

TURNBULL CREEK
Community Development District

August 11, 2020

AGENDA

Turnbull Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.turnbullcreekcdd.com

August 4, 2020

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, August 11, 2020 at 6:30 p.m.** via Zoom video conferencing. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Affidavit of Publication
- IV. Staff Reports
 - A. Landscape Manager (*Presenter: Duval Landscape*)
 - B. Engineer (*Presenter: Mike Yuro*)
- V. Consideration of Proposals from Envera for Security Services (***back up items will be presented during executive session***)
- VI. Discussion to Obtain Proposals for Christmas Lights at Entrances to Murabella (*Presenter: Ernesto Torres*)
- VII. Public Hearing Adopting the Budget for Fiscal Year 2021 (*Presenter: Ernesto Torres*)
 - A. Consideration of Resolution 2020-08, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2021
 - B. Consideration of Resolution 2020-09, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021

- VIII. Consideration of License Agreement with Ancient City Soccer Club, LLC Regarding the Use of the District's Soccer Facilities (*Presenter: Casey O'Linn*)
- IX. Consideration of Resolution 2020-10, Declaring Series 2015A Construction Project Complete (*Presenter: Jennifer Kilinski*)
- X. Consideration of Proposals for Engineering Services (*Presenter: Jennifer Kilinski*)
- XI. Consideration of HOA Funding for Digital Billboard (*Presenter: Ernesto Torres*)
- XII. Consideration of Proposal for Dance Classes with Gift of Dance for Fall Season (*Presenter: Erick Hutchinson*)
- XIII. Staff Reports (Part 2)
 - A. Attorney (*Presenter: Jennifer Kilinski*)
 - B. Manager – (*Presenter: Ernesto Torres*)
 - 1. Discussion of Proposed Meeting Schedule for Fiscal Year 2021
 - C. Operation Manager – (*Presenter: Jerry Lambert*)
 - 1. Report
 - 2. Duval Proposals
 - 3. Pond #2 Aeration Cost Sheet
 - 4. Property Activities Sheet
 - 5. Duval Audit Reports
 - D. Amenity Center Update (*Presenter: Erick Hutchinson*)
- XIV. Supervisor's Requests and Audience Comments
- XV. Approval of Consent Agenda (*Presenter: Ernesto Torres*)
 - A. Approval of Minutes of the June 16, 2020 Meeting
 - B. Acceptance of the Minutes of the June 16, 2020 Audit Committee Meeting
 - C. Balance Sheet as of July 31, 2020 and Statement of Revenues & Expenditures for the Period Ending July 31, 2020; Month-to-Month Income Statement; Assessment Receipt Schedule
 - D. Approval of Check Register
 - E. Consideration of Resolution 2020-11, Classifying Surplus Tangible Personal Property

XVI. Adjournment (*Next Scheduled Meeting – September 8, 2020 @ 6:30 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

District Manager

THIRD ORDER OF BUSINESS

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# 0003289475-01

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 HEARING** in the matter of **BUDGETS FY 2020/2021** was published in said newspaper on **07/14/2020**.

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 (or affirmed) and subscribed before me by means of

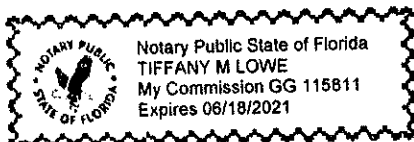
[☒] physical presence or
[☐] online notarization

JUL 17 2020

this _____ day of _____

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

Tiffany M. Lowe
(Signature of Notary Public)



TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF
THE FISCAL YEAR 2020/2021
BUDGETS; NOTICE OF POSSIBLE
REMOTE PROCEDURES DURING
PUBLIC HEALTH EMERGENCY
DUE TO COVID-19; AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Turnbull Creek Community Development District ("District") will hold a public hearing on **August 11, 2020 at 6:30 p.m.** for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budgets") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

It is anticipated that the public hearing and meeting will take place at the **Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092**. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct them by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-59 and 20-139, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. A copy of the agenda and Proposed Budgets, as well as information about how the public hearing and meeting will be held, may be obtained by contacting the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114 St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://turnbullcreekd.com/>.

While it may be necessary to hold the above-referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so by logging in to Zoom via their computer. Call in information for the meeting and specifics about meeting location and participation can be found at <http://turnbullcreekd.com/> or by calling the District Manager's office at the phone number provided herein. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at etorres@tmsnf.com or by calling 904-940-5850 by August 10, 2020 at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. If you are unable to participate by ZOOM, please contact the District Manager's office for further accommodations.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. Even if the public hearing and meeting are held in person, there may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or 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 the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager
0003289475 July 14, 2020

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# 0003295677-01
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PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

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COUNTY OF ST. JOHNS

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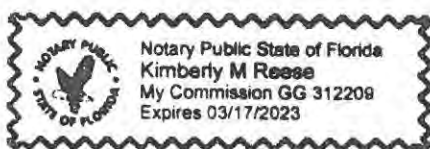
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this day of JUL 27 2020

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

Kimberly M Reese
(Signature of Notary Public)



TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF
THE FISCAL YEAR 2020/2021
BUDGETS; NOTICE OF POSSIBLE
REMOTE PROCEDURES DURING
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Ernesto Torres
District Manager

0003295677 July 24, 2020

SEVENTH ORDER OF BUSINESS

Turnbull Creek

Community Development District



Approved Budget
Fiscal Year 2021
August 11, 2020



Turnbull Creek
Community Development District

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General Fund

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Turnbull Creek Community Development District
General Fund - Budget

Description	Adopted Budget FY 2020	Actual 6/30/20	Next 3 Months	Projected 9/30/20	Approved Budget FY 2021
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Revenues

Maintenance Assessments	\$1,126,178	\$1,127,629	\$2,601	\$1,130,230	\$1,126,149
Interest/Miscellaneous	\$2,000	\$4,066	\$435	\$4,501	\$2,000
Amenities Revenue	\$2,000	\$4,217	\$575	\$4,792	\$3,000
Carry Forward Surplus	\$48,726	\$0	\$40,655	\$40,655	\$61,853

Total Revenues	\$1,178,904	\$1,135,912	\$44,266	\$1,180,178	\$1,193,002
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Expenditures

Administrative

Supervisor Fees	\$5,600	\$4,600	\$1,600	\$6,200	\$5,600
FICA Expense	\$428	\$352	\$122	\$474	\$428
Engineering (Yuro)	\$13,000	\$8,188	\$4,000	\$12,188	\$13,000
Arbitrage (Grau)	\$2,400	\$0	\$2,400	\$2,400	\$2,400
Dissemination (GMS & Disclosure Services)	\$2,200	\$2,350	\$500	\$2,850	\$2,850
Trustee (US Bank)	\$14,620	\$13,890	\$0	\$13,890	\$14,620
Attorney (HGS)	\$40,000	\$40,576	\$13,500	\$54,076	\$47,000
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Annual Audit (BTEGF)	\$3,525	\$3,525	\$0	\$3,525	\$3,525
Management Fees (GMS)	\$45,000	\$33,750	\$11,250	\$45,000	\$45,000
Information Technology (GMS)	\$1,600	\$1,200	\$400	\$1,600	\$1,600
Telephone	\$450	\$228	\$157	\$385	\$450
Postage	\$1,100	\$371	\$200	\$571	\$800
Printing & Binding	\$1,800	\$637	\$330	\$967	\$1,800
Insurance (FIA)	\$8,816	\$8,214	\$0	\$8,214	\$9,035
Legal Advertising	\$1,400	\$1,203	\$400	\$1,603	\$1,400
Other Current Charges	\$1,300	\$382	\$150	\$532	\$1,000
Office Supplies	\$170	\$23	\$10	\$33	\$170
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Compliance	\$1,200	\$900	\$300	\$1,200	\$1,200

Total Administrative Expenses	\$149,784	\$125,564	\$35,319	\$160,883	\$157,053
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Amenity Center

Insurance (FIA)	\$15,664	\$13,779	\$0	\$13,779	\$16,134
Pest Control (Turner Pest Control)	\$3,123	\$1,665	\$1,008	\$2,673	\$3,123
Repairs & Replacements	\$36,000	\$34,506	\$5,000	\$39,506	\$36,000
Recreational Passes	\$800	\$599	\$0	\$599	\$800
Office Supplies	\$1,100	\$360	\$300	\$660	\$1,100
Other Current Charges	\$300	\$360	\$135	\$495	\$540
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$1,956	\$0	\$1,956	\$2,000

Utilities

Water & Sewer (STCUD)	\$10,900	\$8,147	\$2,208	\$10,355	\$10,900
Electric (FPL)	\$36,000	\$24,233	\$10,200	\$34,433	\$36,000
Telephone/Cable/Internet (Comcast)	\$3,800	\$2,718	\$915	\$3,633	\$3,800

Turnbull Creek Community Development District
General Fund - Budget

Description	Adopted Budget FY 2020	Actual 6/30/20	Next 3 Months	Projected 9/30/20	Approved Budget FY 2021
<i>Management Contracts</i>					
<i>Lifeguards/Pool Monitors (RMS)</i>	\$31,245	\$8,722	\$15,278	\$24,000	\$31,245
<i>Facility Monitor (RMS)</i>	\$24,200	\$11,400	\$12,800	\$24,200	\$24,200
<i>Facility Management (RMS)</i>	\$61,000	\$45,750	\$15,250	\$61,000	\$61,000
<i>Facility Attendants (RMS)</i>	\$16,200	\$9,057	\$7,143	\$16,200	\$16,200
<i>Field Operations (RMS)</i>	\$51,259	\$38,444	\$12,815	\$51,259	\$51,259
<i>Facility Maintenance</i>	\$49,000	\$36,750	\$12,250	\$49,000	\$49,000
<i>Pool Maintenance (RMS)</i>	\$14,317	\$10,425	\$3,475	\$13,900	\$14,317
<i>Pool Chemicals (Poolsure)</i>	\$13,144	\$9,279	\$4,197	\$13,477	\$13,524
<i>Janitorial Services (RMS)</i>	\$9,064	\$6,600	\$2,200	\$8,800	\$9,064
<i>Common Area Waste Collection (RMS)</i>	\$18,300	\$13,725	\$4,575	\$18,300	\$18,300
<i>Program Director (RMS)</i>	\$2,575	\$1,931	\$644	\$2,575	\$2,575
<i>Refuse Service (Advance Disposal)</i>	\$9,840	\$6,733	\$2,545	\$9,278	\$9,840
<i>Security (Envera)</i>	\$6,409	\$4,437	\$1,479	\$5,916	\$6,409
<i>Special Events</i>	\$9,000	\$6,270	\$2,730	\$9,000	\$9,000
Total Amenity Center Expenses	\$425,240	\$297,846	\$117,147	\$414,993	\$426,330
<i>Grounds Maintenance</i>					
<i>Streetlighting (FPL)</i>	\$36,000	\$27,307	\$9,633	\$36,939	\$38,000
<i>Lake Maintenance (Future Horizons)</i>	\$11,580	\$10,575	\$3,525	\$14,100	\$14,100
<i>Landscape Maintenance (Duval Landscape)</i>	\$305,000	\$228,050	\$76,017	\$304,067	\$308,700
<i>Landscape Contingency</i>	\$30,000	\$12,867	\$5,000	\$17,867	\$30,000
<i>Irrigation Repairs</i>	\$6,000	\$11,230	\$4,800	\$16,030	\$6,000
Total Grounds Maintenance Expenses	\$388,580	\$290,029	\$98,974	\$389,003	\$396,800
<i>Reserves</i>					
<i>Capital Reserves</i>	\$215,300	\$100,000	\$115,300	\$215,300	\$212,819
Total Reserve Expenses	\$215,300	\$100,000	\$115,300	\$215,300	\$212,819
TOTAL EXPENDITURES	\$1,178,904	\$813,438	\$366,740	\$1,180,178	\$1,193,002
EXCESS REVENUES / (EXPENDITURES)	\$0	\$322,475	-\$322,474	\$0	\$0

	FY 2020	FY 2021
<i>Net Assessments</i>	\$ 1,126,178	\$ 1,126,149
<i>Add: Discounts & Collections</i>	\$ 71,850	\$ 71,848
<i>Gross Assessments</i>	\$ 1,198,028	\$ 1,197,997
<i>Lots:</i>		
<i>Phase I Lots</i>	740	740
<i>Phase II Lots</i>	219	219
<i>Total Lots</i>	959	959
<i>Per Lot Assessment</i>	\$ 1,249.25	\$ 1,249.22

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

REVENUES:

Maintenance Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

Interest Income

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

Miscellaneous

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

Amenities Revenues

Income derived from Recreation Programs, Rental Revenue, Access Cards, and Special Events benefitting the District.

EXPENDITURES:

Administrative:

Supervisor Fees

Florida Statutes allow each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon five supervisors attending an estimated 12 annual meetings.

FICA Expense

FICA expense represents the Employer's (District's) share of Social Security and Medicare taxes withheld from the fee paid to the Board of Supervisors.

Engineering

The District's engineering firm, Yuro and Associates, LLC, may provide general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage

The District is required to have an annual arbitrage rebate calculation prepared for its Series 2015A-1/A-2/B-1/B-2 and the Series 2016, Special Assessment Bonds. Grau & Associates currently provides this calculation.

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Dissemination Agent

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

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

Trustee

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

Attorney

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

Tax Roll Assessments

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

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Berger, Toombs, Elam, Gaines, and Frnak CPA currently serves as the District's Independent Auditor.

Management Fees

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

Information Technology

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

Telephone

Telephone and fax machine

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Postage

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

Printing & Binding

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

Insurance (General Liability)

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Amenity Center:

Insurance (Property)

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

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Pest Control

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

Repair & Replacements

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

Recreational Passes

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

Office Supplies

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

Other Current Charges

Any unanticipated cost to the Amenity Center.

Permit Fees/Licenses

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

Water & Sewer

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

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
515577-114371	101 W Positano Ave - Water	\$ 346	\$ 4,152
532445-124596	123 E Franchetta Dr - Water	\$ 35	\$ 420
532445-124406	4106 Messina Dr - Water	\$ 35	\$ 420
532445-124405	168 Toscana Ln	\$ 35	\$ 420
515577-114371	101 W Positano Ave - Sewer	\$ 363	\$ 4,356
532445-124596	123 E Franchetta Dr - Sewer	\$ 40	\$ 480
	Contingency	\$ 54	\$ 652
	Total	\$ 908	\$ 10,900

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Electric

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

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual Amount</u>
9623601409	100 Terrancina Dr # Light	\$ 40	\$ 480
9561370132	100 W Positano Ave	\$ 40	\$ 480
5841524282	111 W Positano Ave # Kiosk	\$ 30	\$ 360
8189715355	168 Toscana Lane	\$ 86	\$ 1,032
2781798307	5085 State Road 16 # Light	\$ 20	\$ 240
5191830404	5335 San Giaconio	\$ 15	\$ 180
6555783429	5335 State Rd 16 #1	\$ 44	\$ 528
5907098254	90 E Franchetta Ln # Light	\$ 15	\$ 180
2722888282	101 W Positano Ave	\$ 2,200	\$ 26,400
6889119035	101 W Positano Ave #1	\$ 335	\$ 4,020
	Contingency	\$ 175	\$ 2,100
	Total	\$ 3,000	\$ 36,000

Telephone/Cable/Internet

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

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

Lifeguards/Pool Monitors

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	2,603.75	31,245

Facility Monitor

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

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

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Facility Management

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	5,083.33	61,000

Facility Attendants

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	1,350.00	16,200

Field Operations

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	4,271.58	51,259

Facility Maintenance

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

Pool Maintenance

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

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

Pool Chemicals

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

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

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Janitorial Services

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

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

Common Area Waste Collection

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

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

Program Director

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	\$214.58	\$2,575

Refuse Service

Garbage disposal service is with Advance Disposal

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Advance Disposal	820.00	9,840

Security

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Envera	534.08	6,409

Special Events

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

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Ground Maintenance:

Street Lighting

The District street lighting cost for the community.

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual Amount</u>
2298893591	W Bonaventure Way	\$ 2,976	\$ 35,712
4217317033	Verona Way	\$ 90	\$ 1,080
	Contingency	\$ 101	\$ 1,208
	Total	\$ 3,167	\$ 38,000

Lake Maintenance

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

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

Landscape Maintenance

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual Amount</u>
Duval Landscape	\$ 25,725	\$ 308,700

Landscape Contingency

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

Irrigation Repairs

Any miscellaneous irrigation repairs and maintenance incurred by the District.

Capital Reserves

Future funding needed for the upkeep of Turnbull Creek infrastructure.

Turnbull Creek
Community Development District

Debt Service Fund
Series 2015 A1 and A2

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual 6/30/20</i>	<i>Next 3 Months</i>	<i>Projected 9/30/20</i>	<i>Approved Budget FY 2021</i>
<u>Revenues</u>					
Carry Forward Surplus (1)	\$257,026	\$266,734	\$0	\$266,734	\$235,202
Interest Income	\$5,000	\$8,260	\$156	\$8,416	\$5,000
Assessments	\$989,969	\$988,537	\$2,253	\$990,790	\$985,875
Prepayments A1	\$0	\$14,001	\$0	\$14,001	\$0
Total Revenues	\$1,251,995	\$1,277,532	\$2,409	\$1,279,941	\$1,226,077

Expenditures

Series 2015 A-1

Interest 11/1	\$178,084	\$178,084	\$0	\$178,084	\$172,176
Principal Prepayment 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest 5/1	\$178,084	\$177,999	\$0	\$177,999	\$172,176
Principal 5/1	\$425,000	\$425,000	\$0	\$425,000	\$435,000
Special Call 5/1	\$0	\$15,000	\$0	\$15,000	\$0

Series 2015 A-2

Interest 11/1	\$54,388	\$54,388	\$0	\$54,388	\$51,181
Principal Prepayment 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest 5/1	\$54,388	\$54,269	\$0	\$54,269	\$51,181
Principal 5/1	\$100,000	\$100,000	\$0	\$100,000	\$100,000
Special Call 5/1	\$0	\$30,000	\$0	\$30,000	\$0

Total Expenditures	\$989,943	\$1,044,739	\$0	\$1,044,739	\$981,715
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EXCESS REVENUES / (EXPENDITURES)	\$262,053	\$232,793	\$2,409	\$235,202	\$244,362
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(1) Net of Debt Service Reserve Funds

Debt Service for 11/01/2021

Interest	\$165,978
Interest	\$48,806
Total	\$214,784

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

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

DATE		BALANCE	RATE	PRINCIPAL		INTEREST	TOTAL
11/01/20	\$	8,575,000.00			\$	172,176.25	\$ 172,176.25
05/01/21	\$	8,575,000.00	2.850%	\$ 435,000.00	\$	172,176.25	-
11/01/21	\$	8,140,000.00		-	\$	165,977.50	\$ 773,153.75
05/01/22	\$	8,140,000.00	3.150%	\$ 445,000.00	\$	165,977.50	-
11/01/22	\$	7,695,000.00		-	\$	158,968.75	\$ 769,946.25
05/01/23	\$	7,695,000.00	3.400%	\$ 460,000.00	\$	158,968.75	-
11/01/23	\$	7,235,000.00		-	\$	151,148.75	\$ 770,117.50
05/01/24	\$	7,235,000.00	3.650%	\$ 480,000.00	\$	151,148.75	-
11/01/24	\$	6,755,000.00		-	\$	142,388.75	\$ 773,537.50
05/01/25	\$	6,755,000.00	3.750%	\$ 495,000.00	\$	142,388.75	-
11/01/25	\$	6,260,000.00		-	\$	133,107.50	\$ 770,496.25
05/01/26	\$	6,260,000.00	3.800%	\$ 515,000.00	\$	133,107.50	-
11/01/26	\$	5,745,000.00		-	\$	123,193.75	\$ 771,301.25
05/01/27	\$	5,745,000.00	4.000%	\$ 525,000.00	\$	123,193.75	-
11/01/27	\$	5,220,000.00		-	\$	112,693.75	\$ 760,887.50
05/01/28	\$	5,220,000.00	4.250%	\$ 560,000.00	\$	112,693.75	-
11/01/28	\$	4,660,000.00		-	\$	100,793.75	\$ 773,487.50
05/01/29	\$	4,660,000.00	4.250%	\$ 585,000.00	\$	100,793.75	-
11/01/29	\$	4,075,000.00		-	\$	88,362.50	\$ 774,156.25
05/01/30	\$	4,075,000.00	4.250%	\$ 610,000.00	\$	88,362.50	-
11/01/30	\$	3,465,000.00		-	\$	75,400.00	\$ 773,762.50
05/01/31	\$	3,465,000.00	4.250%	\$ 635,000.00	\$	75,400.00	-
11/01/31	\$	2,830,000.00		-	\$	61,906.25	\$ 772,306.25
05/01/32	\$	2,830,000.00	4.375%	\$ 660,000.00	\$	61,906.25	-
11/01/32	\$	2,170,000.00		-	\$	47,468.75	\$ 769,375.00
05/01/33	\$	2,170,000.00	4.375%	\$ 690,000.00	\$	47,468.75	-
11/01/33	\$	1,480,000.00		-	\$	32,375.00	\$ 769,843.75
05/01/34	\$	1,480,000.00	4.375%	\$ 725,000.00	\$	32,375.00	-
11/01/34	\$	755,000.00		-	\$	16,515.63	\$ 773,890.63
05/01/35	\$	755,000.00	4.375%	\$ 755,000.00	\$	16,515.63	-
11/01/35	\$	-		-	\$		\$ 771,515.63
				\$ 8,575,000.00	\$	3,164,953.76	\$ 11,739,953.76

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

DATE		BALANCE	RATE	PRINCIPAL		INTEREST	TOTAL
11/01/20	\$	2,155,000.00			\$	51,181.25	\$ 51,181.25
05/01/21	\$	2,155,000.00	4.750%	\$ 100,000.00	\$	51,181.25	-
11/01/21	\$	2,055,000.00		-	\$	48,806.25	\$ 199,987.50
05/01/22	\$	2,055,000.00	4.750%	\$ 105,000.00	\$	48,806.25	-
11/01/22	\$	1,950,000.00		-	\$	46,312.50	\$ 200,118.75
05/01/23	\$	1,950,000.00	4.750%	\$ 110,000.00	\$	46,312.50	-
11/01/23	\$	1,840,000.00		-	\$	43,700.00	\$ 200,012.50
05/01/24	\$	1,840,000.00	4.750%	\$ 115,000.00	\$	43,700.00	-
11/01/24	\$	1,725,000.00		-	\$	40,968.75	\$ 199,668.75
05/01/25	\$	1,725,000.00	4.750%	\$ 120,000.00	\$	40,968.75	-
11/01/25	\$	1,605,000.00		-	\$	38,118.75	\$ 199,087.50
05/01/26	\$	1,605,000.00	4.750%	\$ 130,000.00	\$	38,118.75	-
11/01/26	\$	1,475,000.00		-	\$	35,031.25	\$ 203,150.00
05/01/27	\$	1,475,000.00	4.750%	\$ 135,000.00	\$	35,031.25	-
11/01/27	\$	1,340,000.00		-	\$	31,825.00	\$ 201,856.25
05/01/28	\$	1,340,000.00	4.750%	\$ 140,000.00	\$	31,825.00	-
11/01/28	\$	1,200,000.00		-	\$	28,500.00	\$ 200,325.00
05/01/29	\$	1,200,000.00	4.750%	\$ 150,000.00	\$	28,500.00	-
11/01/29	\$	1,050,000.00		-	\$	24,937.50	\$ 203,437.50
05/01/30	\$	1,050,000.00	4.750%	\$ 155,000.00	\$	24,937.50	-
11/01/30	\$	895,000.00		-	\$	21,256.25	\$ 201,193.75
05/01/31	\$	895,000.00	4.750%	\$ 165,000.00	\$	21,256.25	-
11/01/31	\$	730,000.00		-	\$	17,337.50	\$ 203,593.75
05/01/32	\$	730,000.00	4.750%	\$ 170,000.00	\$	17,337.50	-
11/01/32	\$	560,000.00		-	\$	13,300.00	\$ 200,637.50
05/01/33	\$	560,000.00	4.750%	\$ 180,000.00	\$	13,300.00	-
11/01/33	\$	380,000.00		-	\$	9,025.00	\$ 202,325.00
05/01/34	\$	380,000.00	4.750%	\$ 185,000.00	\$	9,025.00	-
11/01/34	\$	195,000.00		-	\$	4,631.25	\$ 198,656.25
05/01/35	\$	195,000.00	4.750%	\$ 195,000.00	\$	4,631.25	-
11/01/35	\$	-		-	\$	-	\$ 199,631.25
							-
				\$ 2,155,000.00	\$	909,862.50	\$ 3,064,862.50

Turnbull Creek
Community Development District

Debt Service Fund
Pond Bank Remediation Series 2015B

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual 6/30/20</i>	<i>Next 3 Months</i>	<i>Projected 9/30/20</i>	<i>Approved Budget FY 2021</i>
<u>Revenues</u>					
Carry Forward Surplus (1)	\$32,495	\$33,517	\$0	\$33,517	\$33,976
Interest Income	\$700	\$723	\$15	\$738	\$700
Assessments	\$79,318	\$79,173	\$180	\$79,354	\$78,987
Prepayments B1	\$0	\$1,176	\$0	\$1,176	\$0
Total Revenues	\$112,513	\$114,589	\$195	\$114,785	\$113,663

Expenditures

Series 2015B1

Interest 11/1	\$19,795	\$19,795	\$0	\$19,795	\$19,535
Interest 5/1	\$19,795	\$19,795	\$0	\$19,795	\$19,535
Principal 5/1	\$20,000	\$20,000	\$0	\$20,000	\$20,000

Series 2015B2

Interest 11/1	\$5,669	\$5,669	\$0	\$5,669	\$5,313
Interest 5/1	\$5,669	\$5,550	\$0	\$5,550	\$5,313
Principal 5/1	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Principal Prepayment 5/1	\$0	\$0	\$0	\$0	\$0

Total Expenditures	\$75,928	\$80,809	\$0	\$80,809	\$74,695
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EXCESS REVENUES / (EXPENDITURES)	\$36,585	\$33,781	\$195	\$33,976	\$38,968
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(1) Net of Debt Service Reserve Funds

Debt Service for 11/01/2021

Interest	\$19,250
	\$5,194
Total	\$24,444

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

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$ 915,000.00	2.600%	- \$	19,535.00	\$ 19,535.00
05/01/21	\$ 915,000.00	2.850%	\$ 20,000.00	\$ 19,535.00	-
11/01/21	\$ 895,000.00	2.850%	- \$	19,250.00	\$ 58,785.00
05/01/22	\$ 895,000.00	3.150%	\$ 25,000.00	\$ 19,250.00	-
11/01/22	\$ 870,000.00	3.150%	- \$	18,856.25	\$ 63,106.25
05/01/23	\$ 870,000.00	3.400%	\$ 25,000.00	\$ 18,856.25	-
11/01/23	\$ 845,000.00	3.400%	- \$	18,431.25	\$ 62,287.50
05/01/24	\$ 845,000.00	3.750%	\$ 25,000.00	\$ 18,431.25	-
11/01/24	\$ 820,000.00	3.750%	- \$	17,975.00	\$ 61,406.25
05/01/25	\$ 820,000.00	3.850%	\$ 25,000.00	\$ 17,975.00	-
11/01/25	\$ 795,000.00	3.850%	- \$	17,506.25	\$ 60,481.25
05/01/26	\$ 795,000.00	4.000%	\$ 25,000.00	\$ 17,506.25	-
11/01/26	\$ 770,000.00	4.000%	- \$	17,025.00	\$ 59,531.25
05/01/27	\$ 770,000.00	4.000%	\$ 25,000.00	\$ 17,025.00	-
11/01/27	\$ 745,000.00	4.000%	- \$	16,525.00	\$ 58,550.00
05/01/28	\$ 745,000.00	4.250%	\$ 30,000.00	\$ 16,525.00	-
11/01/28	\$ 715,000.00	4.250%	- \$	15,887.50	\$ 62,412.50
05/01/29	\$ 715,000.00	4.250%	\$ 30,000.00	\$ 15,887.50	-
11/01/29	\$ 685,000.00	4.250%	- \$	15,250.00	\$ 61,137.50
05/01/30	\$ 685,000.00	4.250%	\$ 30,000.00	\$ 15,250.00	-
11/01/30	\$ 655,000.00	4.250%	- \$	14,612.50	\$ 59,862.50
05/01/31	\$ 655,000.00	4.250%	\$ 30,000.00	\$ 14,612.50	-
11/01/31	\$ 625,000.00	4.250%	- \$	13,975.00	\$ 58,587.50
05/01/32	\$ 625,000.00	4.375%	\$ 30,000.00	\$ 13,975.00	-
11/01/32	\$ 595,000.00	4.375%	- \$	13,318.75	\$ 57,293.75
05/01/33	\$ 595,000.00	4.375%	\$ 35,000.00	\$ 13,318.75	-
11/01/33	\$ 560,000.00	4.375%	- \$	12,553.13	\$ 60,871.88
05/01/34	\$ 560,000.00	4.375%	\$ 35,000.00	\$ 12,553.13	-
11/01/34	\$ 525,000.00	4.375%	- \$	11,787.50	\$ 59,340.63
05/01/35	\$ 525,000.00	4.375%	\$ 40,000.00	\$ 11,787.50	-
11/01/35	\$ 485,000.00	4.375%	- \$	10,912.50	\$ 62,700.00
05/01/36	\$ 485,000.00	4.500%	\$ 40,000.00	\$ 10,912.50	-
11/01/36	\$ 445,000.00	4.500%	- \$	10,012.50	\$ 60,925.00
05/01/37	\$ 445,000.00	4.500%	\$ 40,000.00	\$ 10,012.50	-
11/01/37	\$ 405,000.00	4.500%	- \$	9,112.50	\$ 59,125.00
05/01/38	\$ 405,000.00	4.500%	\$ 45,000.00	\$ 9,112.50	-
11/01/38	\$ 360,000.00	4.500%	- \$	8,100.00	\$ 62,212.50
05/01/39	\$ 360,000.00	4.500%	\$ 45,000.00	\$ 8,100.00	-
11/01/39	\$ 315,000.00	4.500%	- \$	7,087.50	\$ 60,187.50
05/01/40	\$ 315,000.00	4.500%	\$ 45,000.00	\$ 7,087.50	-
11/01/40	\$ 270,000.00	4.500%	- \$	6,075.00	\$ 58,162.50
05/01/41	\$ 270,000.00	4.500%	\$ 50,000.00	\$ 6,075.00	-
11/01/41	\$ 220,000.00	4.500%	- \$	4,950.00	\$ 61,025.00
05/01/42	\$ 220,000.00	4.500%	\$ 50,000.00	\$ 4,950.00	-
11/01/42	\$ 170,000.00	4.500%	- \$	3,825.00	\$ 58,775.00
05/01/43	\$ 170,000.00	4.500%	\$ 55,000.00	\$ 3,825.00	-
11/01/43	\$ 115,000.00	4.500%	- \$	2,587.50	\$ 61,412.50
05/01/44	\$ 115,000.00	4.500%	\$ 55,000.00	\$ 2,587.50	-
11/01/44	\$ 60,000.00	4.500%	- \$	1,350.00	\$ 58,937.50
05/01/45	\$ 60,000.00	4.500%	\$ 60,000.00	\$ 1,350.00	-
11/01/45				\$	61,350.00
			\$ 915,000.00	\$ 613,001.26	\$ 1,528,001.26

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$ 220,000.00	4.750%	- \$	5,312.50	\$ 5,312.50
05/01/21	\$ 220,000.00	4.750%	\$ 5,000.00	\$ 5,312.50	-
11/01/21	\$ 215,000.00	4.750%	- \$	5,193.75	\$ 15,506.25
05/01/22	\$ 215,000.00	4.750%	\$ 5,000.00	\$ 5,193.75	-
11/01/22	\$ 210,000.00	4.750%	- \$	5,075.00	\$ 15,268.75
05/01/23	\$ 210,000.00	4.750%	\$ 5,000.00	5,075.00	-
11/01/23	\$ 205,000.00	4.750%	- \$	4,956.25	\$ 15,031.25
05/01/24	\$ 205,000.00	4.750%	\$ 5,000.00	4,956.25	-
11/01/24	\$ 200,000.00	4.750%	- \$	4,837.50	\$ 14,793.75
05/01/25	\$ 200,000.00	4.750%	\$ 5,000.00	4,837.50	-
11/01/25	\$ 195,000.00	4.750%	- \$	4,718.75	\$ 14,556.25
05/01/26	\$ 195,000.00	4.750%	\$ 5,000.00	4,718.75	-
11/01/26	\$ 190,000.00	4.750%	- \$	4,600.00	\$ 14,318.75
05/01/27	\$ 190,000.00	4.750%	\$ 5,000.00	4,600.00	-
11/01/27	\$ 185,000.00	4.750%	- \$	4,481.25	\$ 14,081.25
05/01/28	\$ 185,000.00	4.750%	\$ 5,000.00	4,481.25	-
11/01/28	\$ 180,000.00	4.750%	- \$	4,362.50	\$ 13,843.75
05/01/29	\$ 180,000.00	4.750%	\$ 5,000.00	4,362.50	-
11/01/29	\$ 175,000.00	4.750%	- \$	4,243.75	\$ 13,606.25
05/01/30	\$ 175,000.00	4.750%	\$ 5,000.00	4,243.75	-
11/01/30	\$ 170,000.00	4.750%	- \$	4,125.00	\$ 13,368.75
05/01/31	\$ 170,000.00	4.750%	\$ 10,000.00	4,125.00	-
11/01/31	\$ 160,000.00	4.750%	- \$	3,887.50	\$ 18,012.50
05/01/32	\$ 160,000.00	4.750%	\$ 10,000.00	3,887.50	-
11/01/32	\$ 150,000.00	4.750%	- \$	3,650.00	\$ 17,537.50
05/01/33	\$ 150,000.00	4.750%	\$ 10,000.00	3,650.00	-
11/01/33	\$ 140,000.00	4.750%	- \$	3,412.50	\$ 17,062.50
05/01/34	\$ 140,000.00	4.750%	\$ 10,000.00	3,412.50	-
11/01/34	\$ 130,000.00	4.750%	- \$	3,175.00	\$ 16,587.50
05/01/35	\$ 130,000.00	4.750%	\$ 10,000.00	3,175.00	-
11/01/35	\$ 120,000.00	4.750%	- \$	2,937.50	\$ 16,112.50
05/01/36	\$ 120,000.00	4.750%	\$ 10,000.00	2,937.50	-
11/01/36	\$ 110,000.00	4.750%	- \$	2,700.00	\$ 15,637.50
05/01/37	\$ 110,000.00	4.750%	\$ 10,000.00	2,700.00	-
11/01/37	\$ 100,000.00	4.750%	- \$	2,462.50	\$ 15,162.50
05/01/38	\$ 100,000.00	4.750%	\$ 10,000.00	2,462.50	-
11/01/38	\$ 90,000.00	4.750%	- \$	2,225.00	\$ 14,687.50
05/01/39	\$ 90,000.00	4.750%	\$ 10,000.00	2,225.00	-
11/01/39	\$ 80,000.00	4.750%	- \$	1,987.50	\$ 14,212.50
05/01/40	\$ 80,000.00	4.750%	\$ 10,000.00	1,987.50	-
11/01/40	\$ 70,000.00	4.750%	- \$	1,750.00	\$ 13,737.50
05/01/41	\$ 70,000.00	5.000%	\$ 10,000.00	1,750.00	-
11/01/41	\$ 60,000.00	5.000%	- \$	1,500.00	\$ 13,250.00
05/01/42	\$ 60,000.00	5.000%	\$ 15,000.00	1,500.00	-
11/01/42	\$ 45,000.00	5.000%	- \$	1,125.00	\$ 17,625.00
05/01/43	\$ 45,000.00	5.000%	\$ 15,000.00	1,125.00	-
11/01/43	\$ 30,000.00	5.000%	- \$	750.00	\$ 16,875.00
05/01/44	\$ 30,000.00	5.000%	\$ 15,000.00	750.00	-
11/01/44	\$ 15,000.00	5.000%	- \$	375.00	\$ 16,125.00
05/01/45	\$ 15,000.00	5.000%	\$ 15,000.00	375.00	-
11/01/45				\$	15,375.00
		\$ 220,000.00	\$ 167,687.50	\$ 387,687.50	

