$2,780	\$25,884	\$3,276,360

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

	Adopted Budget	Prorated Thru 1/31/19	Actual Thru 1/31/19	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$1,126,178	\$1,008,336	\$1,008,336	\$0
Interest/Miscellaneous	\$13,575	\$4,525	\$14,785	\$10,260
Amenities Revenue	\$2,000	\$667	\$183	(\$483)

Total Revenues	\$1,141,753	\$1,013,527	\$1,023,304	\$9,777
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Expenditures:

<u>Administrative</u>				
Supervisor Fees	\$7,000	\$2,333	\$1,800	\$533
FICA Expense	\$536	\$179	\$138	\$41
Engineering (Yuro & Associates, LLC)	\$13,000	\$4,333	\$750	\$3,583
Arbitrage (Grau)	\$3,000	\$0	\$0	\$0
Dissemination (Prager Sealy)	\$2,200	\$733	\$383	\$350
Trustee (US Bank)	\$12,667	\$4,357	\$4,357	\$0
Attorney (HGS)	\$40,000	\$13,333	\$11,228	\$2,105
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$5,000	\$0
Annual Audit (Grau and Assoc)	\$3,525	\$0	\$0	\$0
Management Fees (GMS)	\$45,000	\$15,000	\$15,000	\$0
Information Technology (GMS)	\$1,600	\$533	\$533	\$0
Telephone	\$450	\$150	\$117	\$33
Postage	\$1,100	\$367	\$112	\$255
Printing & Binding	\$2,500	\$833	\$897	(\$64)
Insurance (FIA)	\$8,816	\$8,816	\$8,014	\$802
Legal Advertising	\$1,400	\$467	\$148	\$319
Other Current Charges	\$1,300	\$433	\$237	\$197
Office Supplies	\$170	\$57	\$45	\$11
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

Administrative Expenses	\$149,439	\$57,100	\$48,935	\$8,165
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<u>Amenity Center</u>				
Insurance (FIA)	\$15,664	\$15,664	\$14,240	\$1,424
Pest Control (Turner Pest Control)	\$2,673	\$891	\$740	\$151
Repairs & Replacements	\$48,800	\$16,267	\$8,367	\$7,900
Recreational Passes	\$600	\$200	\$195	\$5
Office Supplies	\$1,025	\$342	\$296	\$46
Other Current Charges	\$300	\$100	\$0	\$100
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$1,850	\$1,551	\$1,551	\$0

<u>Utilities</u>				
Water & Sewer (STCUD)	\$10,500	\$3,500	\$2,608	\$892
Electric (FPL)	\$33,510	\$11,170	\$11,026	\$144
Telephone/Internet (Comcast)	\$3,800	\$1,267	\$1,252	\$14

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

	Adopted Budget	Prorated Thru 1/31/19	Actual Thru 1/31/19	Variance
<i><u>Amenity Center Cont'd.</u></i>				
<i><u>Management Contracts</u></i>				
<i>Lifeguards/Pool Monitors (ASG)</i>	\$33,166	\$0	\$0	\$0
<i>Facility Monitor (ASG)</i>	\$28,737	\$9,579	\$9,579	(\$0)
<i>Facility Management (ASG)</i>	\$61,285	\$20,428	\$20,428	\$0
<i>Facility Attendants (ASG)</i>	\$17,510	\$5,837	\$5,837	(\$0)
<i>Field Operations (ASG)</i>	\$70,015	\$23,338	\$17,338	\$6,000
<i>Facility Maintenance (ASG)</i>	\$49,440	\$16,480	\$16,480	\$0
<i>Pool Maintenance (ASG)</i>	\$14,729	\$4,910	\$4,910	(\$0)
<i>Pool Chemicals</i>	\$11,000	\$3,667	\$3,293	\$373
<i>Janitorial Services (ASG)</i>	\$9,064	\$3,021	\$3,021	\$0
<i>Refuse Service (Advance Disposal)</i>	\$8,124	\$2,708	\$3,061	(\$353)
<i>Security - ENVERA</i>	\$6,093	\$2,031	\$1,972	\$59
<i>Special Events</i>	\$9,000	\$5,322	\$5,322	\$0
<i>Program Director</i>	\$2,575	\$858	\$833	\$25
<i><u>Amenity Center Expenses</u></i>	<u>\$439,460</u>	<u>\$149,131</u>	<u>\$132,351</u>	<u>\$16,780</u>
<i><u>Grounds Maintenance</u></i>				
<i>Streetlighting (FPL)</i>	\$36,000	\$12,000	\$11,790	\$210
<i>Lake Maintenance (Future Horizons)</i>	\$7,740	\$2,580	\$2,580	\$0
<i>Landscape Maintenance (Duval Landscape)</i>	\$299,573	\$99,858	\$98,333	\$1,525
<i>Landscape Contingency</i>	\$30,700	\$10,233	\$12,425	(\$2,192)
<i>Irrigation Repairs</i>	\$6,000	\$2,000	\$1,200	\$800
<i>Capital Reserves</i>	\$207,081	\$0	\$0	\$0
<i><u>Grounds Maintenance Expenses</u></i>	<u>\$587,094</u>	<u>\$126,671</u>	<u>\$126,328</u>	<u>\$343</u>
<i><u>Total Expenses</u></i>	<u>\$1,175,993</u>	<u>\$332,902</u>	<u>\$307,614</u>	<u>\$25,287</u>
<i><u>Excess Revenues (Expenditures)</u></i>	<u>(\$34,240)</u>		<u>\$715,690</u>	
<i><u>Fund Balance - Beginning</u></i>	<u>\$34,240</u>		<u>\$346,276</u>	
<i><u>Fund Balance - Ending</u></i>	<u>\$0</u>		<u>\$1,061,966</u>	

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Maintenance Assessments	\$0	\$41,210	\$409,354	\$557,771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,008,336
Interest/Miscellaneous	\$62	\$2,028	\$1,045	\$11,651	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,785
Amenities Revenue	\$155	\$23	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183
Total Revenues	\$217	\$43,261	\$410,399	\$569,427	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,023,304
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisor Fees	\$0	\$1,000	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
FICA Expense	\$0	\$77	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138
Engineering	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$133	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$383
Trustee	\$4,357	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,357
Attorney	\$104	\$0	\$5,433	\$5,691	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,228
Tax Roll Assessments	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Computer Time	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$533
Telephone	\$82	\$17	\$0	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117
Postage	\$44	\$27	\$14	\$27	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112
Printing & Binding	\$565	\$47	\$213	\$72	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$897
Insurance	\$8,014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,014
Legal Advertising	\$0	\$72	\$76	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148
Other Current Charges	\$121	\$56	\$37	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$237
Office Supplies	\$21	\$0	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Administrative Expenses	\$23,250	\$5,263	\$9,763	\$10,659	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,935
<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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$740
Repairs & Replacements	\$1,660	\$3,219	\$2,056	\$1,432	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,367
Recreational Passes	\$0	\$195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195
Office Supplies	\$0	\$140	\$70	\$86	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$296
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit Fees	\$358	\$0	\$0	\$1,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,551
<u>Utilities</u>													
Water & Sewer	\$887	\$782	\$462	\$476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,608
Electric	\$2,959	\$2,746	\$2,623	\$2,699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,026
Telephone/Cable/Internet	\$311	\$311	\$317	\$313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,252

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Amenity Center Cont'd.</i>													
<u>Management Contracts</u>													
Pool Monitors/Lifeguards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Monitor (1,550 and 2,325)	\$2,395	\$2,395	\$2,395	\$2,395	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,579
Facility Management (5,107.08)	\$5,107	\$5,107	\$5,107	\$5,107	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,428
Facility Attendants (1,459.17)	\$1,459	\$1,459	\$1,459	\$1,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,837
Field Operations (4,334.58)	\$4,335	\$4,335	\$4,335	\$4,335	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,338
Facility Maintenance (4,120)	\$4,120	\$4,120	\$4,120	\$4,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,480
Pool Maintenance (1,227.42)	\$1,227	\$1,227	\$1,227	\$1,227	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,910
Pool Chemicals (815.59 and 1,333.57)	\$816	\$816	\$831	\$831	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,293
Janitorial Services (755.33)	\$755	\$755	\$755	\$755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,021
Refuse Service	\$764	\$766	\$766	\$766	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,061
Security - Envera (470)	\$493	\$493	\$493	\$493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,972
Special Events	\$3,379	\$1,317	\$626	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,322
Program Director (208.33)	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$833
Amenity Center Expenses	\$45,658	\$30,369	\$27,827	\$27,872	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,351
<u>Grounds Maintenance</u>													
Street lighting	\$2,991	\$2,971	\$2,914	\$2,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,790
Lake Maintenance (\$645.00)	\$645	\$645	\$645	\$645	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,580
Landscape Maintenance (\$26,489.41)	\$26,489	\$26,489	\$26,489	\$26,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,958
Landscape Contingency	\$0	\$0	\$0	\$4,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800
Irrigation Repairs	\$0	\$765	\$0	\$435	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Capital Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grounds Maintenance Expenses	\$30,125	\$30,871	\$30,049	\$35,284	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,328
Total Expenses	\$99,033	\$66,502	\$67,639	\$73,815	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$307,614
Excess Revenues (Expenditures)	(\$98,817)	(\$23,241)	\$342,760	\$495,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$715,690

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

<i>Adopted Budget</i>	<i>Prorated Thru 1/31/19</i>	<i>Actual Thru 1/31/19</i>	<i>Variance</i>
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Revenues:

<i>Interest Income</i>	\$300	\$300	\$4,708	\$4,408
<i>Assessments</i>	\$989,969	\$883,958	\$883,958	\$0
<i>Prepayments A1</i>	\$0	\$0	\$0	\$0
<i>Prepayments A2</i>	\$0	\$0	\$0	\$0
<i>Total Revenues</i>	\$990,269	\$884,258	\$888,666	\$4,408

Expenditures

Series 2015A-1

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

Series 2015A-2

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

<i>Total Expenditures</i>	\$991,781	\$240,891	\$245,243	(\$4,353)
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<i>Excess Revenues (Expenditures)</i>	(\$1,512)	\$643,367	\$643,423	\$55
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Other Sources (Uses)

<i>Operating Transfer In (Out)</i>	\$0	\$0	\$0	\$0
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<i>Total Other Sources(Uses)</i>	\$0	\$0	\$0	\$0
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<i>Net Change in Fund Balance</i>	(\$1,512)	\$643,423	\$643,423	\$643,423
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<i>Fund Balance - Beginning</i>	\$257,026	\$765,247	\$765,247	\$765,247
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<i>Fund Balance - Ending</i>	\$255,514	\$1,408,670	\$1,408,670	\$1,408,670
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Turnbull Creek
Community Development District
Debt Service Fund - Series 2015B1-B2
Statement of Revenues & Expenditures
For the Period ending January 31, 2019

<i>Adopted Budget</i>	<i>Prorated Thru 1/31/19</i>	<i>Actual Thru 1/31/19</i>	<i>Variance</i>
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Revenues:

<i>Interest Income</i>	\$0	\$0	\$432	\$432
<i>Assessments</i>	\$79,318	\$70,797	\$70,797	\$0
<i>Prepayments B1</i>	\$0	\$0	\$0	\$0
<i>Prepayments B2</i>	\$0	\$0	\$0	\$0

<i>Total Revenues</i>	\$79,318	\$70,797	\$71,230	\$432
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Expenditures

Series 2015B-1

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

Series 2015B-2

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

<i>Total Expenditures</i>	\$77,075	\$26,038	\$30,938	(\$4,900)
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<i>Excess Revenues (Expenditures)</i>	\$2,243	\$44,760	\$40,292	
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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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Net Change in Fund Balance

\$2,243 \$40,292

Fund Balance - Beginning

(\$2,069) \$75,304

Fund Balance - Ending

\$174 \$115,597

Turnbull Creek
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For the Period ending January 31, 2019

<i>Adopted Budget</i>	<i>Prorated Thru 1/31/19</i>	<i>Actual Thru 1/31/19</i>	<i>Variance</i>
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Revenues:

<i>Interest Income</i>	\$0	\$0	\$1,089	\$1,089
<i>Assessments</i>	\$286,688	\$256,532	\$256,532	\$0
<i>Total Revenues</i>	\$286,688	\$256,532	\$257,621	\$1,089

Expenditures

Series 2016

<i>Interest 11/1</i>	\$72,280	\$72,280	\$72,280	\$0
<i>Interest 5/1</i>	\$72,280	\$0	\$0	\$0
<i>Principal 5/1</i>	\$144,000	\$0	\$0	\$0
<i>Special Call 5/1</i>	\$0	\$0	\$0	\$0
<i>Total Expenditures</i>	\$288,559	\$72,280	\$72,280	\$0
<i>Excess Revenues (Expenditures)</i>	(\$1,871)	\$184,252	\$185,342	

Other Sources (Uses)

<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>	(\$1,871)		\$185,342	
<i>Fund Balance - Beginning</i>	\$83,379		\$221,395	
<i>Fund Balance - Ending</i>	\$81,508		\$406,736	

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

	Series 2015A-1 & A-2	Series 2015B-1 & B-2	Series 2016	Total
<u>Revenues:</u>				
Interest Income	\$18	\$1	\$8	\$27
Total Revenues	\$18	\$1	\$0	\$19
<u>Expenditures</u>				
Capital Outlay (1) - Series 2016	\$0	\$0	\$0	\$0
Capital Outlay - Series 2015A-1-A2	\$0	\$0	\$0	\$0
Capital Outlay - Series 2015 B-1-B2	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$18	\$1	\$0	\$19
<u>Other Sources (Uses)</u>				
Operating Transfer In	\$0	\$0	\$0	\$0
Total Other Sources(Uses)	\$0	\$0	\$0	\$0
Net Change in Fund Balance	\$18	\$1	\$0	\$19
Fund Balance - Beginning	\$2,660	\$101	\$0	\$2,761
Fund Balance - Ending	\$2,678	\$102	\$0.00	\$2,780