Turnbull Creek

Community Development District

Debt Service Fund

Series 2016

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual 6/30/20</i>	<i>Next 3 Months</i>	<i>Projected 9/30/20</i>	<i>Approved Budget FY 2021</i>
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Revenues

<i>Carry Forward Surplus</i>	\$85,785	\$84,152	\$0	\$84,152	\$74,388
<i>Interest Income</i>	\$2,000	\$1,877	\$54	\$1,931	\$1,900
<i>Assessments - Tax Collector</i>	\$286,688	\$286,881	\$654	\$287,535	\$286,505

<i>Total Revenues</i>	\$374,473	\$372,911	\$708	\$373,619	\$362,793
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Expenditures

Series 2016

<i>Interest 11/1</i>	\$69,616	\$69,616	\$0	\$69,616	\$66,656
<i>Interest 5/1</i>	\$69,616	\$69,616	\$0	\$69,616	\$66,656
<i>Principal 5/1</i>	\$150,000	\$150,000	\$0	\$150,000	\$155,000
<i>Special Call 5/1</i>	\$0	\$10,000	\$0	\$10,000	\$0

<i>Total Expenditures</i>	\$289,231	\$299,231	\$0	\$299,231	\$288,311
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<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$85,242	\$73,680	\$708	\$74,388	\$74,482
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Debt Service for 11/01/2021:

<i>Interest</i>	\$63,788
<i>Total</i>	\$63,788

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

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

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$ 3,603,000.00	3.70%	- \$	66,655.50	\$ 66,378.00
05/01/21	\$ 3,603,000.00	3.70%	\$ 155,000.00	\$ 66,655.50	-
11/01/21	\$ 3,448,000.00	3.70%	- \$	63,788.00	\$ 285,443.50
05/01/22	\$ 3,448,000.00	3.70%	\$ 161,000.00	\$ 63,788.00	-
11/01/22	\$ 3,287,000.00	3.70%	- \$	60,809.50	\$ 285,597.50
05/01/23	\$ 3,287,000.00	3.70%	\$ 167,000.00	\$ 60,809.50	-
11/01/23	\$ 3,120,000.00	3.70%	- \$	57,720.00	\$ 285,529.50
05/01/24	\$ 3,120,000.00	3.70%	\$ 173,000.00	\$ 57,720.00	-
11/01/24	\$ 2,947,000.00	3.70%	- \$	54,519.50	\$ 285,239.50
05/01/25	\$ 2,947,000.00	3.70%	\$ 180,000.00	\$ 54,519.50	-
11/01/25	\$ 2,767,000.00	3.70%	- \$	51,189.50	\$ 285,709.00
05/01/26	\$ 2,767,000.00	3.70%	\$ 187,000.00	\$ 51,189.50	-
11/01/26	\$ 2,580,000.00	3.70%	- \$	47,730.00	\$ 285,919.50
05/01/27	\$ 2,580,000.00	3.70%	\$ 194,000.00	\$ 47,730.00	-
11/01/27	\$ 2,386,000.00	3.70%	- \$	44,141.00	\$ 285,871.00
05/01/28	\$ 2,386,000.00	3.70%	\$ 201,000.00	\$ 44,141.00	-
11/01/28	\$ 2,185,000.00	3.70%	- \$	40,422.50	\$ 285,563.50
05/01/29	\$ 2,185,000.00	3.70%	\$ 209,000.00	\$ 40,422.50	-
11/01/29	\$ 1,976,000.00	3.70%	- \$	36,556.00	\$ 285,978.50
05/01/30	\$ 1,976,000.00	3.70%	\$ 216,000.00	\$ 36,556.00	-
11/01/30	\$ 1,760,000.00	3.70%	- \$	32,560.00	\$ 285,116.00
05/01/31	\$ 1,760,000.00	3.70%	\$ 224,000.00	\$ 32,560.00	-
11/01/31	\$ 1,536,000.00	3.70%	- \$	28,416.00	\$ 284,976.00
05/01/32	\$ 1,536,000.00	3.70%	\$ 233,000.00	\$ 28,416.00	-
11/01/32	\$ 1,303,000.00	3.70%	- \$	24,105.50	\$ 285,521.50
05/01/33	\$ 1,303,000.00	3.70%	\$ 242,000.00	\$ 24,105.50	-
11/01/33	\$ 1,061,000.00	3.70%	- \$	19,628.50	\$ 285,734.00
05/01/34	\$ 1,061,000.00	3.70%	\$ 251,000.00	\$ 19,628.50	-
11/01/34	\$ 810,000.00	3.70%	- \$	14,985.00	\$ 285,613.50
05/01/35	\$ 810,000.00	3.70%	\$ 260,000.00	\$ 14,985.00	-
11/01/35	\$ 550,000.00	3.70%	- \$	10,175.00	\$ 285,160.00
05/01/36	\$ 550,000.00	3.70%	\$ 270,000.00	\$ 10,175.00	-
11/01/36	\$ 280,000.00	3.70%	- \$	5,180.00	\$ 285,355.00
05/01/37	\$ 280,000.00	3.70%	\$ 280,000.00	\$ 5,180.00	-
11/01/37	\$ 280,000.00	3.70%			\$ 286,198.50
			\$ 3,603,000.00	\$ 1,317,163.00	\$ 4,920,904.00

Turnbull Creek

Community Development District

Capital Reserve Fund

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual 6/30/20</i>	<i>Next 3 Months</i>	<i>Projected 9/30/20</i>	<i>Approved Budget FY 2021</i>
<u>REVENUES:</u>					
<i>Capital Reserve - Transfer In</i>	\$215,300	\$100,000	\$115,300	\$215,300	\$212,819
<i>Carry Forward Surplus</i>	\$164,348	\$147,306	\$0	\$147,306	\$323,544
<i>Total Revenues</i>	\$379,648	\$247,306	\$115,300	\$362,606	\$536,363
<u>EXPENDITURES:</u>					
<i>Repair and Replacement</i>	\$105,496	\$8,005	\$10,000	\$18,005	\$50,000
<i>Capital Outlay</i>	\$0	\$13,240	\$7,592	\$20,832	\$50,000
<i>Other Current Charges</i>	\$200	\$156	\$69	\$225	\$240
<i>Total Expenditures</i>	\$105,696	\$21,401	\$17,661	\$39,062	\$100,240
<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$273,952	\$225,905	\$97,639	\$323,544	\$436,123

A.

RESOLUTION 2020-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (“**Board**”) of the Turnbull Creek Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Turnbull Creek Community Development District for the Fiscal Year Ending September 30, 2021.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2015 A-1	\$_____
DEBT SERVICE FUND – SERIES 2015 A-2	\$_____
DEBT SERVICE FUND – SERIES 2015 B-1	\$_____
DEBT SERVICE FUND – SERIES 2015 B-2	\$_____
DEBT SERVICE FUND – SERIES 2016	\$_____
CAPITAL RESERVE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF AUGUST, 2020.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

B.

RESOLUTION 2020-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Turnbull Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”), attached hereto as **Exhibit “A”**, and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied assessments for debt service, which the District desires to certify for collection for Fiscal Year 2020/2021; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Turnbull Creek Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B”**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 11th day of August, 2020.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

EIGHTH ORDER OF BUSINESS

**LICENSE AGREEMENT BY AND BETWEEN THE
TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
AND ANCIENT CITY SOCCER CLUB, LLC REGARDING
THE USE OF THE DISTRICT’S SOCCER FACILITIES**

THIS LICENSE AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2020, by and between:

Turnbull Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”), and

Ancient City Soccer Club, LLC, a Florida not-for-profit corporation, with a mailing address of P.O. Box 885, St. Augustine, Florida 32085 (“Licensee”).

RECITALS

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

WHEREAS, the District owns and maintains as public improvements recreational facilities which include multiple soccer fields and parking facilities, which improvements are identified in **Exhibit A**, attached hereto and incorporated herein by this reference (together, “Soccer Facilities”); and

WHEREAS, Licensee is a not-for-profit corporation that intends to operate a soccer program in accordance with the terms set forth herein (“Soccer Program”) and requested permission from the District to use the Soccer Facilities for the Soccer Program; and

WHEREAS, the District Board of Supervisors (“Board”) finds that the Licensee’s provision of the Soccer Program is a benefit to the community and is in the District’s best interests, under the terms and conditions set forth in this Agreement and the exhibits hereto, and provided that the Licensee complies with the provisions set forth herein, including but not limited to the special provisions for usage during the COVID-19 pandemic, and as directed by the District and its designee; and

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

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and Licensee agree as follows:

1. **INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. **GRANT OF LICENSE.** The District hereby grants to Licensee a nonexclusive license to use the Soccer Facilities for operation of the Soccer Program, in accordance with the terms and conditions contained herein, including but not limited to the special provisions for usage during the COVID-19 pandemic, and in the exhibits hereto (“License”). In consideration of said use of the Soccer Facilities, Licensee agrees to the following conditions:

A. Licensee’s access is limited to the Soccer Facilities, as set forth in **Exhibit A**, and the parking lots serving such facilities only, during the Schedule (as hereinafter defined) times only. The Licensee’s access does not include access to or use of any other District facilities, including but not limited to the amenity center, gymnasium, pool, restroom facilities or other improvements. Use of the Soccer Facilities is limited to the dates, times and uses specified herein and no other – this License is for operation of the Soccer Program. The District reserves all rights and privileges in and to the District’s property, including the Soccer Facilities. This License for the Soccer Facilities is granted to Licensee in its “as is” condition and without any warranty or representation, express or implied. No other use of, or access to, the District’s recreational facilities is permitted without prior written consent of the District through its designee. Licensee shall be responsible for enforcing appropriate social distancing for the duration of the COVID-19 public health emergency.

B. Licensee’s access to the Soccer Facilities is limited to the days and times set forth in **Exhibit B** (“Schedule”). This Agreement does not grant access to the Soccer Facilities at any other days or times except as set forth herein and as coordinated and approved by the District’s designee. The District’s designees for purposes of this Agreement shall be its District Manager and its Facility Manager.

C. The parties acknowledge that weather conditions and other factors, including but not limited to further outbreaks of the COVID-19 virus and governmental orders and other guidance related to the same, may affect the use of the Soccer Facilities at any given time. The District shall have the right to temporarily close the Soccer Facilities on any given day due to inclement weather, including, but not limited to, rain, lightning, hail, and strong winds, or other factors, including but not limited to the COVID-19 public health emergency. Licensee shall abide by the decision of the District as to the closure of the Soccer Facilities. Any make up days or times shall be in the District’s sole discretion.

D. Only Licensee’s rosters of participants, coaches and staff are permitted to use the Soccer Facilities pursuant to this License. Licensee shall provide a list of a full roster of Soccer Program members to the Facility Manager, as such list may change from time to time and evidence that each have executed a waiver (as hereinafter defined) upon request of the District. Such request shall not waive Licensee’s responsibility to procure a validly executed waiver from each individual as required under this License.

E. Licensee's use of the Soccer Facilities shall be contemporaneous with the use of the District's facilities by patrons of the District, and Licensee's use shall not interfere with the operation of the District's facilities as a public improvement except as set forth herein.

F. Licensee's use of the Soccer Facilities shall be subject to the policies and regulations of the District and Licensee acknowledges receipt of all such policies and rules including the child safety policies, attached hereto as **Exhibit C**, and agrees it will be responsible for transmitting such information to all users under this Agreement and ensure compliance with such rules and policies including the child safety policy by all users under this Agreement. Licensee, and all employees and volunteers must successfully complete a background check. All background checks are to be completed at the cost of Licensee. Licensee will be responsible for reporting all incidents and injuries to the District Manager or Amenity Manager as they occur.

G. Licensee shall obtain an executed release and waiver, substantially in the form provided herein, signed by each of Licensee's members, coaches, staff and any regularly associated volunteers and specifically naming the Turnbull CDD and its supervisors, staff and officers. Soccer game entrants, users, guests, staff and other associated persons using the Soccer Facilities pursuant to this Agreement shall additionally be required to sign a release and waiver, which may be issued through US Soccer or similar entity. A sample release and waiver is attached hereto as **Exhibit D**.

H. The grant of this License is further conditioned on Licensees compliance at all times with applicable laws, statutes, ordinances, codes, rules, regulations, and requirements of federal, state, county, city and municipal government, and any and all of their departments and bureaus, and all applicable permits and approvals, including but, not limited to, US Soccer best practices and guidelines, health department requirements, fire code and other laws ("Laws"). It is Licensees responsibility to know, understand and follow such Laws.

I. Licensee is permitted to hold [REDACTED] soccer games pursuant to this License at the Soccer Facilities ("Event(s)"), as set forth in the Schedule that also identifies which facility is permitted to be used on specific days and times, which forms a material part of this License. Such schedule of Events shall be presented to the Facility Manager and approved in writing prior to conducting such Events, which must be coordinated with other soccer programs at the Soccer Facilities. Licensee shall meet with the Facility Manager prior to the scheduled Events to coordinate parking plans, details, times, and housekeeping responsibilities. It is the responsibility of Licensee to ensure all of the facilities utilized by Licensee and its invitees are left in a neat and orderly fashion, in the same or better condition than prior to commencement of the Event, and trash is properly disposed of in trash bags and taken to the dumpster, and sod repaired to the same or better condition. Licensee may display signage during Events only. Signs may be displayed on the day of the Event and must be taken down within 24 hours of conclusion of such Event. Any other permanent signage, other than advertising in accordance with the District's policies and coordinated through the Facility Manager, must be pre-approved by the District in writing and is not included in this Agreement. Any advertisements naming the District, its facilities, including any derivation of such facilities, shall include verbiage in legible font that states: "this is not a Turnbull Creek CDD sponsored or endorsed event." Any proceeds

generated from the events, sales and sponsorships shall remain with Licensee. Licensee shall be responsible for enforcing appropriate social distancing at Events for the duration of the COVID-19 public health emergency, including but not limited to abiding by governmental orders and other guidance related to same.

J. Licensee shall be required to provide parking monitors for Events. Parking that obstructs vehicular traffic, emergency vehicle movement or otherwise impacts District or landowner property in the District shall be prohibited and may result in immediate termination of this License. Licensee shall be held responsible for coordination of all parking efforts related to the activities provided for herein.

K. Licensee shall be permitted to set up no more than two porta potties in the area identified on **Exhibit A**. All costs, maintenance, clean up, and risk for such facilities shall be the responsibility of the Licensee and shall be consistent with CDC best practices and recommendations for COVID sanitation efforts. Licensee will require such facilities to be cleaned at least weekly, or more often as may be necessary, and will undertake its best efforts to ensure the facilities are secure in the event of vandalism or inclement weather.

L. Licensee shall be permitted to hold camps, workshops and clinics in accordance with the Schedule, which may be updated from time to time, so long as such offerings are at no cost to the participants and such activities are coordinated through the District's designee and are consistent with the provisions set forth herein and in the exhibits.

M. This License may be extended for an additional Term, in the sole and absolute discretion of the District, upon an addendum in writing and executed by the Parties as to such License terms. The District is under no obligation whatsoever to grant this or any further License to the Licensee.

N. Licensee's members, coaches, staff, and volunteers shall not be permitted to utilize footwear with "spikes" at the Soccer Facilities at any time.

O. Effective immediately and until the conclusion of the COVID-19 pandemic, the Licensee must implement the following measures:

- a. The Licensee is responsible for enforcing social distancing among its participants, consistent with all federal, state, and local recommendations and/or requirements, guidelines, and best practices, including but not limited to those promulgated by the State of Florida through executive orders or otherwise and by the Center for Disease Control and Prevention. Where social distancing is not possible, masks should be considered.
- b. All individuals associated with the Licensee must submit a COVID-19 Addendum to the Release in substantially the form attached hereto as **Exhibit E** before accessing the District's Soccer Facilities. Allowing use without an executed Release and Addendum is grounds for termination of this License Agreement and revocation of the License.

- c. Parents and other spectators shall be prohibited from the Soccer Facilities during practices, and Licensee agrees to implement a safe and reasonable means to facilitate the entry and exit of members, coaches, staff, and volunteers.
- d. Before allowing any individual to access the District's Soccer Facilities or other facilities, the Licensee shall ask the following screening questions, and if the answer to any is "yes," prevent that individual from accessing the Soccer Facilities or other facilities:
 - i. Do you have or have you had in the past 48 hours a cough, shortness of breath, fever (100.4+), chills, repeated shaking with chills, muscle pain, headache, sore throat, new loss/change in taste/smell or diarrhea?
 - ii. Have you been in close contact (within 6 ft for at least 5 minutes) with anyone with the beforementioned symptoms?
 - iii. Have you been exposed to anyone who tested positive for COVID-19 in the past 14 days?
 - iv. Have you been exposed to anyone who is currently waiting for COVID-19 test results?
 - v. Have you traveled internationally or used public transportation (airplane, bus, cruise) during the past 14 days?
 - vi. Have you traveled to an out-of-state hotspot or to an in-state hotspot (Miami-Dade, Broward or Palm Beach counties) during the past 14 days?
- e. In the event that any individual associated with the Licensee who has used the District's Soccer Facilities or other facilities tests positive for COVID-19, the Licensee shall immediately notify the District and cease all use of the Soccer Facilities or other facilities until the District notifies the Licensee that use may resume.
- f. Participants shall show up changed and ready to participate and may not change at the District's facilities. Use granted herein is limited to the Soccer Facilities and no use of locker room facilities is permitted.

District agrees to maintain the following for the term of the License:

P. The District agrees to maintain its recreational facilities in substantially the same form and manner as they are being maintained at the time of execution of this Agreement. The Licensee is responsible for Soccer Facilities markings and game set up and the District agrees to pay for and contract to mow the Soccer Facilities, to the extent weather and timing allow. Licensee shall report any damage to the Soccer Facilities caused by District employees or Licensees to the Amenity Manager. Upon notification of such damage, the Amenity Manager

shall promptly investigate the cause and extent of the damage. The Amenity Manager shall have the sole discretion to determine if the damage exceeds Licensee's responsibility to maintain and repair the Soccer Facilities as provided herein.

Q. The District shall not be responsible for the personal safety of Licensee's invitees, participants or other persons on District property pursuant to this Agreement, except to the limited extent provided for in the normal operation of the District's facilities. Licensee acknowledges and accepts that the District shall not be responsible for personal injury, loss or damage to personal property, vehicles, equipment, or any other losses incurred by Licensee or its invitees whatsoever.

R. The District agrees to provide information concerning Licensee's team offerings, schedule and camps/clinics/workshops so long as Licensee provides the relevant information to the District's designee in a timely manner and such information shall include a disclaimer that such activities are not a Turnbull Creek CDD sponsored or endorsed event.

3. TERM. The term of the License shall commence upon execution of this Agreement and shall expire on [REDACTED], 2020, unless terminated or extended in writing as provided for herein.

4. SUSPENSION, REVOCATION AND TERMINATION. The District and Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended, terminated or revoked immediately upon written notice, with or without cause, by either party. In the event this License is revoked or terminated pursuant to its terms, Licensee must expeditiously restore the District property to its same or better condition. No further payments will be due after termination or revocation of this License. Licensee shall not be entitled to any payment of damages for termination or revocation whatsoever by the District – this grant of License is a mere privilege and not a right. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every provision. No waiver of any breach shall be held to constitute a waiver of any other or subsequent breach.

5. PROFESSIONAL JUDGMENT. Licensee represents that it is qualified to operate a Soccer Program and to provide certified, trained and qualified soccer coaches when utilizing the Soccer Facilities. Licensee shall maintain all required licenses and certifications in effect and shall at all times exercise sound professional judgment, including taking precautions for the safety of its participants. All minors participating in Soccer Program events of any kind shall only do so with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any participant while using the Soccer Facilities. This is meant to be comprehensive such that any participant, attendee, invitee or other individual on District property for any and all events held by Licensee shall only do so after signing a District waiver and obtaining consent of his or her parent or guardian. Licensee shall remain an active Florida entity in good standing during the term of this License.

6. **REVENUE.** Licensee shall remit ten percent (10%) of total gross revenue from the Soccer Program to the District. Licensee shall provide a detailed accounting of all revenues in the form of a season report that details pricing for the various categories of services provided, the number of individuals serviced, and the revenues for each category of service at a minimum. The District reserves the right to request additional detail or back up for such financials upon its request.

7. **INSURANCE AND INDEMNITY.** Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$2,000,000 per occurrence and automobile coverage, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, participants, guests or invitees, including without limitation any person entering District property pursuant to this Agreement. The insurance coverage shall additionally include a minimum of \$5,000,000 excess liability coverage, and additionally include abuse/molestation coverage and medical/dental accident coverage. The District and its supervisors, officers, employees, staff, and consultants shall be named as additional insured parties on such policy. Licensee shall provide continuous proof of such insurance coverage to the District. A certificate of insurance reflecting such amounts and insureds shall be provided to the District at the time of execution of this Agreement. Licensee hereby agrees to defend, indemnify and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from personal injury, death, or property damage resulting in any manner whatsoever from use of the License by Licensee, its employees, agents, participants, guests or invitees. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute. The provisions of this Paragraph shall survive suspension or revocation of the License or termination of this Agreement.

8. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("Notice" or "Notices") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Turnbull Creek Community
Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

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

Attn: District Counsel

B. If to Licensee:

Ancient City Soccer Club, Inc.
P.O. Box 885
St. Augustine, Florida 32080
Attn: Andy Howard

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

9. CARE OF PROPERTY. Licensee agrees to use all due care to protect the property of the District, its patrons and guests from damage and recognizes that the District's facilities, including the Soccer Facilities, are being simultaneously run as a public improvement and the public will have continuous use of the facilities simultaneously with Licensee's use. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of Licensee's use of the Soccer Facilities under this Agreement, including, but not limited to, by its guests and invitees. Licensee shall commence repair of any damage resulting from its operations under this Agreement within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the District.

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

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

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

13. NON TRANSFER. The License shall be for the sole use by Licensee and shall not be assigned or transferred without the prior written consent of the District in its sole discretion.

A transfer or assignment of all or any part of the License shall cause the License to become voidable, in the sole discretion of the District.

14. ENTIRE AGREEMENT. This is the entire agreement of the parties as it relates to the subject of this Agreement. This Agreement may not be amended except in writing signed by both parties. This Agreement supersedes any prior agreement between the District and Licensee regarding the use of the Soccer Facilities. This Agreement shall not be recorded in the public records.

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

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

[Signature Page Follows]

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

Attest:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair/Vice Chair, Board of Supervisors

Witness

ANCIENT CITY SOCCER CLUB, INC.

Signature

By:

Its:

Print Name of Witness

Exhibit A: Facilities

Exhibit B: Schedule

Exhibit C: Child Safety Guidelines

Exhibit D: Waiver

Exhibit E: COVID-19 Addendum to Waiver and Release

Exhibit A: Facilities

Exhibit B: Schedule

Exhibit C: Child Safety Guidelines

Introduction

To help protect minors, it is important that Licensee's paid staff, volunteers, parents and athletes understand and be educated on these guidelines and, to the extent practical, abide by these guidelines.

Purpose

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

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

Protection and Prevention

Volunteer and Employee Screening Procedures:

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

Supervision Procedures

Unless an extenuating situation exists, Licensee:

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

parent, guardian, or provided list of emergency contacts consented to in writing by parent/guardian.

- Will obtain written parental permission, including a signed medical treatment form and emergency contacts, before taking minors on trips and should provide information regarding the trip.
- Will use two screened staff or volunteers when transporting minors in vehicles, unless the parent(s)/guardian(s) sign a waiver allowing for a single screened staff or volunteer to transport his/her minor.
- Minors under five should be accompanied to the restroom and the paid staff or volunteer wait outside the facility to escort the child back to the activity. Whenever possible, the escort will be the same sex as the child.
- Provide periodic monitoring of restroom facilities and encourage minors to report any inappropriate behavior they may hear or witness to paid staff or volunteer.
- Will encourage minors to use a "buddy system" whenever minors go on trips off District property.
- Will screen all paid staff and volunteers and approve those individuals in advance for any overnight activities that include oversight and control of minors.

Behavioral Guidelines for Paid Staff and Volunteers

All volunteers and paid staff will observe the following guidelines:

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

such suspicions immediately to one with supervisory authority.

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

Disqualification

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

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

Exhibit D: Form of Waiver and Release

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT:
Ancient City Soccer Club, Inc.
RELEASE AND WAIVER FORM**

Date: _____

Participant Name(s): _____

I, the undersigned, hereby certify that I am the individual, parent or legal guardian of the above-named participant(s). I acknowledge and understand that neither the Ancient City Soccer Club, Inc. or personnel or volunteers affiliated therewith, including coaches, are affiliated in any way with the Turnbull Creek Community Development District or its supervisors or staff ("District") and that the District makes no representations concerning said personnel's qualifications or ability to coach, teach or lead the soccer based activities to be held at the District's soccer facilities and related recreational amenities ("Soccer Activities"). I, the undersigned, hereby agree to defend, indemnify, waive, release and forever discharge the Turnbull Creek Community Development District, and its, present, former and future supervisors, agents, officers, employees and staff, together with volunteers, participants, sponsors and advertisers, their parent related, affiliated, subsidiary companies, and affiliated committees, as well as the officers, directors, agents, attorneys, employees, representatives, successors and assigns, and any other party indemnified and held harmless by the District from all claims or demands for damages, injury, death, loss to person or property, liabilities and/or expenses related in any way to participation in the Soccer Activities by the above-named participant(s) or to any other use of the District's facilities, including, but not limited to, the soccer fields and parking lots. I hereby acknowledge that the participant(s) named above is/are physically fit and mentally capable of participating in all Soccer Activities and understand the risk of soccer use and I have consulted a doctor or was capable of consulting a doctor to confirm such fitness. I hereby acknowledge the risk inherent in participating in the sport of soccer and assume the risks associated therewith including, but not limited to, negligent operations, negligent security, travel and recreation operations and activities. I understand that: (a) athletic activities involve risks and dangers of serious bodily injury, including permanent disability, paralysis, and death ("Risks"); (b) these Risks and dangers may be caused by the another Member of the Soccer Program(s), and/or my own actions or inactions, the actions or inactions of others participating in Soccer Activities, the condition in which the Soccer Activities takes place, or the negligence of others; (c) there may be other risks and social and economic losses either not known, or not readily foreseeable at this time; and the I accept and assume all risks and all responsibility for losses, costs, and damages I may incur as a result of participation in the activity. I hereby give my permission for any individual affiliated with the above-named organization, or the District, to seek and give appropriate medical attention to the above-named participant(s) in the event of an accident, injury or illness. I, the undersigned, will be responsible for any and all costs of medical attention and/or treatment.

Individual/Parent/Legal Guardian Name (if under 18, parents/legal guardians sign)

(Print) _____

(Date) _____

Individual/Parent/Legal Guardian Name (if under 18, parents/legal guardians sign)

(Print) _____

(Date) _____

Exhibit E: Covid-19 Addendum to Waiver and Release

In addition to the terms of the Waiver and Release, by signing this COVID-19 Addendum ("Addendum") I acknowledge that I have freely chosen to have my child participate in certain recreational activities (the "Activities") provided by Ancient City Soccer at the Turnbull Creek Community Development District ("District") soccer facilities ("Facilities"). I understand that the District and Ancient City Soccer have taken reasonable precautions to protect parents, participants, staff, and spectators from exposure to COVID-19 during these Activities. Those measures include, but are not limited to, verbal screening of attendees and staff and reasonable enforcement and implementation of social distancing and sanitization.

I agree that by participating in the Activities, I will fully comply with all such measures or face ejection from the Facilities. I further acknowledge that my attendance may result in risk of exposure to COVID-19 in spite of the above measures, and I assume any such risk that may arise therefrom. I accept full responsibility for all medical expenses for any injuries, illness, or exposure I might receive by reason of my attendance and/or participation.

By signing this Addendum to the Waiver and Release, I also hereby release the District and its Supervisors, officers, staff, employees, agents, assigns and volunteers ("Released Parties") from and against any and all claims, demands, actions, complaints, suits or other forms of liability that any of them may sustain arising out of (a) my participation in the Activities, (b) a failure to comply with the measures imposed by Ancient City Soccer or District, (c) a failure to comply with local, state, and federal laws and policies, procedures, and the District amenity rules; or (d) any damage, injury, or illness caused by myself or my child(ren) (together, the "Released Claims").

I also agree to indemnify and hold harmless the Released Parties from the Released Claims, including any and all related costs, attorney fees, liabilities, settlements, and/or judgments. I confirm that I have carefully read this Acknowledgement and Release, fully understand the above conditions, and agree to its terms knowingly and voluntarily. I also confirm that I am the parent or legal guardian of the child(ren) named below or that I am 18 years of age or older.

I CERTIFY THAT I HAVE READ THIS DOCUMENT, AND I FULLY UNDERSTAND ITS CONTENT AND FURTHER UNDERSTAND THAT BY SIGNING THIS DOCUMENT THAT I AM WAIVING CERTAIN LEGAL RIGHTS AND REMEDIES. I AM AWARE THAT THIS IS A RELEASE OF LIABILITY AND A CONTRACT AND I SIGN IT OF MY OWN FREE WILL. I UNDERSTAND THAT BY SIGNING BELOW, SUCH ADDENDUM TO THE WAIVER AND RELEASE, INCLUDING ALL OF THE TERMS IN THE PRECEDING PARAGRAPHS, SHALL APPLY EACH AND EVERY TIME I, MY CHILD, OR MY GUEST(S) UTILIZE THE DISTRICT'S FACILITIES OR LANDS.

IN WITNESS WHEREOF, I have signed this Addendum on this _____ day of _____, 2020.

SIGNATURE: _____

NAME: _____

NAMES OF MINOR CHILD(REN): _____

NINTH ORDER OF BUSINESS

RESOLUTION 2020-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2005 PROJECT IS COMPLETE; DECLARING THE SERIES 2005 PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2015A; CONFIRMING WAIVER OF STATUTORY PREPAYMENT RIGHTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Turnbull Creek Community Development District ("**District**") was established by Ordinance Number 2004-47 of the Board of County Commissioners of St. Johns County, Florida, effective June 28, 2004 ("**Ordinance**"), for the purpose of providing infrastructure improvements, facilities and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, on August 11, 2004, the District's Board of Supervisors ("**Board**") adopted Resolution 2004-16, authorizing, among other things, the issuance of not to exceed \$17,500,000 aggregate principal amount of its Turnbull Creek Community Development District (St. Johns County, Florida) Special Assessment Bonds in order to finance all or a portion of the costs of the planning, financing, reconstruction, equipping and installation of certain infrastructure improvements within the District ("**Series 2005 Bonds**"); and

WHEREAS, the District approved the *Improvement Plan for the Turnbull Creek Community Development District*, dated August 11, 2004, as supplemented on January 28, 2005, adopted by the Board on March 22, 2005 ("**Series 2005 Engineer's Report**"), attached hereto as **Exhibit A** and incorporated herein by reference, which identifies and describes the components of the project to be financed with the Series 2005 Bonds ("**Series 2005 Project**") and sets forth the estimated total costs of the Series 2005 Project ("**Total Project Costs**"); and

WHEREAS, the Engineer's Report estimated capital costs totaling \$12,933,250 for the Series 2005 Project, including professional services and contingencies; and

WHEREAS, on August 11, 2004, the Board adopted Resolution 2004-14, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed, and Resolution 2004-15, setting a public hearing on the special assessments; and

WHEREAS, on September 22, 2004, the Board adopted Resolution 2004-22, which, among other things, approved and confirmed the provision of infrastructure improvements, adopted and approved an engineer's report, and confirmed and adopted the *Supplemental Special Assessment Methodology Report*, dated March 22, 2005 ("**Series 2005 Allocation Report**"), and, pursuant to Section 170.08, *Florida Statutes*, authorized the project described therein, equalized and levied special assessments to defray the Total Project Costs, levied a master assessment lien over all of the property within the District and provided that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes ("**Series 2005 Special Assessment Lien**"), all in accordance with Section 170.08, *Florida Statutes* (together, Resolutions 2004-14, 2004-15, and 2004-22 comprise the "**Series 2005 Assessment Resolutions**"); and

WHEREAS, on March 23, 2005, the District duly authorized and issued \$15,515,000 in Turnbull Creek Community Development District (St. Johns County, Florida) Special Assessment Bonds, Series 2005 for the purpose of funding all of the construction, installation, and acquisition of public infrastructure, improvements, and services of the Series 2005 Project; and

WHEREAS, the Series 2005 Bonds were issued pursuant to that certain *Master Indenture* dated March 1, 2005 ("**Master Indenture**"), as supplemented by the *First Supplemental Trust Indenture* dated March 1, 2005 ("**First Supplemental Indenture**") both by and between the District and Trustee; and

WHEREAS, on February 14, 2015, the Board adopted Resolution 2015-19, relating to the refunding of the Series 2005 Bonds and authorizing, among other things, the issuance of not to exceed \$14,000,000 aggregate principal amount of its Turnbull Creek Community Development District (St. Johns County, Florida) Senior Special Assessment Refunding Bonds, Series 2015A-1 and its Turnbull Creek Community Development District (St. Johns County, Florida) Subordinate Special Assessment Refunding Bonds, Series 2015A-2 in order to refund the outstanding \$15,515,000 original aggregate principal amount of the Series 2005 Bonds; and

WHEREAS, on February 2, 2015, the Board adopted Resolution 2015-05, declaring that the portion of the Total Project Costs still outstanding would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed, and Resolution 2015-06, setting a public hearing on the special assessments; and

WHEREAS, on March 10, 2015, the Board adopted Resolution 2015-10, which, among other things, approved and confirmed the provision of infrastructure improvements, adopted and approved an engineer's report, and confirmed and adopted the *Special Assessment Methodology Report for the Special Assessment Refunding Bonds, Series 2015A Final Numbers* dated March 10, 2015 ("**Series 2015A Refunding Allocation Report**"), and, pursuant to Section 170.08, *Florida Statutes*, authorized the project described therein, equalized and levied special assessments to defray the outstanding portion of the Total Project Costs, levied a master assessment lien over all of the property within the District and provided that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes

(the “**Series 2015A Refunding Special Assessment Lien**”), all in accordance with Section 170.08, *Florida Statutes* (together, Resolutions 2015-05, 2015-06, and 2015-10 comprise the “**Series 2015A Refunding Assessment Resolutions**”); and

WHEREAS, on March 12, 2015, the District duly authorized and issued Turnbull Creek Community Development District (St. Johns County, Florida) \$10,650,000 Senior Special Assessment Refunding Bonds, Series 2015A-1 and Turnbull Creek Community Development District (St. Johns County, Florida) \$2,725,000 Subordinate Special Assessment Refunding Bonds, Series 2015A-2 (together, “**Series 2015A Bonds**”) for the purpose of funding the outstanding portion of the the construction, installation, and acquisition of public infrastructure, improvements, and services of the Series 2005 Project; and

WHEREAS, the Series 2015A Bonds were issued pursuant to the Master Indenture, as supplemented by the *Third Supplemental Trust Indenture* dated March 1, 2015 (“**Third Supplemental Indenture**” and, together with the Master Indenture, and First Supplemental Indenture, “**Indenture**”) both by and between the District and Trustee; and

WHEREAS, the Series 2005 Project specially benefits all of the developable acreage in the District as set forth in the Series 2015A Refunding Assessment Resolutions and the Series 2015A Refunding Allocation Report, which is attached hereto as **Exhibit B** and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2005 Project financed with the Series 2015A Bonds to the specially benefitted properties within the District as set forth in the Series 2015A Refunding Assessment Resolutions and this Resolution; and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the Indenture, the District Engineer has executed and delivered a certificate regarding completion of construction dated [REDACTED], 2020 (the “Engineer’s Certificate of Completion”), attached hereto as **Exhibit C** and incorporated herein by reference, wherein the District Engineer certified the Series 2005 Project to be complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer’s Certificate of Completion evidencing the Date of Completion, as such term is defined in the Indenture, of the Series 2005 Project as described above, the District’s Board of Supervisors desires to certify the Series 2005 Project complete in accordance with the Indenture; and

WHEREAS, according to the records of the District, the cost of the Series 2005 Project totaled \$ [REDACTED], of which \$ [REDACTED] represents the eligible Costs of the Series 2005 Project that were subject to the requisition process under the Indenture and which were subsequently paid by the District; and

WHEREAS, there are no ‘Deferred Costs’ for the Completed Series 2005 Project due to the ‘Developer’ as those terms used are and/or defined under the Indenture and no such Deferred Cost Account was created under the Third Supplemental Indenture; and

WHEREAS, the completion of the Series 2005 Project resulted in a balance of [REDACTED] (\$ [REDACTED]) in the **Series 2005 Project Construction Account** (the “Construction Account”); and

WHEREAS, Chapter 170, *Florida Statutes*, requires that upon completion of the Series 2005 Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the Series 2005 Project.

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

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the Indenture and Chapters 170 and 190, *Florida Statutes*, and in accordance with the provisions of the Assessment Resolutions.

SECTION 3. ACCEPTANCE OF DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE SERIES 2005 PROJECT. The District's Board of Supervisors hereby accepts the Engineer's Certificate of Completion, dated [REDACTED], 2020, attached hereto as **Exhibit C**, certifying the Series 2005 Project complete and upon reliance thereon, and certifies the Series 2005 Project complete in accordance with the Assessment Resolutions and the Indenture. The Date of Completion, as that term is defined in the Indenture, shall be the date of the Engineer's Certificate of Completion.

SECTION 5. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2015A BONDS. Pursuant to Section 170.08, *Florida Statutes*, and the Series 2015A Refunding Assessment Resolutions, special assessments securing the Series 2015A Bonds on benefitted property within the District are to be credited the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the costs paid by the District to fund the Series 2005 Project. The Series 2015A Refunding Allocation Report, attached hereto as **Exhibit B**, is the Methodology Report which, based on the balance of [REDACTED] (\$) in the Construction Account at the time of receipt of the Engineer's Certificate of Completion, accurately reflects the amount of special assessments securing the Series 2015A Bonds. The assessments levied pursuant to the Series 2015A Refunding Assessment Resolutions also correctly reflect an amount of debt assessment equal to the amount being finalized. Therefore, in accordance with Section 170.08, *Florida Statutes*, and the Series 2015A Refunding Assessment Resolutions, the special assessments on parcels specially benefitted by the Series 2005 Project are hereby finalized in the amount of the outstanding debt due on the Series 2015A Bonds in accordance with **Exhibit B** herein, and is apportioned in accordance with the methodology described in **Exhibit B**, upon the specially benefitted lands indicated in the District's Final Assessment Lien Roll attached hereto as **Exhibit D** and incorporated herein by reference.

SECTION 6. NO DEFERRED COSTS. No provision of Deferred Costs was provided in the Third Supplemental Indenture and as such, no Deferred Costs are due and owing for the Series 2005 Project.

SECTION 7. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this resolution the special assessments as reflected herein shall be recorded by the Secretary of the District's Board of Supervisors in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 8. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 9. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 11th day of August, 2020.

Attest:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: *Improvement Plan for the Turnbull Creek Community Development District* dated August 11, 2004 and supplemented on January 28, 2005
Exhibit B: *Special Assessment Methodology Report for the Special Assessment Refunding Bonds, Series 2015A Final Numbers* dated March 10, 2015
Exhibit C: *Engineer's Certificate of Completion* dated [REDACTED], 2020
Exhibit D: *Final Assessment Lien Roll*

EXHIBIT A

Improvement Plan for the Turnbull Creek Community Development District
dated August 11, 2004 and supplemented on January 28, 2005

EXHIBIT B

*Special Assessment Methodology Report for the Special Assessment Refunding Bonds, Series
2015A Final Numbers dated March 10, 2015*

EXHIBIT C

Engineer's Certificate of Completion dated _____, 2020

**CERTIFICATE OF DISTRICT ENGINEER
COMPLETION OF CONSTRUCTION
TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
SERIES 2005 PROJECT**

_____, 2020

Board of Supervisors
Turnbull Creek Community Development District (“District”)

U.S. Bank, National Association, as Trustee,

This Certificate is furnished in in connection with the \$10,650,000 Turnbull Creek Community Development District (St. Johns County, Florida) Senior Special Assessment Refunding Bonds, Series 2015A-1 and \$2,725,000 Turnbull Creek Community Development District (St. Johns County, Florida) Subordinate Special Assessment Refunding Bonds, Series 2015A-2 (together, the “Series 2015A Bonds”) issued pursuant to that certain *Master Indenture* dated March 1, 2005 (the “Master Indenture”), by and between the District and U.S. Bank National Association, as supplemented by the *Third Supplemental Trust Indenture* dated March 1, 2015 (the “Third Supplemental Indenture” and together with the Master Indenture, the “Indenture”), by and between the District and U.S. Bank National Association.

The Series 2015A Bonds were issued to finance of the costs of the Series 2005 Project. The Series 2005 Project is more fully described in the *Improvement Plan for the Turnbull Creek Community Development District*, dated August 11, 2004 supplemented on January 28, 2005, and adopted by the Board on March 22, 2005 (the “Engineer’s Report”), which is attached hereto as **Exhibit A** and is incorporated herein by reference. This Certificate is furnished in accordance with Section 5.01(c) of the Master Indenture and Chapter 170, *Florida Statutes*, and intended to evidence the completion of the Series 2005 Project as undertaken by the District. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Indenture.

The undersigned, acting on behalf of Yuro & Associates, LLC, as District Engineer, hereby certifies that:

- I. As of the date hereof, the Series 2005 Project and all components thereof have been acquired or constructed and are capable of performing the functions for which they were intended.
- II. The Series 2005 Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Series 2005 Project have been paid for and acknowledgment of such payments has been obtained from all contractors and suppliers or the Developer provided reasonable assurances of past payment for such labor, services, materials and supplies.

III. All other facilities necessary in connection with the Series 2005 Project have been constructed, acquired, and installed in accordance with the specifications therefore and all Costs and expenses incurred in connection therewith have been paid, except the following:

[INSERT ANY INCOMPLETE FACILITIES]

IV. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Series 2005 Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.

V. There is a balance of [REDACTED] (\$ [REDACTED]) remaining in the Series 2005 Project Construction Account. There are no remaining unpaid Costs of the Series 2005 Project, as those terms are used in the Indenture.

VI. The full amount of funds remaining in the Series 2005 Construction Account, currently estimated at \$ [REDACTED], is not necessary for the payment of any remaining enhancement or deferred costs of the improvements.

VII. The Date of Completion of the Series 2005 Project shall be the date of this Certificate stated above.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

Yuro & Associates, LLC

Mike Yuro, P.E.
President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2020, by Mike Yuro, P.E., of Yuro & Associates, LLC, District Engineer of the Turnbull Creek Community Development District, 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: _____

EXHIBIT D

Final Assessment Lien Roll

TENTH ORDER OF BUSINESS



TECHNICAL PROPOSAL

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Submitted to: GOVERNMENTAL MANAGEMENT SERVICES-NORTH FLORIDA, LLC





July 21, 2020

Ernesto Torres, District Manager
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

RE: Request for Qualifications for Professional Engineering Services | Turnbull Creek CDD

Dear Mr. Torres:

A Community Development District (CDD) is integral in providing the residents of the community it serves the highest quality of life possible, ensuring that high standards of development will continue to be met long into the future. Turnbull Creek CDD is no exception. We understand the district is responsible for maintaining its existing infrastructure, providing capital improvements, and improving the quality of the development, all while operating within closely monitored and audited budgets to meet the high expectations for the community they serve. It is crucial to your CDD's continued long-term success that your consulting engineer shares your focus on careful, timely, and cost-conscious fulfillment of the residents' expectations. Johnson, Mirmiran & Thompson, Inc. (JMT) has successfully performed on a myriad of general service contracts as a result of our reputation for delivering a high-quality product and outstanding service to our partners.

I, Jason Evert, will be the point-of-contact for Turnbull Creek CDD contract. I will be responsible for attending District Board meetings, performing construction services, and any other engineering tasks. I have over 20 years of permitting and environmental experience and a strong understanding of the unique needs of a CDD, which is informed in part by my former role as a development association vice-president. Professionally, my ability to develop strong relationships with clients has ensured that the end results exceed the expectations of District Managers through careful coordination of schedules, budgets, and priorities. I am most proud of my reputation of responsiveness when addressing the needs of JMT's clients, and how clients have stated that JMT is "easy to work with."

JMT's staff has a breadth of experience in working with CDDs, which means you benefit by getting professional expertise delivered with a personalized approach and attentiveness to your needs. As the District Engineer for several similar CDDs, we believe we have a thorough understanding of your service requirements. Our first priority is to establish a personalized team for each individual work assignment undertaken. This process begins with understanding your needs. Based on our coordination and research, we will assign a project team that has the best experience to meet those needs. I will strategically determine how to best utilize our internal resources as well as choose subconsultants, if needed, that would best complete the team. This approach ensures that we have the right resources to exceed your expectations.

Teamwork, integrity, responsibility, and hard work are the cornerstones of our corporate culture and the reason we have earned repeat business and referrals from satisfied clients. Our focus is to ensure that our partners get the positive results and successful projects that they want and deserve. These core values are at the heart of every service we perform.

We are confident that the information in this Request for Qualifications and the client testimonials substantiate our capabilities and our commitment of quality and integrity to our clients. We look forward to working with Turnbull Creek Community Development District to enhance your community.

Very truly yours,
JOHNSON, MIRMIRAN & THOMPSON, INC.

A handwritten signature in black ink, appearing to read "Jason Evert", written in a cursive style.

Jason Evert | Project Manager

Firm Qualifications

JMT's community development district qualifications are showcased on the following pages.



TECHNICAL PROPOSAL

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Submitted to: GOVERNMENTAL MANAGEMENT SERVICES-NORTH FLORIDA, LLC

July 21, 2020



ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL

FIRM PROFILE

Johnson, Mirmiran & Thompson, Inc. (JMT) is an employee-owned, multi-disciplined architectural/engineering firm offering a full array of planning, design, and construction phase consulting services for infrastructure projects throughout the United States and its territories since 1971. Our client base consists of state, federal, and local government agencies as well as many private institutions, commercial, and industrial clients.

JMT is currently ranked **#52 on the Engineering News-Record's (ENR) list of the nationwide Top 500 Design Firms**. JMT's staff of more than 1,600

professionals -- engineers, architects, planners, environmental scientists, surveyors, construction and program managers, inspectors, designers, CADD technicians, and Geographic Information Systems (GIS) and information technology specialists -- is dedicated to the highest quality project performance.

From our offices throughout the Southeast and mid-Atlantic states, we provide complete solutions to support your facilities, transportation, and technology infrastructure needs.

SERVICE OFFERINGS INCLUDE:

- Civil Engineering
- Water Resources
- Transportation and Traffic Planning and Design
- Natural and Cultural Resources
- Surveying and Utility Location
- Program Management
- Construction Management and Inspection
- Transit, Aviation, and Port Planning and Design
- Environmental Engineering
- Scheduling, Estimating, and Claims Analysis
- Geographic Information Systems and IT
- Structural Engineering
- Building Commissioning
- Marine and Coastal Engineering
- Mechanical/Electrical/Plumbing Engineering
- Water/Wastewater Engineering
- Underwater Inspection

JMT's client base consists of a wide range of public and private organizations with an equal range of project types. With a primary focus on projects requiring civil site development and transportation services combined with a keen desire to work closely with our clients, JMT's service base has grown. **Among our specialties are stormwater management facility design, roadway and sidewalk design, street lighting, roadways, waterways, wetlands and community facilities.**

Our employees are committed to the values of the firm: integrity, respect, excellence, and positive communication.

JMT's office in Jacksonville has convenient access to the Interstate system and expressways. Our office is a functional, exciting environment that enhances JMT's corporate values. JMT also strives to stay at or ahead of the curve with state-of-the-art software and hardware systems that allow our staff to provide the highest quality deliverables in a timely manner.





SELECT KEY PERSONNEL

JMT consists of dedicated, high-quality staff with reputations for excellence and integrity. As previously mentioned, we take great pride in the caliber of our staff and our internal "teamwork" culture. We have reviewed the Request for Qualifications in detail and performed a cursory site review to assure we have the appropriate staff both in quality and quantity. We have assembled a team of professionals consisting of key staff members, that are listed in this section, for the anticipated service areas. With this team, JMT will deliver outstanding services to the Turnbull Creek Community Development District (CDD).



JASON EVERT

Jason has been involved in environmental planning and permitting for over 20 years. His experience includes municipal projects, state- and county-sponsored transportation projects, dredging & marina projects, drainage and safety improvement projects, and commercial, residential, and mixed-use development projects. He has served as facilitator for stakeholder meetings for high-visibility projects, and routinely assists project engineers in developing creative solutions to address multiple, competing needs. Regardless of project complexity, his primary goal is to protect and enhance the fiscal investment made by property owners in the community.



ROBERT DVORAK, PE

Robert is responsible for managing the water resource and drainage projects for JMT as well as the design, hydrologic and hydraulic modeling, and regulatory permitting for a wide range and variety of projects. He has 34 years of professional civil engineering experience, all in the state of Florida. His experience with the implementation of local and state regulations has enhanced his ability to expedite the permitting process.



STEPHEN BRLETIC, PE

Stephen has over 9 years of experience in Tampa Bay area land development engineering. His project experiences include design and permitting for a wide range of projects, including residential subdivisions, commercial developments, and borrow pits. He routinely performs the functions necessary to design and permit land development projects.



STEVEN COLLINS, PE, PHD

Steven has 15 years of experience in water resource engineering for federal, state, and local projects. His experience includes highway drainage design, stormwater management BMP designs, hydrologic/hydraulic and sediment transport modeling, erosion and sediment control, watershed assessments and planning, TMDL/WIP/MS4 compliance, wetland mitigation, stream restoration and stabilization, landscape design, construction inspection, cost estimating, and water quality analyses.



STEVEN EDINGER, PE

Steven graduated with a specialization in watersheds and water resources. He has over 4 years of experience and his responsibilities include field investigations, storm water management, erosion and sediment control, drainage analysis, and hydraulic designs. Mr. Edinger has worked extensively with Hillsborough County, several Community Development Districts (CDDs) in Florida, and Pennsylvania Department of Transportation (PennDOT).



DEREK DOUGHTY, PE, CFM, D.WRE

Derek has over 33 years of diversified civil engineering experience, including 27 years in hydrologic and hydraulic modeling of stormwater conveyance systems and management facilities. Derek has extensive experience in watershed management, master planning, land engineering and planning, developments of regional impact, stormwater projects, commercial, single-family and multi-family site development engineering, and roadway design.



RICK NEIDERT

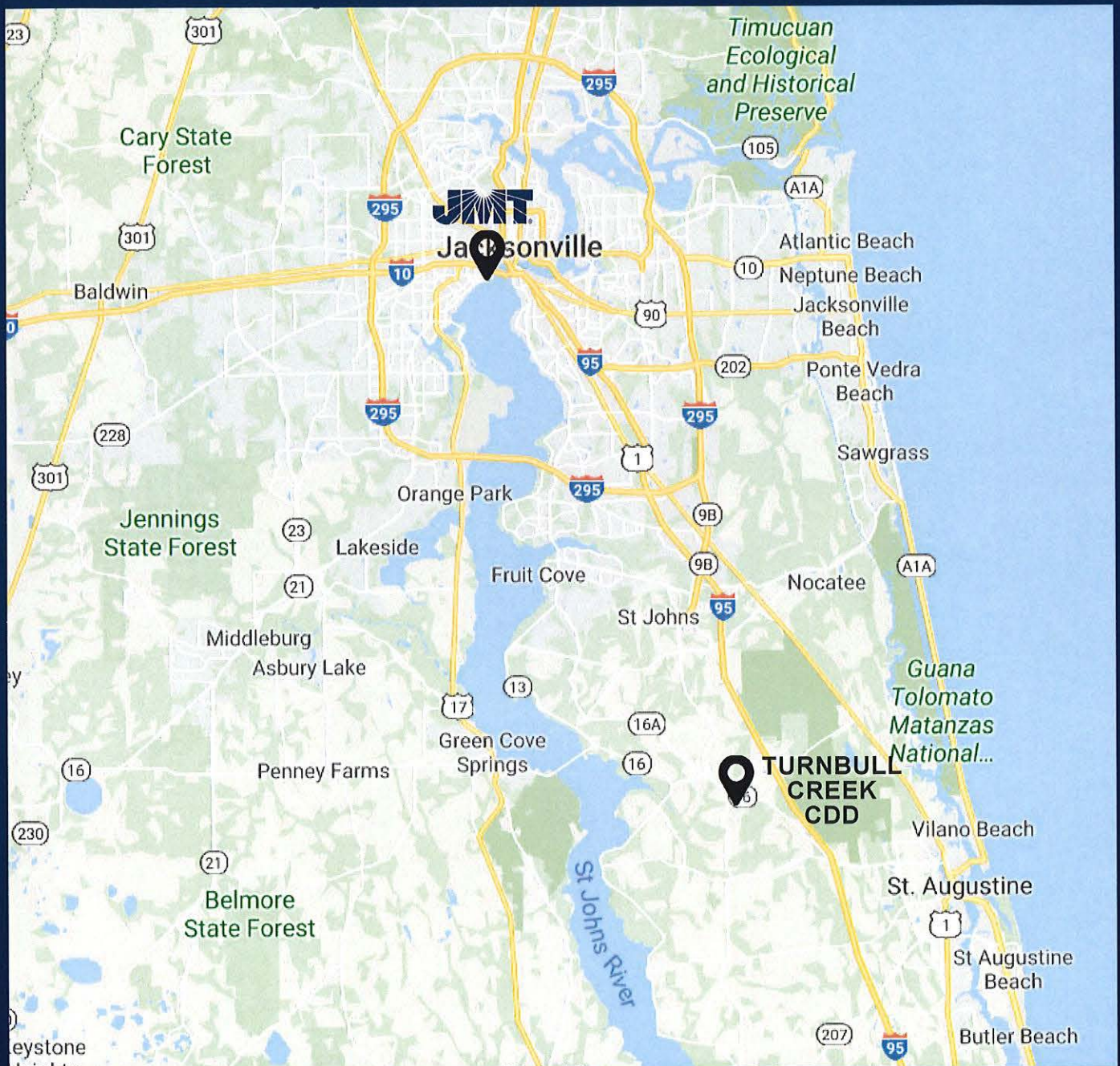
Rick has 27 years of field experience with roadway, utility, and stormwater projects, construction inspection and constructability, and field survey, which bring a valuable perspective to our design and construction management teams. He is responsible for performing inspections on a variety of transportation and stormwater projects throughout southwest Florida.

GEOGRAPHIC LOCATION

JMT Jacksonville

2008 Riverside Avenue, Suite 200

Jacksonville, FL 32204



JMT's headquarters is located in Hunt Valley, Maryland. We have over 35 offices within the United States; spanning the East Coast, Texas, and Colorado.

PAST PERFORMANCE

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT (CDD)

Valrico, FL

Owner: Rizzetta & Company, Inc.

Brilliant Cut Way Drainage Improvements. JMT performed survey, design, permitting, and construction administration to improve drainage and alleviate nuisance flooding in yards adjacent to CDD ponds and residential properties. (Construction budget: \$20,000)

Permit Inventory and Inspection Scheduling. JMT researched and inventoried permit documents from the Southwest Florida Water Management District (SWFWMD) office and developed a detailed map and spreadsheet indicating each permit, Diamond Hill Community pond location, inspection time, and parcel number.

Pond Repairs. JMT assessed the conditions of a stormwater detention pond and examined recent repairs to its drainage structure and inflow pipe foundation for this two-phase project. Staff collected data, evaluated and researched permits, and performed hydraulic and hydrologic calculations. For Phase I, JMT published a report outlining feasible improvements and cost estimates. For Phase II, JMT developed construction documents for competitive bid and designed a much-improved energy dissipating structure with sand cement armoring and regrading along the bottom and side slopes of the pond.



Before



After

Pond Repairs at Diamond Hill CDD

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT (CDD)

Apollo Beach, FL

Owner: Rizzetta & Company, Inc.

Permit Inventory and Inspection Scheduling. JMT researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Harbour Isles Community pond location, inspection time, and Hillsborough County parcel number.

New Fitness Center. JMT completed site design and permitting for a new community fitness center. Staff obtained permits from Hillsborough County and SWFWMD. JMT prepared contract documents, including general conditions, assisted in the bid phase, and provided construction phase services. (Construction budget: \$119,000)

Night Swimming Assessment. JMT performed light readings and made lighting recommendations regarding the availability of the community swimming pool during dark hours.

Traffic Analyses. JMT reviewed a Signal Warrant Study from the Florida Department of Transportation (FDOT) for the intersection of US 41/SR 45 at Spindle Shell Way. JMT is currently working with FDOT and a neighboring development to discuss their review.

Miscellaneous Assistance. JMT provides ongoing miscellaneous assistance regarding CDD assets such as reclaimed water assessment and construction, pool paver subsidence, nuisance flooding around the pool and landscaping, utility valve subsidence, decorative lighting assistance, and monitoring the County's progress extending reclaimed water to the development within the next two years.



Pond Restoration at Harbour Isles CDD



Sidewalk Repairs at Fishhawk Ranch CDD

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT (CDD)

Lithia, FL

Owner: Rizzetta & Company, Inc.

Permit Inventory and Inspection Scheduling. JMT researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Fishhawk Ranch Community pond location, inspection time, and Hillsborough County parcel number.

Engineer Transition. This task required coordination with the past Engineer-of-Record for the community to retain and update all documents during a transition and merger of three CDDs including maintenance and inventory data and maps, clubhouse equipment inventory, and past CDD owned improvement project data.

Trail Evaluation/Repair Projects. This task required field evaluation of specific sections of the Fishhawk Ranch community trail which experienced drainage issues or failure. JMT performed limited survey, design, and permitting to address the trail issues in some cases. JMT also performed construction administration services related to the construction and improvements to the trails.

Fishhawk Aquatic Center Vault Replacement. This task required evaluation of an aging underground vault that housed pumps and equipment for the waterfall feature pool at the Aquatic Center that was failing. JMT handled soliciting an RFP to contractors along with construction administration services related to the vault replacement. (Construction budget: \$75,000)

Fishhawk Tennis Club Drainage Improvements. This task required design and construction administration services to address ponding and drainage impendence surrounding the existing clay tennis courts while maintaining the aesthetics and landscaping in the area. (Construction budget: \$12,000)

Turnbull Creek Community Development District

MIRA LAGO COMMUNITY DEVELOPMENT DISTRICT (CDD)

Apollo Beach, FL

Owner: Rizzetta & Company, Inc.

Permit Inventory and Inspection Scheduling. JMT researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Mira Lago Community pond location, inspection time, and Hillsborough County parcel number.

Pond Bank Restoration. JMT performed surveying, design, and construction administration tasks for the reconstruction and restoration of the pond banks on numerous stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. (Construction budget: \$70,000)

Adjacent Development Impact Management. This task required coordination with state permit agencies and private developers to coordinate impacts to the existing community caused by the new construction of a subdivision adjacent to the CDD owned properties and residential lots.



Pond Bank Restoration at Mira Lago CDD

RIVER BEND COMMUNITY DEVELOPMENT DISTRICT (CDD)

Ruskin, FL

Owner: *Meritus Communities*

Permit Inventory and Inspection Scheduling. JMT researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, River Bend Community pond location, inspection time, and Hillsborough County parcel number.

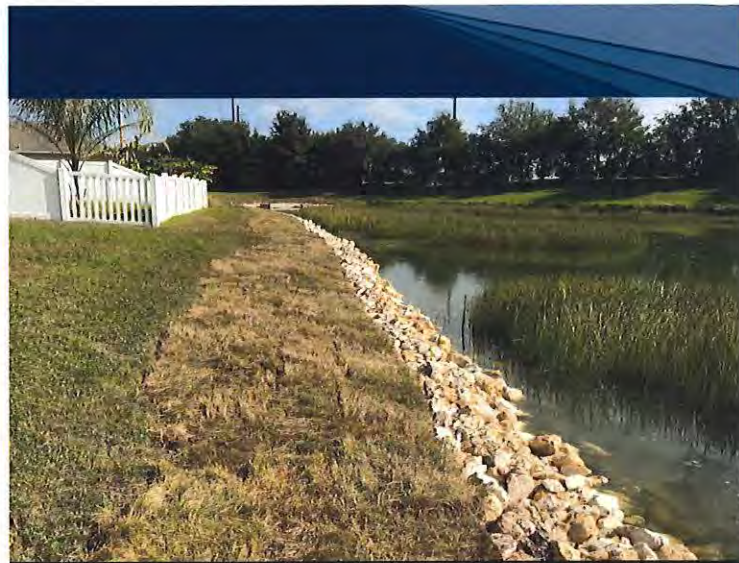
Amenity Center Drainage Improvements. The River Bend CDD has experience chronic flooding due to rapid expansion of the amenities within the parcel without accommodating additional stormwater runoff. JMT performed survey, design, permitting, and construction administration services to address existing flooding occurring at the access, parking lot, playground, tennis court, pool equipment area, and open spaces. The improvements will accommodate future amenity projects through total buildout of the parcel. (*Construction budget: \$119,000*)

Basketball/Tennis Court Replacement. JMT performed survey, design, permitting, and construction administration for a basketball/tennis court with associated fencing and security adjacent to their clubhouse pool to replace the existing failed courts. (*Construction budget: \$135,000*)

Pool Heating Analysis and Construction. JMT prepared a comparative analysis of heating the District's pool using natural gas, electricity, or propane. JMT also performed all construction administration services associated with implementing an electrical heat pump system. (*Construction budget: \$65,000*)



Basketball/Tennis Court Replacement at River Bend CDD



Pond Bank Restoration at Bridgewater of Wesley Chapel CDD

BRIDGEWATER AT WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT (CDD)

Wesley Chapel, FL

Owner: *Rizzetta & Company, Inc.*

Pond Bank Restoration. JMT performed surveying, design, and construction administration tasks for the reconstruction and restoration of the pond banks on numerous stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. (*Construction performed to-date: \$70,000*)

Pond Maintenance Plan. The objective of this task was to determine the extent of repair needed for each pond, establish an estimated cost, and prioritize each pond based on the functional performance requirements. Inspections were performed for each pond site noting any issue that would require maintenance or repair. Numerous ponds had erosion on the side slopes and several had control structures that were not functioning as designed due to skimmer settlement or foundation/embankment erosion. A report was prepared and presented to the CDD Board for additional action and as a planning tool to eventually address all the ponds.

Sidewalk Evaluation. This task required a walkthrough of the entire community to evaluate the ADA compliance of the CDD maintained sidewalks. A full inventory with picture documentation was then presented to the board with cost estimates of the repairs. JMT also performed construction administration services in relation to the repair project. (*Construction budget: \$30,000*)

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT (CDD)

Land O' Lakes, FL

Owner: Rizzetta & Company, Inc.

Splash Pad. JMT performed project management, permitting, and construction administration services in relation to construction of a splash pad amenity and hardscape improvements at the CDD clubhouse. (*Construction budget: \$150,000*)

CDD Common Area Drainage Improvements. JMT provided survey, design, permitting and construction administration services to address extensive ponding issues on CDD property that was affecting private property.



Splash Pad at Concord Station CDD

BOBCAT TRAIL COMMUNITY DEVELOPMENT DISTRICT (CDD)

North Port, FL

Owner: Inframark Infrastructure Mgmt. Services

Roadway Assessment. JMT provided a proposal to research the composition of the original roadway asphalt design and performed a site visit to observe existing pavement conditions. JMT will evaluate pavement conditions based on current pavement surface rating guidelines and document the findings, including pictures, in a written report with construction cost estimates.

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT (CDD)

Spring Hill, FL

Owner: Rizzetta & Company, Inc.

Permit Inventory and Inspection Scheduling. JMT researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Sterling Hill Community pond location, inspection time, and Hernando County parcel number.

Splash Pad. JMT provided project management services for the CDD selected contractor and Engineer-of-Record for a splash pad project at the Sterling Hill South clubhouse facility. This also required permit modifications to the community's SWFWMD Environmental Resource Permit.

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT (CDD)

Port Charlotte, FL

Owner: Inframark Infrastructure Mgmt. Services

Clubhouse Acoustics Project. Due to poor sound quality and reverberation in the main hall of the clubhouse, the board requested JMT to research specialist acoustic consultants, procure proposals, and provide a summary and recommendation for the boards review and approval. The project was successfully implemented and consisted of 21 acoustic panels placed on walls throughout the clubhouse covered in matching fabric.

Pool Deck Improvement Project. JMT prepared plans and specifications for improvements to the clubhouse pool deck which was experiencing subsidence due to poor underlying soils. JMT also prepared and issued an RFP package, solicited proposals from contractors, and held a pre-proposal meeting on-site. This project is ongoing.

HERITAGE SPRINGS COMMUNITY DEVELOPMENT DISTRICT (CDD)

Trinity, FL

Owner: *Inframark Infrastructure Mgmt. Services*

Hole #17 Drainage Improvement Project. JMT designed regrading for a section of the community golf course that was already filled and partially blocking the free flow of water over a 250-foot weir. The new design created a compromise, providing a dry landing area for golfers without inhibiting the flow of water during flood conditions. JMT included rip-rap to stabilize areas within high-flow zones, along with a stone-filled Geoweb containment system. *(Construction budget: \$35,000)*

Pond Inspections and Report Writing. JMT conducts inspections and writes reports as part of this as-needed professional engineering assignment. There are 39 water management facilities in the CDD which require inspection and certification compliance for the SWFWMD. JMT researched each file to establish a list of facilities and prioritize their inspection and certification needs. Currently, JMT is conducting several inspections quarterly to maintain a satisfactory schedule with the District.

Warrington Way Drainage Project. Warrington Way has historically flooded due to low elevations in the roadway, causing standing water during peak flood conditions in adjacent wetlands. This project required a bypass drainage system to capture and route water away from the Warrington Way storm sewer system, thereby alleviating flood water and providing another outfall to the wetland. JMT updated the Master Drainage Analysis and provided a hydrologic and hydraulic modeling analysis, ensuring the proposed project would not adversely impact downstream properties. JMT also obtained a modification to the approved Environmental Resource Permits (ERP) from SWFWMD and provided construction management services, handling everything from bidding to construction observations and final close-outs. *(Construction budget: \$150,000)*

Pond Repairs. JMT provides ongoing pond inspections and develops plans for specific repairs to banks, gabions, weirs, and flumes. JMT also ensures water can flow freely from the development by clearing potential obstructions around structures in the wetlands.

Grass Carp Research. JMT developed research literature regarding grass carp to control nuisance vegetation in stormwater detention ponds and presented a full report with recommendations to the Board.

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT (CDD)

Wesley Chapel, FL

Owner: *Inframark Infrastructure Mgmt. Services*

Pond Bank Restoration. JMT performed surveying, design, and construction administration tasks to reconstruct and restore numerous stormwater management pond banks within the community. This project restored eroded banks and repaired drainage structures, thereby improving safety and functionality. *(Construction performed to-date: \$450,000)*

Permit Inventory and Inspection Scheduling. JMT researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Lexington Oaks Community pond location, inspection time, and Hillsborough County parcel number.

Pond Maintenance Plan. JMT performed inspections for several pond sites to determine potential issues requiring maintenance or repair. JMT found numerous ponds with eroded side slopes and dysfunctional control structures due to skimmer settlement and foundation/embankment erosion. JMT prepared a report for the CDD to use as a planning tool for future pond maintenance and repair.

Amenities Center Drainage Improvements. JMT performed survey and design services to alleviate extensive flooding which kept residents from using playcourts and fields and prohibited maintenance. *(Construction budget: \$40,000)*

ADA Facility Compliance. JMT developed a list of necessary ADA facility improvement requirements and developed plans for the first set of new sidewalks scheduled for improvement in the near future.

Reserve Study. JMT has prepared two updates to the CDD's Reserve Study.

Court Resurfacing. JMT prepared plans for the resurfacing of two tennis courts and one basketball court. *(Construction budget: \$15,000)*

Pool Heating Analysis. JMT prepared an analysis comparing natural gas and propane heating for the District's pool.

SOUTH FORK COMMUNITY DEVELOPMENT DISTRICT (CDD)

Riverview, FL

Owner: *Inframark Infrastructure Mgmt. Services*

Permit Inventory and Inspection Scheduling. JMT researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, South Fork Community pond location, inspection time, and Hillsborough County parcel number.

Pond Bank Restoration. JMT performed surveying, design, and construction administration tasks for the reconstruction and restoration of the pond banks on three stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. (*Construction budget: \$209,000*)

Traffic Analyses. JMT has reviewed the Signal Warrant Study provided by FDOT for the intersection of Ambleside Boulevard at US 301. JMT provided updated traffic counts to determine if the recent development in the area had increased traffic volumes to the point of warranting a signal at this location.

Pond Maintenance Plan. The objective of this task was to determine the extent of repair needed for specific ponds, establish an estimated cost, and prioritize the immediate needs for each pond based on the functional performance requirements. Inspections were performed for each pond site noting any issue requiring maintenance or repair. Numerous ponds had erosion on the side slopes, and several had drainage structures that were not functioning as designed due to becoming dislodged from embankment erosion. A report was prepared and presented to the CDD Board for alternative measures to address the pond issues and RFP packages were prepared for bidding purposes.

Clubhouse Parking Lot Expansion. JMT performed survey, design, and permitting tasks to add six parking spaces and incorporate an inlet and pipe system to alleviate an ongoing problem with standing water in the driveway.



Pond Bank Restoration at South Fork CDD | Photo credit: James Griffin and Griffin Brothers Civil Construction



Pedestrian Boardwalk at Oak Creek CDD

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT (CDD)

Wesley Chapel, FL

Owner: *Inframark Infrastructure Mgmt. Services*

Permit Inventory and Inspection Scheduling. JMT researched and inventoried permit documents from the SWFWMD office and developed a detailed map and spreadsheet indicating each permit, Oak Creek Community pond location, inspection time, and Pasco County parcel number.

Basketball Court. JMT performed survey, design, permitting, and construction administration for a new basketball court adjacent to their clubhouse pool. The court will also be striped for a dual use for two pickleball courts. (*Construction budget: \$36,000*)

Trail Boardwalks. JMT performed survey, design, permitting, and construction administration for a pedestrian boardwalk in two locations within the community to connect existing trails through wetlands and over creeks to provide residents with safe access to the natural uplands to utilize as a picnic or walking trail amenity. (*Construction budget: \$63,000*)

Playground Expansion. JMT performed survey, design, and permitting to expand the existing playground to accommodate a new swing set area for toddlers while maintaining safe ADA access.

SPRING RIDGE COMMUNITY DEVELOPMENT DISTRICT (CDD)

Brooksville, FL

Owner: Inframark Infrastructure Mgmt. Services

Community Lighting Analysis and Planning. JMT performed an evaluation of the current street lighting within the Spring Ridge community and provided a planning site plan to the local electricity provider to add light poles to increase coverage of light during the night as an increase to safety.

Traffic Study. JMT is conducting an analysis of the current traffic conditions within the community to determine if changes to speed limits, signage, and crosswalks are necessary to increase safety and reduce speeding.

Clubhouse Parking Improvements/Crosswalks. JMT provided survey, design, and construction administration services in relation to drainage improvements, providing additional parking, and designing walkways to ADA standards. This task also included implementing crosswalks throughout the community to FDOT standards.

THE WOODLANDS COMMUNITY DEVELOPMENT DISTRICT (CDD)

North Port, FL

Owner: Inframark Infrastructure Mgmt. Services

SWFWMD ERP and WUP Permit Map. The board requested JMT to produce a map showing the limits covered by each SWFWMD ERP and WUP permit within the development. JMT researched SWFWMD files to identify stormwater management facilities and wells and pumps and developed separate spreadsheet to identify the permittees and operation and maintenance entities. This map will be used as a useful resource for current and future board members, the community's vendors and the CDD staff.

Pond Equalizer Pipe. JMT provided construction observation and an as-built survey for a stormwater pipe project designed to equalized water levels between two existing master drainage ponds. The project allowed for an increase in surface water withdrawal used for irrigation throughout the development.

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT (CDD)

Tampa, FL

Owner: Inframark Infrastructure Mgmt. Services

CDD Common Area Drainage Improvements.