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

	<i>Adopted Budget</i>	<i>Prorated Thru 1/31/19</i>	<i>Actual Thru 1/31/19</i>	<i>Variance</i>
<u><i>Revenues:</i></u>				
<i>Capital Reserve Funding - Transfer In</i>	\$207,081	\$0	\$0	\$0
<i>Total Revenues</i>	\$207,081	\$0	\$0	\$0
<u><i>Expenditures</i></u>				
<i>Capital Outlay</i>	\$329,411	\$44,398	\$44,398	\$0
<i>Other Current Charges</i>	\$0	\$0	\$39	(\$39)
<i>Total Expenditures</i>	\$329,411	\$44,398	\$44,437	(\$39)
<i>Excess Revenues (Expenditures)</i>	(\$122,330)		(\$44,437)	
<i>Fund Balance - Beginning</i>	\$227,472		\$70,321	
<i>Fund Balance - Ending</i>	\$105,142		\$25,884	

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:	\$499,515
Bonds outstanding - 4/30/2015	\$13,375,000
Less: May 2, 2016 (Principal)	(\$475,000)
Less: May 2, 2016 (Prepayment -A2)	(\$15,000)
Less: November 1, 2016 (Prepayment -A1)	(\$10,000)
Less: November 1, 2016 (Prepayment -A2)	(\$5,000)
Less: May 1, 2017 (Principal-A1)	(\$395,000)
Less: May 1, 2017 (Principal-A2)	(\$90,000)
Less: May 1, 2017 (Prepayment-A2)	(\$10,000)
Less: November 1, 2017 (Prepayment -A1)	(\$15,000)
Less: November 1, 2017 (Prepayment -A2)	(\$5,000)
Less: May 1, 2018 (Principal-A1)	(\$405,000)
Less: May 1, 2018 (Principal-A2)	(\$90,000)
Less: November 1, 2018 (Principal-A1)	(\$5,000)
Current Bonds Outstanding	\$11,855,000

Series 2015B1-B2 Pond Bank Reconstruction Special Assessment Bonds	
Interest Rate:	4.450%
Maturity Date:	5/1/2045
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$41,378
Reserve Fund Balance:	\$41,923
Bonds outstanding - 4/30/2015	\$1,280,000
Less: May 2, 2016 Principal B1	(\$20,000)
Less: May 2, 2016 Principal B2	(\$5,000)
Less: May 1, 2017 (Principal-B1)	(\$20,000)
Less: May 1, 2017 (Principal-B2)	(\$5,000)
Less: November 1, 2017 (Prepayment-B1)	(\$5,000)
Less: May 1, 2018 (Principal-B1)	(\$20,000)
Less: May 1, 2018 (Principal-B2)	(\$5,000)
Less: November 1, 2018 (Principal-B2)	(\$5,000)
Current Bonds Outstanding	\$1,195,000

Series 2016 Special Assessment Refunding and Revenue Bonds	
Interest Rate:	3.700%
Maturity Date:	11/1/2037
Reserve Fund Definition:	40% Max Annual Debt
Reserve Fund Requirement:	\$115,142
Reserve Fund Balance:	\$119,123
Bonds outstanding - 5/31/2016	\$4,196,000
Less: May 1, 2017 Principal	(\$135,000)
Less: May 1, 2018 Principal	(\$139,000)
Current Bonds Outstanding	\$3,922,000

TAX ROLL	# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2015A1- 2 DEBT ASSESSED	SERIES 2016 DEBT ASSESSED	SERIES 2015B1-2 DEBT ASSESSED	FY19 O&M ASSESSED
CERTIFIED TAX ROLL	959	2,478,962.18	987,239.09	286,504.77	79,069.42	1,126,148.91
TAX ROLL RECEIPTS						
DATE RECEIVED	ST JOHNS CO. DIST.	TOTAL RECEIVED	SERIES 2015A1- 2 DEBT RECEIVED	SERIES 2016 DEBT RECEIVED	SERIES 2015B1-2 DEBT RECEIVED	O&M RECEIVED
11/7/2018	1	24,266.28	9,663.97	2,804.56	774.00	11,023.75
11/19/2018	2	66,448.03	26,462.72	7,679.70	2,119.44	30,186.17
11/27/2018	3	105,535.99	42,029.38	12,197.27	3,366.19	47,943.15
12/13/2018	4	541,819.69	215,778.03	62,620.53	17,281.98	246,139.15
12/27/2018	5	253,745.68	101,053.44	29,326.53	8,093.52	115,272.19
1/10/2019	INTEREST	368.32	146.68	42.57	11.75	167.32
1/28/2019	6	1,227,439.07	488,823.85	141,860.64	39,150.61	557,603.97
2/25/2019	7	95,399.32	37,992.49	11,025.73	3,042.87	43,338.23
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		2,315,022.38	921,950.56	267,557.53	73,840.36	1,051,673.93
PERCENT COLLECTED		93.39%	93.39%	93.39%	93.39%	93.39%

C.

*Turnbull Creek
Community Development District*

Check Run Summary
February 28, 2019

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>	
<i>Payroll</i>	1/9/19	50630-50633	\$ 738.80	
			<i>Subtotal</i>	\$ 738.80
<u><i>General Fund</i></u>				
<i>Accounts Payable</i>	1/1-1/31/19	772-793	\$ 67,780.21	
	2/1-2/28/19	794-816	\$ 88,108.83	
			<i>Subtotal</i>	\$ 155,889.04
<u><i>Capital Reserve Fund</i></u>				
<i>Accounts Payable</i>	2/28/19	82	\$ 7,069.00	
			<i>Subtotal</i>	\$ 7,069.00
<i>Total</i>			\$ 163,696.84	

BR040M-A CHECKS WRITTEN LISTING AS OF 1/31/2019 RUN 3/04/2019 PAGE 1
CMPY-001 TURNBULL CREEK CDD BANK-P TURNBULL CREEK PR

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050630	R	PR	01/09/2019	184.70	15	LELAND G CLABOTS
050631	R	PR	01/09/2019	184.70	12	CHARLES A LABANOWSKI
050632	R	PR	01/09/2019	184.70	14	WILLIAM SIMMONS
050633	R	PR	01/09/2019	184.70	13	BRIAN J WING
BANK TOTAL				738.80		
COMPANY TOTAL				738.80		

TURN TURNBULL CREEK BPEREGRINO

Attendance Sheet

District Name: Turnbull Creek CDD

Board Meeting Date: January 8, 2019

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

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

Approved for Payment:

Greg J. Jones
District Manager Signature

January 8 2019
Date

PLEASE RETURN COMPLETED FORM BERNADETTE PEREGRINO

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	#
1/04/19	00054	12/31/18 PW61206	201901 330-57200-44900			*	765.93		
		JAN REFUSE							
				ADVANCED DISPOSAL				765.93	000772
1/04/19	00205	12/28/18 56824	201812 320-53800-46800			*	645.00		
		DEC LAKE MAINTENANCE							
				FUTURE HORIZONS INC				645.00	000773
1/04/19	00015	12/17/18 104435	201811 310-51300-31500			*	1,539.50		
		NOV GENERAL COUNSEL							
				HOPPING GREEN & SAMS				1,539.50	000774
1/04/19	00015	12/17/18 104436	201811 310-51300-31500			*	1,561.79		
		NOV MONTHLY MEETING							
				HOPPING GREEN & SAMS				1,561.79	000775
1/04/19	00041	1/01/19 13129558	201901 330-57200-46500			*	792.51		
		JAN POOL MAINTENANCE							
		1/01/19 13129558	201901 330-57200-46500			*	38.62		
		FUEL							
				POOLSURE				831.13	000776
1/04/19	00124	12/19/18 9744A	201812 330-57200-63100			*	407.40		
		QUARTLEY PM DECEMBER							
				SOUTHEAST FITNESS REPAIR				407.40	000777
1/04/19	00311	1/01/19 350758	201901 330-57200-34000			*	5,107.08		
		JAN FACILITY MANAGER							
		1/01/19 350758	201901 330-57200-34300			*	1,459.17		
		JAN FACILITY ATTENDANTS							
		1/01/19 350758	201901 330-57200-34100			*	4,334.58		
		JAN FIELD OPS MANAGER							
		1/01/19 350758	201901 330-57200-46400			*	1,227.42		
		JAN POOL MAINTENANCE							
		1/01/19 350758	201901 330-57200-34200			*	755.33		
		JAN JANITORIAL SERVICES							
		1/01/19 350758	201901 330-57200-34800			*	2,394.76		
		JANB FACILITY MONITOR							
		1/01/19 350758	201901 330-57200-34400			*	4,120.00		
		JAN COMMON GROUNDS SRVCS							
		1/01/19 350758	201901 320-53800-46600			*	1,525.00		
		JAN PET WASTE DISPOSAL							
		1/01/19 350758	201901 330-57200-34700			*	208.33		
		JAN PROGRAM DIRECTOR							
				VESTA PROPERTY SERVICES, INC.				21,131.67	000778
				TURN TURNBULL CREEK BPEREGRINO					

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 3/04/19

PAGE 2

*** CHECK DATES 01/01/2019 - 02/28/2019 ***

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 #
1/10/19	00277	1/01/19 183756	201901 320-53800-46600	JAN LANDSCAPE MAINTENANCE	*	24,964.41	
				DUVAL LANDSCAPE MAINTENANCE LLC			24,964.41 000779
1/10/19	00016	1/01/19 245	201901 310-51300-34000	JAN MANAGEMENT FEES	*	3,750.00	
		1/01/19 245	201901 310-51300-35100	JAN INFORMATION TECH	*	133.33	
		1/01/19 245	201901 310-51300-31300	JAN DISSEMINATION SERVICE	*	83.33	
		1/01/19 245	201901 310-51300-51000	OFFICE SUPPLIES	*	.24	
		1/01/19 245	201901 310-51300-42000	POSTAGE	*	3.76	
		1/01/19 245	201901 310-51300-42500	COPIES	*	72.30	
		1/01/19 245	201901 310-51300-41000	TELEPHONE	*	17.94	
				GOVERNMENTAL MANAGEMENT SERVICES			4,060.90 000780
1/17/19	00262	1/02/19 33761658	201901 330-57200-49300	FY19 MUSIC LICENSE	*	358.00	
				BMI			358.00 000781
1/17/19	00002	1/08/19 64232001	201901 310-51300-42000	JAN FEDEX POSTAGE	*	23.48	
				FEDEX			23.48 000782
1/17/19	99999	1/17/19 VOID	201901 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 000783
1/17/19	00311	12/31/18 351559	201812 330-57200-63100	TRASH BAFGS/BATTERIES	*	609.80	
		12/31/18 351559	201812 330-57200-63100	IMPRESS HEATER	*	54.29	
		12/31/18 351559	201812 330-57200-49400	CHRISTMAS MAILBOX RETURN	*	26.74-	
		12/31/18 351559	201812 330-57200-49400	RETURN RAFFLE TICKETS	*	11.23-	
		12/31/18 351559	201812 330-57200-63100	GAS FOR BLOWER	*	10.69	
		12/31/18 351559	201812 330-57200-63100	GAS FOR BLOWER	*	11.03	
		12/31/18 351559	201812 330-57200-49400	CANDY CANES SANTA VISIT	*	12.72	

TURN TURNBULL CREEK BPEREGRINO

*** CHECK DATES 01/01/2019 - 02/28/2019 ***

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 #
12/31/18	351559	201812 330-57200-63100		DOOR PULL & STAKE TIMER	*	29.09	
12/31/18	351559	201812 330-57200-63100		RESCUE THROW BAGS	*	59.80	
12/31/18	351559	201812 330-57200-63100		POOL RAKE/HAND GRIP	*	64.65	
12/31/18	351559	201812 330-57200-51000		CONSTANT CONTACT	*	70.00	
12/31/18	351559	201812 330-57200-49400		FOOD FOR VOLUNTEERS	*	76.41	
12/31/18	351559	201812 330-57200-63100		FITNESS WIPES	*	212.72	
12/31/18	351559	201812 330-57200-63100		POOL & POND SIGNS	*	335.00	
12/31/18	351559	201812 330-57200-49400		FACE PAINTER	*	425.00	
							1,933.23 000784
1/17/19	00067	1/10/19 4840	201901 330-57200-63100	EXTENDED WARRANTY 3/4/19	*	350.00	
							350.00 000785
1/24/19	00324	1/04/19 108627	201901 330-57200-63100	INSTL TANK BODY ON PUMP	*	544.48	
							544.48 000786
1/24/19	00277	1/22/19 183868	201901 320-57200-43400	IRRIGATION REPAIRS	*	435.00	
							435.00 000787
1/24/19	00015	1/16/19 104945	201812 310-51300-31500	DEC GENERAL COUNSEL	*	2,332.00	
							2,332.00 000788
1/24/19	00250	1/11/19 01112019	201901 320-53800-46700	REMOVAL OF PINE TREES	*	4,800.00	
							4,800.00 000789
1/24/19	00274	1/14/19 01142019	201901 330-57200-49300	FY19 MUSIC LICENSE	*	835.00	
							835.00 000790
1/24/19	00004	12/27/18 I0312681	201812 310-51300-48000	NOTICE OF MEETING 1/8/19	*	76.29	
							76.29 000791
TURN TURNBULL CREEK BPEREGRINO							

*** CHECK DATES 01/01/2019 - 02/28/2019 ***

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 #
1/24/19	00039	1/12/19 5602469	201901 330-57200-46600	JAN PEST CONTROL	*	110.00	
				TURNER PEST CONTROL			110.00 000792
1/24/19	00039	1/12/19 5604313	201901 330-57200-46600	JAN PEST CONTROL	*	75.00	
				TURNER PEST CONTROL			75.00 000793
2/04/19	00340	1/25/19 2610	201901 330-57200-63100	A/C REPAIR	*	325.00	
				CLIMATE INNOVATIONS			325.00 000794
2/04/19	00277	12/01/18 183484	201812 320-53800-46600	DEC LANDSCAPE MAINTENANCE	*	24,964.41	
				DUVAL LANDSCAPE MAINTENANCE LLC			24,964.41 000795
2/04/19	00041	2/01/19 13129558	201902 330-57200-46500	FEB POOL MAINTENANCE	*	792.51	
		2/01/19 13129558	201902 330-57200-46500	FUEL	*	38.62	
				POOLSURE			831.13 000796
2/07/19	00054	1/31/19 PW2229	201902 330-57200-44900	FEB REFUSE	*	765.93	
				ADVANCED DISPOSAL			765.93 000797
2/07/19	00277	2/01/19 184028	201902 320-53800-46600	FEB LANDSCAPE MAINTENANCE	*	24,964.41	
				DUVAL LANDSCAPE MAINTENANCE LLC			24,964.41 000798
2/07/19	00124	12/28/18 12-28-18	201812 330-57200-63100	FITNESS EQUIPMENT REPAIR	*	261.20	
				SOUTHEAST FITNESS REPAIR			261.20 000799
2/07/19	00039	10/09/18 5468755	201810 330-57200-46600	OCT PEST CONTROL	*	110.00	
				TURNER PEST CONTROL			110.00 000800
2/07/19	00039	10/09/18 5470601	201810 330-57200-46600	OCT PEST CONTROL	*	75.00	
				TURNER PEST CONTROL			75.00 000801
2/07/19	00311	2/01/19 352333	201902 330-57200-34000	FEB FACILITY MANAGER	*	5,107.08	
		2/01/19 352333	201902 330-57200-34300	FEB FACILITY ATTENDANTS	*	1,459.17	

TURN TURNBULL CREEK BPEREGRINO

*** CHECK DATES 01/01/2019 - 02/28/2019 ***

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 #
2/01/19	352333	201902	330-57200-34100	FEB FIELD OPS MANAGER	*	4,334.58	
2/01/19	352333	201902	330-57200-46400	FEB POOL MAINTENANCE	*	1,227.42	
2/01/19	352333	201902	330-57200-34200	FEB JANITORIAL SERVICES	*	755.33	
2/01/19	352333	201902	330-57200-34800	FEB FACILITY MONITOR	*	2,394.76	
2/01/19	352333	201902	330-57200-34400	FEB COMMON GROUNDS SRVCS	*	4,120.00	
2/01/19	352333	201902	320-53800-46600	FEB PET WASTE DISPOSAL	*	1,525.00	
2/01/19	352333	201902	330-57200-34700	FEB PROGRAM DIRECTOR	*	208.33	
VESTA PROPERTY SERVICES, INC.						21,131.67	000802
2/07/19	00067	5/23/18	5039 201805 330-57200-63100	SVC CALL: FIX CAMERA	*	150.00	
WEBWATCHDOGS						150.00	000803
2/13/19	00205	1/31/19	57280 201901 320-53800-46800	JAN LAKE MAINTENANCE	*	645.00	
FUTURE HORIZONS INC						645.00	000804
2/13/19	00016	2/01/19	246 201902 310-51300-34000	FEB MANAGEMENT FEES	*	3,750.00	
2/01/19	246	201902	310-51300-35100	FEB INFORMATION TECH	*	133.33	
2/01/19	246	201902	310-51300-31300	FEB DISSEMINATION SERVICE	*	83.33	
2/01/19	246	201902	310-51300-51000	OFFICE SUPPLIES	*	20.90	
2/01/19	246	201902	310-51300-42000	POSTAGE	*	14.52	
2/01/19	246	201902	310-51300-42500	COPIES	*	232.50	
2/01/19	246	201902	310-51300-41000	TELEPHONE	*	29.60	
GOVERNMENTAL MANAGEMENT SERVICES						4,264.18	000805
2/13/19	00275	2/07/19	28840 201902 330-57200-63100	REPAIR TENNIS LIGHTS	*	1,455.55	
THIBAUT'S ELECTRICAL SERVICE						1,455.55	000806
2/28/19	00054	2/28/19	PW64114 201903 330-57200-44900	MAR REFUSE	*	765.93	
ADVANCED DISPOSAL						765.93	000807
TURN TURNBULL CREEK BPEREGRINO							

TURN TURNBULL CREEK BPEREGRINO

PAGE 7

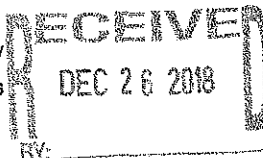
TURNBULL CREEK CDD
BANK C TURNBULL HANCOCK

TURN TURNBULL CREEK BPEREGRINO



Advanced Disposal

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



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

RETURN SERVICE REQUESTED

000687 000000144



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

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

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

Thank you for your business!

Account Information	
Account Number	PW002229
Site Number	0000
Invoice Date	December 31, 2018
Invoice Number	PW0000061206
Account Summary	
Previous Balance	\$765.93
Payments/Adjustments	\$0.00
Current Invoice Amount	\$765.93
Amount Due	\$1,531.86
Due Date	Upon Receipt
Invoice Breakdown	
Current	\$1,531.86
30 days - past due	\$0.00
60 days - past due	\$0.00
90 days - past due	\$0.00
It's easy being Green... sign up for ebill and auto pay at http://www.AdvancedDisposal.com/billpay	
Contact Us	
(904) 783-7000	
JacksonvilleFL@AdvancedDisposal.com	

PW1812201001.txt-1373-000000144

Previous Balance

1-33-572-449 **\$765.93**

Payments and Adjustments

54 **\$0.00**

CUSTOMER PO: 0

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

Date	Description	Reference	Qty	Unit Price	Amount
1.00 - 6.00YD:COMM FL TRASH (001)					
12/31/18	FUEL SURCHARGE	SC45857	1.00	82.44	82.44
12/31/18	ENVIRONMENTAL FEE	SC45856	1.00	109.68	109.68
12/31/18	TRASH STANDARD SERVICE:		1.00	457.00	457.00
	01/01/19-01/31/19				
1.00 - 0.50YD:COMM RL RECYCLING SINGLE STREAM (002)					
12/31/18	FUEL SURCHARGE-NF	SC45859	1.00	4.69	4.69
12/31/18	ENVIRONMENTAL FEE-NF	SC45858	1.00	6.24	6.24
12/31/18	TRASH STANDARD SERVICE - NT:		1.00	26.00	26.00
	01/01/19-01/31/19				
	St Johns South Comm FF		649.12		32.46
	SITE TOTAL				718.51

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 PL AVE

30309-P-0017

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



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

PW1812201001.txt-1375-000000144

Account Information

Account Number PW002229
Site Number 0000
Invoice Date December 31, 2018
Invoice Number PW0000061208

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>
12/31/18	C ADMIN FEE	SC46638	1.00	7.00	7.00
12/31/18	COMPLIANCE AND BUSINESS IMPACT CHARGE	SC46639	1.00	38.16	38.16
	St Johns South Comm FF		45.16		2.26

**Current Charges
Amount Due**

**\$765.93
\$1,531.86**

**Advanced
Disposal**

Future Horizons, Inc.

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

INVOICE

Invoice Number: 56824
Invoice Date: Dec 28, 2018
Page: 1

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

Bill To:

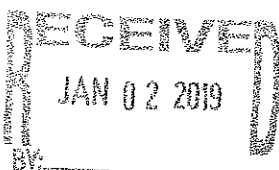
Turnbull Creek CDD
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32145

Ship to:

Aquatic Weed
Control Services

1.32.538.468
205

Customer ID	Customer PO	Payment Terms	
Turnbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		2/11/19

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of December, 2018	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.

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

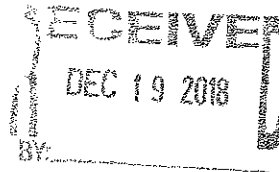
December 17, 2018

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

Bill Number 104435
Billed through 11/30/2018

General Counsel

TURNBL 00001 JLK



1-31-513-315
15

FOR PROFESSIONAL SERVICES RENDERED

11/02/18	LMF	Draft resolution designating Kilinski as registered agent.	0.20 hrs
11/03/18	JLK	Finalize registered agent resolution and disseminate the same.	0.20 hrs
11/05/18	JLK	Review/edit resolutions for agenda package; review draft agenda.	0.30 hrs
11/06/18	JLK	Attend conference call with staff; draft Compaq updates to pond agreement and disseminate the same.	1.20 hrs
11/07/18	JLK	Update/edit sinkhole agreement and transmit same; draft new supervisor letter and notebook and transmit the same; confer regarding board package and review same.	0.90 hrs
11/07/18	LMF	Research election results; prepare new supervisor notebooks; prepare asphalt contract with Duval.	0.70 hrs
11/08/18	LMF	Prepare supervisor notebook.	0.40 hrs
11/09/18	JLK	Confer regarding easement and update the same.	0.30 hrs
11/11/18	JLK	Transmit new supervisor notebooks and training materials; confer regarding ancient city soccer agreement; confer regarding easement for homeowner and pool issues.	0.70 hrs
11/13/18	AHJ	Review Florida Department of Economic Opportunity fiscal year 2019 special district fee invoice and update form.	0.10 hrs
11/14/18	JLK	Draft website agreement; draft and update easement with Horton and confer with engineer on same.	1.20 hrs
11/14/18	LMF	Prepare exhibits for easement agreement per Kilinski.	0.10 hrs
11/15/18	JLK	Post meeting call with DM and follow up.	0.40 hrs

Total fees for this matter

\$1,539.50

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

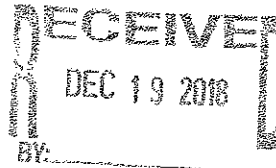
December 17, 2018

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

Bill Number 104436
Billed through 11/30/2018

Monthly Meeting

TURNBL 00101 JLK



1-31-513-315
15

FOR PROFESSIONAL SERVICES RENDERED

11/02/18	JLK	Review TA.
11/11/18	JLK	Review agenda package and prepare for board meeting.
11/13/18	JLK	Prepare for board meeting; travel to and from and attend board meeting.

Total fees for this matter	\$1,500.00
----------------------------	------------

DISBURSEMENTS

Travel	47.45
Travel - Meals	14.34
Total disbursements for this matter	\$61.79

MATTER SUMMARY

TOTAL FEES	\$1,500.00
TOTAL DISBURSEMENTS	\$61.79
TOTAL CHARGES FOR THIS MATTER	\$1,561.79

BILLING SUMMARY

TOTAL FEES	\$1,500.00
TOTAL DISBURSEMENTS	\$61.79
TOTAL CHARGES FOR THIS BILL	\$1,561.79

Please include the bill number on your check.



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

Invoice

Date 1/1/2019

Invoice # 131295583386

Terms	Net 20
Due Date	1/21/2019
PO #	
Customer #	13MUR100

Bill To Turnbull Creek CDD 475 West Town Place Suite 114 St. Augustine FL 32092	Ship To Jeff Branch Turnbull Creek CDD 101 E Positano Ave Saint Augustine FL 32092 1-33-572-465 41
--	---

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	792.51
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62
<div>RECEIVED DEC 27 2018</div>				

A prepayment discount of 5% is available if the entire amount for 2019 is paid for by check or ACH by December 31st, 2018. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Total 831.13
Amount Due \$831.13

Remittance Slip

Customer 13MUR100
Invoice # 131295583386

Amount Due \$831.13

Amount Paid

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



131295583386

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

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

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 9744A

Facility Name:	Murabella Amenity Center
Facility Address:	c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092
Billing Address:	c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092
Contact & Phone:	
Reason for call:	Quarterly PM December 3 treadmills 2 ellipticals 2 bikes 9 single station \$407.40

Date: 19-Dec-2018

Payment is due within 30 days of invoice date.

RECEIVED
JAN 02 2019

BT

1-33-572-631

124

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

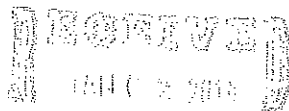
Technician: ASHTON LEWANDOWSKI

Thank you for your business.



Invoice

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



Invoice #
Date

350758
1/1/2019

Terms
Due Date
Memo

Net 30
1/31/2019
January 2019 Fees

BY: _____

Bill To

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

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

Thank you for your business.

311

Total \$21,131.67

**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 #
1/1/2019	183756

RECEIVED
JAN 08 2019

BY:

1,321,538.46
277

DUE DATE
2/15/2019

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance - January	24,964.41

TOTAL \$24,964.41

PAYMENTS \$0.00

BALANCE DUE \$24,964.41

E-mail
accounting@duvallandscape.com

Phone #
904-900-1127

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**Invoice #: 245
Invoice Date: 1/1/19
Due Date: 1/1/19
Case:
P.O. Number:**Bill To:**Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092**RECEIVED**
JAN 08 2019**BY:**

Description	Hours/Qty	Rate	Amount
Management Fees - January 2019 1-31-513-34		3,750.00	3,750.00
Information Technology - January 2019 1-31-513-351		133.33	133.33
Dissemination Agent Services - January 2019 1-31-513-313		83.33	83.33
Office Supplies 1-31-513-51	16	0.24	0.24
Postage 1-31-513-42		3.76	3.76
Copies 1-31-513-425		72.30	72.30
Telephone 1-31-513-41		17.94	17.94
Total			\$4,060.90
Payments/Credits			\$0.00
Balance Due			\$4,060.90



Invoice & Remittance Advice	
Account Number:	2542062
Billing Number:	33761658
Billing Date:	02-JAN-2019
Total Amount Due:	USD 358.00
Amount Enclosed:	

Page 1 of 2

Pay Online: www.bmi.com/payments

David deNagy
Turnbull Creek
Community Development
475 W Town Pl Ste 114
St Augustine FL 32092

02542062337616580000003580012

BMI
PO Box 630893
Cincinnati OH 45263-0893

Contact us: (888) 492-6264
www.bmi.com/email

Please return the above portion with your payment
Correspondence written on this notice or sent to this address will not be recognized by BMI

Billing Number	Beginning Balance	Billed and Adjusted	Payments	Ending Balance
33761658	\$0.00	\$358.00	\$0.00	\$358.00

Date	Type	Transaction #	Description	Amount Due (in USD)
Account# 2542062				
Turnbull Creek Community Development				
101 W Positano Ave Saint Augustine FL 32092				
01-JAN-2019	INV	9849317	Estimated Fee 01/01/2019 - 12/31/2019	\$358.00

If you are billed quarterly or semi-annually and your payment is 90 days past due, the unpaid balance of your Annual Fee is now due in full.