JMT performed survey, design, and construction administration services to address ponding issues on CDD property that was affecting private property. The project included replacing a collapsed plastic pipe and inlet system with equivalent concrete units. This project is ongoing and the CDD staff are soliciting proposals to perform the work.

Asset/Landscape Maintenance Maps. JMT was tasked to update the existing community maps in relation to landscape maintenance and CDD ownership to the most recent records. These maps will be used as a useful resource for current and future board members, the community's vendors, and the CDD staff. The landscape map is currently being used in their current RFP for landscaping services.



Pond Restoration at Westchase CDD

CURRENT / PROJECT WORKLOAD

The JMT team is available and has the capacity, technical expertise, range of services, and uniquely qualified personnel to provide Turnbull Creek CDD with all the services required. Our availability means you can expect stellar responsiveness, quality products, and projects delivered on or ahead of schedule. JMT has additional backup staff in our other Florida offices if additional resources are required. All the key personnel are ready to begin work immediately. The chart below graphically depicts the workload commitments and availability over the next twelve months for the key personnel.



WORK PREVIOUSLY AWARDED

JMT has not been selected previously to provide services to Turnbull Creek CDD. Currently, JMT serves as District Engineer for Diamond Hill CDD, Harbour Isles CDD, Lexington Oaks CDD, Heritage Springs CDD, and South Fork CDD. INFRAMARK is the District Manager for Lexington Oaks CDD, Heritage Springs CDD, Oak Creek CDD, and South Fork CDD and is familiar with our work.

MINORITY BUSINESS ENTERPRISE

JMT is not a Minority Business Enterprise (MBE). We routinely partner with experienced and proven MBE’s to provide complimentary services on a wide range of projects.

PROJECT MANAGEMENT TOOLS

Our goal is a long-term partnership with Turnbull Creek CDD. As partners, you can count on us to deliver desired results based on adherence to our corporate culture:

- **Teamwork** – We take pride in our ability to assemble the best team to accomplish your specific objectives. Every member of our team commits to exceeding your expectations. In order to achieve this, we will be actively involved in your organization and challenge ourselves to anticipate your future needs.
- **Integrity** – We have maintained long-term relationships with many of our clients. These relationships continue to thrive because our clients know that the JMT team can be trusted to act in their best interest at all times while achieving win-win solutions for all the stakeholders.
- **Responsibility** – As we enter into a new partnership, our commitment to you is that we take full responsibility for the end result. That means that you can rely on us to be proactive, to anticipate any potential challenges, and to offer solutions.

- **Hard work** – Every member of our team understands that hard work is the foundation for every project. Once we mutually agree on an approach, our team focus is on delivering superior service and a project that surpasses your quality, schedule, and budget requirements.
- **Community Involvement** – Among our core values is a serious commitment to community involvement. From Chamber events to college scholarships, JMT gives back to our community and will do so with Turnbull Creek CDD.

We understand that every aspect of our corporate culture needs to be adhered to daily to guarantee results for your organization. We look forward to the opportunity to become partners with Turnbull Creek CDD and to help you achieve all your objectives.

The following sections address JMT's particular approach to meeting schedule and budget expectations.



MANAGING PROJECTS TO MEET SCHEDULE AND BUDGET

The JMT team is committed to meet and exceed Turnbull Creek CDD's schedule and budget requirements, whether our project budget is \$5,000 or \$500,000. Astute, prudent management of financial and human resources is one of our core business values. We routinely deliver our projects ahead of schedule through a targeted, well-orchestrated effort of the entire team, including CDD staff. The depth of our team gives us the ability to add considerable resources to meet any schedule and to handle multiple assignments simultaneously, as we have proven on numerous general services contracts.

As Project Manager, Jason Evert, will follow these guidelines to successfully accomplish each assignment:

- Identify the right team to efficiently deliver each assignment.
- Develop a well-defined scope.
- Keep the same people on the project team for the duration of the task.
- Conduct team meetings, typically weekly or bi-weekly.
- Proactively anticipate potential schedule or budget challenges and resolve them in advance.

All JMT project managers have been formally trained in JMT's approach to project management and for each project, the PM develops a detailed **Project Management Plan (PMP)** that describes the scope and deliverables and details the schedule, milestones, work breakdown structure, task assignments, and Quality Control Plan, including specific responsibilities for each key team member. The PMP and in-house PM tools save significant time. Some of the tools used to maintain control of the schedule and budget are described in the next sections.

SCHEDULE & BUDGET CONTROLS

Schedule: With our depth of staff and vast array of multi-disciplined experience, JMT has the capability to fast track any project. This expertise provides the client with a **one-stop shop** for any project – whether we are serving as program manager, project manager, design support, or construction manager. We provide a complete array of engineering and management services integrated to our client's needs.

Between the level of expertise and the personnel available that have previous experience working on similar contracts for other local agencies, we have the capacity and expertise to maintain accelerated task order schedules. **Our depth of staff in the required disciplines ensures that each task assignment will be given the manpower necessary to provide Turnbull Creek's CDD with a quality end product within the project budget and schedule.**

Our schedules are developed in great detail, describing every activity involved in every phase. Moreover, activities are linked so that we are in essence creating a critical path project schedule. This schedule is one of several that our task order manager reviews for compliance on a weekly basis. He will review the level of completeness of every activity with the individuals performing the work and confirm that the project is on schedule.

We have the capacity and expertise to complete all assignments for this project on time. We recognize that a major element used to evaluate the effectiveness of our services is the degree to which schedules are completed. Our project efforts are directed toward a high level of schedule control and our project management policies have been devised to support this objective. We also realize that effective, timely response to the unexpected requests from the board, often on a moment's notice, is both art and science. We are confident that our team can easily respond to such assignments under this contract within the required number of days. Rapid, effective response to unforeseen situations is a skill that our team members have developed through years of experience and practice of putting our clients' immediate needs first and foremost. These values and high-performance expectations are ingrained into our culture. This Team maintains an attitude that all work schedules can be compressed saving time and man-hours for other assignments saving valuable community dollars.

Our web-based project management and accounting tools, in conjunction with scheduling software, regular team communications, corporate procedures for project execution, and sound judgment, allow our task order managers to identify problems early, so expedient correction can minimize schedule or cost overruns.

Budget: Keeping in mind the CDD's budget for each assignment, we will develop an appropriate scope to satisfy the budget constraints. Once underway, JMT focuses on cost control using a state-of-the-art integrated accounting and resource planning software and a collaborative team approach. Each project phase is automated using our Power BI, of the Microsoft 365 software package, that breaks down the project budget into discrete project phases (e.g., Master Planning, Design, Construction Management, etc.). During the performance of the project we track the hours and dollars expended on each project phase. All employee timesheets are input electronically at least weekly, so up-to-date project costs are available on each PM's dashboard. Power BI generates real-time reports showing hours spent versus budgeted and job costs incurred versus budgeted as well as the monthly invoice. With these tools, consistent, precise budgets are maintained.

PROPOSED BILLING STRUCTURE

For each assignment, our project managers prepare a monthly progress report describing for each phase the percent of work completed, work performed during the report period, status with respect to schedule, unusual problems, delays, approval action, information required, and potential schedule slippage with recommendations.

Project team meetings are held weekly or bi-weekly to discuss the progress of the project. Each phase is reviewed for progress, manpower allocations, budget, and schedule. Any issues are discussed and a strategy for their resolution is addressed. Invoices will be prepared by the Project Manager based on the hours worked on each assignment at hourly rates established in the contract.

PERSONNEL ASSIGNMENT & PROJECT EFFICIENCY

The success of any project depends on utilizing the right personnel – those who possess the needed technical knowledge, successful project experience, specialized equipment, and collaboration skills.


Once notified of an assignment and based on the type and scope of work, Stephen will assemble the right project team in terms of team size and expertise, with the objective of keeping the team as small as possible to meet the schedule and keeping the team intact throughout the entire project.

Clear expectations and close collaboration from the start of each assignment will enhance efficiency and minimize delays. JMT's focus is always on the end result: accurate, concise, and clear deliverables.


We have repeatedly demonstrated our ability to perform complex assignments on time and within budget, and to be proactively aware of and promptly responsive to the CDD's needs. The proof of our willingness and ability to meet schedule and budget expectations is in our performance.



LICENSES



Ron DeSantis, Governor



FBPE
FLORIDA BOARD OF
PROFESSIONAL ENGINEERS

STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

THE ENGINEERING BUSINESS HEREIN IS AUTHORIZED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES


JOHNSON MIRMIRAN & THOMPSON, INC.

615 CRESCENT EXECUTIVE COURT
SUITE 106
LAKE MARY FL 32746

LICENSE NUMBER: CA5917


EXPIRATION DATE: FEBRUARY 28, 2021

Always verify licenses online at MyFloridaLicense.com



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This is your license. It is unlawful for anyone other than the licensee to use this document.



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkwy Tallahassee, Florida 32399-6500

License No.: **LB8146**

Expiration Date February 28, 2021

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

JOHNSON, MIRMIRAN & THOMPSON, INC
2400 E COMMERCIAL BLVD STE 800
FORT LAUDERDALE, FL 33308-4004

nicole fried

NICOLE "NIKKI" FRIED
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

State of Florida

Department of State

I certify from the records of this office that JOHNSON, MIRMIRAN & THOMPSON, INC. is a Maryland corporation authorized to transact business in the State of Florida, qualified on March 7, 1985.

The document number of this corporation is P05237.

I further certify that said corporation has paid all fees due this office through December 31, 2020, that its most recent annual report/uniform business report was filed on February 3, 2020, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Third day of February, 2020*



Randy Lee
Secretary of State

Tracking Number: 3376064636CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

Personnel

JMT's proposed personnel resumes are displayed within our Standard Form (SF) 330 in Section 4 of this submittal. We have included only resumes of the key personnel.

Standard Form 330

JMT's Standard Form 330 is located on the following pages.

ARCHITECT – ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Turnbull Creek Community Development District, St. Johns County, FL

2. PUBLIC NOTICE DATE

June 29, 2020

3. SOLICITATION OR PROJECT NUMBER

N/A

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Jason Evert | Project Manager

5. NAME OF FIRM

Johnson, Mirmiran and Thompson, Inc. (JMT)

6. TELEPHONE NUMBER

904-476-9571

7. FAX NUMBER

N/A

8. E-MAIL ADDRESS

jevert@jmt.com

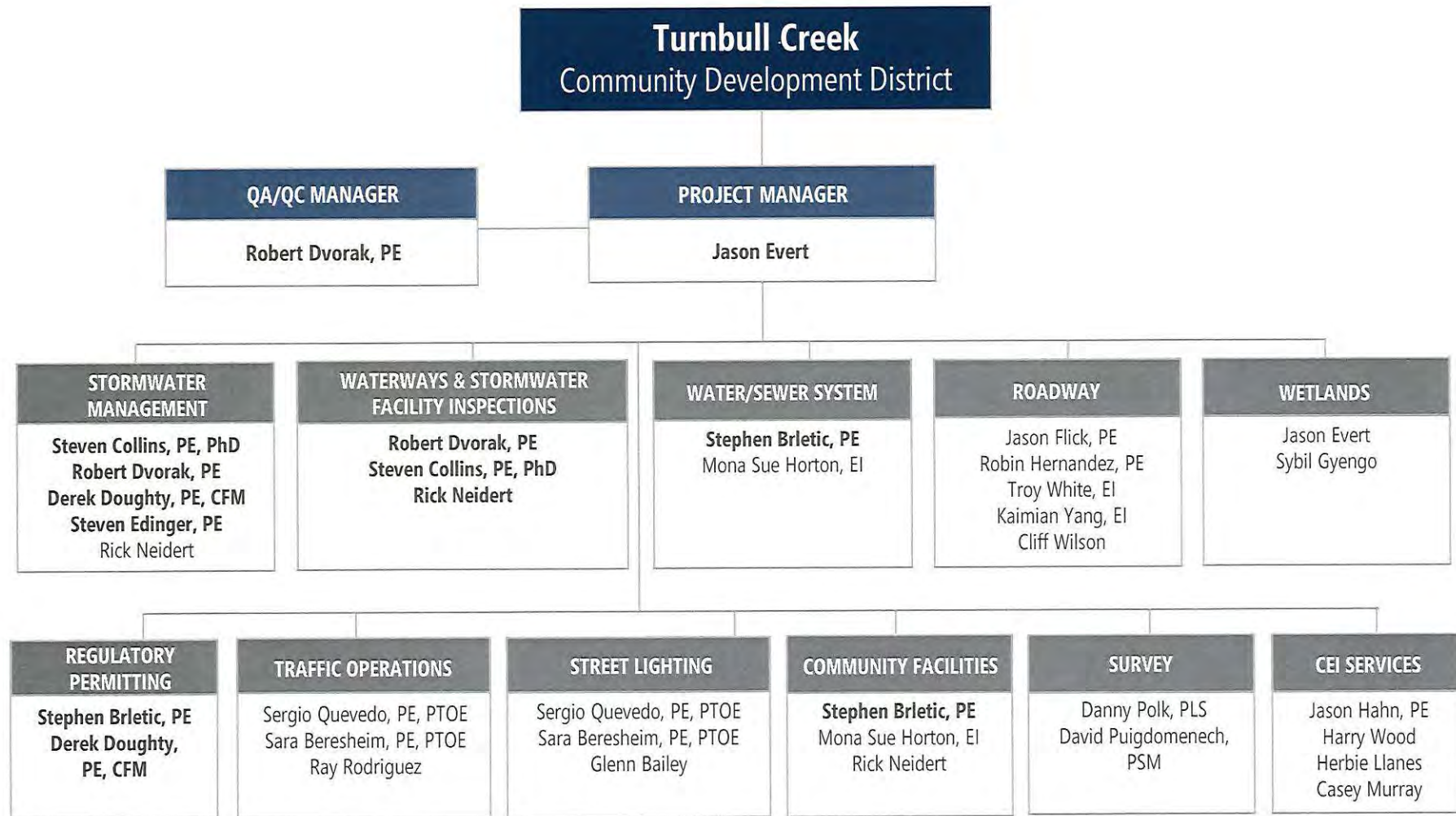
C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER	SUBCON-TRACTOR			
a.	X				Johnson, Mirmiran and Thompson, Inc. (JMT) <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	2008 Riverside Avenue, Suite 200 The Renaissance at Riverside Building Jacksonville, Florida 32204	Civil Engineering and Surveying
b.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached)



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Jason Evert	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL</td> <td>b. WITH CURRENT FIRM</td> </tr> <tr> <td align="center">25</td> <td align="center">4</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	25	4
a. TOTAL	b. WITH CURRENT FIRM						
25	4						
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran & Thompson, Inc. (JMT) Jacksonville, FL							
16. EDUCATION (DEGREE AND SPECIALIZATION) BS, Biology, Hope College, 1993; MS, Biology, University of Florida, 1999; Continuing Education: University of Florida, Botany, 2000; University of North Florida, Conservation Biology, 2001; Univ. of Queensland, Tropical Coastal Ecosystems, 2015		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Authorized Gopher Tortoise Agent #GTA-00027; FL Stormwater, Erosion, and Sedimentation Control Inspector #28385; American Fisheries Society Associate Fisheries #2363					
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Evert has been performing natural resource research and analysis, environmental planning, and permitting for 25 years. Most of his projects involve complex regulatory issues and a significant amount of documentation, including that necessary for NEPA and ESA (e.g., federal ecosystem restoration projects and dredging projects). His experience is drawn from previous positions in both the private and state/federal government sectors, which afforded him opportunities to work on projects set in marine, estuarine, freshwater, and wetland locations. His role currently comprises project management for permitting of transportation, navigation, and commercial projects, <i>in situ</i> data collection, ecological research, and writing/editing.							
19. RELEVANT PROJECTS							
a. 1) TITLE AND LOCATION (City and State) Fishhawk Ranch Community Development District Engineering Support Hillsborough County, FL (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Environmental Manager. Mr. Evert executed a wetland delineation plan for this CDD. JMT provides engineering services to the Fishhawk Ranch CDD on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Various tasks completed for the Fishhawk Ranch community include: Permit Inventory and Inspection Scheduling – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County. Engineer Transition – This task required coordination with the past EOR for the community to retain and update all documents during a transition and merger of 3 CDDs including maintenance and inventory data and maps, clubhouse equipment inventory, and past CDD owned improvement project data.	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if applicable)</td> </tr> <tr> <td align="center">Ongoing</td> <td align="center">Varies</td> </tr> </table> <input checked="" type="checkbox"/> Check if project performed with current firm			PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)	Ongoing	Varies
PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)						
Ongoing	Varies						
b. 1) TITLE AND LOCATION (City and State) The Bridgewater Community Development District Engineering Support Lakeland, FL (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Environmental Manager. Mr. Evert performed permitting tasks for this CDD. JMT provides engineering services to The Bridgewater CDD on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if applicable)</td> </tr> <tr> <td align="center">Ongoing</td> <td align="center">Varies</td> </tr> </table> <input checked="" type="checkbox"/> Check if project performed with current firm			PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)	Ongoing	Varies
PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)						
Ongoing	Varies						
c. 1) TITLE AND LOCATION (City and State) SR 5 (US 1) from Ponce de Leon Boulevard to Cross Ridge Drive, St. Johns County, FL FDOT District 2 (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Environmental Manager. Mr. Evert executed a wetland delineation and gopher tortoise survey for a nine-mile length of US Highway 1 in order to accommodate re-paving, expansion of turn lanes, and additional safety measures.	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if applicable)</td> </tr> <tr> <td align="center">2018</td> <td align="center">N/A</td> </tr> </table> <input checked="" type="checkbox"/> Check if project performed with current firm			PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)	2018	N/A
PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)						
2018	N/A						
d. 1) TITLE AND LOCATION (City and State) St. Johns Avenue Drainage Improvements, CR 309C to SR 19, Putnam County, FL (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Environmental Manager. Mr. Evert managed all necessary environmental permitting services for drainage improvements along a mile-long roadway through and urban section of Palatka, Florida. Challenges included pond siting, avoidance of wetland impacts, and gopher tortoise management.	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if applicable)</td> </tr> <tr> <td align="center">Ongoing</td> <td align="center">N/A</td> </tr> </table> <input checked="" type="checkbox"/> Check if project performed with current firm			PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)	Ongoing	N/A
PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)						
Ongoing	N/A						
e. 1) TITLE AND LOCATION (City and State) Design and Permitting of Water Oak Road Improvements and Old Haw Creek Road, Flagler County, FL (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Environmental Manager. Mr. Evert is responsible for the permitting on the reconstruction of an existing dirt road with open drainage to a two-way road with 12-foot lanes with a combination of open and closed drainage and signing and marking improvements. This project will connect CR 2006 to Mahogany Road (paved) and the Northern segment of Water Oak Road (paved). A shoulder and sections of guardrail are also included with these improvements. The project is being funded with State Funds under review by FDOT District 5.	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if applicable)</td> </tr> <tr> <td align="center">Ongoing</td> <td align="center">N/A</td> </tr> </table> <input checked="" type="checkbox"/> Check if project performed with current firm			PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)	Ongoing	N/A
PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)						
Ongoing	N/A						

1) TITLE AND LOCATION (City and State) Orange Boulevard Safety Improvements Sanford, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION (if applicable) N/A	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Environmental Manager. Mr. Evert is directing all necessary environmental assessments pertaining to wetlands and protected/regulated species associated with 6-8 new water treatment facilities and three miles of new sidewalk and roadway safety improvements along Orange Boulevard (County Road 431) near Orlando, Florida, in order to improve safety, address drainage deficiencies, enhance pedestrian and bicycle continuity and access throughout the project, and provide a complete set of plans and support documents for letting to construction. Mr. Evert documented soils, land use, protected/regulated species in the project area, including Florida panther, Florida black bears, and gopher tortoises and also completed ten wetland delineations among habitats ranging from low quality (comprising invasive species in between residential lots) to high quality (old-growth hardwood swamp adjoining the St. Johns River). Finally, he conducted Uniform Mitigation Assessment Methods (UMAMs) to determine mitigation requirements and costs and determined the likely cost for permitting and relocation of gopher tortoises.		
1) TITLE AND LOCATION (City and State) Miscellaneous Professional Services for Transportation Development & Design Engineering Services, Hillsborough County, Hillsborough County, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2017 - Ongoing CONSTRUCTION (if applicable) N/A	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Environmental Manager. This contract is a 3-year, \$3 million agreement with the County. JMT has been under similar contracts with Hillsborough County continuously for nearly 20 years. Task work orders are issued from various sections within the Hillsborough County Public Works Department. Recent assignments have included preliminary engineering reports, traffic studies and operational analysis, roadway resurfacing, ADA and safety reviews, intersection improvements and design, roundabout design, traffic operations design, signal installation, drainage improvements, construction inspection, and master planning for sidewalk and intersection improvement programs.		
1) TITLE AND LOCATION (City and State) CCNA Intersection Projects Hillsborough County, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2019 - Ongoing CONSTRUCTION (if applicable) N/A	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Environmental Manager. Provided wetland and protected species assessments for six intersection improvement projects located throughout Hillsborough County. Intersections included Bearss Avenue at Florida Avenue (US 41). Issues included determination of presence and impact evaluation of protected species, critical habitats, wetlands for various alternatives, and assessment of environmental permitting needs.		
1) TITLE AND LOCATION (City and State) Downtown Clearwater Municipal Marina Clearwater, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2008-2010 CONSTRUCTION (if applicable) 2011	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Project Manager. As a subconsultant, Mr. Evert served as project manager and permitting agent, responsible for natural resource surveys and all aspects of environmental (FDEP and USACE, including Section 10 of the Rivers and Harbors Act) permitting and agency coordination for construction of a 200+-slip marina in Clearwater Harbor, Florida. Determination of impacts to protected species (including the Florida manatee), seagrasses, and water quality were important considerations, as was coordination with US Coast Guard to ensure that the structures were properly lighted and would not impede navigation of the adjacent federal channel.		
1) TITLE AND LOCATION (City and State) General Engineering Services, SWFWMD Tampa Bay, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2019-2024 CONSTRUCTION (if applicable) N/A	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. JMT was selected as a consultant SWFWMD's General Engineering Services contract. This contract allows JMT to work on the specific task items within each Chapter for SWFWMD, as requested. Mr. Evert is serving as project manager for tasks related to environmental and biological monitoring and assessments, soils and cultural resource assessments, environmental permitting support, development of water quality monitoring plans, and univariate and multivariate statistical analysis and modeling.		
1) TITLE AND LOCATION (City and State) CR 361B over Rocky Creek Bridge Replacement PD&E Study Taylor County, FL, FDOT District 2	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2018 CONSTRUCTION (if applicable) N/A	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Environmental Manager. JMT is a subconsultant who has been retained by FDOT for this project. The nature of the Project is to provide alignment alternative investigation in support of the Project Development and Environment (PD&E) Study for the replacement of the existing structurally deficient bridge (BN 3800070) on CR 361B over Rocky Creek in Taylor County, Florida, located northwest of Perry, Florida, and associated roadway improvements. JMT is providing the Environmental Analysis and Reports.		
1) TITLE AND LOCATION (City and State) Wekiva 7B – SR 46 from West of Center Road to I-4 Seminole County, FL, FDOT District 5	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2018 CONSTRUCTION (if applicable) N/A	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Environmental Manager. Mr. Evert is overseeing the JMT team, which is undertaking field evaluations, wetland delineation, and assessment of mitigation required to obtain environmental permits for the planned six-laning of SR 46 from Orange Blvd. to I-4 in Seminole County, FL.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Steven Collins, PhD, PE		13. ROLE IN THIS CONTRACT Senior Engineer – Water Resources		14. YEARS EXPERIENCE	
				a. TOTAL 15	b. WITH CURRENT FIRM 4
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) | Lake Mary, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) PhD / Biology | ME / Agricultural and Biological Engineering BS / Biological Systems Engineering			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer | FL, No. 80872; SC, No. 33335; MD, No. 37647;		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Dr. Collins is a water resources engineer with experience in highway drainage design, stormwater management BMP designs, hydrologic/hydraulic and sediment transport modeling, erosion and sediment control, watershed assessments and planning, TMDL/WIP/MS4 compliance, wetland mitigation, stream restoration and stabilization, landscape design, construction inspection, cost estimating, water quality analyses, and permitting. He has experience using ICPv4, ArcGIS 10.x, HEC-RAS, HEC-HMS, HSPF, EPA-SWMM, XP-SWMM, TR-20, TR-55, HY-8, AutoCAD Civil 3D, and MicroStation.					
19. RELEVANT PROJECTS					
1) TITLE AND LOCATION (City and State) River Bend Community Development District (CDD) Engineering Support, Hillsborough County, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) Varies	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Drainage Engineer. JMT is providing engineering services to the River Bend Community Development District (CDD) in Ruskin, Florida, on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the River Bend community include: Permit Inventory and Inspection Scheduling | This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County. Amenity Center Drainage Improvements | The River Bend CDD has experience chronic flooding due to rapid expansion of the amenities within the parcel without accommodating additional stormwater runoff. JMT performed survey, design, permitting, and construction administration services to address existing flooding occurring at the access, parking lot, playground, tennis court, pool equipment area, and open spaces. The improvements will accommodate future amenity projects through total buildout of the parcel.		<input checked="" type="checkbox"/> Check if project performed with current firm			
1) TITLE AND LOCATION (City and State) South Fork Community Development District (CDD) Engineering Support, Riverview, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) Varies	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Drainage Engineer. JMT is providing engineering services to the South Fork Community Development District (CDD) in Riverview, Florida, on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the South Fork community include Permit Inventory and Inspection Scheduling, Pond Bank Restoration, Traffic Analyses, and Pond Maintenance Plan.		<input checked="" type="checkbox"/> Check if project performed with current firm			
1) TITLE AND LOCATION (City and State) Water Oak Road Improvements Flagler County, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) N/A	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Drainage Design for the reconstruction of an existing dirt road with open drainage to a two way road with 12-foot lanes, a combination of open and closed drainage with signing and marking improvements. This project will connect CR 2006 to Mahogany Road (paved) and the Northern segment of Water Oak Road (paved). A shoulder and sections of guardrail are also included with these improvements. The project is being funded with State Funds under review by FDOT District 5.		<input checked="" type="checkbox"/> Check if project performed with current firm			
1) TITLE AND LOCATION (City and State) Orange Boulevard Safety Improvements Sanford, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) N/A	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Drainage Engineer. Dr. Collins is managing the drainage design team for with three miles of new sidewalk and roadway safety improvements along Orange Boulevard (CR 431) from ST 46 to Monroe Rd. The proposed design is alleviating localized flooding issues, and conveyance will be improved along the entire corridor. Dr. Collins is responsible for the design and supporting hydrologic and hydraulic calculations for bridge widening and associated required stabilization, ditch retrofits to eliminate deep ditches within the clear zone while providing conveyance for local and offsite runoff. Both shallow, roadside ditches and a closed stormdrain system with ditch-bottom and curbside inlets are being designed. At one location where the improvements encroach on a mapped floodplain, a compensation area that replaces the lost storage volume is proposed. Dr. Collins is also supporting the design of seven stormwater BMPs.		<input checked="" type="checkbox"/> Check if project performed with current firm			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Robert Dvorak, PE		13. ROLE IN THIS CONTRACT QA/QC Manager / Senior Engineer – Water Resources		14. YEARS EXPERIENCE	
				a. TOTAL 34	b. WITH CURRENT FIRM 24
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) | Tampa, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) BSE, Agricultural Engineering, University of Florida, 1984			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer FL 40962		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Dvorak is responsible for managing the water resource projects for Johnson, Mirmiran and Thompson, Inc. as well as the design, hydrologic and hydraulic modeling, and regulatory permitting for a wide range and variety of projects. He has over 33 years of professional civil engineering experience, all in the state of Florida. His experience with the implementation of local and state regulations has enhanced his ability to expedite the permitting process with the U.S. Army Corps of Engineers (ACOE), the Department of Environmental Protection (DEP), the regional Water Management Districts (WMD's), and the Florida Department of Transportation (FDOT).					
19. RELEVANT PROJECTS					
1) TITLE AND LOCATION (City and State) Heritage Springs Community Development District Engineering Support Pasco County, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) Varies	
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. JMT serves as District Engineer for the Heritage Springs CDD and our recent tasks have been varied, including permit inventory and inspections, coordination of and recommendations for maintenance of wetland and mitigation areas, design of drainage improvements, and repair of erosion and scour problems on stormwater ponds, open conveyances, and weirs. For most projects, in addition to design and permitting services, JMT has provided construction support including RFP development, bidding assistance through construction observation and project close-out. JMT also completed a synthesis of research literature regarding the use of grass carp to control nuisance vegetation in stormwater detention ponds. A report with recommendations was presented to the Board.				
1) TITLE AND LOCATION (City and State) Oak Creek Community Development District Engineering Support Hillsborough County, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) Varies	
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. JMT provides engineering services to the Oak Creek CDD in Wesley Chapel on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the Oak Creek community include: Basketball Court – JMT is preparing plans to construct a basketball court to add to the existing amenities in the vicinity of the clubhouse pool. JMT will also oversee contractor bidding and construction phase services. Trail Boardwalks – JMT is preparing plans to construct a pedestrian boardwalk in two locations within the community to connect existing trails through wetlands and over creeks to provide residents with access to the natural uplands to utilize as a picnic or walking trail amenity.				
1) TITLE AND LOCATION (City and State) Fishhawk Ranch Community Development District Engineering Support Hillsborough County, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) Varies	
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Engineer. JMT provides engineering services to the Fishhawk Ranch CDD on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Various tasks completed for the Fishhawk Ranch community include: Permit Inventory and Inspection Scheduling – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County. Engineer Transition – This task required coordination with the past EOR for the community to retain and update all documents during a transition and merger of 3 CDDs including maintenance and inventory data and maps, clubhouse equipment inventory, and past CDD owned improvement project data.				
1) TITLE AND LOCATION (City and State) SWFWMD – Professional Engineering Consultant Services for Regulatory Review, Evaluation and Related Work - Hernando County, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2006 - 2012		CONSTRUCTION (if applicable) N/A	
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. JMT provided engineering services concerning regulatory review and evaluation of permit application on an as-needed basis pursuant to individual work orders. The project services included: ERP application reviews, field inspections, as-built processing, computer modeling, meetings with District staff and consultants, project evaluation reports including final regulatory determinations, and presentations for informal dispute resolution and formal expert witness testimony. JMT processed more than a thousand assigned files in over 50 work orders involving review and evaluation of Statement of Completion and as-built drawings.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Stephen Brletic, PE		13. ROLE IN THIS CONTRACT Senior Engineer – Civil		14. YEARS EXPERIENCE	
				a. TOTAL 9	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) | Tampa, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) BS in Civil Engineering, University of North Florida, 2011			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer, Florida (81281)		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Brletic has 9 years of experience in land development engineering in the Tampa Bay area. His project experience includes design and permitting for a wide range of projects, including residential subdivisions, commercial developments, and borrow pits. He routinely performs the functions necessary to design and permit land development projects.					
19. RELEVANT PROJECTS					
1) TITLE AND LOCATION (City and State)		2) YEAR COMPLETED			
Fishhawk Ranch Community Development District Engineering Support Hillsborough County, FL		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) Varies	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm			
a.	Project Manager. JMT provides engineering services to the Fishhawk Ranch CDD on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Various tasks completed for the Fishhawk Ranch community include: Permit Inventory and Inspection Scheduling – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County. Engineer Transition – This task required coordination with the past EOR for the community to retain and update all documents during a transition and merger of 3 CDDs including maintenance and inventory data and maps, clubhouse equipment inventory, and past CDD owned improvement project data.				
1) TITLE AND LOCATION (City and State)		2) YEAR COMPLETED			
Lexington Oaks Community Development District Engineering Support Pasco County, FL		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) Varies	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm			
b.	Project Manager. JMT provided engineering services on a work order basis to serve as District Engineer for the Lexington Oaks CDD. The District is an approximately 800-acre master planned golf course development consisting of over 500 residential units and commercial buildings. Work orders included addressing pond erosion problems and sinkhole concerns, analysis of parking lot flooding, negotiations with the county for safety improvements to roadways, and assistance in repair for walls.				
1) TITLE AND LOCATION (City and State)		2) YEAR COMPLETED			
Mira Lago West Community Development District Engineering Support Ruskin, FL		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) Varies	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm			
c.	Project Manager. JMT provides engineering services to the Mira Lago West CDD in Ruskin on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Various tasks completed for the Mira Lago West community include: Permit Inventory and Inspection Scheduling – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County. Pond Bank Restoration – JMT performed surveying, design and construction administration tasks for the reconstruction and restoration of the pond banks on numerous stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. Adjacent Development Impact Management – This task required coordination with state permit agencies and private developers to coordinate impacts to the existing community caused by the new construction of a subdivision adjacent to the CDD owned properties and residential lots.				
1) TITLE AND LOCATION (City and State)		2) YEAR COMPLETED			
Oak Creek Community Development District Engineering Support Hillsborough County, FL		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) Varies	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm			
d.	Design Engineer. JMT provides engineering services to the Oak Creek CDD in Wesley Chapel on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the Oak Creek community include: Basketball Court: JMT is preparing plans to construct a basketball court to add to the existing amenities in the vicinity of the clubhouse pool. JMT will also oversee contractor bidding and construction phase services. Trail Boardwalks: JMT is preparing plans to construct a pedestrian boardwalk in two locations within the community to connect existing trails through wetlands and over creeks to provide residents with access to the natural uplands to utilize as a picnic or walking trail amenity.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Derek Doughty, PE, CFM, D.WRE		13. ROLE IN THIS CONTRACT Senior Engineer – Water Resources		14. YEARS EXPERIENCE	
				a. TOTAL 33	b. WITH CURRENT FIRM 2
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) | Tampa, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) MS, Engineering University of South Florida, Tampa, FL BS, Applied Mathematics, Worcester Polytechnic Institute, Worcester, MA			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer, FL 54010 Certified Floodplain Manager US-16-08997		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Doughty has over 33 years of diversified civil engineering experience, including 26 years in hydrologic and hydraulic modeling of stormwater conveyance systems and management facilities. Derek has extensive experience in watershed management, master planning, land engineering and planning, developments of regional impact, stormwater projects, commercial, single-family and multi-family site development engineering, and roadway design. His responsibilities include project management, lead technical engineer, and project engineer while involved in planning, design and permitting services for a wide range of public and private projects.					
19. RELEVANT PROJECTS					
1) TITLE AND LOCATION (City and State) Heritage Springs Community Development District Engineering Support Pasco County, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) Varies	
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Engineer. JMT serves as District Engineer for the Heritage Springs CDD and our recent tasks have been varied, including permit inventory and inspections, coordination of and recommendations for maintenance of wetland and mitigation areas, design of drainage improvements, and repair of erosion and scour problems on stormwater ponds, open conveyances, and weirs. For most projects, in addition to design and permitting services, JMT has provided construction support including RFP development, bidding assistance through construction observation and project close-out. JMT also completed a synthesis of research literature regarding the use of grass carp to control nuisance vegetation in stormwater detention ponds. A report with recommendations was presented to the Board.				
1) TITLE AND LOCATION (City and State) Lexington Oaks Community Development District Engineering Support Pasco County, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) Varies	
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Engineer. JMT provided engineering services on a work order basis to serve as District Engineer for the Lexington Oaks CDD. The District is an approximately 800-acre master planned golf course development consisting of over 500 residential units and commercial buildings. Work orders included addressing pond erosion problems and sinkhole concerns, analysis of parking lot flooding, negotiations with the county for safety improvements to roadways, and assistance in repair for walls.				
1) TITLE AND LOCATION (City and State) Bullfrog Creek Hazard Mitigation Support, Hillsborough County Hillsborough County, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2017-2018		CONSTRUCTION (if applicable) N/A	
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager and Lead Technical Engineer. Mr. Doughty served as project manager and lead technical engineer supporting Hillsborough County's Hazard Mitigation program with the processing of an MT-2 application to FEMA that resulted in the modification of four Flood Insurance Rate Map (FIRM) panels. Tasks in this process included review of the current SWMM 5 model parameterization and floodplain/floodway delineations, comparison of current model information with the effective Hillsborough County SWMM 4 modeling, identification and delineation of floodplain/floodway boundary tie-ins, preparation of the Letter of Map Revision application and response to comments, public outreach, and significant coordination with FEMA and Hillsborough County. JMT obtained the Letter of Determination from FEMA with an effective date in April 2018 and assisted the County in the protest and appeal period.				
1) TITLE AND LOCATION (City and State) Tampa Bay Boulevard Linear Park, City of Tampa Tampa, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2017 - 2018		CONSTRUCTION (if applicable) Ongoing	
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Drainage Engineer. JMT provided design, permitting, and construction phase services for roadway improvements and streetscape for Tampa Bay Boulevard between Lois Avenue and Dale Mabry Highway as identified in the Drew Park CRA Masterplan. This included turning the wide median into a walkable linear park by adding sidewalk, benches, lighting, and historic markers.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Steven Edinger, PE		13. ROLE IN THIS CONTRACT Project Engineer – Water Resources		14. YEARS EXPERIENCE	
				a. TOTAL 4	b. WITH CURRENT FIRM 4
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) | Tampa, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) BS / Environmental Systems Engineering			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer, FL 89038		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Edinger graduated with a specialization in watersheds and water resources. His responsibilities include field investigations, storm water management, erosion and sediment control, drainage analysis, and hydraulic designs. Mr. Edinger has worked extensively with Hillsborough County, several Community Development Districts (CDDs) in Florida, and Pennsylvania Department of Transportation (PennDOT).					
19. RELEVANT PROJECTS					
1) TITLE AND LOCATION (City and State) South Fork Community Development District (CDD) Engineering Support Riverview, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) Varies	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE a. Drainage Design Engineer. JMT is providing engineering services to the South Fork Community Development District (CDD) in Riverview, Florida, on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. This task is to add parking spaces to an existing parking lot and resolve a drainage complaint. Mr. Edinger is responsible for hydraulic design, impervious area calculations, and obtaining permits from SWFWMD and Hillsborough County.		<input checked="" type="checkbox"/> Check if project performed with current firm			
1) TITLE AND LOCATION (City and State) Concord Station Community Development District (CDD) Engineering Support, Land O'Lakes, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) Varies	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE b. Drainage Design Engineer. JMT is providing engineering services to the Concord Station Community Development District (CDD) in Land O'Lakes, Florida, on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. This task is to resolve a drainage complaint of standing water. Mr. Edinger is responsible for hydraulic capacity calculations, erosion and sediment control design, and obtaining a permit from Hillsborough County.		<input checked="" type="checkbox"/> Check if project performed with current firm			
1) TITLE AND LOCATION (City and State) Orange Boulevard Safety Improvements Sanford, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) N/A	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE c. Design Engineer. Assisted with drainage design for a 3-mile roadway safety improvement project (Prepared existing/proposed land use, curve number, and drainage area maps). Performed water quantity and quality analysis to assist with the design of 7 stormwater facilities including wet ponds and baffle boxes. Prepared the bridge hydraulic report and hydraulic analysis modeling water surface elevations and scour at Lockhart-Smith Bridge as a result of proposed improvements.		<input checked="" type="checkbox"/> Check if project performed with current firm			
1) TITLE AND LOCATION (City and State) SR 10 from Palafox Street to Chemstrand Road, FDOT District 3 Pensacola, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2018 - Ongoing		CONSTRUCTION (if applicable) N/A	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE d. Drainage Design Engineer. JMT is designing and preparing contract documents for improvements of Alt U.S. 90 (Nine Mile Road) from Palafox Street to Chemstrand Road in Escambia County. The improvements consist of upgrading traffic signals, modifying medians, and adding left turn lanes at unsignalized intersections. Mr. Edinger is responsible for ditch conveyance calculations, storm sewer design, and delineation of drainage areas to inlets and ditches.		<input checked="" type="checkbox"/> Check if project performed with current firm			
1) TITLE AND LOCATION (City and State) Big Bend at Heritage Greens, Hillsborough County Tampa, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) N/A	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE e. Drainage Design Engineer. JMT is designing improvements to Big Bend Road from Heritage Greens Parkway to Summer Brook Place. The improvements consist of widening Big Bend Road to accommodate an eastbound left turn lane and an additional westbound lane; retrofitting existing and connecting pedestrian facilities that are inaccessible or unusable; relocating signalized intersection at Southshore Charter Academy; and modifying an existing roadside ditch. Mr. Edinger is responsible for drainage area delineations, ditch design and conveyance calculations, developing a Stormwater Pollution Prevention Plan (SWPPP), and necessary permitting with FDEP.		<input checked="" type="checkbox"/> Check if project performed with current firm			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 1
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21. TITLE AND LOCATION (City and State) Fishhawk Ranch Community Development District (CDD) Lithia, Hillsborough County, FL	22. YEAR COMPLETED <table> <tr> <td>PROFESSIONAL SERVICES Ongoing</td><td>CONSTRUCTION (If applicable) Varies</td></tr> </table>	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Varies
PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Varies		

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Rizzetta & Company, Inc.	b. POINT OF CONTACT NAME Greg Cox	c. POINT OF CONTACT TELEPHONE NUMBER (813) 933-5571

JMT provides engineering services to the **Fishhawk Ranch Community Development District (CDD)** in **Lithia** on an as-needed basis to assist the community in maintaining and improving its infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Fishhawk Ranch community include:

- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **Engineer Transition** – This task required coordination with the past EOR for the community to retain and update all documents during a transition and merger of 3 CDDs including maintenance and inventory data and maps, clubhouse equipment inventory, and past CDD owned improvement project data.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Johnson, Mirmiran and Thompson, Inc. (JMT)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering, Survey



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2		
21. TITLE AND LOCATION (City and State) The Bridgewater Community Development District (CDD) Lakeland, FL		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES Ongoing</td> <td>CONSTRUCTION (If applicable) Varies</td> </tr> </table>	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Varies
PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Varies			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Rizzetta & Company, Inc.	b. POINT OF CONTACT NAME Grant Phillips	c. POINT OF CONTACT TELEPHONE NUMBER (813) 933-5571
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JMT provides engineering services to **The Bridgewater Community Development District (CDD)** in **Lakeland** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for The Bridgewater community include:

- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Polk County.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson, Mirmiran and Thompson, Inc. (JMT)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering, Survey
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 3
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21. TITLE AND LOCATION (City and State) Harbour Isles Community Development District (CDD) Hillsborough County, FL	22. YEAR COMPLETED <table> <tr> <td>PROFESSIONAL SERVICES Ongoing</td><td>CONSTRUCTION (If applicable) Varies</td></tr> </table>	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Varies
PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Varies		

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Rizzetta & Company, Inc.	b. POINT OF CONTACT NAME Grant Phillips	c. POINT OF CONTACT TELEPHONE NUMBER (813) 933-5571

JMT provides engineering services to the **Harbour Isles Community Development District (CDD)** on an as-needed basis to assist the community in maintaining and improving its infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity and each has a specific scope and schedule which is coordinated through the Board and District Manager.

Various tasks completed for the Harbour Isles community include:

- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **New Fitness Center** – JMT recently completed the site design and permitting for a new fitness center adjacent to the existing clubhouse. Permits were obtained from Hillsborough County and the Southwest Water Management District. We prepared the contract documents, including general conditions, assisted in the bid phase, and provided construction phase services as well. *(Construction budget: \$119,000)*
- **Night Swimming Assessment** – JMT performed light readings and made lighting recommendations with respect to the availability of the community swimming pool during dark hours.
- **Traffic Analyses** – JMT has reviewed the Signal Warrant Study provided by the Florida Department of Transportation for the intersection of US 41/SR 45 at Spindle Shell Way. Discussion with FDOT and the neighboring development are underway.
- **Miscellaneous Assistance** – JMT provides miscellaneous assistance regarding CDD assets, such as:
 - ✓ Reclaimed water assessment and construction
 - ✓ Pool paver subsidence
 - ✓ Nuisance flooding around landscaped areas and pool area
 - ✓ Utility valve subsidence
 - ✓ Monitoring progress of County's plans to extend reclaimed water to the development within the next two years
 - ✓ Decorative lighting assistance

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Johnson, Mirmiran and Thompson, Inc. (JMT)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering, Survey



F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION (City and State) Diamond Hill Community Development District (CDD) Hillsborough County, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES: Ongoing CONSTRUCTION (If applicable): Varies
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Rizzetta & Company, Inc.	b. POINT OF CONTACT NAME Greg Cox	c. POINT OF CONTACT TELEPHONE NUMBER (813) 933-5571

JMT provides engineering services to the **Diamond Hill Community Development District (CDD)** in **Valrico** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Diamond Hill community include:

- **Brilliant Cut Way Drainage Improvements** – JMT performed survey, design, permitting, and construction administration for drainage improvement to alleviate nuisance yard flooding adjacent to CDD ponds and residential properties. *(Construction budget: \$20,000)*
- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **Pond Repairs** - JMT reviewed the stormwater detention pond conditions and performance. Specific concerns were recent repairs to drainage structures and inflow pipe foundations. Data collection and permit evaluation and research, as well as hydraulic and hydrologic calculations, were specific tasks. The final deliverable was a report addressing probable improvements and cost estimates for Phase I. Phase II consisted of developing construction documents for competitive bid. The design improvements consisted of an energy dissipating structure with sand cement armoring and regrading around the pond bottoms and side slopes.



- **Pond Inspections** – JMT reviewed all the permits for the development's 23 ponds and developed an inspection schedule to comply with SWFWMD requirements. JMT performs the necessary pond inspections.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Johnson, Mirmiran and Thompson, Inc. (JMT)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering, Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 5
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21. TITLE AND LOCATION (City and State) Heritage Springs Community Development District (CDD) Wesley Chapel, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Varies
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23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER INFRAMARK	b. POINT OF CONTACT NAME Andrew Mendenhall	c. POINT OF CONTACT TELEPHONE NUMBER (813) 991-1116

JMT provides engineering services to the **Heritage Springs Community Development District (CDD)** in **Trinity** on an as-needed basis to assist the community in maintaining and improving its infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Heritage Springs community include:

- Hole #17 Drainage Improvement Project** – This project involved the design for the regrading of an area of the golf course which had been filled, partially blocking the free flow of water over a 250-foot weir. This design was a compromise between the need to move the water during flood conditions and the need for a dry landing area for golfers. Rip-rap will be used to stabilize areas within the high flow zones along with a stone-filled Geoweb containment system. *(Construction budget: \$35,000)*
- Pond Inspections and Report Writing** – The JMT team conducts inspections and writes reports as part of a professional engineering services as-needed basis assignment. There are 39 water management facilities located in the CDD that require inspection and certification of compliance for SWFWMD. JMT was tasked to research the files at SWFWMD to establish a list of facilities and to prioritize the need for inspection and certification. Currently, JMT is conducting several inspections per quarter year to maintain a satisfactory schedule with SWFWMD.
- Warrington Way Drainage Project** – This project was comprised of a bypass drainage system to capture and route water away from the Warrington Way storm sewer system to alleviate flooding problems. Warrington Way has historically flooded due to elevations in the roadway which are too low, allowing standing water when the flood stage in the adjacent wetlands reaches its peak. The drainage project allows for another outfall to the wetland thus reducing flooding in Warrington Way. This project required JMT to update the Master Drainage Analysis for the development and to provide a hydrologic and hydraulic modeling analysis demonstrating that the proposed project would not adversely impact downstream properties. A modification to the approved ERP was obtained from the Southwest Florida Water Management District. JMT also provided construction management services and handled everything from bidding to construction observation to final close-out. *(Construction budget: \$150,000)*
- Pond Repairs** – This task included ongoing inspection of the ponds and developing plans for specific repairs. These repairs included numerous bank erosions, erosion along the edges of gabions, weir repairs, and flume repairs. JMT also assisted in the project to clear around structures in wetlands to provide for a free flow of water out of the development.
- Grass Carp Research** – JMT completed a synthesis of research literature regarding the use of grass carp to control nuisance vegetation in stormwater detention ponds. A report with recommendations was presented to the Board.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Johnson, Mirmiran and Thompson, Inc. (JMT)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering, Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6		
21. TITLE AND LOCATION (City and State) Lexington Oaks Community Development District (CDD) Wesley Chapel, FL		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES Ongoing</td> <td>CONSTRUCTION (if applicable) Varies</td> </tr> </table>	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) Varies
PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) Varies			
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER INFRAMARK	b. POINT OF CONTACT NAME Bob Nanni	c. POINT OF CONTACT TELEPHONE NUMBER (813) 991-1116		

JMT provides engineering services to the **Lexington Oaks Community Development District (CDD)** in **Wesley Chapel** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Lexington Oaks community include:

- **Pond Bank Restoration** – JMT performed surveying, design and construction administration tasks for the reconstruction and restoration of the pond banks on numerous stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. *(Construction performed to-date: \$450,000)*
- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Pasco County.
- **Pond Maintenance Plan** – The objective of this task was to determine the extent of repair needed for each pond, establish an estimated cost, and prioritize each pond based on the functional performance requirements. Inspections were performed for each pond site noting any issue that would require maintenance or repair. Numerous ponds had erosion on the side slopes and several had control structures that were not functioning as designed due to skimmer settlement or foundation/embankment erosion. A report was prepared and presented to the CDD Board for additional action and as a planning tool to eventually address all the ponds.
- **Amenities Center Drainage Improvements** – JMT performed survey and design to alleviate extensive flooding that kept residents from utilizing playcourts and fields as well as prohibiting maintenance. *(Construction budget: \$40,000)*
- **ADA Facility Compliance** – JMT developed a list of needed facility improvements to bring the CDD into compliance with ADA requirements. We have developed plans for the first set of new sidewalks, which will be constructed in the next few months.
- **Reserve Study** – JMT has prepared two updates to the CDD's Reserve Study.
- **Court Resurfacing** – JMT prepared plans for the resurfacing of two tennis courts and one basketball court. *(Construction budget: \$15,000)*
- **Pool Heating Analysis** – JMT prepared a comparative analysis of heating the District's pool using natural gas or propane.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)
	Johnson, Mirmiran and Thompson, Inc. (JMT)	Tampa, FL
		(3) ROLE
		Engineering, Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7		
21. TITLE AND LOCATION (City and State) South Fork Community Development District (CDD) Riverview, FL		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES Ongoing</td> <td>CONSTRUCTION (If applicable) Varies</td> </tr> </table>	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Varies
PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Varies			
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER INFRAMARK	b. POINT OF CONTACT NAME Mark Vega	c. POINT OF CONTACT TELEPHONE NUMBER (813) 991-1116		

JMT provides engineering services to the **South Fork Community Development District (CDD)** in **Riverview** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.



Various tasks completed for the South Fork community include:

- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **Pond Bank Restoration** – JMT performed surveying, design, and construction administration tasks for the reconstruction and restoration of the pond banks on three stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. *(Construction budget: \$209,000)*
- **Traffic Analyses** – JMT has reviewed the Signal Warrant Study provided by the Florida Department of Transportation for the intersection of Ambleside Boulevard at US 301. JMT provided updated traffic counts to determine if the recent development in the area had increased traffic volumes to the point of warranting a signal at this location.
- **Pond Maintenance Plan** – The objective of this task was to determine the extent of repair needed for specific ponds, establish an estimated cost, and prioritize the immediate needs for each pond based on the functional performance requirements. Inspections were performed for each pond site noting any issue requiring maintenance or repair. Numerous ponds had erosion on the side slopes, and several had drainage structures that were not functioning as designed due to becoming dislodged from embankment erosion. A report was prepared and presented to the CDD Board for alternative measures to address the pond issues and RFP packages were prepared for bidding purposes.



Photo credit: James Griffin and Griffin Brothers Civil Construction

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Johnson, Mirmiran and Thompson, Inc. (JMT)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 8
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21. TITLE AND LOCATION (City and State) Oak Creek Community Development District (CDD) Pasco County, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Varies
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23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER INFRAMARK	b. POINT OF CONTACT NAME Mark Vega	c. POINT OF CONTACT TELEPHONE NUMBER (813) 991-1116, 104

JMT provides engineering services to the **Oak Creek Community Development District (CDD)** in **Wesley Chapel** on an as-needed basis to assist the community in maintaining and improving its infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Oak Creek community include:

- Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community when the pond inspections were to be completed, and the parcel number for Pasco County.
- Basketball Court** – JMT performed survey, design, permitting, and construction administration for a basketball court adjacent to their clubhouse pool. The court will also be striped for a dual-use for two pickleball courts. *(Construction budget: \$36,000)*
- Trail Boardwalks** – JMT performed survey, design, permitting, and construction administration for a pedestrian boardwalk in two locations within the community to connect existing trails through wetlands and over creeks to provide residents with safe access to the natural uplands to utilize as a picnic or walking trail amenity. *(Construction budget: \$63,000)*
- Playground Expansion** – JMT performed survey, design, and permitting to expand the existing playground to accommodate a new swing set area for toddlers while maintaining safe ADA access.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Johnson, Mirmiran and Thompson, Inc. (JMT)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering, Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 9
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21. TITLE AND LOCATION (City and State) Mira Lago West Community Development District (CDD) Ruskin, Hillsborough County, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Varies
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23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Rizzetta & Company, Inc.	b. POINT OF CONTACT NAME Bryan Radcliff	c. POINT OF CONTACT TELEPHONE NUMBER (813) 533-2950
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JMT provides engineering services to the **Mira Lago West Community Development District (CDD)** in **Ruskin** on an as-needed basis to assist the community in maintaining and improving its infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Mira Lago West community include:

- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **Pond Bank Restoration** – JMT performed surveying, design, and construction administration tasks for the reconstruction and restoration of the pond banks on numerous stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality.
- **Adjacent Development Impact Management** – This task required coordination with state permit agencies and private developers to coordinate impacts to the existing community caused by the new construction of a subdivision adjacent to the CDD owned properties and residential lots.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Johnson, Mirmiran and Thompson, Inc. (JMT)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering, Survey
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 10
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21. TITLE AND LOCATION (City and State) River Bend Community Development District (CDD) Hillsborough County, FL	22. YEAR COMPLETED <table border="1"> <tr> <td data-bbox="927 262 1177 323">PROFESSIONAL SERVICES Ongoing</td><td data-bbox="1177 262 1484 323">CONSTRUCTION (If applicable) Varies</td></tr> </table>	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Varies
PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Varies		

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Meritus Communities	b. POINT OF CONTACT NAME Debbie Nussel	c. POINT OF CONTACT TELEPHONE NUMBER (813) 397-5120

JMT provides engineering services to the **River Bend Community Development District (CDD)** in **Ruskin** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the River Bend community include:

- Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- Amenity Center Drainage Improvements** – The River Bend CDD has experience chronic flooding due to rapid expansion of the amenities within the parcel without accommodating additional stormwater runoff. JMT performed survey, design, permitting, and construction administration services to address existing flooding occurring at the access, parking lot, playground, tennis court, pool equipment area, and open spaces. The improvements will accommodate future amenity projects through total buildout of the parcel. *(Construction budget: \$119,000)*

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Johnson, Mirmiran and Thompson, Inc. (JMT)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering, Survey




G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS												
26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)										
		1	2	3	4	5	6	7	8	9	10	
Jason Evert	Project Manager	●	●									
Steven Collins, PE, PhD	Senior Engineer – Water Resources							●				●
Robert Dvorak, PE	Senior Engineer – Water Resources	●	●	●	●	●	●	●	●	●	●	●
Stephen Brletic, PE	Senior Engineer – Civil	●	●	●	●	●	●	●	●	●	●	●
Derek Doughty, PE, CFM, D.WRE	Senior Engineer – Water Resources					●	●		●			
Steven Edinger, PE	Project Engineer – Water Resources							●				

29. EXAMPLE PROJECTS KEY			
NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Fishhawk Ranch Community Development District (CDD)	6	Lexington Oaks Community Development District (CDD)
2	The Bridgewater Community Development District (CDD)	7	South Fork Community Development District (CDD)
3	Harbour Isles Community Development District (CDD)	8	Oak Creek Community Development District (CDD)
4	Diamond Hill Community Development District (CDD)	9	Mira Lago Community Development District (CDD)
5	Heritage Springs Community Development District (CDD)	10	River Bend Community Development District (CDD)

H. ADDITIONAL INFORMATION	
30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.	

N/A

I. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts.	
31. SIGNATURE 	32. DATE July 20, 2020
33. NAME AND TITLE Robert Dvorak, PE, Vice President	

STANDARD FORM 330 (6/2004)

1. SOLICITATION NUMBER (if any)

(If a firm has branch offices, complete for each specific branch office seeking work.)

9. EMPLOYEES BY DISCIPLINE

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS


11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number shown at right)

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than \$100,000
2. \$100,000 to less than \$250,000
3. \$250,000 to less than \$500,000
4. \$500,000 to less than \$1 million
5. \$1 million to less than \$2 million

6. \$2 million to less than \$5 million
7. \$5 million to less than \$10 million
8. \$10 million to less than \$25 million
9. \$25 million to less than \$50 million
10. \$50 million or greater

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 7/17/2020
c. NAME AND TITLE Sally P. Philbin, Corporate Marketing Manager	

1. SOLICITATION NUMBER (if any)

(If a firm has branch offices, complete for each specific branch office seeking work.)

9. EMPLOYEES BY DISCIPLINE

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number shown at right)


PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than \$100,000
2. \$100,000 to less than \$250,000
3. \$250,000 to less than \$500,000
4. \$500,000 to less than \$1 million
5. \$1 million to less than \$2 million

6. \$2 million to less than \$5 million
7. \$5 million to less than \$10 million
8. \$10 million to less than \$25 million
9. \$25 million to less than \$50 million
10. \$50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 3/24/2020
c. NAME AND TITLE Sally P. Philbin, Corporate Marketing Manager	

1. SOLICITATION NUMBER (If any)

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME Johnson, Mirmiran & Thompson, Inc.			3. YEAR ESTABLISHED 1971	4. DUNS NUMBER 05-6278633
2b. STREET 2000 East 11 th Avenue, Suite 300			5. OWNERSHIP	
			a. TYPE Corporation	
2c. CITY Tampa	2d. STATE FL	2e. ZIP CODE 33605	b. SMALL BUSINESS STATUS No	
6a. POINT OF CONTACT NAME AND TITLE Robert Dvorak, PE, Project Manager			7. NAME OF FIRM (If block 2a is a branch office) N/A	
6b. TELEPHONE NUMBER (813) 314-0314	6c. E-MAIL ADDRESS rdvorak@jmt.com			
8a. FORMER FIRM NAME(S) (If any) N/A			8b. YR. ESTABLISHED N/A	8c. DUNS NUMBER N/A

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM (2) BRANCH	
01	Acoustical Engineers	2	
05	Archaeologist/Cultural Resources	17	
06	Architects	28	
08 / 58	CADD / Technician	96	4
12	Civil / Transportation Engineers	184	7
14	Computer Programmers/GIS	92	
15	Construction Inspectors	295	1
16	Constr. Engineers/Managers	149	
21	Electrical Engineers	17	
24	Environ. Specialists	61	1
37	Interior Designers	7	
38	Land Surveyors	40	5
39	Landscape Architects	13	
42	Mechanical Engineers	28	
47	Planners	15	
52	Environmental Engineers	53	1
55	Geologists/Geotechnical Engineers	5	
57	Structural Engineers	102	
60	Traffic/ITS Engineers	58	3
62	Water Resources Engineers	56	2
	Other Employees	327	8
Total		1645	32


[illegible]

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

a. Federal Work	6
b. Non-Federal Work	10
c. Total Work	10

1. Less than \$100,000
2. \$100,000 to less than \$250,000
3. \$250,000 to less than \$500,000
4. \$500,000 to less than \$1 million
5. \$1 million to less than \$2 million
6. \$2 million to less than \$5 million
7. \$5 million to less than \$10 million
8. \$10 million to less than \$25 million
9. \$25 million to less than \$50 million
10. \$50 million or greater

The foregoing is a statement of facts.

a. SIGNATURE		b. DATE	4/17/2020
c. NAME AND TITLE			
Robert Dvorak, PE, Vice President			

Client References

Greg Cox | District Manager
Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115, Tampa, FL 33625
(813) 933-5571

Grant Phillips
Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115, Tampa, FL 33625
(813) 933-5571

Mark Vega
Inframark Infrastructure Management Services
2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, FL 33544
(813) 991-1116, 104

Andrew Mendenhall
Inframark Infrastructure Management Services
2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, FL 33544
(813) 991-1116

Debbie Nussel
Meritus Communities
2005 Pan Am Cir #120, Tampa, FL 33607
(813) 397-5120

Insurance Certificates



JOHNMIR-02

JTORREZ

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/22/2019

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 Ames & Gough 8300 Greensboro Drive Suite 980 McLean, VA 22102		CONTACT NAME: PHONE (A/C, No, Ext): (703) 827-2277 FAX (A/C, No): (703) 827-2279 E-MAIL ADDRESS: admin@amesgough.com	
INSURED Johnson, Mirmiran & Thompson, Inc. 2000 East 11th Avenue Suite 300 Tampa, FL 33605		INSURER(S) AFFORDING COVERAGE INSURER A: Lexington Insurance Company A, XV INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 19437	

COVERAGES

CERTIFICATE NUMBER:

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
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPIOP AGG \$ OTHER \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ OTHER \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liab.		020720868	12/1/2019	12/1/2020	Per Claim/Aggregate 10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Retro Date: 1/1/1971

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

ACORD 25 (2016/03)

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Insurance Certificates



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/9/2019

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 Arthur J. Gallagher Risk Management Services, Inc. 11311 McCormick Road, Ste 450 Hunt Valley MD 21031-8622		CONTACT NAME PHONE (A/C, No, Ext): 443-798-7499 FAX (A/C, No): 443-798-7290 E-MAIL ADDRESS: BW2.BSD.Certs@ajg.com	
INSURED Johnson, Mirmiran & Thompson, Inc. 2000 East 11th Avenue Suite 300 Tampa FL 33605		INSURER(S) AFFORDING COVERAGE INSURER A: Zurich American Insurance Company INSURER B: Continental Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 16535 35289	

COVERAGES

CERTIFICATE NUMBER: 689997768

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 GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:		GLO017137405	9/1/2019	9/1/2020	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMPIOP AGG \$ 4,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		BAP017137505	9/1/2019	9/1/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		6011444526	9/1/2019	9/1/2020	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
A	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 N	WC017137806	9/1/2019	9/1/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

CERTIFICATE HOLDER

CANCELLATION

Evidence of Insurance	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)

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Business Ethics

JMT has no circumstances of professional misconduct. JMT is not being investigated judicially or by an administrative agency or a qualification board.

ELEVENTH ORDER OF BUSINESS

From: Charles Labanowski clmcgyver@aol.com
Subject: Digital Sign
Date: July 23, 2020 at 9:37 PM
To: Ernesto Torres etorres@gmsnf.com
Cc: jenk@hgslaw.com, ssweeting@gmsnf.com



Here is the recommendation from the HOA.

Digital Sign Usage

- 1> To be used for meetings and community events (food truck event notification, community yard sale, etc)*
- 2> Welcome home for the military.*
- 3> Federal holiday announcements, such as 4th of July, Veteran's Day, Memorial Day, etc.*
- 4> No Commercial Advertising such as realtor, or other businesses.*
- 5> No homeowner home sale, homeowner yard sale or garage sale announcements.*

Chuck Labanowski

Sent from my iPhone

**MEMORANDUM OF UNDERSTANDING
BETWEEN TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT AND
MURABELLA HOMEOWNERS ASSOCIATION, INC.**

RECITALS

WHEREAS, Turnbull Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and is located in St. Johns County, Florida; and

WHEREAS, Murabella Homeowners Association, Inc. (the “Association”) is a Florida corporation and the owner of certain improvements and property located within the District; and

WHEREAS, the District owns, operates and maintains certain entrance area improvements and property, which infrastructure and property is generally located at _____ and _____ within the District, more particularly described in Exhibit A attached hereto (the “Property”); and

WHEREAS, the Association approached the District regarding donation of funds for the purposes of purchasing digital sign(s) to be placed on the Property for purposes of community information (“Sign”), and the District’s Board of Supervisors has determined it is in the best interests of its residents and paid users to enter into this Memorandum of Understanding regarding payment, maintenance and ownership of the Sign to be installed on the Property; and

WHEREAS, the District and the Association hereby agree to the cost share arrangement set forth herein, with the District retaining ownership, operation and maintenance responsibilities of the Property and the Sign.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Recitals stated above are true and correct and are incorporated herein as a material part of this Memorandum.
2. The Association agrees to contribute fifteen thousand dollars (\$15,000) towards the cost of purchasing the Sign, which may include costs to prepare the Property, electrical installation, labor and other costs related to installation and purchase of the Sign. Upon execution of the Memorandum, the Association shall submit said sums to the District within fifteen (15) days such that the District may execute a purchase order for purchase of the Sign.
3. Upon installation of the Sign, the District shall own, operate and maintain the Sign exclusively and without limitation.

4. The District, in its sole discretion, shall approve the communication and advertising guidelines and policies applicable to the Sign and shall do so consistent with law. However, the District agrees it shall prohibit commercial advertising so long as permitted by law.
5. The Association hereby agrees that nothing herein shall be construed as a waiver of sovereign immunity granted by section 768.28, *Florida Statutes*.
6. The Association understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the activities contemplated under this Memorandum are public records pursuant to Chapter 119, *Florida Statutes*, and are treated as such in accordance with Florida law.
7. This Memorandum shall become effective as of the date below.

IN WITNESS WHEREOF, the undersigned have executed this instrument effective as of August ___, 2020.

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: _____

**MURABELLA HOMEOWNERS
ASSOCIATION, INC.**

By: _____
Name: _____
Title: _____

TWELFTH ORDER OF BUSINESS

{the gift of dance}

**Online Registration for
Fall Now Available...**



**Murabella- Wednesdays
starting 8/19**

4:00pm- 4:45pm

Ages 3-5

4:45pm-5:30

Ages 6-9

\$60 Per Month

(Performance attire not included)

For more information visit:

giftofdance.net

thegiftofdanceclass@gmail.com

904-434-5607



THIRTEENTH ORDER OF BUSINESS

B.

**NOTICE OF MEETINGS
TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Turnbull Creek Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2021** at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092 at 6:30 p.m. on the second Tuesday of each month as follows:

November 10, 2020
January 12, 2021
March 9, 2021
May 11, 2021 (budget approval)
June 8, 2021
August 10, 2021 (budget adoption)
September 14, 2021

C.

1.

Turnbull Creek Community Development District

9655 Florida Mining Blvd., Bldg. 300, Suite 305, Jacksonville, Florida 32257

Memorandum

Date: August 11, 2020
To: Turnbull Board of Supervisors
Ernesto Torres, Richard Whetsel
From: Jerry Lambert, Operations Manager
Erick Hutchison, Amenity Manager
Re: Turnbull Creek CDD
Monthly Murabella Operations Report

The following is a summary of activities related to the RMS operations of the Turnbull Creek Community Development District.

Site Field Manager: Jerry Lambert

- Property maintenance, janitorial, trash cans bags, trash pickup on all roads and common areas and athletic fields, dog pots & mail kiosks & playground areas.
- Daily pool maintenance: chemicals & vacuuming, timer changed & ADA lift chairs maintenance.
- Follow through with resident concerns in regard to property issues, (Ant hills, irrigation breaks, pond bank erosion issues, pond algae and tree issues, etc.)
- Meeting with Duval (Mike Johnson) in regard to landscaping issues and updates.
- Communications with Josh Boucher (Duval) with irrigation leaks as they occurred for repairs.
- Communication with Chris Railing (Future Horizons) for lake work and monthly reports.
- Followed through with Police reports for property damages at Porta Rosa / Verona Way
- Daily auditing of Duval Landscaping
- Pressure Washed both tennis courts
- Quotes & Installation of pickleball lines on tennis courts
- Added a new sidewalk at the mail kiosk in Pescara to help deter lawn damage (\$1200 saving)
- Installed new pool pump impeller, motor and VFD control box to save in operating costs
- Overseen drainage work completed by Duval for the Positano mail kiosk flooding

- Obtained 3 sign proposals and electrical for the proposed new LED community information board on Positano Ave.
- Obtained proposals from various contractors to finalize cost of Aeration in pond # 2 (Positano)

Amenity Manager: Erick Hutchison

- Envera security- Less expensive proposals were submitted
- Fighting Turtles- Had a successful camp, last day was Friday July 31st
- Gift of Dance/Launch cancelled summer camp due to low enrollment
- Reservation system for gym/pool was suspended and normal-ish operating hours have resumed
- Rentals have resumed and Covid waiver was created
- New grill for pool patio was purchased

Other Ongoing Projects: Site

- Drainage issue with St John's County at Pacetti Rd & Positano Ave entrance

Should you have any questions or comments regarding the above information, please feel free to contact me at (248) 807-2763 or Rich at (904) 759-8923.

Riverside Management Services

9655 Florida Mining Blvd, Bldg. 300, Suite 305, Jacksonville, FL 32257



Murabella

Field Operations Manager Report

Date: 8/11/2020 Submitted by Jerry Lambert



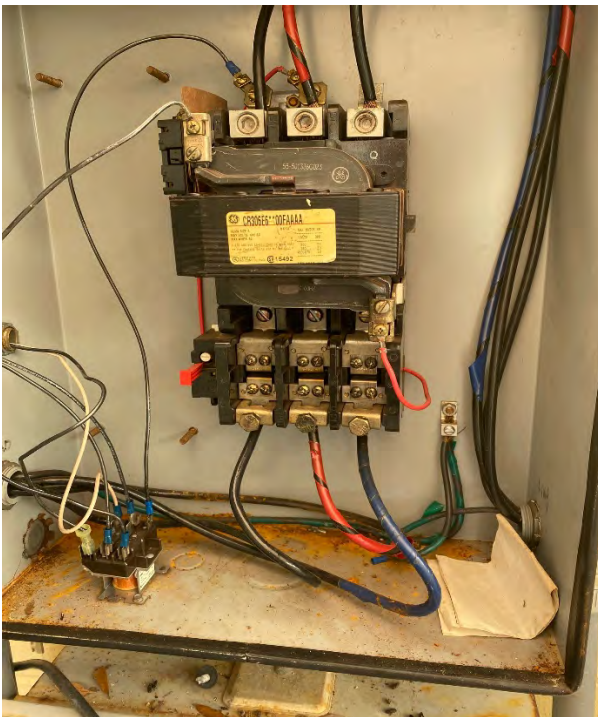
- New Pickle Ball Lines on both tennis courts







- New sidewalk at Pescara mail kiosk





- Replaced bad pool pump motor/impeller and installed new VFD Controller



- Drainage at Positano mail kiosk installed

2.

Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

PROPOSAL

Date	Proposal No.
08/03/20	8528

CUSTOMER

Murabella
Attn: District Manager
475 WEST TOWN PLACE, SUITE #114
ST. AUGUSTINE, FL 32092

PROPERTY

Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

Grade and prep area for sod . install bermuda sod

DESCRIPTION

Mail kiosk sod install

Enhancement/Extra Services

Bermuda Sod (pallet) - Sod installed - pallet

Total: \$3,411.95

By _____
Lemese Graham

Date 8/3/2020
Duval Landscape Maintenance

By _____

Date _____
Murabella

Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

PROPOSAL

Date	Proposal No.
08/03/20	8529

CUSTOMER

Murabella
Attn: District Manager
475 WEST TOWN PLACE, SUITE #114
ST. AUGUSTINE, FL 32092

PROPERTY

Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

DESCRIPTION

Install knockout roses around new light on positano rd

Enhancement/Extra Services

Knockout Rose Red - 3 gal installed

Red Mulch - Bag - Installed - 2cf

Total:	\$502.59
---------------	-----------------

By _____

Lemese Graham

Date 8/3/2020

Duval Landscape Maintenance

By _____

Date

Murabella

Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

PROPOSAL

Date	Proposal No.
08/03/20	8530

CUSTOMER

Murabella
Attn: District Manager
475 WEST TOWN PLACE, SUITE #114
ST. AUGUSTINE, FL 32092

PROPERTY

Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

DESCRIPTION

Removal of Oak tree on pond bank

Enhancement/Extra Services

Total: \$300.00

By _____

Lemese Graham

Date 8/3/2020

Duval Landscape Maintenance

By _____

Date _____

Murabella



Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

PROPOSAL

Date	Proposal No.
06/18/20	7793

CUSTOMER

Murabella
Attn: District Manager
475 WEST TOWN PLACE, SUITE #114
ST. AUGUSTINE, FL 32092

PROPERTY

Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

DESCRIPTION

Aerate Field Area along Roadway at San Marino and seed with Bahai seed

Enhancement/Extra Services

Bahia grass seed

Total:	\$5,003.75
---------------	-------------------

By _____

Lemese Graham

Date 6/18/2020

Duval Landscape Maintenance

By _____

Date _____

Murabella



Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

PROPOSAL

Date	Proposal No.
06/18/20	7792

CUSTOMER

Murabella
Attn: District Manager
475 WEST TOWN PLACE, SUITE #114
ST. AUGUSTINE, FL 32092

PROPERTY

Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

DESCRIPTION

Aerate Side of Road at Messina dr and seed with Bahai seed

Enhancement/Extra Services

Bahia grass seed

Total:	\$800.75
---------------	-----------------

By _____

Lemese Graham

Date 6/18/2020

Duval Landscape Maintenance

By _____

Date

Murabella



Duval Proposal # 7792, 7793

3.