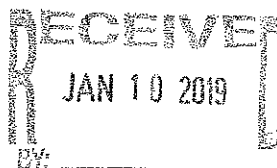
BMI customers have the following online features:

Manage your account online using the account and billing numbers appearing on the top of this invoice at: www.bmi.com/lge. For the best online experience, please use the Google Chrome browser. Make a payment at: www.bmi.com/payments using the account number and billing number above to login. As a reminder, we accept payments from both business and personal accounts.

Recently held a Special Event with gross revenues in excess of \$25,000 or more? These events should be reported within 90 days as outlined in your BMI Local Government Entities License Agreement. Please contact your BMI representative at 877-264-2137 to request a report form.

Connect with additional savings for your business at: www.bmi.com/fedex.

1-33-572-443
262





Invoice Number	Invoice Date	Account Number	Page
6-423-20012	Jan 08, 2019		1 of 2

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

Internet: fedex.com

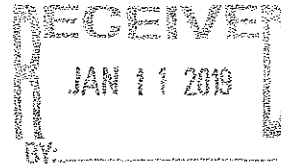
Invoice Summary**FedEx Express Services**

Total Charges	USD	\$23.48
TOTAL THIS INVOICE	USD	\$23.48

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

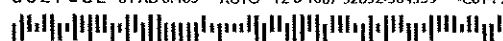
To ensure proper credit, please return
this portion with your payment to FedEx.
Please do not staple or fold.
Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
6-423-20012	USD \$23.48	

Remittance Advice

Your payment is due by Jan 23, 2019

0027082 01 AB 0.405 **AUTO T2 0 1007 32092-364939 -C01-P2710941



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



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



80005070010489

1007-01-00-0027082-0001-0045548



Invoice

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

Invoice # 351559
Date 12/31/2018
Terms Net 30
Due Date 1/30/2019
Memo Pass Thru December

Bill To

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

RECEIVED
JAN 10 2019

BY:

Billable Expenses	
Paper towels, coffee, fabuloso, trash bags, napkins, toilet bowl cleaner, scented oil, and batteries	609.80
Impress healer	54.29
K. Sargent - Hobby Lobby; Return of Christmas Mailbox for Santa Letters	(26.74)
K. Sargent - Staples; Return of Raffle Tickets not used in Halloween Fair	(11.23)
L. Erasmus - Gate Gas Station; Gas for blower & pressure washer	10.69
L. Erasmus - Gate Gas Station; Gas for blower	11.03
K. Sargent - Walmart; Candy Canes for Santa Visits	12.72
L. Erasmus - Home Depot; Door pull & Stake timer	29.09
L. Erasmus - Amazon; Rescue throw bags	59.80
L. Erasmus - Lowe's; Pool rake, Hand grip & Gloves	64.65
M. Insel - Constant Contact; Constant Contact receipt	70.00
M. Insel - Papa John's; for Volunteers & Staff	76.41
M. Insel - Wipes; for fitness center	212.72
L. Erasmus - Vinyl Decals; Pool & pond signs	335.00
K. Sargent - Heathers Living Art; Face Painter	425.00
Total Billable Expenses	1,933.23

Total \$1,933.23

STAPLES
Business Advantage

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
12/01/18	ATL 1821005	8052377347
PLEASE PAY BY	TERMS	AMOUNT DUE
12/31/18	Net 30 Days	609.80

INVOICE DETAIL

Staples Business Advantage

Federal ID #:04-3390816

Bill to Account: 1070018

Ship to Account: MURABELLA

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

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

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

Invoice Number: 3398152646
Order : 7208918196-000-001
Ordered By : MARK INSEL
Order Date : 11/29/18

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	2		0 CT	2	29.99	59.98
2	1684921	FOLGERS CLASSIC ROAST 30.5 OZ FACILITIES: BILLABLE	1		0 EA	1	9.99	9.99
3	648595	FABULOSO ALL PURPOSE CLEANER FACILITIES: BILLABLE	3		0 EA	3	11.99	35.97
4	869467	SOLO 8.5 IN PAPER PLATES FACILITIES: BILLABLE	1		0 CT	1	64.19	64.19
5	790212	LINERS CAN RECYCLED 56GAL BK FACILITIES: BILLABLE	2		0 CT	2	70.29	140.58
6	846592	FOLGERS CLASSIC DECAF 22.6OZ FACILITIES: BILLABLE	1		0 EA	1	10.19	10.19
7	538942	BAG TRASH 31-33 GALLON CL FACILITIES: BILLABLE	2		0 CT	2	66.99	133.98
8	887844	LUNCHEON NAPKINS 400SHTS WHITE FACILITIES: BILLABLE	1		0 PK	1	4.99	4.99
9	453731	LYSOL TOILET BOWL CLEANER FACILITIES: BILLABLE	3		0 EA	3	5.99	17.97

STAPLES
Business Advantage

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
12/01/18	ATL 1821005	8052377347
PLEASE PAY BY	TERMS	AMOUNT DUE
12/31/18	Net 30 Days	609.80

INVOICE DETAIL

Staples Business Advantage

Federal ID #:04-3390816

Bill to Account: 1070818

Ship to Account: MURABELLA

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

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

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

Invoice Number: 3398152646
Order : 7208918196-000-001
Ordered By : MARK INSEL
Order Date : 11/29/18

Order Line	Item Number	Description	Order Qty	B/O Qty	Unit Meas	Ship Qty	Unit Price	Extended Price
10	918460	SCENTD OIL TWIN REFILL LAV/CAM FACILITIES: BILLABLE	1		0 PK	1	5.59	5.59
11	722986	SOFPULL PREM CENTERPULL TOWELS FACILITIES: BILLABLE	1		0 CT	1	54.09	54.09
13	DURPC16048KD	DURACELL PROCELL 9VOLT BATTERY FACILITIES: BILLABLE	1		0 BX	1	36.29	36.29
Freight:		.00	Tax:(6.5000 %)		35.99		Sub-Total:	523.81
							Total:	609.80

STAPLES
Business Advantage

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
12/08/18	ATL 1821005	8052470818
PLEASE PAY BY	TERMS	AMOUNT DUE
1/07/19	Net 30 Days	54.29

INVOICE *DETAIL*

Staples Business Advantage

Federal ID #:04-3390816

Bill to Account: 1070818

Ship to Account: MURABELLA

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

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

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

Invoice Number: 3398806697
Order : 7208918196-000-002
Ordered By : MARK INSEL
Order Date : 11/29/18

Order Line	Item Number	Description	Order Qty	B/O Qty	Unit Meas	Ship Qty	Unit Price	Extended Price
12	283188	IMPRESS HEATER (1500 WATTS) OFFICE PRODUCTS: BILLABLE	2		0 EA	2	25.49	50.98
Freight:		.00	Tax: (6.5000 %)		3.31	Sub-Total:		30.98
							Total:	54.29

Backorder of 7208918196

HOBBY LOBBY

Super Savings, Super Selection!

11250 Old St. Augustine Rd. #5
Jacksonville, FL 32257
Hobby Lobby Store #370 (904) 880-4003

S-370 R-2 I-3817 KEORA M RETURN

SELL STORE: 0370
RECEIPT: 0370002083051106183
DATE: 11/06/2018

104000000 Christmas 24.99-

SUBTOTAL 24.99-

TAX TOTAL 1.75-

TOTAL 26.74-

AMEX 26.74-
ACCOUNT #: *****1042
Returned to Original Tender
AUTH#: 334064
ACCT: AMEX KEYED
CARD # *****1042 EXP **/**
AUTH # 334064
REF # 171011291042

No Signature
CHANGE DUE 0.00

Thank You. Please come again.
Become a fan on Facebook.
Return Policy on back of receipt

Visit our website at www.hobbylobby.com



0370002038171129185

11/29/18 05:10 PM

--Continued on Side 2--

STAPLES

11111 San Jose Boulevard Suite 56
JACKSONVILLE, FL 32223
(904) 880-9280

RETURN 1897635 13 002 08783
1884 11/29/18 04:57
QTY SKU PRICE

REWARDS NUMBER 517177294

***** START RETURN *****

Original transaction information:

REG: 6 TRANS: 76751

DATE: 10/26/18 STORE: 1884

1 RECYCLED 2XTICKET

718103130158

-10.49

***** END RETURN *****

SUBTOTAL

-10.49

Standard tax 7.00%

-0.74

TOTAL

\$-11.23

American Express

USD \$-11.23

Card No.: XXXXXXXXXXXX1042 [C]

Auth No.: 182787

TOTAL ITEMS 0

Staples brand products.
Below Budget. Above Expectations.

THANK YOU FOR SHOPPING AT STAPLES !

Shop online at www.staples.com

Shop Smarter. Get Rewarded.
Staples Rewards members get up to 5%
back in Rewards in store only. \$2 back in
Rewards per recycled ink cartridges. Up to
20 per month. Minimum purchase required.
Exclusions Apply. See an associate for
full program details or to enroll.



18841129180878302

DELIVER TO GATE
Phone #1234
9911 1st 100th Pkwy
St. Louis 1100
Florida 12345
9911 100 9911

Receipt # 3100
11/30/2016
99127

Gate Station Price
87 4.35 4.1000
1000 10.00 10.0000
TOTAL 14.35 14.1000

SALE 1000 10.0000
TOTAL SALE 14.1000
AXACT#
*****1000
Notes #9999111
Batch #999
Sequence #1000
Approval #51000

Thank you for
choosing GATE

Welcome to GATE
Store #1224
3811 Int Golf Pkwy
St. Augustine
Florida 3209
384-944-5843

Receipt #77954
12/21/2018
09:33

Pump	Gallons	Price
16	5.018	\$ 11.99
Fuel Adm. 1: Reg-Unleaded		
TOTAL FUEL		\$ 11.03

SALE - Card Swiped
TOTAL SALE \$ 11.03
AVAIL#

*****2060

Refer #00000301

Batch #953

Sequence #2086

Approval #536756

Thank you for
choosing GATE

See back of receipt for your chance
to win \$1000 ID # 7M5PGP2100b1

Walmart *

NE GIBSON ROAD MARKET
904 417 9085 Mr. TIMMY PARKER
445 STATE ROAD 13
FRUIT COVE FL 32259

ST# 05819 OP# 009047 TL# 47 TR# 03542
BR MINI CN 004142075010 F 3.98 X
BR MINI CN 004142075010 F 3.98 X
BR MINI CN 004142075010 F 3.98 X
SUBTOTAL 11.94
TAX 1 6.500 X 0.78

TOTAL 12.72
AMEX 11.94

AMERICAN EXPRESS 1042 10 APP# 031351

REF # 000100031516

TRANS ID - 001022211356483

AID A000000025010801

IC 0216312425BA1BFC

TERMINAL # SC011044

*NO SIGNATURE REQUIRED

12/05/18 18:13:12

CHANGE DUL 0.00

ITEMS SOLD 3

IC# 9156 5876 1781 0952 2690



**WATCH OVER 6,000
FOR FREE MOVIES & TV**

Only at Vudu.com/WatchFree

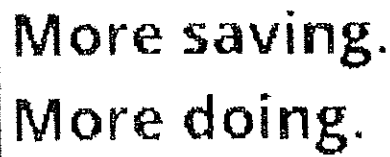
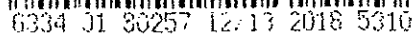


12/05/18 18:13:12

CUSTOMER COPY

Scan with Walmart app to save receipts



[illegible]

大 小 三 角 形 的 面 积 公 式 及 其 推 理 过 程 的 表 示

Take a short survey for a chance to win
A \$1,000 HOME IMPROVEMENT GIFT CARD

2009-10-26 16:40:11 -0500

For a complete and complete collection of
 1. The following conditions must be 12 or
 2. The following conditions must be 12 or
 3. The following conditions must be 12 or

amazon.com

Details for Order #113-9744031-7350612

Print this page for your records.

Order Placed: Feb 11, 2012
Amazon.com order confirmation
Order Total: \$58.00

Items Ordered:

4 of: Ysendarine "The...
Floating...
Sold on: 4/10/12

Order Total:

Shipping Address:

Lourens Erasmus
101 W 80TH AVE
SAINT AUGUSTINE, FL 32080
United States

Shipping Speed:

FREE Shipping

Payment Method:

American Express

Billing Address:

Lourens Erasmus
101 W 80TH AVE
SAINT AUGUSTINE, FL 32080
United States

Order Summary

LOVE'S HOME CENTERS, LLC
1955 US HIGHWAY 1 SOUTH
ST. AUGUSTINE, FL 32086 (904) 417 1242

- SALE -

SALES#: S3238091 12/17/13 TRANS#: 4645/46 12 10 13

425006 VERON 50 LT NOV OLY NITRI	10.96
9.98 DISCOUNT EACH	-0.50
2 @ 9.48	
194416 10 3/4-IN LWB RHT LOG LO	5.68
5.98 DISCOUNT EACH	-0.30
116827 5/16 CHROME HAND GRIP	12.33
12.98 DISCOUNT EACH	-0.65
810471 AC PRO LEAF RAKE	23.73
24.98 DISCOUNT EACH	-1.25

SUBTOTAL: 65.70

TAX: 3.95

INVOICE 01036 TOTAL: 64.65

AMEX: 64.65

TOTAL DISCOUNT: 3.20

AMEX:XXXXXXXXXX/366 AMOUNT: 64.65 AUTHID: 845604

DATE REF ID: 323801205046 12/10/13 13:16:06

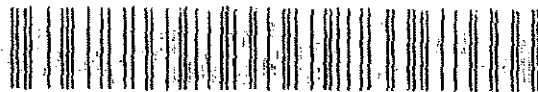
APP: AMERICAN EXPRESS TUR: 0000000000

ATD: A000000025010801 TSI: F800

STORE: 3238 TERMINAL: 01 12/10/13 13:16:59

OF ITEMS PURCHASED: 5

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



Payment Receipt
for December 24, 2018

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

Today's Date: December 24, 2018
Payment Date: December 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

Black Cat Restaurant
Palo Alto
Restaurant # 5128
500 Monte La Brea
Santa Anita Hotel, F. 50000
9504 940 100

Name: Mark L. Ford
Address: 100 W. Montebello Ave

Age:

Birth: 11/10/64 Place of Birth: Los Angeles

Location: 100 W. Montebello Ave 9504 940 100
Birth Time: 04:11 PM

Height: 5'6" Weight: 150 lbs
Blood Type: A Rh: Positive
Eye Color: Blue
Hair Color: Brown
Occupation: 100 W. Montebello Ave
Religion: Catholic
Marital Status: Single

Education: High School
Last: 1980

Current Address: 100 W. Montebello Ave
Previous Address: 100 W. Montebello Ave

Phone: 764 41

Occupation: 100 W. Montebello Ave

Address: 100 W. Montebello Ave

Any other information regarding this case should be
discussed with the person who provided the information
for this listing service.

APPROVED

STAN: 100 W. Montebello Ave
100 W. Montebello Ave
100 W. Montebello Ave

Customer Name:

IMPORTANT: RETAIN THIS
COPY FOR YOUR RECORDS
Return to: 100 W. Montebello Ave
Return to: 100 W. Montebello Ave



CustomerID# 399

Thank you for your order. Your order number is 14846, placed 12/13/2018 at 12:03PM.

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

Receipt from Vinyl Decals

Vinyl Decals via Square <receipts@messaging.squareup.com>

Fri 12/28/2018 11:36 AM

"cc:Lourens Erasmus <LErasmus@vestapropertyservices.com>:"

Now when you shop at sellers who use Square, your receipts will be delivered automatically.

Not your receipt?

Vinyl Decals



How was your experience?

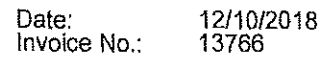


\$335.00

Custom Amount	\$335.00
---------------	----------

Total	\$335.00
-------	----------

2



Laurence 536-6217

Qty	Description	Unit Price	TAX %	Total
1	6"X12"X.080 SF ALUM HANDICAP RYDER	\$30.00		\$30.00
4	6" x 12" Aluminum License Tag "NO FISHING"	\$20.00		\$80.00

Thank you for your business.

Invoice



Date: 12/26/2018
Invoice No.: 13801

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

Bill To:
Mura Bella
Laurence 536-6217

Laurence 536-6217

Qty	Description	Unit Price	TAX %	Total
5	12"X18"X.080 SF ALUM SIGNS	\$45.00		\$225.00

Total	\$225.00
Balance Due	\$225.00

Thank you for your business.



Heather's Living Art

Heather Aguilera

Phone: 786-797-4544

Heatherslivingart@gmail.com

www.heatherslivingart@gmail.com

PAID

Invoice #: 2014-0163
Invoice Date: Nov 20, 2018
Reference: Murabella
Christmas
Festival Dec,7
Due date: Nov 20, 2018

Amount due:
\$0.00

Bill To:

KSargent@vestapropertyservices.com

Description	Quantity	Price	Amount
MuraBella Christmas Festival Face Paint	4	\$100.00	\$400.00
travel and setup	1	\$25.00	\$25.00
		Subtotal	\$425.00
		Shipping	\$0.00
		Total	\$425.00
		Minimum amount due	\$200.00

Notes

-Paying the non-refundable retainer fee or your full payment is an acknowledging agreement to the terms & conditions of this contract. Once we've received your non-refundable retainer fee or full payment your time and date will held

-Retainer fees are non-refundable. Retainer fees are due immediately . Retainer fees are required and it is policy to give time slots to whoever pays their retainer fee first. Its is clients responsibility to inform artist of location changes and the clients responsibility to have a same day back up plan for inclement weather. If your date or time change for whatever reason, We will do everything in our power to accommodate to another open slot or provide a different artist. (This may increase the cost, depending on the fees of the that artist). However, if a new date and time cannot be worked out, the retainer fee is still non-refundable. Times and dates can be changed once without penalty. After that there will be a \$50 additional fee for each change.

-Cancellation fee. If you you cancel for any reason within 48 hours of your event, you will owe the full amount due. Please cancel early so artist can fill your cancelled date.

Staying Longer than Contracted- Artsist will Stay till the designated ending time disclosed in the contract. If there are more guests or models than originally agreed upon in the contract or there are late comers, Artist can stay longer if they have no other obligations that day. Clients will have to pay for the extra time and should discuss this beforehand so artists valuable time is not wasted.

-Extended time Fees: \$50 each half hour of service past contracted time. Multiple artist contracted at an

WEBWATCHDOGS

SURVEILLANCE CAMERA SYSTEMS

Extended Warranty Quote

1 Hargrove Grade Suite 1A
Palm Coast, FL 32137
386-957-9339
www.WebWatchdogs.net
info@webwatchdogs.net
Florida Contractor License
#ES12000771

Date	Quote #
1/10/2019	4840
Name / Address	
Murabella 101 W. Positano Ave St Augustine, FL 32092	

1-33-572-9631
67

Description	Qty	Cost	Total
Extended Warranty Option- Complete Surveillance Camera System ***Warranty Expires 3/4/2019*** RECEIVED JAN 10 2019 BY:	1	350.00	350.00
<p>1 Year Extended Warranty on Camera Parts, Labor and Equipment</p> <p>All products are warranted for 1 year from date of purchase. If a product is defective we will repair or replace it. The following situations void the product warranty: Adding 3rd party software to a DVR without prior approval from our technical support department. Damage caused by nature such as flooding, winds, lightning and other similar events. Damage caused by vandalism. Network related issues involving your internet service provider (i.e. new modem, change of internet provider, etc.) Warranty Service Calls will be addressed within a 1-5 day time frame.</p> <p>After 1 year (outside of the warranty, if not extended), we will continue to support the product at the standard repair labor rate (currently \$99 per hour-minimum 2 hours) plus parts, if applicable, or phone technical support for \$65.00/hour. Out of warranty repairs are guaranteed for 30 days. Phone support is non-refundable.</p>	Subtotal		\$350.00
	Sales Tax (0.0%)		\$0.00
	Total		\$350.00
	Signature _____		

Invoice

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

Invoice # : 108627

Invoice Date : 1/4/19

Amount Remitted : _____

Questions? Contact us:
(904) 858-4300

lourens.erasmus@vestaforyou.com

TURNBULL CREEK MURABELLA AMENITY
CENTER
101 E. POSITANO AVE
ST AUGUSTINE, FL 32092

RECEIVED
JAN 21 2019

1-33-572-631
324

System ID: 8437

BY:

Invoice Description:

Ticket #: 27734

INSTALL NEW TANK BODY ON EXISTING PUMP

<u>Qty</u>	<u>Unit Description</u>	<u>Price</u>	<u>Sub Total</u>	<u>Tax</u>	<u>Total</u>
2.00	SERVICE LABOR / REMOVAL OF OLD & INSTALLATION NEW TANK BODY ON PUMP	\$115.00	230.00		\$230.00
1.00 Ea	MAX-E-PRO TANK BODY KIT	\$314.48	314.48		\$314.48

Invoice Amount Due :	\$544.48	\$544.48
-----------------------------	-----------------	-----------------

LATE FEE ASSESSMENT: PAST DUE BALANCES { 30+ DAYS } ARE
CHARGED A FEE OF { \$10 } or { 1.5% } WHICHEVER IS GREATER.
THIS FEE BECOMES A PART OF YOUR FINANCIAL OBLIGATION FOR
SERVICES RENDERED

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

Questions? Call:
(904) 858-4300

System ID: 8437

Page 1 of 1

DUVAL LANDSCAPE MAINTENANCE LLC

7011 BUSINESS PARK BLVD N
JACKSONVILLE, FL 32256

Invoice

Date	Invoice #
1/22/2019	183868

Bill To

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

RECEIVED
JAN 23 2010

BY: _____

1-32-572-434
277

P.O. No.	Terms
	Net 30

Description	Qty	Rate	U/M	Amount
Irrigation Service / Repairs:				
Mainline break repair				
Slip Fix - 4"	1	180.00		180.00
Fitting & Part: Tee - 4"	1	15.00		15.00
Fitting & Part: Coupler - 4"	2	10.00		20.00
Irrigation technician labor	4	55.00		220.00
		Total		\$435.00

E-mail
accounting@duvallandscape.com

Payments/Credits	\$0.00
Balance Due	\$435.00

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

January 16, 2019

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

Bill Number 104945
Billed through 12/31/2018

General Counsel

TURNBL 00001 JLK

DEC 23 2018

1-31-513-315

15

FOR PROFESSIONAL SERVICES RENDERED

12/18/18	JLK	Conference call with DM on HOA matters.	0.50 hrs
12/19/18	JLK	Review amenity correspondence; conference call on same; review contracts; provide summary of same; begin draft agreement for ancient city.	1.20 hrs
12/20/18	MGC	Continue reviewing declaration document in connection with proposed changes; prepare chart analyzing same; forward chart with comments to Kilinski for review.	2.40 hrs
12/20/18	JLK	Review HOA covenants and create chart with proposed language and comments related to same; conference call with DM on same; confer with chair and DM on Vesta contract and transmit alternative language and options related to same; confer regarding advertising; confer regarding agenda; draft ancient city soccer agreement and transmit to DM to review same.	3.60 hrs
12/21/18	JLK	Review correspondence on Vesta advertising and revenue sharing questions; confer with DM on same.	0.90 hrs
Total fees for this matter			\$2,332.00

MATTER SUMMARY

Kilinski, Jennifer L.	6.20 hrs	260 /hr	\$1,612.00
Collazo, Mike	2.40 hrs	300 /hr	\$720.00

TOTAL FEES \$2,332.00

TOTAL CHARGES FOR THIS MATTER \$2,332.00

BILLING SUMMARY

Kilinski, Jennifer L.	6.20 hrs	260 /hr	\$1,612.00
Collazo, Mike	2.40 hrs	300 /hr	\$720.00

=====

TOTAL FEES

\$2,332.00

TOTAL CHARGES FOR THIS BILL

\$2,332.00

Please include the bill number on your check.

JASON SHAW TREE SERVICE

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

ESTIMATE

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

DATE: 01-11-19

ATTN: Lourens Erasmus
904-536-6217

REF: Tree Removals

RECEIVED
JAN 16 2019

BY:

1.32.538.467
250

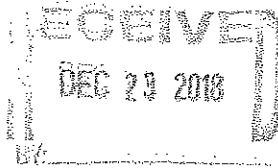
- Dead or declining Pine trees removed located throughout the community.
- A daily rate will apply for the listed work. The rate for a crew of men (Minimum 4 men) and all equipment and supplies needed for the job is \$ 2,400.00. This is based on an eight-hour workday and includes all dump fees.
- Two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

TOTAL- \$ 4,800.00



Invoice / Statement

Music Licensing
1-866-218-5823
FED ID : 13-1325220



475 W TOWN PL STE 114
ST AUGUSTINE, FL 32092-3649

Account #: 9219
Bill To #: 600845
Date Printed: 01/14/2019

Vesta Property Services

Current Invoice No:		Message Center
Previous Open Balance	\$835.00	Music Licensing Fee - SESAC Now Offers Autopay! To enroll, visit www.sesac.com/pay .
Net Amount Due : Immediately	\$835.00	
Last Payment Received: 01/26/2018	\$795.00	

***1) Return the stub with your check or *2) Pay online at www.sesac.com/pay**

If you have any questions, please call Customer Service at 1-866-218-5823.
Mail written correspondence to: SESAC 35 Music Square East, Nashville, TN 37203

1-33-572-493
274

To avoid late charges, please pay total due by due date.	
CHECK NO: _____	 If paying by credit card: Pay online at www.sesac.com/pay Login Account #: 9219 Bill To #: 600845
Amount Paid \$ _____	
Please reference account number on check.	

Please Remit Payment To:

VESTA PROPERTY SERVICES
475 W TOWN PL STE 114
ST AUGUSTINE, FL 32092-3649

010254
T42 P1

SESAC
P.O. BOX 5246
New York, NY 10008-5246

000092190008792100000008355



Account #: 9219

Bill To #: 600845

Turnbull Creek Community

Inv Number	Inv Date	Inv Amount	Amt Paid	Late Chgs	Other Adj	Balance
10247969	01/01/2019	\$835.00				\$835.00
Mura Bella		101 E Positano Ave, St Augustine, FL				\$835.00
Contract No.: 106033-1		Multi-Unit Residential, Jan 01, 2019 - Dec 31, 2019				

Group Total: \$835.00





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

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
12/02		Balance Forward						\$71.80	
12/27 12/27	I03126815-12272018	JANUARY MEETING	SA St Augustine Record	1.00 x 4.2500	4.25	1	\$8.98	\$38.17	
12/27 12/27	I03126815-12272018	JANUARY MEETING	SA St Aug Record Online	1.00 x 4.2500	4.25	1	\$8.97	\$38.12	
PREVIOUS AMOUNT OWED:				\$71.80					
NEW CHARGES THIS PERIOD:				\$76.29					
CASH THIS PERIOD:				\$0.00					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									

RECEIVED
JAN 16 2019
BY: _____

1-31-51348
4

INVOICE AND STATEMENT OF ACCOUNT

AGRIC 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	
	\$76.29		\$0.00	\$71.80	\$0.00	\$0.00		\$148.09	
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
			12/03/2018 - 12/30/2018		18409		18409		TURNBULL CREEK CDD/MURA BELLA

MAKE CHECKS PAYABLE TO

The St. Augustine Record

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

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

ADVERTISING INVOICE and STATEMENT

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME						
	12/03/2018 - 12/30/2018		TURNBULL CREEK CDD/MURA BELLA/						
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT				
SA 7		\$148.09	\$0.00		NET 15 DAYS				
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS				
	\$76.29		\$0.00	\$71.80	\$0.00				
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
			12/30/2018		18409		18409		0000035738

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS



8 - 3418

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

Thu, Dec 27, 2018
7:53:53AM

Legal Ad Invoice

The St. Augustine Record

Acct: 18409 Name: TURNBULL CREEK CDD/MURA BELLA/
Phone: 19049405850 Address: 475 W TOWN PLACE
E-Mail: ROOM 114
Client: TURNBULL CREEK CDD/MURA BEL City: SAINT AUGUSTINE State: FL Zip: 32092

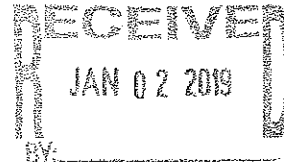
Ad Number: 0003126815-01 Caller: SARA SWEETING Paytype: BILL
Start: 12/27/2018 Issues: 1 Stop: 12/27/2018
Placement: SA Legals Rep: Melissa Rhinehart
Copy Line: NOTICE OF MEETING TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board c

Lines 49
Depth 4.25
Columns 1
Price \$76.29

NOTICE OF MEETING TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors (the "Board") of the Turnbull Creek Community Development District is scheduled to be held on Tuesday, January 8, 2019 at 6:00 p.m. at the Murabella Amenty Center, 101 Positano Avenue, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from Turnbull Creek CDD, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager
0003126815 December 27, 2018



THE ST. AUGUSTINE RECORD
Affidavit of Publication

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

ACCT: 18409
AD# 0003126815-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

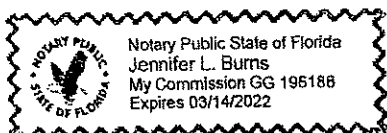
Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **JANUARY MEETING** was published in said newspaper on 12/27/2018.