Company	Scope of Work	Cost
Future Horizons / Chris Railing	Install System 5 Diffused air system	\$8,349.44
St Augustine Directional Boring / Tim Cohn	Directional bore 50' under road and sidewalk	\$4,970.00
Adelco Electric / Jeff Cook	Power from mail kiosk to pond bank for secondary panel & meter	\$2,385.00
Duval Landscaping / Mike Johnson	Trench 210', install 1" PVC pipe, bury after installation	<u>\$1,600.00</u>
Total =		\$17,304.44

Note: I have hard quotes for these figures

4.

Turnbull CDD Property Activity

Date Initiated	Task/Issue	Location	Cost/Quote	Budgeted	Contractor	Completed or Target Date	Completed	Status
								Grey = Archived Green = Completed Orange = In Process Red = On Hold
10/7/19	Metal Park Bench/bent, power wash and paint (1units)	Parks	Sample		Scott (1)	Nov. 2019	Y	Completed
10/7/19	Tune up backpack blower, chainsaw & pressure washer	Tunbull CDD	\$30.00		Scott (1)	10/2/19	Y	Completed
10/7/19	Cast Iron Park Grills / Need Replaced / Need Quote	Parks	\$1,500.00		Jerry	10/10/19	Y	Need approval in Nov. CDD meeting / Quoted for \$1500
10/7/19	Remove Dead Deer from Pescara Property	Messina	\$0.00		Jerry	10/702019	Y	Completed
10/7/19	Mailbox box locks / need replaced 15 total	Mail Kiosk	\$1,500.00		Lou Zimmer	11/1/19	Y	Completed by Lou & Keith Zimmer on 10/15/2019
10/7/19	Fire Extinguishers / Annual Inspection due	First Coast	\$75.00		First Coast Fire	10/13/19	Y	Completed on 10/16/2019 by First Coast Fire
10/7/19	Parking lot, pool lights / Need bulb replacements (6)	Parking Lot			Scott		Y	Completed on 10/29/2019
10/7/19	Light on Bridge at amenity Center/ Need new bulbs (18)	Amenity	\$0.00		Scott	10/18/19	Y	Completed / Bulbs in stock
10/7/19	;	Positano Ave	\$0.00		Duval / County	11/1/19	Y	Completed
10/7/19	Christmas decorations outside / Donald McGowan	Amenity	\$4,392.00		Anything Under	11/22/19	Y	Completed Approved on 11/12/2019 at CDD meeting
10/7/19	Covers over Chairs in Clubhouse	Amenity	\$0.00		Jerry	10/14/19	Y	Completed
10/9/19	Windscreens on tennis courts to be put down	Tennis Courts	\$0.00		Scott	10/15/19	Y	Completed by Scott on 10/15/2019
10/9/19	Need updated Poolsure contract for Murabella (Chris)	Poolsure	\$0.00		Jerry	10/23/19	Y	Completed on 10/23/2019 Sent to Sarah Sweeting/ Ernesto
10/10/19	Need utility trailer for PW Use / Put proposal together	Murabella	\$1,200.00		Jerry	10/18/19	Y	Completed
10/10/19	leak in irrigation system (PortaRosa& Messina)	Murabella	\$0.00		Duval/ Josh B.	10/18/19	Y	Completed
10/10/19	Remove Vending Machine on Pool Deck	Pool Area	\$0.00		Barry	10/25/19	Y	To be removed from property by 10/30/2019
10/10/19	Touchup Paint on bridge over pool (yellow)	Pool Area	\$0.00		Scott	11/4/19	Y	Completed on 11/4/2019
10/11/19	Berm along 16 quote from Duval	SR16 (East)	\$6,846.42		Duval	Nov. 2019	Y	Quoted by Duval (Mike Johnson) 10/14/2019
10/11/19	Trim Branches around street lights / Chuck Labonowski	Positano Ave	\$0.00		Scott	10/30/19	Y	Completed on 10/30.2019
10/11/19	Replace damaged contactor for mushroom pump	Pool	\$1,120.00		Crown Pools	10/17/19	Y	Completed on Thursday 10/17/2019
10/15/19	Repair Main Pool Gate card access	Pool	\$0.00		Security 101	10/18/19	Y	Completed on 10/18/2019 / Security 101/ Michelle Sancos
10/15/19	Inspect all playground equipment for rust and damage.	Play grounds	\$0.00		Scott	10/21/19	Y	Completed
10/16/19	3 Proposals to power wash tennis , basketball courts	Courts	\$0.00		Jerry	11/1/19	Y	Completed
10/16/19	3 Proposal to power wash Sunshades	Parks	\$0.00		Jerry	10/31/19	Y	Completed
10/21/19	Repair irrigation line/ control box in Pescara	Pescara	\$0.00		Duval	10/25/19	Y	Completed
10/21/19	Install new rope for volley ball net	Volley Ball	\$40.00		Scott	10/23/19	Y	Completed on 10/23/2019
10/21/19	Drain & Clean fountain in front of amenity (Chlorinate)	Amenity	\$0.00		Scott	10/16/19	Y	Completed on 10/16/2019
10/22/19	Repair Broken Valve Lever on Pool outlet	Pool	\$0.00		Scott	10/25/19	Y	Completed
10/22/19	Research Backflow testing result issues (2 properties)	Community	\$0.00		Jerry	10/23/19	Y	Called Wendy at Bob's Backflow (Completed 10/23/2019) / St John's
10/22/19	Broken Chain on slide in play ground.	Pescara	\$0.00		Scott	10/22/19	Y	Completed
10/22/19	Need new access cards for Eric	Amenity	\$450.00		Jerry/ Brian	10/25/19	Y	Brian ordered from Atlantic Security 3.95 ea / Security 101 is \$3.05 ea
10/29/19	Repair irrigation line leak in Pescara	Pescara	\$0.00		Duval	11/12/20	Y	Completed
10/29/19	Repair monkey bars on San Marino jogging trail	Play Area	\$0.00		Scott	11/12/20	Y	Completed / We just removed the broken piece
11/13/19	Remove fire ant mound in pool area by slide tower	Pool	\$0.00		Scott	11/13/19	Y	Completed
11/14/19	Bee Removal south of basketball court	Basketball area	\$0.00		Scott	11/14/19	Y	Completed
11/5/19	Review Insurance Inspection Report / Correct Violations	Amenity Center	\$0.00		Jerry	11/6/19	Y	Completed Received report 11/5/2019 (Started to address play equip.)
11/12/19	Elliptical plastic guard rubs	Gym	\$0.00		Jerry	11/12/19	Y	See if guard can be adjusted
10/31/19	Sidewalks on Positano need ground down, County	Positano	\$0.00		Scott/ County	11/21/19	Y	Completed 11/21/2019
10/31/19	Repair bad timer on tennis court.	Tennis Courts	\$35.00		Scott	11/13/19	Y	Completed 11/13/2019
11/13/19	Remove dead Goose from Pond at 505 Porta Rosa Circle	Resident	\$0.00		Scott	11/13/20	Y	Did not see this once we got there.
11/11/19	Loose tile by kiddie pool area	Pool	\$0.00		Jerry	11/12/20	Y	Completed
11/12/19	Have Duval weed dirt mound in Pescara (Chuck request)		\$0.00		Jerry	11/12/20	Y	Completed by Jerry
11/13/19	Bad hinge on fence gate to playground	Playground	\$275.00		St Augustine Fence	11/12/19	Y	Completed
11/13/19	Address Excessive ant hills in fields and playgrounds	Pescara	\$0.00		Duval / Mike J	11/11/19	Y	Called Mike / They will do a blanket application Monday 11/11/2019
11/13/19	Obtain parts and build Pressure washing trailer		\$1,500.00		Jerry / Scott	12/1/19	Y	Completed on 12/9/2019
11/13/19	Power wash, clean, straighten and paint 21 park benches	All Property	\$0.00		Jerry / Scott	1/10/20	Y	Completed
11/13/19	Check out pond bank grass damage	2440 E Caparino	\$0.00		Scott	11/13/20	Y	Completed Called Future Horizons (Chris Railing) about over spray
11/13/19	Order and install R.O. water system for kitchen sink	Amenity	\$250.00		Jerry	11/26/19	Y	Completed on 11/26/2019

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11/13/19	Obtain 3 quotes for PW Sunshades, sidewalks, Courts (4)	Amenity Areas	\$0.00		Jerry	11/29/20	Y	Completed
11/13/19	Parcel Mail Boxes	Positano Kiosk	\$3,525.13		Jerry	10/23/19	Y	Completed on 11/20/2019
11/13/19	Remove 7 trees leaning or potentially damaging fence	Terracina Dr	\$0.00		Jerry / Scott	11/13/19	Y	Completed on 11/12/2019
11/18/19	Pool / Lake bulkhead needs evaluated for repairs	Pool Deck	\$5,545.00		Crown Pools	2/7/20	Y	Completed River Stoneworks approved by board 2/12/2020
11/18/19	Dirt needs to be delivered to fill valley on pond back	3839 N Trapani	?		Scott	?	Y	To be included the pond bank erosion issues
11/18/19	Change out locks on bulletin boards at amenity center	Amenity	\$25.00		Jerry	11/18/19	Y	Completed on 11/18/2019
11/21/19	Get 3 quotes for a chainlink cage to store starting blocks	Pool/ Shed	\$0.00		Jerry	12/12/19	Y	Completed
11/25/19	Clean outside of all windows in club house	Amenity	\$0.00		Jerry	12/22/19	Y	Completed on 12/22
11/25/19	Label new mailbox keys with proper box number	Mail Kiosk	\$0.00		Jerry	11/29/19	Y	Completed
11/27/19	Pickup Trailer, Tanks and parts for PW trailer	TSC/ Harb Frt	\$0.00		Jerry / Scott	11/26/19	Y	Completed on 12/9/2019
11/27/19	Irrigation Leak from new fence install 3613 Citara Ct	Citara Ct	\$690.00		Duval / Josh	1/31/03	Y	Completed Bill to homeowner/contrator (St Augustine Fence)
12/2/19	Entrance Street Lights not working correctly	Positano	\$0.00		Scott	12/3/19	Y	Completed
12/10/19	Address ponds, algae, trash and alligator grass	Pescara	\$0.00		Future Horizons	12/10/19	Y	Called Chris Railing to do due diligence to correct this issue, Scheduled
12/13/19	Pavers sinking in front of ourdoo grill.	Amenity	\$0.00		Crown Pools / Jerry	1/31/20	Y	Completed
12/28/20	Repair tire trenches on Verona Way	Verona Way	\$0.00		Duval	1/3/20	Y	Completed
12/22/20	Repair women toilet by installing new insides	Restroom	\$20.00		Scott	12/23/19	Y	Scott replaced on 12/23
11/1/19	Repair ADA Pool Chair lifts	Pool	\$230.00		Jerry	TBD	Y	Completed on 1/27/2020 by Jerry
11/13/19	Order and install park grills for property (5 total)	All Property	\$750.00		Jerry / Scott	1/31/20	Y	Ordered on 1/9/2020 Here on Thursday 1/14/2020
11/13/19	Sunshades Replaced (4) 2 in Pescara & 2 in San Marino	Pescara/S.M.	\$0.00		Southern Recreation	12/20/20	Y	Completed on 2/13/2020
1/2/20	Tree Planting 1/25/2019 / Call Greg Dunn 904-209-0431	Murabella	\$0.00		Community Effort	1/25/20	Y	Scheduled for Saturday 9:30 am on 1/25/2020 1900 seedlings
1/8/20	Broken Kiddie swing (Rubber seat)	Playground	\$105.29		Jerry	1/16/20	Y	Completed on 1/15/2020
1/9/20	Replace 3 landscaped LED lamps at entrance of Pescara	Pescara	\$40.00		Jerry / Scott	1/31/20	Y	Completed
1/13/20	Zip Tie pole pads to basketball backboard poles.	Courts	\$0.00		Scott	1/13/20	Y	Completed
1/13/20	Repair 2 benches that have broken mounts	Round-a bout	\$0.00		Scott	1/31/20	Y	Completed
1/13/20	Excess water on men's bathroom floor (check out)	Gym	\$0.00		Jerry	1/17/20	Y	Checked and cleaned flush valve
1/13/20	Power wash Stone Hedge Structure / Gazebo	Pool Area	\$0.00		Scott	1/24/20	Y	Completed on 1/24/2019
1/13/20	A/C Air Handler Unit Broke down at Amenity Gym	Gym	\$1,206.35		Weather Engineering	1/15/20	Y	Completed on 1/14/2020
1/15/20	Install AED in Gym	Gym	\$0.00		Jerry	1/15/20	Y	Completed on 1/15/2020
1/15/20	Remove 5 large trees in entrance of San Giacomo	San Giacomo	\$0.00		Duval (Mike)	1/25/20	Y	Completed on 1/25/2020
1/15/20	Water fountain needs front panel attached	Play Ground	\$0.00		Jerry	3/1/20	Y	Completed
1/20/20	Replace 5 bad irrigation covers in fields	Property	\$0.00		Duval	2/12/20	Y	Completed
1/20/20	Replace bad lights (Hylides) on 2 tennis courts	Tennis Courts	\$300.00		Scott / Jerry	2/4/20	Y	Completed on 2/4/2018
1/20/20	Replace 12 lights at entrances (Bad ballasts) Hylide	Pescara/ S. M.	\$479.88		Scott / Jerry	2/28/20	Y	Completed on 1/30/2019
1/21/20	Make and install 2 "Please Stay Off Grass" signs	Round a bout	\$40.00		Jerry	1/27/20	Y	Completed on 1/27/2020
1/27/20	Clear out dead limbs (Ragusa) and dead tree logs (San Gia)	San Giacomo	\$0.00		Jerry	1/27/20	Y	Completed on 1/27 Requested by Supervisor
1/28/20	Remove bottom plate on playground gate (trim 1") replace	Playground	\$0.00		Scott	2/1/20	Y	Completed
1/29/20	Replace bad panels in fence of Pescara irrigation pump	Pescara	\$145.00		Jerry	2/14/20	Y	Completed on 2/6/2020
1/28/20	Remove all old straps supporting trees in community	Community	\$0.00		Jerry	1/29/20	Y	Completed on 1/29/2020
1/30/20	Power wash (3) Mail kiosks	Community	\$0.00		Scott	2/28/20	Y	Completed on 2/19/2020
1/31/20	Replace all entrance light bulbs (wall Sconces)	Community	\$105.00		Jerry	2/5/20	Y	Completed on 2/5/2020
1/31/20	Power wash picnic tables in parks	Community	\$0.00		Scott	2/6/20	Y	Completed on 2/6/2020
2/4/20	Add 6 "no Trespassing" signs on berm behind shed area	Berm / Amenity	\$165.00		Scott	2/14/20	Y	Completed on 2/9/2019
2/5/20	Clean wall light fixtures and install new new LED bulbs (7)	Pescara	\$25.00		Jerry	2/14/20	Y	Completed on 2/12/2020
2/7/20	Clean rust stains from fountain	Amenity	\$0.00		Jerry	2/12/20	Y	Completed on 2/12/2020 Best possible
2/7/20	Install Playground gate stop	Playground	\$0.00		Jerry	2/27/20	Y	Completed on 2/27/2018
2/10/20	Zip tie tennis court windscreens that came off from storm	Tennis Courts	\$0.00		Jerry	2/10/20	Y	Completed on 2/10/2020
2/11/20	Walk ponds & assess erosion issues	Community	\$0.00		Jerry	2/12/20	Y	Completed on 2/12/2020
2/18/20	Install (4) "Do not drive or park on Grass" posts/signs	Round-a-bout	\$150.00		Scott	2/18/20	Y	Completed on 2/18/2020
2/19/20	Repair Sloan Valve in men's restroom (gym) stay's running	Men Bathroom	\$0.00		Jerry	2/19/20	Y	Completed on 2/18/2020 Rebuilt valve
2/19/20	Repair irrigation leak on berm on San Giacomo	San Giacomo	?		Duval	2/21/20	Y	Completed on 2/18/2020 From Tree Planting
2/20/20	Set up business account (tax exemption) for Amazon	Office	\$0.00		Jerry	2/20/20	Y	Completed on 2/20/20
2/20/20	Obtain and replace bad sign at park	Memorial Park	\$50.00		Jerry/ Scott	2/22/20	Y	Completed on 2/22/20
2/20/20	Have backflow valves tested for annual inspection	Community	\$240.00		Bob's Backflow, Inc	2/20/20	Y	Completed on 2/20/20
2/20/20	Mainline irrigation line broke (losing 80 GPM)	Pacetti Rd	\$0.00		Duval Irrigation	2/20/20	Y	Completed on 2/23/21
2/20/20	Power wash picnic tables and shelter structure	Memorial Park	\$0.00		Scott	2/22/20	Y	Completed on 2/22/20

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11/13/19	Repair damaged landscape light in kiddie pool area	Kiddie Pool	\$0.00	Scott	3/25/20	Y	Completed
1/13/20	Clean / replace recessed lights pool entrance area	Pool	\$0.00	Jerry	3/31/20	Y	Completed on 3/18
2/7/20	Remove tree on Rugusa	Ragusa	\$0.00	Cory	4/28/20	Y	Completed 4/28/2020
2/26/20	Power Wash Pool Slide Tower and wax	Pool Slide	\$0.00	Scott	3/13/20	Y	Completed
2/26/20	Rent 26' Lift to check out lighting on slide tower	Pool Slide	\$0.00	Scott	3/20/20	Y	Completed
2/26/20	Call/ Schedule Maintenance for HVAC systems (2)	Clubhouse/Gym	\$199.50	Weather Engineering	3/3/20	Y	Completed on 3/3/2020 by Mike Pollard Technician
2/26/20	Power Wash Pool Side sunshade and structure	Pool Area	\$0.00	Scott	3/13/20	Y	Completed
3/2/20	Clean / replace recessed lights pool entrance area	Pool	\$0.00	Jerry	3/13/20	Y	Completed
3/2/20	Repair Playground gate (will not close all the way) sprung	Playground	\$60.00	Jerry	5/11/20	Y	Completed
3/9/20	Clean all light cans and replace (6) bad bulbs under structure	Pool Area	\$25.00	Jerry	3/9/20	Y	Completed 3/9/2020
3/9/20	Repair bad 15 HP Pool Pump	Pool Pump	\$2,132.90	Jerry /Crown Pools	3/14/20	Y	Completed 3/14/2020
3/11/20	Order and install fishing signage for CDD ponds (18)	Ponds	\$1,000.00	Jerry	4/15/20	Y	Completed 4/7/2021
3/11/20	Cut down leaning tree in Pescara park and disgard	Pescara Park	\$0.00	Cory	5/1/20	Y	Completed 4/7/2022
3/11/20	Order and replace (4) ceiling fans under deck pool area	Pool	\$664.72	Jerry	3/20/20	Y	Completed on 3/20/2020
3/13/20	Change bad light on Positano Ave.	Positano Ave	\$35.00	Jerry	3/26/20	Y	Completed
3/20/20	Contact Poolsure for controller issues and maintainance	Pool	\$0.00	Jerry	3/31/20	Y	Completed
3/20/20	Replace broken pool deck "bullet style" light	Kiddie Pool	\$40.00	Jerry	3/20/20	Y	Completed 3/24/2020
3/20/20	Power Wash Pool deck and concrete walls	Pool Area	\$0.00	Scott	3/27/20	Y	Completed 3/27/2020
3/20/20	Change all amenity center locks (interior & exterior) (15)	Amenity Center	\$993.00	Jerry	3/26/20	Y	Completed by Tom Garcia St. Augustine Lock & Key
3/26/20	Replace padlocks and chain in community	Community	\$98.00	Scott	4/3/20	Y	Completed
3/30/20	Power wash Gazebo in soccer field	Soccer Field	\$0.00	Scott	4/2/20	Y	Completed
3/30/20	Power wash side walk in front of amenity (shed to Positano)	Amenity	\$0.00	Scott	4/28/20	Y	Completed
3/30/20	Power wash and disinfect all 3 playgrounds in community	Community	\$0.00	Jerry's Painting	3/30/20	Y	Completed (3) on 3/30/2020 Dan Crawford
4/2/20	Power wash side walks from field gazebo to playground	Playground	\$0.00	Scott	4/9/20	Y	Completed 4/9/2020
4/2/20	Replace broken Dog Pot	Pescara	\$375.00	Cory	5/14/20	Y	Completed 5/14/2021
4/2/20	Scrub Pool gutters	Pool	\$0.00	Scott	4/2/20	Y	Completed
4/6/20	Broken irrigation line in Pescara	Pescara	\$725.00	Duval	4/9/20	Y	Repaired 4/9/2020
4/6/20	Replace pressure washing hoses. Broke last week	Trailer	\$228.51	Scott	4/6/20	Y	Scott completed on 4/6/20
4/7/20	Deep clean all kitched appliances	Clubhouse	\$0.00	Richard Waters	4/7/20	Y	Completed
4/9/20	Replace bad leaking spigot at pool deck.	Pool Area	\$10.00	Scott	9/14/20	Y	Completed
4/9/20	Clean all ceiling light recess cans in amenity/ Gym	Clubhouse/Gym	\$0.00	Richard Waters	4/9/20	Y	Completed
4/13/20	Repair / Reattach wind 2 screens from storm	Tennis Courts	\$0.00	Scott	4/14/20	Y	Completed
4/13/20	Drain / repairs hoses pump in fountain / clean and refill	Fountain	\$0.00	Scott	4/14/20	Y	Completed
4/14/20	Clean all HVAC Vents in ceiling in Clubhouse	Clubhouse/Gym	\$0.00	Jerry	4/15/20	Y	Completed
4/14/20	Clean all clubhouse windows (inside & out)	Clubhouse/Gym	\$0.00	Richard Waters	4/16/20	Y	Completed
4/15/20	Install windshield on gator (help with weather)	Gator	\$0.00	Scott	4/15/20	Y	Completed
4/16/20	Paint Office walls and trim	Office	\$70.00	Jerry	4/17/20	Y	Completed
4/20/20	Contact St Johns County about flooding issues at Pecetti	Positano Entr.	\$0.00	Jerry	4/27/20	Y	Completed / Drain issue addressed with blockage removed
4/20/20	Replace carpeting in office	Office	\$199.95	Jerry / Scott	4/24/20	Y	Completed
4/21/20	Wipe / Clean all ceiling vents in clubhouse	Clubhouse/Gym	\$0.00	Richard Waters	4/21/20	Y	Completed
4/23/20	Clean pool gazebo , lights, fan spider webs, ceiling	Pool Deck	\$0.00	Freddie	4/23/20	Y	Completed
4/28/20	Re-attach 3 Wind Screens from storm at tennis courts	Tennis Courts	\$0.00	Corey	4/28/20	Y	Completed
4/28/20	Remove old "No Fishing" signs from now fishing okay ponds	Ponds	\$0.00	Corey	4/28/20	Y	Completed
4/29/20	Demo and re-route conduit/ electrical to fountain panel	Pool Deck Area	\$63.00	Jerry	4/28/20	Y	Completed
4/29/20	Cut down and remove dead tree in Pescara park (Messina)	Pescara	\$200.00	Scott/ Cory	5/1/20	Y	Completed
5/1/20	Order signage for facility (Covid 19 issues)	Facility	\$160.00	Jerry	5/7/20	Y	Completed
5/1/20	Cut down / Remove dead tree in Pescara (near playground)	Pescara	\$100.00	Scott	5/1/20	Y	Completed on 5/4/20
5/4/20	Put up 16 signs around amenity / pool (Covid 19 distancing)	Amenity	\$0.00	Jerry / Erick	5/12/20	Y	Completed on 5/12/20
11/13/19	Outside Playground Equipment/ Rusted, Need Paint	Parks	\$0.00	Scott	6/1/20	Y	Completed
2/3/20	Remove old schilling holly at Hwy 16 / install new plants	Hwy 16 Berm	\$4,108.50	Duval	5/22/20	Y	Completed
2/3/20	Remove declining juniper at roundabout replace with sod	Round-A-Bout	\$12,515.50	Duval	5/21/20	Y	Completed
2/3/20	Remove old schilling holly at Hwy 16 / install new plants	Amenity Center	\$2,669.98	Duval	5/22/20	Y	Completed
5/6/20	Pressure Wash Basketball Court	Courts	\$0.00	Corey	5/26/20	Y	Completed
5/7/20	18" pot hole on the roundabout on Positano (Need filled)	Roundabout	\$0.00	Jerry	5/13/20	Y	Service request in 5/7/2020 per Linda Robinson WO# 137557
5/8/20	Replace bolts on bench by roundabout (Loose)	Roundabout	\$0.00	Corey	5/14/20	Y	Completed

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5/11/20	Contact County for accident report at roundabout on 5/7	County Sherriff	\$0.00		Jerry	5/11/20	Y	Completed
5/11/20	Trim low tree limbs on the Pescara track	Pescara	\$0.00		Jerry / Duval	5/12/20	Y	Completed on 5/12/2020
5/13/20	Remove Basketball rims due to Covid 19 restrictions	Basketball area	\$0.00		Scott	5/13/20	Y	Completed
5/18/20	Powerwash all 3 mail kiosks for spider webs	Mail Kiosk	\$0.00		Scott / Corey	5/19/20	Y	Completed
5/18/20	Schedule / Tree service to remove dead trees from berms	Jason ShawTree	\$2,500.00		Jason Shaw Tree	6/3/20	Y	Completed
5/19/20	Ride Berms and mark all dead / Diseased trees for Removal	Jason ShawTree	\$0.00		Scott/ Jerry	5/19/20	Y	Completed (16 trees removed)
5/27/20	Get quotes for tennis court resurfacing	Tennis Courts	\$0.00		Jerry	6/1/20	Y	Not approved / Only stripping for Pickle ball approved
5/27/20	Create a Audit check sheet for Duval Landscaping	Office	\$0.00		Jerry	5/27/20	Y	Completed
5/29/20	Install new bolts to mount bench in concrete (Loose)	Roundabout	\$6.00		Scott	5/29/20	Y	Completed
6/1/20	Spray all mail kiosks with Incesticide / spider spray	Mail Kiosk	\$15.00		Corey	6/2/20	Y	Completed
	Above here was completed prior to the June 8th CDD meeting							
Date Initiated	Task/Issue	Location	Cost/Quote	Budgeted	Contractor	Completed or Target Date	Completed	Status
								Grey = Archived Green = Completed Orange = In Process Red = On Hold
2/3/20	New 100 gal oak tree / replacement on Positano	Positano	\$2,057.13		Duval	6/10/20	Y	Completed 6/10/20
2/7/20	Call St. Johns County/ side walk re-grading on San Giacomo	San Giacomo	\$0.00		St Johns County	6/11/20	Y	County is completed / Part A
2/20/20	Quote for 2-1/2 pallets of sod around mail kiosk	San Giacomo	\$1,580.00		Duval	8/4/20	N	Duval to complete their part. / Part B
3/2/20	Replace broken metal trash can lid with new plastic	Round-a-bout	\$80.00		Jerry	8/1/20	Y	Completed
5/6/20	Clean, level and add stone to base of pressure washing cage	Shed Area	?		Scott		N	Need to order 3 yds gravel
5/6/20	Pressure Wash Tennis Courts	Courts	\$0.00		Scott	7/7/20	Y	Completed
5/13/20	Get quotes to replace outdoor drinking fountain	Playground	\$0.00		Jerry	9/30/20	N	On hold at this time
5/13/20	Quote out replacing all entrance lighting fixtures	Community	\$0.00		Jerry	7/30/20	N	Pushed out until late summer 2020
6/1/20	Install pickle ball lines on tennis courts (2)	Tennis Courts	\$1,000.00		Jerry	7/28/20	Y	Completed
6/1/20	Replace 6 bad lights at amenity entrance /	Amenity Center	\$580.00		Adelco Electric	6/9/20	Y	Completed
6/2/20	Touch up paint tennis court chain link fence (flat Black)	Tennis Courts	\$60.00		Scott/ Corey	6/30/20	N	
6/3/20	Replace 5 old broken lanscape lighting to LED's	Amenity (Front)	\$120.00		Scott	6/13/20	Y	Completed
6/8/20	Put up basketball rims and open playground	Basketball Courts	\$0.00		Corey	6/9/20	Y	Completed
6/12/20	Change decorative light pole lamp at pool (mushroom area)	Pool	\$50.00		Scott / Corey	8/12/20	N	Need new LED lamp
6/19/20	Purchase dome tops for 3 trash recepticles	Park Areas	\$200.00		Jerry	12/31/20	N	On Hold (do not need containers at this time)
6/19/20	Get 3 quotes for EMC meesage board plus electrical	Murabella	\$21,929.00		Jerry	8/11/20	N	Completed and presented to Ernesto to Penny Chamberlain (HOA)
6/23/20	Remove many wasp nests around pool slide/ Amenity (10)	Pool Area	\$0.00		Corey/ Scott	6/24/20	Y	Completed
6/23/20	Clean complete shed area behind shed (organize)	Shed Area	\$0.00		Corey / Jerry	6/24/20	Y	Completed
6/23/20	Drain and clean out fountain	Amenity Fountain	\$0.00		Corey	6/23/20	Y	Completed
6/23/20	Add sidewalk from road to mail kiosk 4' x 24'	Pescara Mail Kiosk	\$700.00		Jerry	6/30/20	Y	Completed
6/29/20	Repair backflow valve and fill in hole & add pole	Pescara	\$0.00		Cory	6/30/20	Y	Completed
7/1/20	Install White vinyl poles by 2 backflow valves in fields	Pescara	\$50.00		Jerry	7/1/20	Y	Completed
7/2/20	Wind Screens came down from Strom (1 side)	Tennis Courts	\$0.00		Cory	7/6/20	Y	Completed
7/6/20	Clubhouse Air Handler unit out / Replace	Clubhouse	\$7,592.00		A/C Designs- John	7/10/20	Y	Completed
7/8/20	Tree struck by lightning fell on berm (Need to cutup/ dispose)	2501 Caparina	\$0.00		Scott	7/8/20	Y	Completed
7/8/20	Get quotes on directional boring at mail kiosk (pond Aeration)	Suppliers	\$0.00		Jerry	7/10/20	Y	Completed
7/8/20	Tree on CDD property entruding home at Pescara entrance	105 Terracina	\$0.00		Cory	7/9/20	Y	Completed
7/8/20	Replace motor / impeller on Pool Pump # 2 (Caught fire)	Pool Pump Area	\$4,000.00		Jerry	7/22/20	Y	Completed
7/8/20	Install a VFD controller on Pool Pump	Pool Pump Area	\$1,200.00		Jerry	7/22/20	Y	Completed
7/10/20	Repair all pool umbrella bases (Tap out holes) for screws	Pool Area	\$0.00		Cory	7/20/20	Y	Completed
7/21/20	Replace 4 cart wheels on swim lane reel	Lane Reel	\$0.00		Cory	7/23/20	Y	Completed
7/22/20	Install edging around berm in the pool area (Kiddie area)	Pool	\$100.00		Cory/ Jerry		N	On going
7/28/20	Remove 2 large dead tree branch that fell into a yard from berm	2813 Portafino	\$0.00		Duval	7/28/20	N	
7/29/20	Remove and spray spiders in all 3 mail kiosk's	Mail Kiosk's (3)	\$50.00		Cory	7/12/20	N	
7/29/20	Power wash the 2 sections of concrete bridge (both sides)	Amenity Entrance	\$0.00		Cory	7/15/20	N	
7/29/20	Power wash all pool deck chairs	Pool Area	\$0.00		Cory	7/21/20		
7/30/20	Roots growing into walking path (lifting pavement) 2 places	Memorial Park	\$0.00		Jerry / Corey	8/30/20	N	Need to rent a demo-saw
8/1/20	Trim all low hanging branches in Pescara field	Pescara	\$0.00		Corey	8/6/20	N	Put in piles for Duval to haul away
			\$0.00					

[illegible]

5.