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

Sworn to and subscribed before me this DEC 27 2018 day of

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

Jennifer L. Burns
(Signature of Notary Public)



NOTICE OF MEETING
TURNBULL CREEK
COMMUNITY DEVELOPMENT
DISTRICT

The regular meeting of the Board of Supervisors (the "Board") of the Turnbull Creek Community Development District is scheduled to be held on Tuesday, January 8, 2019 at 6:00 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from Turnbull Creek CDD, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager
0003126815 December 27, 2018



Main: 6400 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: 5602469
 DATE: 1/12/2019
 ORDER: 5602469

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

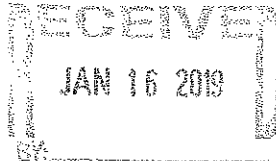
Work Date	Time	Invoice #	Technician	Time In
1/12/2019	10:39 AM			10:39 AM
Purchase Order	Time	Last Service	Map Code	Time Out
NET 30		1/12/2019		11:34 AM

1-33-572-466
 39

Service	Description	Price
---------	-------------	-------

CPCM	Commercial Pest Control - Monthly Service	110.00
------	---	--------

SUBTOTAL	\$110.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$110.00



AMOUNT DUE \$110.00

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

This receipt is not valid until the satisfactory completion of all services ordered. It is not valid for any other services or as specified above.

PLEASE PAY FROM THIS INVOICE



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

Service Slip/Invoice

INVOICE: 5604313
DATE: 1/12/2019
ORDER: 5604313

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	Invoice #	Technician	Time Out
1/12/2019	10:38 AM			10:38 AM

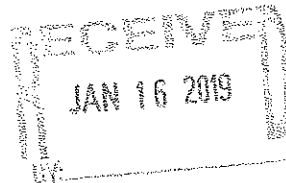
Purchase Order	Term	Last Service	Map Code	Time Out
	NET 30	1/12/2019		11:34 AM

1-33-572-466
39

Service	Description	Price
---------	-------------	-------

CPCM	Commercial Pest Control - Monthly Service	75.00
------	---	-------

SUBTOTAL	\$75.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$75.00



AMOUNT DUE \$75.00

P. B.

TECHNICIAN SIGNATURE

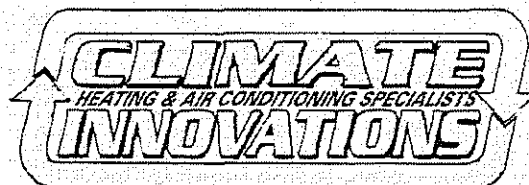
James Blackford

James
CUSTOMER SIGNATURE

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

This invoice is void if not signed by the customer. If service is rendered, it is understood that the customer agrees to the services as specified above.

PLEASE PAY FROM THIS INVOICE



State Certified License #CAC1816641

234 N. Whitney St.
St. Augustine, FL 32084
ClimateInnovations@hotmail.com
(904) 599-0082
Fax (904) 829-1597



INVOICE # 2610

OVER 15 YEARS EXPERIENCE
RESIDENTIAL & COMMERCIAL • SALES • SERVICE
INSTALLATION • DRYER VENT CLEANING

Work Performed: *Refrigerant recharge, filter change, coil cleaning*

DATE

1-27-09

TECHNICIAN

J. Ellis

JOB #

BILL TO

Murphy's

PHONE

ADDRESS

101 West Palmdale Ave

EMAIL

CITY

St. Augustine FL 32082

CELL

MAKE

MODEL

SERIAL NUMBER

REPAIR CODE

SOLUTIONS

DISCOUNT

REG

TOTAL

Technician Recommendations:

Declined Initials:

I HAVE AUTHORITY TO ORDER THE WORK AS OUTLINED ABOVE.
THIS INVOICE IS SUBJECT TO A FINANCE CHARGE OF 1 1/2% WHICH
IS ALLOWED BY LAW. I AGREE TO PAY ALL COSTS AND REASONABLE
ATTORNEY'S FEE IF THIS INVOICE IS PLACED IN THE HANDS OF AN
ATTORNEY FOR COLLECTION.

CUSTOMER'S SIGNATURE

TECHNICIAN'S SIGNATURE

With Maintenance Agreement you can save a total of 20% off regular services. ASK NOW!

All Work is C.O.D.

Please pay our technician

Paid By: Cash Check#

Visa MC Discover

Authorization Code: Exp:

Card #

Name on Card

TOTAL FROM ABOVE

LABOR

SUBTOTAL

TAX

TOTAL DUE

12 Month Repair Warranty

Thank You!



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 #
12/1/2018	183484

RECEIVED
JAN 25 2019

BY: _____

1.32-538-466
277

DUE DATE
1/15/2019

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance - December	24,964.41

TOTAL	\$24,964.41
PAYMENTS	\$0.00

BALANCE DUE	\$24,964.41
--------------------	--------------------

E-mail
accounting@duvallandscape.com

Phone #
904-900-1127



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

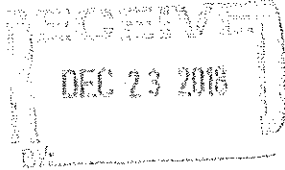
Invoice

Date 2/1/2019

Invoice # 131295583842

Terms	Net 20
Due Date	2/21/2019
PO #	
Customer #	13MUR100

Bill To Turnbull Creek CDD 475 West Town Place Suite 114 St. Augustine FL 32092	Ship To Jeff Branch Turnbull Creek CDD 101 E Positano Ave Saint Augustine FL 32092 1.33.572.465 4/1
--	--

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	792.51
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62
				

A prepayment discount of 5% is available if the entire amount for 2019 is paid for by check or ACH by January 31st, 2019. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Total 831.13
Amount Due \$831.13

Remittance Slip

Customer
13MUR100
Invoice #
131295583842

Amount Due \$831.13

Amount Paid

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



131295583842



**Advanced
Disposal**

ADVANCED DISPOSAL
ST JOHN'S COUNTY - PW
7580 PHILIPS HWY
JACKSONVILLE FL 32256

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

RETURN SERVICE REQUESTED

000687 000000143



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

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

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

Thank you for your business!

2

Account Information	
Account Number	PW002229
Site Number	0000
Invoice Date	January 31, 2019
Invoice Number	PW0000062640
Account Summary	
Previous Balance	\$765.93
Payments/Adjustments	-\$765.93
Current Invoice Amount	\$765.93
Amount Due	\$765.93
Due Date	Upon Receipt
Invoice Breakdown	
Current	\$765.93
30 days - past due	\$0.00
60 days - past due	\$0.00
90 days - past due	\$0.00
It's easy being Green...sign up for ebill and auto pay at http://www.AdvancedDisposal.com/billpay	
Contact Us	
(904) 783-7000	
JacksonvilleFL@AdvancedDisposal.com	

Previous Balance **\$765.93**
01/14/19 LOCKBOX AUTOMATED -\$765.93
Payments and Adjustments **-\$765.93**

CUSTOMER PO: 0

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

1-33-572-449
54

Date	Description	Reference	Qty	Unit Price	Amount
1.00 - 6.00YD:COMM FL TRASH (001)					
01/31/19	FUEL SURCHARGE	SC48195	1.00	82.44	82.44
01/31/19	ENVIRONMENTAL FEE	SC48194	1.00	109.68	109.68
01/31/19	TRASH STANDARD		1.00	457.00	457.00
	SERVICE:				
	02/01/19-02/28/19				
1.00 - 0.50YD:COMM RL RECYCLING SINGLE STREAM (002)					
01/31/19	FUEL SURCHARGE-NF	SC48197	1.00	4.69	4.69
01/31/19	ENVIRONMENTAL FEE-NF	SC48196	1.00	6.24	6.24
01/31/19	TRASH STANDARD		1.00	26.00	26.00
	SERVICE - NT:				
	02/01/19-02/28/19				

Name _____

Address _____

City _____ State _____ Zip _____

Phone (Home) _____ Phone (Mobile) _____ Phone (Work) _____

Email _____

Please print correct address below:

Change of Address



**Advanced
Disposal**

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

PW1901221001.kt-1375-000000143

Account Information

Account Number	PW002229
Site Number	0000
Invoice Date	January 31, 2019
Invoice Number	PW0000062640

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				718.51
01/31/19	C ADMIN FEE	SC48980	1.00	7.00	7.00
01/31/19	COMPLIANCE AND BUSINESS IMPACT CHARGE	SC48981	1.00	38.16	38.16
	St Johns South Comm FF		45.16		2.26
	Current Charges Amount Due				\$765.93
					\$765.93



INVOICE DATE	INVOICE #
2/1/2019	184028

RECEIVED
FEB 04 2008

1.32.538.466
277

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance -February	24,964.41

BALANCE DUE \$24,964.41

Phone #
904-900-1127

Southeast FITNESS REPAIR

Equipment Repair & Maintenance

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

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

Invoice # 12-28-18

1-33-572-631

124

Facility Name: <u>Mirabella</u>
Facility Address: <u>101 W. Positano Ave.</u>
Billing Address: <u>St. Aug., FL 32092</u>
Contact & Phone: <u>Mark Insel 904-940-1157</u>
Reason for Call: <u>Upholstery</u>

Date: 12-28-18

Payment is due within 30 days
of invoice date.

RECEIVED
FEB 05 2019

BY: _____

	Description	Part #	Part Cost	Qty	Total
1	Round Slip		35.00	1	35.00
2	Small Pads		40.00	3	120.00
3	Medium Pad		50.00	1	50.00
4	X-Lg. Pad		95.00	1	95.00
5					
6					
7					
8					
9					
10					

Comments:

We appreciate your business!

Uph. (Black)

Parts Total	300.00
Labor	
Travel	105.00
Shipping	20.00
Misc.	
Tax	425.00
Credit	163.80
Balance	261.20

Technician:

Kathy

Customer signature upon completion of work:

x M. Segun

② MI 1-8-19

Thank you for your business.

A late charge of \$30 will be accrued per month of delinquency.



Service Slip/Invoice

INVOICE: 5468755
DATE: 10/9/2018
ORDER: 5468755

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

RECEIVED
FEB 05 2019

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

BY:

1-33-572-466
39

Work Date	Time	Target Pest	Technician	Time In
10/9/2018	10:06 AM			10:06 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/12/2019		10:35 AM

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

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

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



Service Slip/Invoice

INVOICE:	5470601
DATE:	10/9/2018
ORDER:	5470601

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

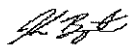
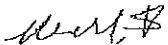
Work Location: [129708] 904-589-4783
Murabella Owners Assoc Inc
101 W Positano
Saint Augustine, FL 32092-4787

RECEIVED
FEB 05 2018

BY

1.33.572.466
39

Work Date	Time	Target Pest	Technician	Time In
10/9/2018	10:06 AM			10:06 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/12/2019		10:35 AM

Service	Description	Price
CPM	Commercial Pest Control - Monthly Service	75.00
SUBTOTAL		\$75.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$75.00
AMOUNT DUE		\$75.00
 _____ TECHNICIAN SIGNATURE		
 _____ Error CUSTOMER SIGNATURE		

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

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



Invoice

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

Invoice # 352333
Date 2/1/2019
Terms Net 30
Due Date 3/3/2019
Memo February 2019 Fees

Bill To

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

RECEIVED
FEB 01 2019

BY:

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

Thank you for your business.

311

Total \$21,131.67

WEBWATCHDOGS

SURVEILLANCE CAMERA SYSTEMS

1 Hargrove Grade Suite 1A
 Palm Coast, FL 32137
 (386) 957-9339
 (866) 896-9055 Fax
 www.WebWatchdogs.net
 WebWatchdogs@gmail.com
 Florida Contractor License #ES12000771

Invoice

Date	Invoice #
5/23/2018	5039
Murabella 101 W. Positano Ave St Augustine, FL 32092	

Description	Qty	Rate	Amount
On Site Service Call- Fix Camera 1-33-572-631 67 RECEIVED FEB 05 2019 BY:	1	150.00	150.00
<p>1 Year Extended Warranty on Camera Parts, Labor and Equipment</p> <p>All products are warranted for 1 year from date of purchase. If a product is defective we will repair or replace it. The following situations void the product warranty: Adding 3rd party software to a DVR without prior approval from our technical support department. Damage caused by nature such as flooding, winds, lightning and other similar events. Damage caused by vandalism. Network related issues involving your internet service provider (i.e. new modem, change of internet provider, etc.) Warranty Service Calls will be addressed within a 1-5 day time frame.</p> <p>After 1 year (outside of the warranty, if not extended), we will continue to support the product at the standard repair labor rate (currently \$99 per hour-minimum 2 hours) plus parts, if applicable, or phone technical support for \$65.00/hour. Out of warranty repairs are guaranteed for 30 days.</p>		Subtotal	\$150.00
		Sales Tax (0.0%)	\$0.00
		Total	\$150.00
		Payments/Credits	\$0.00
		Balance Due	\$150.00

Future Horizons, Inc.

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

INVOICE

Invoice Number: 57280
Invoice Date: Jan 31, 2019
Page: 1

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

Bill To:

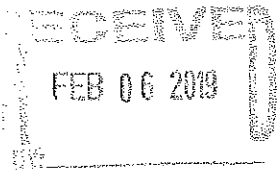
Tumbull Creek CDD
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32145

Ship to:

Aquatic Weed
Control Services

1-32-538.468
205

Customer ID	Customer PO	Payment Terms	
Tumbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		3/17/19

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Tumbull creek for the month of January, 2019	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:

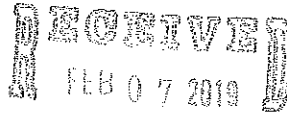
Overdue invoices are subject to finance charges.

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 246
Invoice Date: 2/1/19
Due Date: 2/1/19
Case:
P.O. Number:

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



BY:

Description	Hours/Qty	Rate	Amount
Management Fees - February 2019 1-31-513-34		3,750.00	3,750.00
Information Technology - February 2019 1-31-513-351		133.33	133.33
Dissemination Agent Services - February 2019 1-31-513-313		83.33	83.33
Office Supplies 1-31-513-51		20.90	20.90
Postage 1-31-513-42 16		14.52	14.52
Copies 1-31-513-425		232.50	232.50
Telephone 1-31-513-41		29.60	29.60
Total			\$4,264.18
Payments/Credits			\$0.00
Balance Due			\$4,264.18

THIBAUT'S ELECTRICAL SERVICE, INC.
P.O. BOX 4398
ST. AUGUSTINE, FL 32085

Invoice: 28840

(904) 829-6886

RECEIVED
FEB 11 2019

BY:

Sold
to

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

Ship
to

Service Calls

1-33-572-631
275

Account
TURNBULL

P.O. Num

Ship Via

Ship Date

Terms
Net 30

Invoice
Date
2/7/19

Page
1

REPLACED BALLAST AND LAMPS IN TENNIS COURT LIGHTS
REWIRED 2 LIGHTS
REPLACED 2 FUSES AT BOTTOM OF POLE
TECH KEVIN 2/4/19

Item	Quantity	Description	Unit Price	Extended Price
	3	1000W MH BALLAST	108.18	324.54
	3	100W MH LAMP	44.66	133.98
	2	20A FUSE	9.95	19.90
	10	HIGH TEMP WIRE	0.85	8.50
	20	HIGH TEMP WIRENUTS	0.75	15.00
	1	LIFT RENTAL	403.63	403.63
LABORCOMM	5.5HR	Commercial Labor	100.00	550.00

X *Laurens Erasmus*

Laurens Erasmus 2-11-2019

Subtotal 1,455.55

Total \$1,455.55



**Advanced
Disposal**

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

PW190220X001-04-1373-000000136

Account Information

Account Number PW002229
Site Number 0000
Invoice Date February 28, 2019
Invoice Number PW0000064114

Page 3 of 3

Current Charges (Continued)



<u>Date</u>	<u>Description</u>	<u>Reference</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
2	SITE TOTAL				718.51
02/28/19	C ADMIN FEE	SC51364	1.00	7.00	7.00
02/28/19	COMPLIANCE AND BUSINESS IMPACT CHARGE	SC51365	1.00	38.16	38.16
	St Johns South Comm FF		45.16		2.26
Current Charges Amount Due					\$765.93
					\$765.93

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

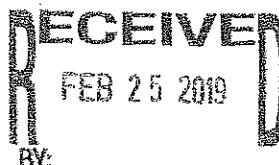
850.222.7500

STATEMENT

February 22, 2019

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

Bill Number 105680
Billed through 01/31/2019



General Counsel

TURNBL 00001 JLK

1-31-513-315
15

FOR PROFESSIONAL SERVICES RENDERED

01/02/19	JLK	Conference call with chair and DM on various CDD issues; draft and transmit letter to HOA and update HOA chart; review and disseminate revenue sharing provisions; review operational contracts; confer regarding employment structures and disseminate information on same.	2.20 hrs
01/04/19	JLK	Draft ancient city soccer agreement; confer regarding advertisements.	0.90 hrs
01/08/19	JLK	Conference call with HOA attorney regarding covenants and restrictions; review ancient city agreement and confer with DM on same; review streetlight e-mails and requests; review FB posts; review updates to covenants; conference call with DM regarding various operational concerns and questions.	1.60 hrs
01/09/19	JLK	Transmit HOA chart and update same; begin work on ancient city contract and streetlight review; draft HOA letter.	1.20 hrs
01/10/19	JLK	Conference call with HOA attorney and update transmission and chart related to covenants on same.	0.70 hrs
01/17/19	JLK	Draft license agreement for cycling race; draft license agreement for 5k; confer with HOA rep regarding covenants; confer with DM regarding employment practices and draft summary of same.	1.40 hrs
01/17/19	LMF	Update swim team agreement with Fighting Turtles.	0.70 hrs
01/18/19	MGC	Draft letter to Murabella Owners' Association regarding proposed amendments to covenants; review covenants, proposed language, and emails in connection with same; correspond with Kilinski regarding same.	1.30 hrs
01/18/19	JLK	Review/edit fighting turtles agreement; confer regarding social media information with DM; conference call with chair and DM regarding meeting information; finalize review and drafting of HOA letter and covenants feedback.	1.60 hrs
01/18/19	JLK	Continue research on ADA related issues; confer with insurance representatives on various ADA related issues; continue drafting model agreement for district dissemination.	0.10 hrs
01/18/19	LMF	Update swim team agreement with Fighting Turtles; prepare request for	0.90 hrs

proposals for amenity management.

01/23/19	JLK	Research regarding public records information and confer with DM on same; draft 5k license agreement; draft bike agreement.	1.40 hrs
01/25/19	JLK	Research and draft updated rules of procedure; research and update FEMA procurement documents for debris removal services.	0.10 hrs
01/29/19	JLK	Draft fighting turtles agreement and disseminate same.	0.70 hrs
01/31/19	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
Total fees for this matter			\$3,790.50

MATTER SUMMARY

Stuart, Cheryl G.	0.30 hrs	355 /hr	\$106.50
Kilinski, Jennifer L.	11.90 hrs	260 /hr	\$3,094.00
Fiore, Lydia M. - Paralegal	1.60 hrs	125 /hr	\$200.00
Collazo, Mike	1.30 hrs	300 /hr	\$390.00

TOTAL FEES \$3,790.50

TOTAL CHARGES FOR THIS MATTER \$3,790.50

BILLING SUMMARY

Stuart, Cheryl G.	0.30 hrs	355 /hr	\$106.50
Kilinski, Jennifer L.	11.90 hrs	260 /hr	\$3,094.00
Fiore, Lydia M. - Paralegal	1.60 hrs	125 /hr	\$200.00
Collazo, Mike	1.30 hrs	300 /hr	\$390.00

TOTAL FEES \$3,790.50

TOTAL CHARGES FOR THIS BILL \$3,790.50

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

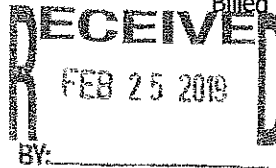
119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

February 22, 2019

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

Bill Number 105681
Billed through 01/31/2019



Monthly Meeting

TURNBL 00101 JLK

1-31-513-315
15

FOR PROFESSIONAL SERVICES RENDERED

01/08/19 JLK Travel to and from and attend board meeting.

Total fees for this matter \$1,500.00

DISBURSEMENTS

Travel 102.55

Travel - Meals 11.69

Total disbursements for this matter \$114.24

MATTER SUMMARY

TOTAL FEES \$1,500.00

TOTAL DISBURSEMENTS \$114.24

TOTAL CHARGES FOR THIS MATTER \$1,614.24

BILLING SUMMARY

TOTAL FEES \$1,500.00

TOTAL DISBURSEMENTS \$114.24

TOTAL CHARGES FOR THIS BILL \$1,614.24

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

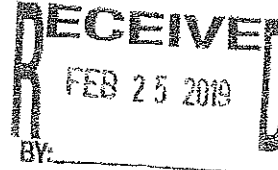
February 22, 2019

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

Bill Number 105682
Billed through 01/31/2019

Comcast Litigation

TURNBL 00115 JLK



1,315.315

15

FOR PROFESSIONAL SERVICES RENDERED

01/22/19 JLK Review order and confer with staff on same; confer with Eldred.

1.10 hrs

Total fees for this matter

\$286.00

MATTER SUMMARY

Kilinski, Jennifer L.

1.10 hrs

260 /hr

\$286.00

TOTAL FEES

\$286.00

TOTAL CHARGES FOR THIS MATTER

\$286.00

BILLING SUMMARY

Kilinski, Jennifer L.

1.10 hrs

260 /hr

\$286.00

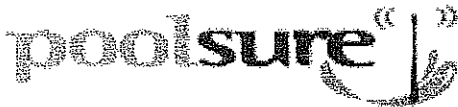
TOTAL FEES

\$286.00

TOTAL CHARGES FOR THIS BILL

\$286.00

Please include the bill number on your check.



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

Invoice

Date 3/1/2019

Invoice # 131295584282

Terms	Net 20
Due Date	3/21/2019
PO #	
Customer #	13MUR100

Bill To Turnbull Creek CDD 475 West Town Place Suite 114 St. Augustine FL 32092	Ship To Jeff Branch Turnbull Creek CDD 101 E Positano Ave Saint Augustine FL 32092 1-33-572-465 41
--	---

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	792.51
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62
<div>RECEIVED FEB 25 2019 BY: _____</div>				

Total 831.13
Amount Due \$831.13

Remittance Slip

Customer
13MUR100
Invoice #
131295584282

Amount Due \$831.13

Amount Paid _____

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



131295584282

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

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

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 10283D

Date: 15-Feb-2019

Payment is due within 30 days of
invoice date.

Facility Name:	Murabella Amenity Center
Facility Address:	c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092
Billing Address:	c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092
Contact & Phone:	
Reason for call:	2 SINGLE POLE P20 KEY PADS. EVALUATE ALL EQUIPMENT WITH MARK. MARK 904-940-1157

1-33-572-631
124

Description	Part #	Part Cost	QTY	Total
TRAVEL 1 - 60 MILES: TRAVEL 1 - 60 MILES		65.00	1.00	65.00
LABOR PER HOUR 1 TECH: LABOR PER HOUR 1 TECH		60.00	1.50	90.00
EXPEDITED SHIPPING: OVER NIGHT OR 2ND/3RD DAY SHIPPING	EXPEDITED SHIPPING	37.00	1.00	37.00
PRECOR - P20 - SINGLE POLE TOGGLE: PRECOR - P20 - SINGLE POLE TOGGLE	40077131	35.00	2.00	70.00
Comments:			Parts Total	262.00
			Tax	0.00
			Balance	262.00

Technician: ROBERT PETERKIN

Thank you for your business.



Service Slip/Invoice

INVOICE: 5645485
DATE: 2/12/2019
ORDER: 5645485

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

RECEIVED
FEB 15 2019

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

1.33 572.466
39

Work Date	Time	Invoice No.	Technician	Amount
2/12/2019	09:42 AM			09:42 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	2/12/2019		10:16 AM

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

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

The receipt of this invoice is acknowledgment of satisfactory completion of all services ordered and agrees to pay the cost of service as specified above.

PLEASE PAY FROM THIS INVOICE



Service Slip/Invoice

INVOICE: 5647192
DATE: 2/12/2019
ORDER: 5647192

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

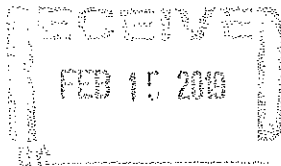
Work Location: [129708] 904-589-4783
Murabella Owners Assoc Inc
101 W Positano
Saint Augustine, FL 32092-4787

1.33.572.466
39

Work Date	Time	Target Part	Technician	Time In
2/12/2019	09:42 AM			09:42 AM
Purchase Order	Terms	Lab Service	Map Code	Time Out
	NET 30	2/12/2019		10:16 AM

Services	Description	Price
----------	-------------	-------

CPCM	Commercial Pest Control - Monthly Service	75.00
------	---	-------



SUBTOTAL	\$75.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$75.00

AMOUNT DUE \$75.00

[Signature]

TECHNICIAN SIGNATURE

[Signature]

Customer
CUSTOMER SIGNATURE

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

This receipt is void unless the completion of all services rendered and agreed upon for the above services is specified above.

PLEASE PAY FROM THIS INVOICE



Invoice

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

Invoice # 352760
Date 1/31/2019
Terms Net 30
Due Date 2/28/2019
Memo Pass Thru Jan

Bill To

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

RECEIVED
FEB 13 2019

BY: _____

Description	Quantity	Rate	Amount
Billable Expenses			
L. Erasmus - Gate; Gas for blower RR			7.25
L. Erasmus - Amazon; Parts for office chair OS			15.95
L. Erasmus - Korner Supply; PVC glue, bolts, nuts & washers RR			24.86
L. Erasmus - Amazon; Demon Wp spider spray RR			33.98
L. Erasmus - Amazon; Toro valve RR			35.88
M. Insel - Constant Contact; Constant Contact receipt OS			70.00
L. Erasmus - Amazon; SR Smith seat belt RR			110.44
Total Billable Expenses			298.36

Total \$298.36

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

Receipt #84342
12/28/2018
10:23

Pump	Gallons	Price
22	3.325	\$ 3.179
Product: Reg-Unlead		
TOTAL FUEL		\$ 7.25

SALE - Card Swiped
TOTAL SALE \$ 7.25
AXAcct#
*****2956
Refer #00000240
Batch #959
Sequence #0144
Approval #538324

Thank you for
choosing GATE!