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 1 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 6-15-20	
		Note: Contractual Cycles in Green								208	Deficiencies
1.0 Maintenance											
Growing Season (April 1st - October 31st)		X	X	X	X	X	X	X	X		
1.1 Mowing (by Friday of each week) 5 days / week										Comments	
All turf areas, including 21 pond banks		✓									
Non-Growing Season (November 1st - March 31st)		X	X	X	X	X	X	X	X		
1.1 Mowing (by Friday of each week) 3 days / week										Comments	
All turf areas, including 21 pond banks		✓									
1.2 String Trimming										Comments	
Trimming around all obstacles at every mowing cycle		✓									
1.3 Edging										Comments	
All hardscape and paved trails at each mowing cycle		✓									
1.4 Blowing										Comments	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots		✓									
1.5 Weeding										Comments	
Plant beds, all natural areas and berms		✓									
1.6 Pruning										Comments	
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and		✓									
maintain appropriate distances between pedestrian and vehicle areas.		✓									
Trees (crape Myrtles) shall be pruned when dormant											
Palms trimming shall be done one time per year (June-July)											
1.7 Berms										Comments	
Berms to be cleaned, weeded and manicured, once a year at the same time pine straw is put down											
Shrubs, trees pruned, weeds, sticks and old foliage removed year around		✓								Did go out to one berm behind 232 Port Rosa (clean sticks)	
2.0 Pesticide Application		X	X	X	X	X	X	X	X		
2.1 Turf Pest Control										Comments	
Turf inspected weekly and spot treated		✓									
Owner application can be requested once a year (March)											
Documentation shall be given to owner for proof & chemical											
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, roadways											
Community center and common bermuda grass areas											
Fire ant spot treatments as needed to control mound outbreaks with "other" products (not Top Choice)										Pescara Field Appl.	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 2 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 6-15-20
2 Shrub & Tree Pest Control									Jan	Comments
Shrubs & Trees inspected bi-weekly			✓							
3.0 Fertilization		X	X	X	X	X	X	X		
3.1 Turf Areas										Comments
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers										
Completed in March, May, September & November										
3.2 Shrubs & Trees										Comments
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source (March & September)										
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)										
Seasonal annuals fertilized on 30 day cycles				✓						Fertilized 6-17
4.0 Irrigation (All Inclusive Package) Guidelines		X	X	X	X	X	X	X		Comments
Bi-Weekly Inspections (26 per year)			✓							
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report			✓							
Note: This contract shall include the following at N/C										
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,			✓							
Location or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,			✓							
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering			✓							
These are to be completed within 24 hours of notification.			✓							
Note: Things that fall outside the contract										Comments
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.										
5.0 Mulching										Comments
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth										
Pine straw to be applied to all berm areas twice a year (March & September) 3" depth						✓				STARTED Pine Straw Berms
6.0 Seasonal Color										Comments
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)										
Areas of seasonal color are:										
SR16 / San Giacomo entrance (420 plants per installation)										N/A.
Pacetti Rd / Terracina Dr (85 plants per installation)										
Main entrance at Pacetti Rd (215 plants per installation)										
Amenity center beds and roundabout (612 plants per installation)										
Christmas color display of poinsettias at amenity center entrance at the holidays										

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 1 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 6-22-20
Note: Contractual Cycles in Green										Deficiencies
1.0 Maintenance										
Growing Season (April 1st - October 31st)										
1.1 Mowing (by Friday of each week) 5 days / week										
All turf areas, including 21 pond banks	✓									Comments
Non-Growing Season (November 1st - March 31st)										
1.1 Mowing (by Friday of each week) 3 days / week										
All turf areas, including 21 pond banks	✓									Comments
1.2 String Trimming										
Trimming around all obstacles at every mowing cycle	✓									Comments
1.3 Edging										
All hardscape and paved trails at each mowing cycle	✓									Comments
1.4 Blowing										
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓									Comments
1.5 Weeding										
Plant beds, all natural areas and berms	✓									Comments
1.6 Pruning										
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and	✓									Comments
maintain appropriate distances between pedestrian and vehicle areas.	✓									
Trees (crape Myrtles) shall be pruned when dormant										
Palms trimming shall be done one time per year (June-July)										
1.7 Berms										
Berms to be cleaned, weeded and manicured, once a year at the same time pine straw is put down										Comments
Shrubs, trees pruned, weeds, sticks and old foliage removed year around	✓									
2.0 Pesticide Application										
2.1 Turf Pest Control										
Turf inspected weekly and spot treated	✓									Comments
Owner application can be requested once a year (March)										
Documentation shall be given to owner for proof & chemical										
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, roadways										
Community center and common bermuda grass areas								✓		
Fire ant spot treatments as needed to control mound outbreaks with "other" products (not Top Choice)								✓		← Pool Area

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 2 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 6-22-20
2 Shrub & Tree Pest Control									JS	Comments
Shrubs & Trees inspected bi-weekly										N/A
3.0 Fertilization										
3.1 Turf Areas										Comments
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers										N/A
Completed in March, May, September & November										
3.2 Shrubs & Trees										Comments
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source (March & September)										N/A
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)										
Seasonal annuals fertilized on 30 day cycles										
4.0 Irrigation (All Inclusive Package) Guidelines										Comments
Bi-Weekly Inspections (26 per year)										
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report										N/A
Note: This contract shall include the following at N/C										
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,										
location or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,										
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering										
These are to to completed within 24 hours of notification.										
Note: Things that fall outside the contract										Comments
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.										
5.0 Mulching										Comments
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth										
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth										Pine Straw in process
6.0 Seasonal Color										Comments
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)										
Areas of seasonal color are:										
SR16 / San Giacomo entrance (420 plants per installation)										N/A
Pacetti Rd / Terrancina Dr (85 plants per installation)										
Main entrance at Pacetti Rd (215 plants per installation)										
Amenity center beds and roundabout (612 plants per installation)										
istmas color display of poinsetta's at amenity center entrance at the holidays										

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 1 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 6-29-20											
Note: Contractual Cycles in Green										Deficiencies											
1.0 Maintenance																					
Growing Season (April 1st - October 31st)																					
1.1 Mowing (by Friday of each week) 5 days / week																					
All turf areas, including 21 pond banks	✓									Comments											
Non-Growing Season (November 1st - March 31st)																					
1.1 Mowing (by Friday of each week) 3 days / week																					
All turf areas, including 21 pond banks	✓									Comments											
1.2 String Trimming																					
Trimming around all obstacles at every mowing cycle	✓									Comments											
1.3 Edging																					
All hardscape and paved trails at each mowing cycle	✓									Comments											
1.4 Blowing																					
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓									Comments											
1.5 Weeding																					
Plant beds, all natural areas and berms	✓									Comments											
<div style="float: right; text-align: right;"> Sprayed Berms for weeds (Gail Yapaolo) complaint Fire house Berm </div>																					
											1.6 Pruning										
											Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and	✓									
											maintain appropriate distances between pedestrian and vehicle areas.	✓									
Trees (crape Myrtles) shall be pruned when dormant																					
Palms trimming shall be done one time per year (June-July)																					
1.7 Berms																					
Berms to be cleaned, weeded and manicured, once a year at the same time pine straw is put down										Comments											
Shrubs, trees pruned, weeds, sticks and old foliage removed year around	✓									Comments											
2.0 Pesticide Application																					
2.1 Turf Pest Control																					
Turf inspected weekly and spot treated	✓									Comments											
Owner application can be requested once a year (March)																					
Documentation shall be given to owner for proof & chemical																					
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, roadways																					
Community center and common bermuda grass areas																					
Fire ant spot treatments as needed to control mound outbreaks with "other" products (not Top Choice)																					

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 2 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 6-29-20
2 Shrub & Tree Pest Control									JCL	Comments
Shrubs & Trees inspected bi-weekly			✓							AS NEEDED
3.0 Fertilization		X	X	X	X	X	X	X		
3.1 Turf Areas										Comments
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers					X					
Completed in March, May, September & November					X					
3.2 Shrubs & Trees										Comments
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source (March & September)						X				
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)								X		
Seasonal annuals fertilized on 30 day cycles				X						
4.0 Irrigation (All Inclusive Package) Guidelines		X	X	X	X	X	X	X		Comments
Bi-Weekly Inspections (26 per year)			✓							
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report			✓	→						
Note: This contract shall include the following at N/C										
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,			✓							
Location or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,			✓							
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering			✓							
These are to be completed within 24 hours of notification.			✓							
Note: Things that fall outside the contract										Comments
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.										
5.0 Mulching										Comments
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth						X				
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth						✓				IN PROGRESS PINE STRAW
6.0 Seasonal Color										Comments
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)										
Areas of seasonal color are:										
SR16 / San Giacomo entrance (420 plants per installation)					X					
Pacetti Rd / Terracina Dr (85 plants per installation)					X					
Main entrance at Pacetti Rd (215 plants per installation)					X					
Amenity center beds and roundabout (612 plants per installation)					X					
Christmas color display of poinsettia's at amenity center entrance at the holidays							X			

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Landscape Maintenance Checklist (Duval)	Page 1 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 7-6-20
Note: Contractual Cycles in Green										Deficiencies
1.0 Maintenance										
Growing Season (April 1st - October 31st)		X	X	X	X	X	X	X	X	
1.1 Mowing (by Friday of each week) 5 days / week										
All turf areas, including 21 pond banks		✓								
Non-Growing Season (November 1st - March 31st)		X	X	X	X	X	X	X	X	
1.1 Mowing (by Friday of each week) 3 days / week										
All turf areas, including 21 pond banks		✓								
1.2 String Trimming										
Trimming around all obstacles at every mowing cycle		✓								
1.3 Edging										
All hardscape and paved trails at each mowing cycle		✓								
1.4 Blowing										
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots		✓								
1.5 Weeding										
Plant beds, all natural areas and berms		✓								Completed on 7-7-20
1.6 Pruning										
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and		✓								
maintain appropriate distances between pedestrian and vehicle areas.		✓								
Trees (crape Myrtles) shall be pruned when dormant										
Palms trimming shall be done one time per year (June-July)										
1.7 Berms										
Berms to be cleaned, weeded and manicured, once a year at the same time pine straw is put down										
Shrubs, trees pruned, weeds, sticks and old foliage removed year around		✓								
2.0 Pesticide Application		X	X	X	X	X	X	X	X	
2.1 Turf Pest Control										
Turf inspected weekly and spot treated		✓								
Owner application can be requested once a year (March)										
Documentation shall be given to owner for proof & chemical										
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, roadways										
Community center and common bermuda grass areas										
Fire ant spot treatments as needed to control mound outbreaks with "other" products (not Top Choice)										

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 2 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 7-6-20
2 Shrub & Tree Pest Control									JS	Comments
Shrubs & Trees inspected bi-weekly										
3.0 Fertilization		X	X	X	X	X	X	X	X	
3.1 Turf Areas										Comments
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers										
Completed in March, May, September & November										
3.2 Shrubs & Trees										Comments
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source (March & September)										
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)										
Seasonal annuals fertilized on 30 day cycles										
4.0 Irrigation (All Inclusive Package) Guidelines		X	X	X	X	X	X	X	X	Comments
Bi-Weekly Inspections (26 per year)										
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report										
Note: This contract shall include the following at N/C										N/A
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,										
Location or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,										
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering										
These are to be completed within 24 hours of notification.										
Note: Things that fall outside the contract										Comments
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.										
5.0 Mulching										Comments
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth										
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth										Pine Straw along 16 Entrance berm
6.0 Seasonal Color										Comments
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)										
Areas of seasonal color are:										
SR16 / San Giacomo entrance (420 plants per installation)										N/A
Pacetti Rd / Terrancina Dr (85 plants per installation)										
Main entrance at Pacetti Rd (215 plants per installation)										
Amenity center beds and roundabout (612 plants per installation)										
Christmas color display of poinsettia's at amenity center entrance at the holidays										

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 1 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 7-13-20
Note: Contractual Cycles in Green										Deficiencies
1.0 Maintenance										
Growing Season (April 1st - October 31st)										
1.1 Mowing (by Friday of each week) 5 days / week										
All turf areas, including 21 pond banks	✓									Comments POND 14 NEEDS MOWED
Non-Growing Season (November 1st - March 31st)										
1.1 Mowing (by Friday of each week) 3 days / week										
All turf areas, including 21 pond banks										N/A
1.2 String Trimming										
Trimming around all obstacles at every mowing cycle	✓									Comments
1.3 Edging										
All hardscape and paved trails at each mowing cycle	✓									Comments
1.4 Blowing										
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓									Comments
1.5 Weeding										
Plant beds, all natural areas and berms	?									Comments NEEDS ADDITIONAL WEED SPRAYING IN BEDS & BERMS
1.6 Pruning										
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.										Comments PALMS TRIMMED, DATES CUT OFF 7-13-20
Trees (crape Myrtles) shall be pruned when dormant										
Palms trimming shall be done one time per year (June-July)							✓			
1.7 Berms										
Berms to be cleaned, weeded and manicured, once a year at the same time pine straw is put down										Comments TREES NEED TRIMMED IN PISCAR TRACK area along berms Berm needs mowed on CASCADIA / PISCAR
Shrubs, trees pruned, weeds, sticks and old foliage removed year around										
2.0 Pesticide Application										
2.1 Turf Pest Control										
Turf inspected weekly and spot treated										Comments
Owner application can be requested once a year (March)										
Documentation shall be given to owner for proof & chemical										
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, roadways										
Community center and common bermuda grass areas										
Fire ant spot treatments as needed to control mound outbreaks with "other" products (not Top Choice)										

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 2 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 7-13-20
2 Shrub & Tree Pest Control										Comments
Shrubs & Trees inspected bi-weekly			✓							
3.0 Fertilization		X X X X X X X X X X								
3.1 Turf Areas										Comments
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers										
Completed in March, May, September & November										
3.2 Shrubs & Trees										Comments
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source (March & September)										
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)										
Seasonal annuals fertilized on 30 day cycles										
4.0 Irrigation (All Inclusive Package) Guidelines		X X X X X X X X X X								Comments
Bi-Weekly Inspections (26 per year)			✓							
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report			✓							<i>Repaired one bad head in Pescara</i>
Note: This contract shall include the following at N/C										
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,			✓							
Location or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,			✓							
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering			✓							
These are to be completed within 24 hours of notification.			✓							
Note: Things that fall outside the contract										Comments
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.										
5.0 Mulching										Comments
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth										<i>ASK DUVAL about berm along Fire house (NO Pine straw)</i>
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth										
6.0 Seasonal Color										Comments
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)										<i>N/A</i>
Areas of seasonal color are:										
SR16 / San Giacomo entrance (420 plants per installation)										
Pacetti Rd / Terrancina Dr (85 plants per installation)										
Main entrance at Pacetti Rd (215 plants per installation)										
Amenity center beds and roundabout (612 plants per installation)										
Christmas color display of poinsettia's at amenity center entrance at the holidays										

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 1 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 7-20-20
Note: Contractual Cycles in Green										Deficiencies
1.0 Maintenance										
Growing Season (April 1st - October 31st)										
1.1 Mowing (by Friday of each week) 5 days / week										
All turf areas, including 21 pond banks	✓									Comments
Non-Growing Season (November 1st - March 31st)										
1.1 Mowing (by Friday of each week) 3 days / week										
All turf areas, including 21 pond banks										Comments
1.2 String Trimming										
Trimming around all obstacles at every mowing cycle	✓									Comments
1.3 Edging										
All hardscape and paved trails at each mowing cycle	✓									Comments
1.4 Blowing										
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓									Comments
1.5 Weeding										
Plant beds, all natural areas and berms	✓									Comments
										All weeds on berm were sprayed on 7-21-20 per Mike J.
1.6 Pruning										
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and	✓									Comments
maintain appropriate distances between pedestrian and vehicle areas.	✓									
Trees (crape Myrtles) shall be pruned when dormant										
Palms trimming shall be done one time per year (June-July)										
1.7 Berms										
Berms to be cleaned, weeded and manicured, once a year at the same time pine straw is put down										Comments
Shrubs, trees pruned, weeds, sticks and old foliage removed year around	✓									Trees along berm in Pescara field need trimmed up (branches low)
2.0 Pesticide Application										
2.1 Turf Pest Control										
Turf inspected weekly and spot treated	✓									Comments
Owner application can be requested once a year (March)										
Documentation shall be given to owner for proof & chemical										
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, roadways										
Sanity center and common bermuda grass areas										
Fire ant spot treatments as needed to control mound outbreaks with "other" products (not Top Choice)										

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 2 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 7-20-20
2.2 Shrub & Tree Pest Control									JL	Comments
Shrubs & Trees inspected bi-weekly										
3.0 Fertilization										
3.1 Turf Areas										Comments
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers										
Completed in March, May, September & November										
3.2 Shrubs & Trees										Comments
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source (March & September)										
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)										
Seasonal annuals fertilized on 30 day cycles										
4.0 Irrigation (All Inclusive Package) Guidelines										Comments
Bi-Weekly Inspections (26 per year)										
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report										
Note: This contract shall include the following at N/C										
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,										
Location or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,										
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering										
These are to be completed within 24 hours of notification.										
Note: Things that fall outside the contract										Comments
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.										
5.0 Mulching										Comments
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth										check fire house beran w/ mike J.
Pine straw to be applied to all berm areas twice a year (March & September) 3" depth										
6.0 Seasonal Color										Comments
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)										
Areas of seasonal color are:										
SR16 / San Giacomo entrance (420 plants per installation)										N/A
Pacetti Rd / Terrancina Dr (85 plants per installation)										
Main entrance at Pacetti Rd (215 plants per installation)										
Amenity center beds and roundabout (612 plants per installation)										
Christmas color display of poinsettia's at amenity center entrance at the holidays										

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 1 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 7-27-20
Note: Contractual Cycles in Green gry										Deficiencies
1.0 Maintenance										
Growing Season (April 1st - October 31st)										
1.1 Mowing (by Friday of each week) 5 days / week										
All turf areas, including 21 pond banks	✓									Comments
Non-Growing Season (November 1st - March 31st)										
1.1 Mowing (by Friday of each week) 3 days / week										
All turf areas, including 21 pond banks										N/A
1.2 String Trimming										
Trimming around all obstacles at every mowing cycle	✓									Comments
1.3 Edging										
All hardscape and paved trails at each mowing cycle	✓									Comments
1.4 Blowing										
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓									Comments
1.5 Weeding										
Plant beds, all natural areas and berms										Comments BAD SAU GIACOMO BERM - WEEDS CASCADIA BERM - WEEDS
See Note										
1.6 Pruning										
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and										Comments NOTE! ~ WEEDS were sprayed on 7-24 & 7-27 ~ WEEDS were sprayed on RIVA DEL GARDA BERM on 7-29-20
Maintain appropriate distances between pedestrian and vehicle areas.										
Trees (crape Myrtles) shall be pruned when dormant										
Palms trimming shall be done one time per year (June-July)										
1.7 Berms										
Berms to be cleaned, weeded and manicured, once a year at the same time pine straw is put down										See Above...
Shrubs, trees pruned, weeds, sticks and old foliage removed year around										
2.0 Pesticide Application										
2.1 Turf Pest Control										
Turf inspected weekly and spot treated	✓									Comments
Owner application can be requested once a year (March)										
Documentation shall be given to owner for proof & chemical										
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, roadways										
Community center and common bermuda grass areas										
Fire ant spot treatments as needed to control mound outbreaks with "other" products (not Top Choice)										

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)	Page 2 of 2	Weekly	Bi-Weekly	Monthly	Quarterly	Bi-Yearly	Yearly	As Needed	Audited By (Initials)	Week Starting: 7-27-20
2 Shrub & Tree Pest Control										Comments
Shrubs & Trees inspected bi-weekly			✓							
3.0 Fertilization		X	X	X	X	X	X	X	X	
3.1 Turf Areas										Comments
All lawn areas (entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers										
Completed in March, May, September & November										
3.2 Shrubs & Trees										Comments
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source (March & September)										
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)										
Seasonal annuals fertilized on 30 day cycles										
4.0 Irrigation (All Inclusive Package) Guidelines		X	X	X	X	X	X	X	X	Comments
Bi-Weekly Inspections (26 per year)			✓							
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report			✓							
Note: This contract shall include the following at N/C										
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,			✓							
location or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,			✓							
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering			✓							
These are to be completed within 24 hours of notification.			✓							
Note: Things that fall outside the contract										Comments
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.										
5.0 Mulching										Comments
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth										
Pine straw to be applied to all berm areas twice a year (March & September) 3" depth										Need some Bums Pine STRAWED (CALLED MIKE J.)
6.0 Seasonal Color										Comments
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)										
Areas of seasonal color are:										
SR16 / San Giacomo entrance (420 plants per installation)										N/A
Pacetti Rd / Terrancina Dr (85 plants per installation)										
Main entrance at Pacetti Rd (215 plants per installation)										
Amenity center beds and roundabout (612 plants per installation)										
Christmas color display of poinsettia's at amenity center entrance at the holidays										

FIFTEENTH 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, June 16, 2020 at 6:38 p.m. via Zoom.

Present and constituting a quorum were:

Wil Simmons	Chairman
Chris DelBene	Vice Chairman
Brian J. Wing	Supervisor
Chuck Labanowski	Supervisor
Diana Jordan-Burks	Supervisor

Also Present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Mike Yuro	District Engineer
Jerry Lambert	Operations Manager
Erick Hutchinson	Amenity Manager
Michael Johnson	Duval Landscape Maintenance

The following is a summary of the actions taken at the June 16, 2020 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 6:38 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Shaver stated I think you have done a great job with phasing in the amenities. World Golf Village zip code 32092 had 30 cases on Thursday, on Friday 40 cases and today 45. Our numbers are going up. We just follow what you have been doing and follow what our county is doing, I think you are doing a great job.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Manager (Presenter: Duval Landscape)

1. Duval Audits

Mr. Johnson reviewed what the crews have accomplished since the last meeting.

The board members expressed their appreciation for a much-improved area and Mr. Wing commended Diana and Jerry for doing the audits and inspections.

B. Engineer (Presenter: Mike Yuro)

1. Update on Mail Kiosk Station Drainage

Mr. Torres stated I did share the email from the resident on Garibaldi with the board and staff and that item is closed and it was a total success.

2. 2020 Consulting Engineer's Report

Mr. Yuro stated you have the yearly engineer's report required as part of the master trust indenture, which is an inspection of the main infrastructure, amenity items, recreation items, mail kiosks and things like that to make sure they are all in good working order. Some of them were closed due to the Corona virus but all appeared to be in good working order. The one item I did note in the report, which we have talked about for a long time are the pond banks mostly because the big pond in the middle of the community has severe erosion. This is a formality that gets filed each year.

Mr. Yuro stated I have been working with Ernesto and Jerry on issues associated with the traffic signal. We have been coordinating with the county.

The next item taken out of order.

FIFTH ORDER OF BUSINESS

**Update on Findings Related to Traffic Signal
(Presenter: Ernesto Torres)**

Mr. Torres stated during the May meeting you asked staff to reach out to county personnel regarding the traffic signal installed at the intersection near Pacetti Road and the entrance of Turnbull Creek. Mike Yuro, Lauren Gentry and I had a telephone conference with county staff and in fact the light was placed on CDD property and I asked for the opportunity to bring this back to the board for further direction. Beside the drainage issues, Jerry is working with the county on the same thing. There has been some pump of the drain line and they found some concrete and Mike recommended the line be TV'd. I'm not sure they are going to do that.

Mr. Lambert stated the county contacted the contractor, they have realized there is an issue because there is a big chunk of cement and they are waiting for a time when the contractor can get out there.

Mr. Torres stated I also requested landscaping and that the galvanized pole be painted based on the request of the board.

Ms. Kilinski outlined the pros and cons of both options available to the board, which included either a fee simple deed for portion of Tract A to the county or an easement and after discussion the board directed district counsel to prepare a letter of agreement to include: fee simple to the county rather than an easement, the district's improvements restored, concrete spill cleaned up, certification from the engineer whether it is to replace that section of pipe or whatever the correction is that has blocked drainage and prior to execution of the deed, and the county to pay all legal costs, surveying costs and cost of any repairs.

FOURTH ORDER OF BUSINESS

Discussion of Phase 2 Reopening Standards

Mr. Hutchinson stated Phase 1 we had a lot of limited services, we used mymurabella.com to register on that website and depending on whether you wanted the gym or the pool you would choose a session. It went pretty smoothly. I had originally six people per session for the gym and 50 people per session for the pool. Once everything was in place and working smoothly we started bringing out the chairs. I heard from several people they would like to open things up and I am comfortable opening it up as much as the board wants me to. If you want to open it and go back to how it was pre-covid I will make it happen. If you want it a little more structured, I can do that as well. We have opened the gym as of a couple days ago, it has gone quite well, we do routine sanitation and at the very end, we do a deeper cleaning. Same thing for the pool. I can break it down from several sessions a day to maybe two sessions and increase the time period to 10 – 1:30 then 30-45 minutes for sanitation and personnel adjustments then from 2 to 7 or we can completely open the pool. I will work with whatever you decide. We opened the playground and the basketball courts. People have been playing tennis since we opened up in Phase 1. Do you want to keep it structured through mymurabella.com or dissolve it and move forward as it was pre-covid?

Ms. Kilinski stated there are some general guidelines the insurance company wants to see followed and there remains some Executive Order requirements in place. The legal requirements

set forth in the Phase 2 executive order are much less egregious and I can work with Erick, but they are not nearly as heavy as they were before and generally the guidelines include signage, sanitation practices the district is already undertaking, and setting capacity limits to provide for social distancing, along with discouraging groups of 50 people or more when social distancing is not possible. There may be a point where Erick looks around at the pool deck and says we have reached a point where there is no way we can ensure folks are able to still be 6-feet apart and in those cases we need the flexibility to limit capacity. It is not going to be a stringent number but more of an eyesight test when you see people congregate, I anticipate we will be in Phase 3 or have more direction in the weeks ahead – and depending on numbers, we may find ourselves loosening regulations and then tightening them back up but the Board has given staff the flexibility to make those decisions as necessary.

After board discussion staff was directed to continue to march forward with opening amenities, following insurance and governmental regulations.

SIXTH ORDER OF BUSINESS

Consideration of Contract Deficiency Evaluation Tools (Presenter: Ernesto Torres)

Mr. Torres stated I brought this to the board several months ago, this is the same performance evaluation we used for the amenity management company when they came on board. The board appointed the chair to do that evaluation. I have made some minor adjustments, but it is included under item six of the agenda package. If you want to change anything or do something different then we can discuss it and see where it goes from here. If you want to adopt this form to evaluate all services that are contracted by the district, we can do that.

Mr. Simmons stated this is a good time to interject in terms of the RFP for the engineer job we currently have given to Mike Yuro.

Mr. Torres stated I assume we are in concurrence with the evaluation tool and you would like to discuss the engineer service RFQ.

Mr. Simmons stated yes, also we need to take into consideration that it has been four or five years since we have looked at this area.

Mr. Torres stated I will get with Jennifer and we will put something together.

SEVENTH ORDER OF BUSINESS**Consideration of Proposals for Fiscal Year 2020 Audit Services (Presenter: Ernesto Torres)**

Mr. Torres stated next is consideration of fiscal year 2020 audit services. The audit committee is recommending Berger Toombs Elam Gaines & Frank for a five year commitment at a price of \$19,165.

On MOTION by Mr. DelBene seconded by Mr. Simmons with all in favor the recommendation of the audit committee of Berger Toombs Elam Gaines & Frank as no. 1 was approved and staff was authorized to enter into an agreement for audit services.

EIGHTH ORDER OF BUSINESS**Discussion of Fiscal Year 2021 Budget (Presenter: Ernesto Torres)**

Mr. Torres stated I'm going to make a slight adjustment to the budget based on the new price we received for the audit and I believe we can make that up with the carry forward surplus. Are there any other changes to the budget?

There being none, the next item followed.

NINTH ORDER OF BUSINESS**Consideration of License Agreement for Dance Classes with Gift of Dance (Presenter: Erick Hutchinson)****TENTH ORDER OF BUSINESS****Consideration of License Agreement with Launch Performing Arts Academy Regarding the Use of Certain District Facilities (Presenter: Erick Hutchinson)****ELEVENTH ORDER OF BUSINESS****Discussion of Fighting Turtles Swim Season (Presenter: Erick Hutchinson)**

Mr. Hutchinson I talked to each person in charge as far as programs and they each had similar things, some wanted summer camp, some saying it will only last a week, some left it open ended but they all stated they wanted to do something in July. I can go either way, if the board says that sounds great I'm fine with it and if you decide that is not what you want to go forward with at this point I'm okay with that as well. Gift of Dance said they want to start in July and they have up to eight students. All of them said they would sign a covid waiver so Murabella isn't liable.

Launch wants one week in July for a summer camp, Ms. Hoffman from the Fighting Turtles sent an email that I will summarize for you. Aside from signing covid waivers since they are going to be using the pool for the Fighting Turtles if I start the pool at 10 a.m. for the community I would like them to be out by 10 a.m., that way there is no interruption and she agreed. There will be four kids per lane, two would be staggered on each side to maintain social distancing, no parents on deck, they would create a parent pickup and drop off service so it would not clog the parking lot. Covid screening questions for all swimmers and the swimmers would come dressed and ready to go. No outside vendors and no Saturday meets. The team would provide the typical insurance.

Everything in place before such as the 10% revenue share would still be standard across the board for everybody.

Ms. Hoffman stated we did not have a revenue share, that was the Porpoises. Our registration would go from \$185 down to \$85 per swimmer. Coaches will be on deck, everyone will get background screened and I talked to Ernesto about a parent to volunteer to monitor social distancing along with a swim team board member.

Ms. Kilinski stated we have a covid waiver we produced for all of our license agreements at other districts, we have also floated that through your insurance carrier to make sure that it meets their concerns. If we approve these license agreements I would make it contingent on them executing those covid waivers, which is a release acknowledging that we can't ensure that covid isn't present at our facilities and that by entering they assume the risk of the virus potentially being there and also being around other people.

Mr. Torres stated we can approve the agreements in substantial form and Jennifer will add the waiver and the cleaning fee so we can allow Erick to continue to make plans.

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor the license agreement with Gift of Dance, Launch Performing Arts Academy and the Fighting Turtles were approved in substantial form; district counsel will add the waiver and cleaning fee.

TWELFTH ORDER OF BUSINESS

Staff Reports (Part 2)

A. Attorney - (Presenter: Jennifer Kilinski)

There being none, the next item followed.

B. Manager - (Presenter: Ernesto Torres)

1. Discussion Regarding Envera

2. Discussion of UF Presentation on Pond Bank Erosion

Mr. Torres stated I did a drop box with the information from the University of Florida regarding the pond bank erosion.

C. Operation Manager – (Presenter: Jerry Lambert)

1. Report

Mr. Lambert gave an overview of the monthly operations report.

2. Discussion of Removing Trash Containers from Mail Kiosk

Mr. Lambert stated the residents fill the trash containers then leave stuff on the ground and it is an eyesore. Let me know if it is okay to remove them or leave them there. I would say that 75% of the trash is food related items.

It was the consensus of the board that it was a good idea, but residents are using it for cleaning out their cars, etc. and staff was directed to have them removed and utilize them in another location.

Marquee

Mr. Lambert stated Erick has been promoting to have an electronic board, which is a great idea and because of the price the thought was to put one at the front entrance on Positano where you turn into the amenity center where most people would see it and just do one for now. You can always expand to another entrance if you need to. I will get hard numbers for the sign and electrical for the next meeting so you have a complete package.

Mr. Hutchinson stated I have a couple quotes and it is roughly \$15,000 for a board.

Mr. Torres asked is there a contribution from the HOA?

Mr. Labanowski stated we were waiting to hear what the board was going to do, then the HOA can decide what they are going to do. Do we have funds available if the HOA doesn't do anything?

Mr. Torres stated it would have to come from your capital reserves.

Mr. Wing asked why don't we do the one electronic board at the entrance at Positano and just keep up the other two sign boards?

Mr. Lambert stated they are in bad shape and it is just a matter of the next windstorm and they will come down.

Mr. Wing stated use them until they are gone.

On MOTION by Mr. Wing seconded by Ms. Burks with four in favor and Mr. DelBene opposed staff was directed to move forward with one electronic board and approach the HOA to see if there is a cost share possibility.

Mr. Torres stated I will work with Jerry on the price then ask the HOA for half.

Algae

Mr. Labanowski stated the algae is getting worse on the smaller ponds.

Mr. Lambert stated I have done some research in the last couple of weeks and the three options, one is skimming it and that only works for about three or four days and it comes right back, it is a temporary fix and very expensive. The second option is chemicals. They keep putting chemicals in every time it happens and that works for about two weeks on average then it comes back. The best option is what they did over in San Marino in the pond where they put an aerator in and that fixed it over there. The problem with that fix is pond no. 2 the quote was almost \$14,000 and the electrical was estimated at \$5,500. That is just for one.

Mr. DelBene asked why don't we ask the HOA to pay the full price of the sign and take the \$10,000 in capital reserves for that sign and put it towards the aerator? The HOA is sitting on \$200,000 and we are doing something to benefit the community for all the houses on that pond. That way we can use our money for an actual capital project that will clean up that pond for good.

Mr. Wing stated the HOA has gotten over \$10,000 from the beginning of the year from every resale and that is supposedly for an improvement fund.

Mr. Torres stated we have a motion that was passed for the electronic board and ask the HOA for half of the cost. Now there is a suggestion to reach out to the HOA for the full price of the billboard while the CDD pursues the aerator. Is that what you are asking?

Mr. Simmons stated yes, I want to find out what the supervisor's positions are on that. Let's make a decision.

On MOTION by Mr. Wing seconded by Mr. DelBene with all in favor the previous motion was amended such that staff would ask the HOA for the full price of the electronic board.

3. Consideration of Proposals for Tennis Court Resurfacing

Mr. Lambert stated we have three quotes for resurfacing the tennis courts and a quote for a new fence around the tennis courts. You will see on the summary sheet the quote from Pro Sealed Asphalt is \$12,500, from Sport Surfaces \$12,50 and from Court Surfaces \$10,900. The fence quotes came in at \$1,400, \$1,532 and \$2,719.32. I also have a quote to paint pickleball lines that I thought would be a great addition for the community. In addition to the resurfacing or should you not go with resurfacing and just have pickleball lines on, I have those prices and the cheapest one is \$1,000, one was \$650 and the last one was \$1,600.

Mr. Simmons stated it is not that much just to paint the pickleball lines why are we entertaining resurfacing the courts?

Mr. Wing stated it wasn't that long ago that we resurfaced. They are a little bit of discoloration, but it is not like there are cracks or anything else. Pickleball lines makes sense. Let's just do the stripes and wait on resurfacing.'

Mr. Lambert stated the reason to resurface is to keep it in a condition that does not deteriorate and get cracks later that pulls the divots out. It is more of a maintenance program. I don't know what the normal is if it goes 10 years before you resurface. You said they did it recently so maybe it is okay.

Mr. Simmons moved to approve the proposal for the pickleball lines and Mr. Wing seconded the motion.

Mr. Labanowski stated we took the money that was originally set up to resurface the tennis court and redid the basketball court. The tennis court has never been resurfaced. I don't know how bad it is but when it starts to go it goes fast and starts separating.

Mr. Simmons stated I don't know when you looked at the tennis court but I looked at it recently and if they just power wash it I don't know if it is justifiable to pay \$12,000 to resurface it when we can have a multi-use court for \$1,000. I think the community would be better served by a multi-use court.

Mr. Lambert stated I will keep an eye on it and keep up the maintenance.

On MOTION by Mr. Simmons seconded by Mr. Wing with four in favor and Mr. Labanowski opposed the proposal to have the pickleball lines painted on the existing tennis courts was approved.

4. Consideration of Proposals for Fence Replacement

5. Summary of Costs

6. Activities Sheet

D. Amenity Center Update (Presenter: Erick Hutchinson)

1. Report

Mr. Hutchinson stated I'm not quite certain what the board approved as far as the opening. If I could get an email with a little more clarity that would be good.

Mr. Torres stated we can talk offline.

2. Discussion of Share Revenue Report

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

A. Approval of Minutes of the May 12, 2020 Meeting

B. Balance Sheet as of April 30, 2020 and Statement of Revenues & Expenditures for the Period Ending April 30, 2020; Month-to-Month Income Statement; Assessment Receipt Schedule

C. Approval of Check Register

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor the consent agenda items were approved.

**FOURTEENTH ORDER OF BUSINESS Acceptance of the Minutes of the May 12, 2020
Audit Committee Meeting**

On MOTION by Mr. Wing seconded by Mr. Labanowski with all in favor the minutes of the May 12, 2020 audit committee meeting were accepted.

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

Mr. Jacobs stated apparently there was a second note taken out after they did pond repairs a few years ago and we now have an additional CDD fee to pay and instead of us finishing our CDD note at the end of 30 years it is now an extended time. Is that correct?

Mr. Torres stated the district does have two bonds. We have one in 2015 and one in 2016.

Mr. Jacobs asked what was the purpose of those?

Ms. Kilinski stated the 2015 bond was a refinance of the 2005 bonds, which paid for the amenity center, pools, that sort of thing.

Mr. Jacobs stated now the bonds will be up in 2037.

Mr. Torres stated one of them, the other is 2045.

Mr. Jacobs stated when you discussed the sign earlier in the meeting, the HOA last year had agreed to come up with \$10,000 towards the sign, that was last year and the last HOA board. Nothing was done going forward and there was a lot of discussion about it and we were more than willing to help with this, but nobody is going forward with it at this point. I know you have been in touch with Kathy.

Mr. Torres stated I did receive an email from Kathy and I will forward it to you; basically putting me on hold until the board voted on it.

Mr. Jacobs stated at our meeting last night we were waiting for somebody to give us a figure. If you get in touch with Kathy, give her a figure so we can discuss and vote on it.

Mr. Torres stated that is what the CDD board asked me to do today.

Mr. Labanowski stated the drainage in front of the community, we need to keep the county's feet to the fire on that. We are getting into hurricane season so don't let them push back from this.

Mr. DelBene stated best of luck with the county commissioner race.

Mr. Wing stated good luck, I think you will do great. Has there been any updates on the tabby stones?

Mr. Torres stated I did have a discussion with Chuck and also confirmed with Jerry and we have not received any of the stones returned, is that correct Jerry?

Mr. Lambert stated that is correct.

Mr. Wing asked are they ever going to be returned?

Mr. Labanowski stated Brain, just for you I'm going to return them to your driveway and you can handle it from there.

Mr. Wing stated no, you should return them to the District where you took them from.

Mr. Labanowski stated no, I'll put them in the dumpster where they were going to begin with.

Mr. Wing stated this needs to resolve at some point.

Mr. Simmons stated let's all be healthy and safe and I want to bring up the RFP for Mike Yuro. I don't think anyone is exempt from review and we need to look at it objectively and think if this is what we need to continue to do. That is our due diligence and look at it; it doesn't mean that we get rid of Mike, but I think we have to look at it.

Mr. Torres stated we will work with staff to get the RFQ out.

SIXTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – August 11, 2020 at 6:30 p.m.

Mr. Torres stated we will meet again on August 11, 2020 at 6:30 p.m. and that meeting will be in person. We will do our best to keep the social distancing in the room that we have. There may be a period during these times that we continue with the call-in information in case members of the public who don't feel comfortable attending in person can join in by conference call. I will work with Wil on that. You can get in touch with me throughout the month.

Ms. Slavin stated I want to know about the checklist that Diana has been working on with Jerry. Is that available for public viewing?