**Details for Order #112-3533419-9107452**

[Print this page for your records.](#)

Order Placed: January 8, 2019**Amazon.com order number:** 112-3533419-9107452**Order Total:** \$15.95**Not Yet Shipped****Items Ordered**

1 of: DOZYANT Gas Lift Cylinder, Office Chair Gas Lift Cylinder
Replacement, Hydraulic Pneumatic Shock Piston Heavy Duty (450 lbs)
Universal Size Fits Most Executive Chairs, Highest End Class 4
Sold by: DozyAnt ([seller profile](#))

Price
\$15.95

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: \$15.95

Shipping & Handling: \$5.99

Free Shipping: -\$5.99

Billing address

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

Total before tax: \$15.95

Estimated tax to be collected: \$0.00

Grand Total: \$15.95

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

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1/22/2019 10:18 AM
Store: 1

Sales Receipt #109089

Korner Supply LLC
8430 CR13 North
Saint Augustine, Florida, 32092

Cashier:

Item #	Qty	Price	Ext Price
13841128	1	\$7.09	\$7.09
FIRE ANT KILLER C			
304	10	\$0.99	\$9.90
3/8 16 X 4 HEX BOL			
5617	10	\$0.19	\$1.90
3/8-16 GALV HEX N			
50722	10	\$0.13	\$1.30
7/16 LOCK WASHE			
16810746	1	\$3.15	\$3.15
PVC CEMENT 1/4"			

Local Sales Tax	Subtotal:	\$23.34
	6.5 % Tax:	+ \$1.52
RECEIPT TOTAL:		\$24.86

Credit Card: \$24.86
Visa

Thanks for shopping with us!



109089

KORNER SUPPLY
8430 COUNTY RD 13N
SAINT AUGUSTINE, FL 32092
904-946-0062

01/22/2019

11:43:34

CREDIT CARD

AMEX SALE

Card #:	XXXXXXXXXX2966
Chip Card:	AMERICAN EXPRESS
AID:	A000000025010801
ATC:	0040
ARQC:	BAF07F49D89F8588
SEQ #:	6
Batch #:	5
Trans #:	4
Approval Code:	858114
TRANS ID:	006651995081274
Entry Method:	Chip Read
Mode:	Issuer

SALE AMOUNT

\$24.86

THANK YOU

CUSTOMER COPY

**Details for Order #112-6210752-9584251**

[Print this page for your records.](#)

Order Placed: January 17, 2019**Amazon.com order number:** 112-6210752-9584251**Order Total:** \$33.98**Not Yet Shipped****Items Ordered****Price**

2 of: Syngenta 74819 Demon WP Water Soluble Pest Control Insecticide, 12
Envelopes of 4 Packets of 9.5g Containing Four 9.5 Gram
Sold by: WeSellDirect ([seller profile](#))

\$16.99

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

American Express | Last digits: 2966

Item(s) Subtotal: \$33.98

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$33.98

Estimated tax to be collected: \$0.00

Grand Total: \$33.98

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

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004 544 002L

**Details for Order #112-5053329-3924241**

[Print this page for your records.](#)

Order Placed: January 16, 2019

Amazon.com order number: 112-5053329-3924241

Order Total: \$35.88

Not Yet Shipped**Items Ordered**

1 of: *Toro 250 Valve P-Type NPT Female Valve with Flow Control, 1"*

Sold by: Amazon.com Services, Inc

Condition: New

Price

\$33.69

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: \$33.69

Shipping & Handling: \$7.21

Free Shipping: -\$7.21

Billing address

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

Total before tax: \$33.69

Estimated tax to be collected: \$2.19

Grand Total: \$35.88

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

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Payment Receipt
for January 24, 2019

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

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

Thank you for your payment!

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

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

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

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

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

**Details for Order #112-9906837-3384202**

[Print this page for your records.](#)

Order Placed: January 16, 2019
Amazon.com order number: 112-9906837-3384202
Order Total: \$110.44

Not Yet Shipped**Items Ordered**

2 of: *S.R. Smith Seat Belt Assembly*
Sold by: Recreation Supply Company ([seller profile](#))

Condition: New

Price

\$51.85

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

American Express | Last digits: 2966

Item(s) Subtotal: \$103.70

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$103.70

Estimated tax to be collected: \$6.74

Grand Total: \$110.44

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

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Vicky Oakes
St. Johns County Supervisor of Elections

February 8, 2019

Ms. Sarah Sweeting, Recording Secretary
Turnbull Creek Community Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite #114
St. Augustine, FL 32092

Dear Ms. Sweeting:

As mandated by chapter 189.405(2), Florida Statutes, rather than conducting your own election, you requested this office to handle the elections for the Turnbull Creek Community Development District by adopting Resolution 2018-04.

Since you elected for this office to conduct your election, the District's proportionate share of the regular election cost shall be paid out of the District's treasury, in accordance with Florida Statutes, 100.011(4)(a).

Enclosed is invoice number 2019-11 for conducting the 2018 General Election for the District. For your information, no portion of the regular election cost is being charged to the District. The only costs are incurred specifically by the District's election being conducted by the Supervisor of Elections Office (i.e. additional ballot styles, specific advertising, etc.).

Please remit payment to: Vicky Oakes, Supervisor of Elections
4455 Avenue A #101
St. Augustine, FL 32095

Thank you for your continued cooperation, and please call me if you have any questions.

Sincerely,



Vicky Oakes
Supervisor of Elections

VO/ew

Vicky Oakes
St. Johns County Supervisor of Elections

Supervisor of Elections

St. Johns County
4455 Avenue A #101
St. Augustine, FL 32095

INVOICE

DATE: February 8, 2019
INVOICE#: 2019-11

Bill To:

Ms. Sarah Sweeting, Recording Secretary
Turnbull Creek Community Development District
c/o Governmental Management Services, LLC
Town Center One at World Golf Village
475 West Town Place, Suite #114
St. Augustine, FL 32092

DESCRIPTION	AMOUNT
2018 General Election Cost 2,115 Registered Voters (Charges are based on ballot order of 50% of registered voters @ \$.25 per ballot; ½ of that cost is then paid by the district due to the additional ballot styles required for the election)	\$132.19
TOTAL:	\$132.19

Make check payable to:
Vicky Oakes, Supervisor of Elections
4455 Avenue A #101
St. Augustine, FL 32095

131,513.49
263

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/04/19 PAGE 1
 *** CHECK DATES 01/01/2019 - 02/28/2019 *** TURNBULL CREEK-CAPITAL RESERVE
 BANK B CAPITAL RESERVE FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/28/19	00034	2/19/19 56203	201902 600-53800-61000		*	7,069.00	
		BACKFLOW REPAIRS					
			BOB'S BACKFLOW & PLUMBING SERVICES				7,069.00 000082
TOTAL FOR BANK B						7,069.00	
TOTAL FOR REGISTER						7,069.00	

TURN TURNBULL CREEK BPEREGRINO

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

2/19/2019

Invoice #

56203

Invoice**Bill To**Governmental Management Services
Attn: Murabella CCD
475 West Town Place #114
St Augustine, FL 32092**Job At**Murabella CDD
101 W Positano Ave
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 32258

P.O. Number

Terms

Due Date

Due on re...

2/19/2019

Serviced	Description	Quantity	Price Each	Amount
2/7/2019	6" Ames 5000SS S#: 02698- Fire Labor 3 Men to replace the existing backflow, flush, test, certify, and insulate	3	225.00	675.00
	6" Wilkins 375ADA with bypass- New Serial #Y13844 & 4629833 Spool Piece	1	4,849.00	4,849.00
	6" Gasket/Flange Kit with Zinc Bolts and Nuts	1	220.00	220.00
	Crane Truck Rental	3	25.00	75.00
	Insulation: one layer of 3/4" Armaflex pipe and sheet insulation, painted with two coats white Armaflex finish and install aluminum jacket from ground up to 12"-14" where space allows.	1	400.00	400.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider- PASSED	1	850.00	850.00
		2	0.00	0.00

RECEIVED
FEB 22 2019

33,600.538.61

34

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

Total \$7,069.00

Payments/Credits \$0.00

Balance Due \$7,069.00

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

St. Johns County Utility Department Backflow Device Test Report

COMPANY: Murabella LLC

CUSTOMER COPY

NAME: Steve Andersen

Account # 515577-114371

BILLING ADDRESS: c/o 475 West Town Place Suite 1 St Augustine FL 32092

LOCATION OF ASSEMBLY: 101 West Positano Ave At entrance in St Augustine FL 32092
bushes-clubhouse

TYPE OF ASSEMBLY: RP ☒ DC ☐ PVB ☐ SIZE: 6" Water Meter #:

MANUFACTURER: Wilkins MODEL: 375ADA SERIAL #: Y13844

GAUGE MANUF Midwest 835 Serial# 04072167 TYPE OF SERVICE: Fire

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vacuum Breaker
<input type="checkbox"/> leaked <input checked="" type="checkbox"/> closed tight	opened at: <u>2.4</u> or did not open <input type="checkbox"/>	<input type="checkbox"/> leaked <input checked="" type="checkbox"/> closed tight	Air inlet: did not open <input type="checkbox"/> or opened at _____ psi
differential pressure across check valve <u>7.3</u> psi	Outlet shut-off valve: <input type="checkbox"/> leaked <input checked="" type="checkbox"/> closed tight	OPTIONAL TEST differential pressure across check valve <u>1.7</u> psi	Check valve: leaked <input type="checkbox"/> or held at _____ psi
<input type="checkbox"/> cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> or disc <input type="checkbox"/> O-rings <input type="checkbox"/> Seat <input type="checkbox"/> spring <input type="checkbox"/> stem/guide <input type="checkbox"/> retainer <input type="checkbox"/> lock nuts <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> RV cleaned only Replaced: RV rubber kit <input type="checkbox"/> RV assembly <input type="checkbox"/> or disc <input type="checkbox"/> diaphragm(s) <input type="checkbox"/> seat <input type="checkbox"/> spring <input type="checkbox"/> guide <input type="checkbox"/> O-rings <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> or disc <input type="checkbox"/> O-rings <input type="checkbox"/> Seat <input type="checkbox"/> spring <input type="checkbox"/> stem/guide <input type="checkbox"/> retainer <input type="checkbox"/> lock nuts <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> disc, air inlet <input type="checkbox"/> disc, CV <input type="checkbox"/> seat, CV <input type="checkbox"/> spring, air inlet <input type="checkbox"/> spring, CV <input type="checkbox"/> retainer <input type="checkbox"/> guide <input type="checkbox"/> O-rings <input type="checkbox"/> Other <input type="checkbox"/>
differential pressure across check valve _____ psi	Relief valve opened at _____ psi	differential pressure across check valve _____ psi	air inlet _____ psi check valve _____ psi

REMARKS: this replaces old Ames 5000 SN#02698

I hereby certify that this data is accurate and reflects the proper operation and maintenance of the assembly. Note: All repairs shall be completed within ten (10) working days.

Company Name: Bob's Backflow and Plumbing Service Company Phone #: (904) 268-8009

Testers Name: Matthew Smith Cert#: V02-17-10852 DATE: 2/7/2019

Testers Signature: Matthew Smith

THIS ASSEMBLY: ☒ PASSED ☐ FAILED

St. Johns County Utility Department Backflow Device Test Report

COMPANY: Murabella LLC

CUSTOMER COPY

NAME: Steve Andersen

Account # 515577-114371

BILLING ADDRESS: c/o 475 West Town Place Suite 1 St Augustine FL 32092

LOCATION OF ASSEMBLY: 101 West Positano Ave on bypass S#02698 St Augustine FL 32092

TYPE OF ASSEMBLY: RP ☒ DC ☐ PVB ☐ SIZE: .75" Water Meter #:

MANUFACTURER: Wilkins MODEL: 975XLD SERIAL #: 4629833

GAUGE MANUF Midwest 835 Serial# 04072167 TYPE OF SERVICE: Fire Bypass

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vacuum Breaker
<input type="checkbox"/> leaked <input checked="" type="checkbox"/> closed tight	opened at: <u>3.9</u> or did not open <input type="checkbox"/>	<input type="checkbox"/> leaked <input checked="" type="checkbox"/> closed tight	Air inlet: did not open <input type="checkbox"/> or opened at _____ psi
differential pressure across check valve <u>8.7</u> psi	Outlet shut-off valve: <input type="checkbox"/> leaked <input checked="" type="checkbox"/> closed tight	OPTIONAL TEST differential pressure across check valve <u>1.9</u> psi	Check valve: leaked <input type="checkbox"/> or held at _____ psi
<input type="checkbox"/> cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> or disc <input type="checkbox"/> O-rings <input type="checkbox"/> Seat <input type="checkbox"/> spring <input type="checkbox"/> stem/guide <input type="checkbox"/> retainer <input type="checkbox"/> lock nuts <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> RV cleaned only Replaced: RV rubber kit <input type="checkbox"/> RV assembly <input type="checkbox"/> or disc <input type="checkbox"/> diaphragm(s) <input type="checkbox"/> seat <input type="checkbox"/> spring <input type="checkbox"/> guide <input type="checkbox"/> O-rings <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> or disc <input type="checkbox"/> O-rings <input type="checkbox"/> Seat <input type="checkbox"/> spring <input type="checkbox"/> stem/guide <input type="checkbox"/> retainer <input type="checkbox"/> lock nuts <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> disc, air inlet <input type="checkbox"/> disc, CV <input type="checkbox"/> seat, CV <input type="checkbox"/> spring, air inlet <input type="checkbox"/> spring, CV <input type="checkbox"/> retainer <input type="checkbox"/> guide <input type="checkbox"/> O-rings <input type="checkbox"/> Other <input type="checkbox"/>
differential pressure across check valve _____ psi	Relief valve opened at _____ psi	differential pressure across check valve _____ psi	air inlet _____ psi check valve _____ psi

REMARKS: this replaces old Ames 4000B SN# 12196

I hereby certify that this data is accurate and reflects the proper operation and maintenance of the assembly. Note: All repairs shall be completed within ten (10) working days.

Company Name: Bob's Backflow and Plumbing Service Company Phone #: (904) 268-8009

Testers Name: Matthew Smith Cert#: V02-17-10852 DATE: 2/7/2019

Testers Signature: Matthew Smith

THIS ASSEMBLY: ☒ PASSED ☐ FAILED