Mr. Torres stated it is in the agenda package and you can see it on the website.

Ms. Slavin asked who is going to reinforce that is taking place?

Mr. Torres stated Jerry provides it to the board of supervisors at every meeting.

Ms. Slavin asked are there sprinklers in the San Marino area where you are talking about grading and putting down the seed?

Mr. Lambert stated yes there are sprinklers.

Ms. Slavin asked when they put pine straw on the berms are they going to get rid of the brambles that is there first and spray the weeds?

Mr. Lambert stated they do major cleanup in there.

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor the meeting adjourned at 8:38 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Turnbull Creek Community Development District audit committee met Tuesday, June 16, 2020 at 6:30 p.m. via Zoom.

Present were:

Wil Simmons
Chris DelBene
Brian J. Wing
Chuck Labanowski
Diana Jordan-Burks
Ernesto Torres
Jennifer Kilinski

The following is a summary of the actions taken at the June 16, 2020 audit committee 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 and called the roll.

SECOND ORDER OF BUSINESS

Review and Ranking of Audit Proposals

Mr. Torres stated we received a proposal from Berger Toombs Elam Gaines & Frank and one from Grau & Associates. They have each given a proposal for a five-year term, both firms are competent and prepared to do the audits and work with many of the CDDs in Florida. Under ability of personnel I gave both firms 20 points, proposer's experience I gave both 20 points, understanding scope of work I gave Berger Toombs 20 points and Grau & Associates 19 points, ability to furnish the required services I gave Berger Toombs 20 points and Grau & Associates 19 points, price I gave Berger Toombs 19 points and Grau & Associates 20 points. The price difference is \$165 per year. Berger Toombs with 99 points is no. 1 and Grau & Associates with 98 points is no. 2.

On MOTION by Mr. Labanowski seconded by Ms. Burks with all in favor Berger Toombs was ranked no. 1 with 99 points and Grau & Associates was ranked no. 2 with 98 points.

THIRD ORDER OF BUSINESS

Other Business

There being none,

On MOTION by Mr. Wing seconded by Mr. Labanowski with all in favor the audit committee meeting adjourned at 6:37 p.m.

C.

Turnbull Creek
Community Development District
Unaudited Financial Reporting
June 30, 2020

Turnbull Creek
Community Development District
Combined Balance Sheet
June 30, 2020

	<u>Governmental Fund Types</u>				
	General	Debt Service	Capital Projects	Capital Reserve	Totals (Memorandum Only)
<u>Assets:</u>					
Cash - Wells Fargo	---	---	---	\$225,888	\$225,888
Cash - Hancock Bank	\$90,812	---	---	---	\$90,812
Investments:					
Investment - SBA	\$42	---	---	---	\$42
Investment-General Account	\$633,690	---	---	---	\$633,690
<u>Series 2015 A1-A2</u>					
Revenue	---	\$232,757	---	---	\$232,757
Reserve A1	---	\$388,865	---	---	\$388,865
Reserve A2	---	\$106,892	---	---	\$106,892
Prepayment A1	---	\$10	---	---	\$10
Prepayment A2	---	\$26	---	---	\$26
Construction	---	---	\$1	---	\$1
COI	---	---	\$2,741	---	\$2,741
<u>Series 2015 B1-B2</u>					
Revenue B	---	\$29,023	---	---	\$29,023
Reserve B1	---	\$31,858	---	---	\$31,858
Reserve B2	---	\$9,563	---	---	\$9,563
Prepayment B1	---	\$2,363	---	---	\$2,363
Prepayment B2	---	\$2,290	---	---	\$2,290
Redemption	---	\$105	---	---	\$105
<u>Series 2016</u>					
Sinking	---	\$1	---	---	\$1
Reserve	---	\$121,974	---	---	\$121,974
Revenue	---	\$61,936	---	---	\$61,936
Prepayment	---	\$1	---	---	\$1
Interest	---	\$0	---	---	\$0
Due From General Fund	---	\$11,742	---	---	\$11,742
Prepaid Expenses	\$5,110	---	---	---	\$5,110
Total Assets	\$729,655	\$999,406	\$2,743	\$225,888	\$1,957,692
<u>Liabilities:</u>					
Accounts Payable	\$16,259	---	---	---	\$16,259
Due to Debt Service 2016	\$11,742	---	---	---	\$11,742
<u>Fund Balances:</u>					
Assigned General Fund	\$48,726	---	---	---	\$48,726
Restricted for Debt Service	---	\$999,406	---	---	\$999,406
Restricted for Capital Projects	---	---	\$2,743	---	\$2,743
Nonspendable	\$5,110	---	---	---	\$5,110
Unassigned	\$647,818	---	---	\$225,888	\$873,706
Total Liabilities and Fund Equity	\$729,655	\$999,406	\$2,743	\$225,888	\$1,957,692

Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending June 30,2020

	Adopted Budget	Prorated Thru 06/30/20	Actual Thru 06/30/20	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$1,126,178	\$1,126,178	\$1,127,629	\$1,451
Interest/Miscellaneous	\$2,000	\$1,500	\$4,066	\$2,566
Amenities Revenue	\$2,000	\$1,500	\$4,217	\$2,717
Total Revenues	\$1,130,178	\$1,129,178	\$1,135,912	\$6,734

Expenditures:

Administrative

Supervisor Fees	\$5,600	\$4,200	\$4,600	(\$400)
FICA Expense	\$428	\$321	\$352	(\$31)
Engineering (Yuro & Associates, LLC)	\$13,000	\$9,750	\$8,188	\$1,563
Arbitrage (Grau)	\$2,400	\$0	\$0	\$0
Dissemination (GMS & Disclosure Services)	\$2,200	\$1,850	\$2,350	(\$500)
Trustee (US Bank)	\$14,620	\$13,890	\$13,890	\$0
Attorney (HGS)	\$40,000	\$30,000	\$40,576	(\$10,576)
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$5,000	\$0
Annual Audit (Grau and Assoc)	\$3,525	\$3,525	\$3,525	\$0
Management Fees (GMS)	\$45,000	\$33,750	\$33,750	\$0
Information Technology (GMS)	\$1,600	\$1,200	\$1,200	\$0
Telephone	\$450	\$338	\$228	\$109
Postage	\$1,100	\$825	\$371	\$454
Printing & Binding	\$1,800	\$1,350	\$637	\$713
Insurance (FIA)	\$8,816	\$8,816	\$8,214	\$602
Legal Advertising	\$1,400	\$1,050	\$1,203	(\$153)
Other Current Charges	\$1,300	\$975	\$382	\$593
Office Supplies	\$170	\$128	\$23	\$105
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance	\$1,200	\$900	\$900	\$0

Administrative Expenses	\$149,784	\$118,042	\$125,564	(\$7,522)
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Amenity Center

Insurance (FIA)	\$15,664	\$15,664	\$13,779	\$1,885
Pest Control (Turner Pest Control)	\$3,123	\$2,342	\$1,665	\$677
Repairs & Replacements	\$36,000	\$27,000	\$34,506	(\$7,506)
Recreational Passes	\$800	\$599	\$599	\$0
Office Supplies	\$1,100	\$825	\$360	\$465
Other Current Charges	\$300	\$225	\$360	(\$135)
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$1,956	\$1,956	\$0

Utilities

Water & Sewer (STCUD)	\$10,900	\$8,175	\$8,147	\$28
Electric (FPL)	\$36,000	\$27,000	\$24,233	\$2,767
Telephone/Internet (Comcast)	\$3,800	\$2,850	\$2,718	\$132

Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending June 30,2020

	Adopted Budget	Prorated Thru 06/30/20	Actual Thru 06/30/20	Variance
<u>Amenity Center Cont'd.</u>				
<u>Management Contracts</u>				
Lifeguards/Pool Monitors (ASG)	\$31,245	\$8,722	\$8,722	\$0
Facilty Monitor (ASG)	\$24,200	\$18,150	\$11,400	\$6,750
Facility Management (ASG)	\$61,000	\$45,750	\$45,750	\$0
Facility Attendants (ASG)	\$16,200	\$12,150	\$9,057	\$3,093
Field Operations (ASG)	\$51,259	\$38,444	\$38,444	\$0
Facility Maintenance (ASG)	\$49,000	\$36,750	\$36,750	\$0
Pool Maintenance (ASG)	\$14,317	\$10,738	\$10,425	\$313
Pool Chemicals	\$13,144	\$9,858	\$9,279	\$579
Janitorial Services (ASG)	\$9,064	\$6,798	\$6,600	\$198
Common Area Waste Collection	\$18,300	\$13,725	\$13,725	\$0
Program Director (ASG)	\$2,575	\$1,931	\$1,931	\$0
Refuse Service (Advance Disposal)	\$9,840	\$7,380	\$6,733	\$647
Security - ENVERA	\$6,409	\$4,807	\$4,437	\$370
Special Events	\$9,000	\$6,270	\$6,270	\$0
<u>Amenity Center Expenses</u>	\$425,240	\$308,109	\$297,846	\$10,263
<u>Grounds Maintenance</u>				
Streetlighting (FPL)	\$36,000	\$27,000	\$27,307	(\$307)
Lake Maintenance (Future Horizons)	\$11,580	\$8,685	\$10,575	(\$1,890)
Landscape Maintenance (Duval Landscape)	\$305,000	\$228,750	\$228,050	\$700
Landscape Contingency	\$30,000	\$22,500	\$12,867	\$9,633
Irrigation Repairs	\$6,000	\$6,000	\$11,230	(\$5,230)
Capital Reserves	\$215,300	\$100,000	\$100,000	\$0
<u>Grounds Maintenance Expenses</u>	\$603,880	\$392,935	\$390,029	\$2,906
<u>Total Expenses</u>	\$1,178,904	\$819,086	\$813,438	\$5,648
<u>Excess Revenues (Expenditures)</u>	(\$48,726)		\$322,475	
<u>Fund Balance - Beginning</u>	\$48,726		\$379,179	
<u>Fund Balance - Ending</u>	\$0		\$701,654	

Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2020

<i>October</i>	<i>November</i>	<i>December</i>	<i>January</i>	<i>February</i>	<i>March</i>	<i>April</i>	<i>May</i>	<i>June</i>	<i>July</i>	<i>August</i>	<i>September</i>	<i>Total</i>
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Revenues:

<i>Maintenance Assessments</i>	\$0	\$90,219	\$147,322	\$831,291	\$0	\$12,108	\$38,694	\$0	\$7,995	\$0	\$0	\$0	\$1,127,629
<i>Interest/Miscellaneous</i>	\$219	\$1,021	\$24	\$385	\$84	\$108	\$2,114	\$6	\$106	\$0	\$0	\$0	\$4,066
<i>Amenities Revenue</i>	\$2,497	\$0	\$0	\$850	\$0	\$0	\$720	\$0	\$150	\$0	\$0	\$0	\$4,217

Total Revenues

\$2,716	\$91,239	\$147,346	\$832,526	\$84	\$12,217	\$41,528	\$6	\$8,251	\$0	\$0	\$0	\$0	\$1,135,912
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Expenditures:

Administrative

<i>Supervisor Fees</i>	\$0	\$800	\$0	\$800	\$800	\$600	\$0	\$800	\$800	\$0	\$0	\$0	\$4,600
<i>FICA Expense</i>	\$0	\$61	\$0	\$61	\$61	\$46	\$0	\$61	\$61	\$0	\$0	\$0	\$352
<i>Engineering</i>	\$313	\$625	\$1,813	\$750	\$1,250	\$2,313	\$563	\$563	\$0	\$0	\$0	\$0	\$8,188
<i>Arbitrage</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Dissemination</i>	\$483	\$183	\$133	\$167	\$167	\$717	\$167	\$167	\$167	\$0	\$0	\$0	\$2,350
<i>Trustee</i>	\$3,631	\$0	\$0	\$0	\$0	\$5,759	\$4,500	\$0	\$0	\$0	\$0	\$0	\$13,890
<i>Attorney</i>	\$3,763	\$6,479	\$1,988	\$6,038	\$1,500	\$6,781	\$2,497	\$5,413	\$6,118	\$0	\$0	\$0	\$40,576
<i>Tax Roll Assessments</i>	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
<i>Annual Audit</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,525	\$0	\$0	\$0	\$0	\$3,525
<i>Management Fees</i>	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$33,750
<i>Computer Time</i>	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$1,200
<i>Telephone</i>	\$85	\$0	\$31	\$16	\$0	\$19	\$78	\$0	\$0	\$0	\$0	\$0	\$228
<i>Postage</i>	\$37	\$8	\$9	\$237	\$8	\$23	\$15	\$10	\$24	\$0	\$0	\$0	\$371
<i>Printing & Binding</i>	\$57	\$37	\$114	\$94	\$61	\$63	\$109	\$15	\$86	\$0	\$0	\$0	\$637
<i>Insurance</i>	\$8,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,214
<i>Legal Advertising</i>	\$0	\$76	\$0	\$184	\$0	\$108	\$85	\$377	\$372	\$0	\$0	\$0	\$1,203
<i>Other Current Charges</i>	\$31	\$44	\$41	\$90	\$42	\$40	\$25	\$33	\$38	\$0	\$0	\$0	\$382
<i>Office Supplies</i>	\$1	\$0	\$1	\$1	\$6	\$7	\$1	\$0	\$6	\$0	\$0	\$0	\$23
<i>Dues, Licenses & Subscriptions</i>	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<i>Website Compliance</i>	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$900

Administrative Expenses

\$25,773	\$12,297	\$8,113	\$12,421	\$7,879	\$20,457	\$12,023	\$14,947	\$11,656	\$0	\$0	\$0	\$0	\$125,564
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Amenity Center

<i>Insurance</i>	\$14,667	\$0	\$0	\$0	\$0	(\$888)	\$0	\$0	\$0	\$0	\$0	\$0	\$13,779
<i>Pest Control</i>	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$0	\$0	\$0	\$1,665
<i>Repairs & Replacements</i>	\$3,269	\$3,019	\$1,149	\$6,435	\$5,314	\$5,621	\$6,009	\$544	\$3,146	\$0	\$0	\$0	\$34,506
<i>Recreational Passes</i>	\$390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209	\$0	\$0	\$0	\$599
<i>Office Supplies</i>	\$0	\$0	\$0	\$0	\$0	\$4	\$356	\$0	\$0	\$0	\$0	\$0	\$360
<i>Other Current Charges</i>	\$0	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$0	\$0	\$0	\$360
<i>Permit Fees</i>	\$365	\$0	\$0	\$1,241	\$0	\$0	\$0	\$0	\$350	\$0	\$0	\$0	\$1,956

Utilities

<i>Water & Sewer</i>	\$549	\$763	\$986	\$593	\$758	\$684	\$2,199	\$816	\$800	\$0	\$0	\$0	\$8,147
<i>Electric</i>	\$2,739	\$3,108	\$2,840	\$2,661	\$2,637	\$2,656	\$2,606	\$1,867	\$3,119	\$0	\$0	\$0	\$24,233
<i>Telephone/Cable/Internet</i>	\$299	\$299	\$299	\$305	\$304	\$304	\$304	\$303	\$303	\$0	\$0	\$0	\$2,718

Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2020

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Amenity Center Cont'd.</u>													
<u>Management Contracts</u>													
<i>Pool Monitors/Lifeguards</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,231	\$7,491	\$0	\$0	\$0	\$8,722
<i>Facility Monitor</i>	\$272	\$2,017	\$1,522	\$1,432	\$1,802	\$1,548	\$788	\$0	\$2,020	\$0	\$0	\$0	\$11,400
<i>Facility Management (5,083.33)</i>	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$5,083	\$0	\$0	\$0	\$45,750
<i>Facility Attendants</i>	\$1,350	\$795	\$868	\$1,012	\$900	\$901	\$738	\$0	\$2,494	\$0	\$0	\$0	\$9,057
<i>Field Operations (4,271.58)</i>	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$4,272	\$0	\$0	\$0	\$38,444
<i>Facility Maintenance (4,083.33)</i>	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$4,083	\$0	\$0	\$0	\$36,750
<i>Pool Maintenance (1,158.33)</i>	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$1,158	\$0	\$0	\$0	\$10,425
<i>Pool Chemicals (854.91 and 1399.10)</i>	\$831	\$831	\$855	\$855	\$855	\$855	\$1,399	\$1,399	\$1,399	\$0	\$0	\$0	\$9,279
<i>Janitorial Services (733.33)</i>	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$0	\$0	\$0	\$6,600
<i>Common Area Waste Collection</i>	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$0	\$0	\$0	\$13,725
<i>Program Director (214.58)</i>	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$0	\$0	\$0	\$1,931
<i>Refuse Service</i>	\$0	\$821	\$821	\$848	\$848	\$848	\$848	\$848	\$848	\$0	\$0	\$0	\$6,733
<i>Security - Envera (493)</i>	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$0	\$0	\$0	\$4,437
<i>Special Events</i>	\$1,716	\$6,529	\$2,139	(\$8,338)	\$1,570	\$1,874	\$551	\$229	\$0	\$0	\$0	\$0	\$6,270
<u>Amenity Center Expenses</u>	\$44,193	\$35,974	\$29,270	\$24,836	\$32,780	\$32,200	\$33,591	\$25,030	\$39,972	\$0	\$0	\$0	\$297,846
<u>Grounds Maintenance</u>													
<i>Street lighting</i>	\$2,971	\$2,969	\$2,959	\$2,970	\$2,964	\$2,964	\$3,154	\$3,194	\$3,162	\$0	\$0	\$0	\$27,307
<i>Lake Maintenance (\$1,175.00)</i>	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$0	\$0	\$0	\$10,575
<i>Landscape Maintenance (\$25,3384.88)</i>	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$25,339	\$0	\$0	\$0	\$228,050
<i>Landscape Contingency</i>	\$0	\$0	\$0	\$1,605	\$0	\$8,362	\$0	\$400	\$2,500	\$0	\$0	\$0	\$12,867
<i>Irrigation Repairs</i>	\$1,685	\$1,060	\$0	\$1,390	\$785	\$0	\$725	\$1,130	\$4,455	\$0	\$0	\$0	\$11,230
<i>Capital Reserves</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000
<u>Grounds Maintenance Expenses</u>	\$31,170	\$30,543	\$29,473	\$32,479	\$30,263	\$37,840	\$130,393	\$31,237	\$36,631	\$0	\$0	\$0	\$390,029
<u>Total Expenses</u>	\$101,135	\$78,814	\$66,856	\$69,736	\$70,922	\$90,497	\$176,007	\$71,214	\$88,258	\$0	\$0	\$0	\$813,438
<u>Excess Revenues (Expenditures)</u>	(\$98,419)	\$12,425	\$80,490	\$762,790	(\$70,838)	(\$78,280)	(\$134,479)	(\$71,207)	(\$80,007)	\$0	\$0	\$0	\$322,475

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015A1-A2
Statement of Revenues & Expenditures
For the Period ending June 30,2020

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>06/30/20</i>	<i>06/30/20</i>	

Revenues:

<i>Interest Income</i>	\$5,000	\$300	\$8,260	\$7,960
<i>Assessments</i>	\$989,969	\$989,969	\$988,537	(\$1,432)
<i>Prepayments A1</i>	\$0	\$0	\$14,001	\$14,001
<i>Prepayments A2</i>	\$0	\$0	\$0	\$0

Total Revenues

\$994,969	\$990,269	\$1,010,798	\$20,529
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Expenditures

Series 2015A-1

<i>Interest 11/1</i>	\$178,084	\$178,084	\$178,084	\$0
<i>Principal Prepayment 11/1</i>	\$0	\$0	\$5,000	(\$5,000)
<i>Interest 5/1</i>	\$178,084	\$178,084	\$177,999	\$85
<i>Principal 5/1</i>	\$425,000	\$425,000	\$425,000	\$0
<i>Special Call 5/1</i>	\$0	\$0	\$15,000	(\$15,000)

Series 2015A-2

<i>Interest 11/1</i>	\$54,388	\$54,388	\$54,388	\$0
<i>Principal Prepayment 11/1</i>	\$0	\$0	\$5,000	(\$5,000)
<i>Interest 5/1</i>	\$54,388	\$54,388	\$54,269	\$119
<i>Principal 5/1</i>	\$100,000	\$100,000	\$100,000	\$0
<i>Special Call 5/1</i>	\$0	\$0	\$30,000	(\$30,000)

Total Expenditures

\$989,943	\$989,943	\$1,044,739	(\$54,796)
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Excess Revenues (Expenditures)

\$5,027	\$327	(\$33,941)	(\$34,268)
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Other Sources (Uses)

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

\$0	\$0
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Net Change in Fund Balance

\$5,027	(\$33,941)
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Fund Balance - Beginning

\$257,026	\$762,491
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Fund Balance - Ending

\$262,053	\$728,550
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Turnbull Creek
Community Development District
Debt Service Fund - Series 2015B1-B2
Statement of Revenues & Expenditures
For the Period ending June 30,2020

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>06/30/20</i>	<i>06/30/20</i>	

Revenues:

<i>Interest Income</i>	\$700	\$525	\$723	\$198
<i>Assessments</i>	\$79,318	\$79,318	\$79,173	(\$145)
<i>Prepayments B1</i>	\$0	\$0	\$1,176	\$1,176
<i>Prepayments B2</i>	\$0	\$0	\$0	\$0

Total Revenues

\$80,018	\$79,843	\$81,072	\$1,229
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Expenditures

Series 2015B-1

<i>Interest 11/1</i>	\$19,795	\$19,795	\$19,795	\$0
<i>Interest 5/1</i>	\$19,795	\$19,795	\$19,795	\$0
<i>Principal 5/1</i>	\$20,000	\$20,000	\$20,000	\$0

Series 2015B-2

<i>Interest 11/1</i>	\$5,669	\$5,669	\$5,669	\$0
<i>Principal Prepayment 11/1</i>	\$0	\$0	\$5,000	(\$5,000)
<i>Interest 5/1</i>	\$5,669	\$5,669	\$5,550	\$119
<i>Principal 5/1</i>	\$5,000	\$5,000	\$5,000	\$0

Total Expenditures

\$75,928	\$75,928	\$80,809	(\$4,881)
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Excess Revenues (Expenditures)

\$4,091	\$3,916	\$263	
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Other Sources (Uses)

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

\$0	\$0		
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Net Change in Fund Balance

\$4,091 \$263

Fund Balance - Beginning

\$32,495	\$74,938		
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Fund Balance - Ending

\$36,585	\$75,201		
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Turnbull Creek
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For the Period ending June 30,2020

	<i>Adopted Budget</i>	<i>Prorated Thru 06/30/20</i>	<i>Actual Thru 06/30/20</i>	<i>Variance</i>
<u>Revenues:</u>				
<i>Interest Income</i>	\$2,000	\$1,500	\$1,877	\$377
<i>Assessments</i>	\$286,688	\$286,688	\$286,881	\$193
<i>Total Revenues</i>	\$288,688	\$288,188	\$288,759	\$571
<u>Expenditures</u>				
<u>Series 2016</u>				
<i>Interest 11/1</i>	\$69,616	\$69,616	\$69,616	\$0
<i>Interest 5/1</i>	\$69,616	\$69,616	\$69,616	\$0
<i>Principal 5/1</i>	\$150,000	\$150,000	\$150,000	\$0
<i>Special Call 5/1</i>	\$0	\$0	\$10,000	(\$10,000)
<i>Total Expenditures</i>	\$289,231	\$289,231	\$299,231	(\$10,000)
<i>Excess Revenues (Expenditures)</i>	(\$543)	(\$1,043)	(\$10,472)	
<i>Fund Balance - Beginning</i>	\$85,785		\$206,126	
<i>Fund Balance - Ending</i>	\$85,242		\$195,654	

Turnbull Creek
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For the Period ending June 30,2020

Series 2015A-1 & A-2

Revenues:

Interest Income	\$25
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Total Revenues	\$25
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Expenditures

Capital Outlay (1) - Series 2016	\$0
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Capital Outlay - Series 2015A-1-A2	\$0
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Capital Outlay - Series 2015 B-1-B2	\$0
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Cost of Issuance	\$0
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Total Expenditures	\$0
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Excess Revenues (Expenditures)	\$25
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Other Sources (Uses)

Operating Transfer In	\$0
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Total Other Sources(Uses)	\$0
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Net Change in Fund Balance	\$25
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Fund Balance - Beginning	\$2,718
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Fund Balance - Ending	\$2,743
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Turnbull Creek
Community Development District
Capital Reserve Funds
Statement of Revenues & Expenditures
For the Period ending June 30,2020

	<i>Adopted Budget</i>	<i>Prorated Thru 06/30/20</i>	<i>Actual Thru 06/30/20</i>	<i>Variance</i>
<u>Revenues:</u>				
<i>Capital Reserve Funding - Transfer In</i>	\$215,300	\$100,000	\$100,000	\$0
<i>Total Revenues</i>	\$215,300	\$100,000	\$100,000	\$0
<u>Expenditures</u>				
<i>Repair and Replacement</i>	\$105,496	\$79,122	\$8,005	\$71,117
<i>Capital Outlay</i>	\$0	\$0	\$13,240	(\$13,240)
<i>Other Current Charges</i>	\$200	\$150	\$173	(\$23)
<i>Total Expenditures</i>	\$105,696	\$79,272	\$21,418	\$57,854
<i>Excess Revenues (Expenditures)</i>	\$109,604		\$78,582	
<i>Fund Balance - Beginning</i>	\$164,348		\$147,306	
<i>Fund Balance - Ending</i>	\$273,952		\$225,888	

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:	\$495,757
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: May 1, 2018 (Prepayment -A1)	(\$15,000)
Less: November 1, 2018 (Principal-A1)	(\$5,000)
Less: May 1, 2019 (Principal-A1)	(\$400,000)
Less: May 1, 2019 (Principal-A2)	(\$95,000)
Less: May 1, 2019 (Prepayment -A1)	(\$5,000)
Less: May 1, 2019 (Prepayment -A2)	(\$30,000)
Less: November 1, 2019 (Prepayment -A1)	(\$5,000)
Less: November 1, 2019 (Prepayment -A2)	(\$5,000)
Less: May 1, 2020 (Principal-A1)	(\$425,000)
Less: May 1, 2020 (Principal-A2)	(\$100,000)
Less: May 1, 2020 (Prepayment -A1)	(\$15,000)
Less: May 1, 2020 (Prepayment -A2)	(\$30,000)
Current Bonds Outstanding	\$10,730,000

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:	\$41,421
Bonds outstanding - 4/30/2015	\$1,280,000
Less: May 2, 2016 Principal B1	(\$20,000)
Less: May 2, 2016 Principal B2	(\$5,000)
Less: May 1, 2017 (Principal-B1)	(\$20,000)
Less: May 1, 2017 (Principal-B2)	(\$5,000)
Less: November 1, 2017 (Prepayment-B1)	(\$5,000)
Less: May 1, 2018 (Principal-B1)	(\$20,000)
Less: May 1, 2018 (Principal-B2)	(\$5,000)
Less: November 1, 2018 (Principal-B2)	(\$5,000)
Less: May 1, 2019 (Principal-B1)	(\$20,000)
Less: May 1, 2019 (Principal-B2)	(\$5,000)
Less: November 1, 2019 (Principal-B2)	(\$5,000)
Less: May 1, 2020 (Principal-B1)	(\$20,000)
Less: May 1, 2020 (Principal-B2)	(\$5,000)
Current Bonds Outstanding	\$1,140,000

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:	\$121,974
Bonds outstanding - 5/31/2016	\$4,196,000
Less: May 1, 2017 Principal	(\$150,000)
Less: May 1, 2018 Principal	(\$139,000)
Less: May 1, 2019 Principal	(\$144,000)
Less: May 1, 2020 Principal	(\$150,000)
Less: May 1, 2020 Prepayment	(\$10,000)
Current Bonds Outstanding	\$3,603,000

**TURNBULL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020 ASSESSMENT RECEIPTS SUMMARY**

TAX ROLL	# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2015A1- 2 DEBT ASSESSED	SERIES 2016 DEBT ASSESSED	SERIES 2015B1-2 DEBT ASSESSED	FY20 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
11/19/2019	1	50,984.75	20,304.52	5,892.54	1,626.22	23,161.47
11/25/2019	2	24,642.07	9,813.63	2,847.99	785.99	11,194.46
11/26/2019	3	122,969.42	48,972.19	14,212.13	3,922.25	55,862.85
12/13/2019	4	120,421.52	47,957.50	13,917.65	3,840.99	54,705.38
12/19/2019	5 (11/26-12/6)	203,875.37	81,192.74	23,562.79	6,502.84	92,617.00
1/14/2020	6 (11/2-11/3)	1,216,508.28	484,470.69	140,597.31	38,801.96	552,638.32
1/29/2020	7 (11/9-12/31)	610,915.71	243,295.31	70,606.27	19,485.88	277,528.25
1/30/2020	INT (10/1-12/31)	2,474.74	985.56	286.02	78.93	1,124.23
3/30/2020	8 (1/1-1/30)	26,653.53	10,614.69	3,080.47	850.15	12,108.22
4/12/2020	INTEREST	1,174.93	467.91	135.79	37.48	533.75
5/6/2020	9 (2/1-4/30)	84,000.44	33,452.92	9,708.31	2,679.29	38,159.92
6/10/2020	TAX CERTS	17,599.54	7,008.96	2,034.06	561.36	7,995.16
7/10/2020	INTEREST	30.89	-	-	-	30.89
7/13/2020	11	5,657.80	2,253.20	653.90	180.46	2,570.24
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		2,487,908.99	990,789.82	287,535.23	79,353.80	1,130,230.14

PERCENT COLLECTED	100.36%	100.36%	100.36%	100.36%	100.36%
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D.

Turnbull Creek Community Development District

Check Run Summary

5/01/2020 - 6/30/2020

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>	
<i>Payroll</i>	5/14/20	50669-50672	\$	738.80
	6/23/20	50673-50676	\$	738.80
			<i>Subtotal</i>	\$ 1,477.60
<u>General Fund</u>				
<i>Accounts Payable</i>	5/1/20 - 5/31/20	1119-1141	\$	86,045.69
	6/1/20 - 6/30/20	1142-1161	\$	72,069.00
			<i>Subtotal</i>	\$ 158,114.69
<i>Total</i>			\$	159,592.29

*Fedex invoices available upon request.

BR040M-A CHECKS WRITTEN LISTING AS OF 5/31/2020 RUN 7/02/2020 PAGE 1
 CMPY-001 TURNBULL CREEK CDD BANK-P TURNBULL CREEK PR

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050669	R	PR	05/14/2020	184.70	12	CHARLES A LABANOWSKI
050670	R	PR	05/14/2020	184.70	14	WILLIAM SIMMONS
050671	R	PR	05/14/2020	184.70	13	BRIAN J WING
050672	R	PR	05/29/2020	184.70	16	DIANA P JORDAN-BURKS
BANK TOTAL				738.80		
COMPANY TOTAL				738.80		

TURN TURNBULL CREEK BPEREGRINO

Attendance Sheet

District Name: Turnbull Creek CDD

Board Meeting Date: May 12, 2020

	Name	In Attendance	Fee
1	Brian Wing	<input checked="" type="checkbox"/>	YES - \$200
2	Chris DelBene	<input checked="" type="checkbox"/>	NO
3	William Simmons	<input checked="" type="checkbox"/>	YES - \$200
4	Diana Burks VACANT	<input checked="" type="checkbox"/>	YES - \$200
5	Chuck Labanowski	<input checked="" type="checkbox"/>	YES - \$200

Still needs to be paid
once paperwork is received

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

Approved for Payment:


District Manager Signature

May 13, 2020
Date

PLEASE RETURN COMPLETED FORM BERNADETTE PEREGRINO

BR040M-A CHECKS WRITTEN LISTING AS OF 6/30/2020 RUN 8/03/2020 PAGE 1
 CMPY-001 TURNBULL CREEK CDD BANK-P TURNBULL CREEK PR

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050673	R	PR	06/23/2020	184.70	16	DIANA P JORDAN-BURKS
050674	R	PR	06/23/2020	184.70	12	CHARLES A LABANOWSKI
050675	R	PR	06/23/2020	184.70	14	WILLIAM SIMMONS
050676	R	PR	06/23/2020	184.70	13	BRIAN J WING
BANK TOTAL				738.80		
COMPANY TOTAL				738.80		

TURN TURNBULL CREEK BPEREGRINO

Attendance Sheet

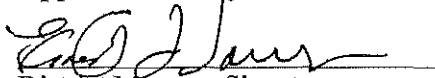
District Name: Turnbull Creek CDD

Board Meeting Date: June 16, 2020

	Name	In Attendance	Fee
1	Brian Wing	<input checked="" type="checkbox"/>	YES - \$200
2	Chris DelBene	<input checked="" type="checkbox"/>	NO
3	William Simmons	<input checked="" type="checkbox"/>	YES - \$200
4	Diana Burks	<input checked="" type="checkbox"/>	YES - \$200
5	Chuck Labanowski	<input checked="" type="checkbox"/>	YES - \$200

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

Approved for Payment:


District Manager Signature

Jun 16, 2020
Date

PLEASE RETURN COMPLETED FORM BERNADETTE PEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/07/20	00277	5/01/20 5941	202005 320-53800-46600	MAY LANDSCAPE MAINTENANCE	*	25,338.88	
				DUVAL LANDSCAPE MAINTENANCE LLC			25,338.88 001119
5/07/20	00277	5/04/20 6112	202005 320-53800-46700	BERM CLEANUP	*	400.00	
				DUVAL LANDSCAPE MAINTENANCE LLC			400.00 001120
5/07/20	00322	4/23/20 1774355	202004 330-57200-63100	FITNESS EQUIPMENT 3409870	*	1,779.37	
				LIFE FITNESS			1,779.37 001121
5/07/20	00041	5/01/20 13129559	202005 330-57200-46500	MAY POOL CHEMICALS	*	1,399.10	
				POOLSURE			1,399.10 001122
5/07/20	00303	5/01/20 05012020	202005 300-20700-10500	ST JOHNS CTY TAX DIST 8	*	3,080.47	
		5/01/20 05012020	202005 300-20700-10500	ST JOHNS CTY TAX DIST INT	*	135.79	
				TURNBULL CREEK CDD-HANCOCK 2016			3,216.26 001123
5/14/20	00088	1/11/19 55244	201910 330-57200-63100	BACKFLOW TEST 1/9/2019	*	485.00	
				BOB'S BACKFLOW & PLUMBING CO, INC			485.00 001124
5/14/20	00277	4/27/20 5887	202003 320-57200-43400	CUL DE SAC DRAINAGE	*	8,362.00	
				DUVAL LANDSCAPE MAINTENANCE LLC			8,362.00 001125
5/14/20	00205	4/30/20 62848	202004 320-53800-46800	APR LAKE MAINTENANCE	*	1,175.00	
				FUTURE HORIZONS INC			1,175.00 001126
5/14/20	00016	5/04/20 263	202004 310-51300-55000	OCT19-APR20 WEBSITE ADMIN	*	700.00	
				GOVERNMENTAL MANAGEMENT SERVICES			700.00 001127
5/14/20	00016	5/01/20 262	202005 310-51300-34000	MAY MANAGEMENT FEES	*	3,750.00	
		5/01/20 262	202005 310-51300-35100	MAY INFORM TECHNOLOGY	*	133.33	
		5/01/20 262	202005 310-51300-31300	MAY DISSEMINATION SERVICE	*	166.67	
		5/01/20 262	202005 310-51300-55000	MAY WEBSITE ADMIN	*	100.00	

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		5/01/20	262	202005	310	51300	51000			*	.45		
			OFFICE SUPPLIES										
		5/01/20	262	202005	310	51300	42000			*	9.80		
			POSTAGE										
		5/01/20	262	202005	310	51300	42500			*	15.30		
			COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES			4,175.55	001128
5/14/20	00331	4/22/20	35688	202004	310	51300	31400			*	4,500.00		
			ANNUAL TRUSTEE FEE										
									HANCOCK BANK/WHITNEY BANK			4,500.00	001129
5/14/20	00015	5/13/20	114633	202004	310	51300	31500			*	2,497.00		
			APR GENERAL COUNSEL										
									HOPPING GREEN & SAMS			2,497.00	001130
5/14/20	00346	5/01/20	MURA5856	202005	310	51300	55000			*	45.00		
			MAY PREMIUM WEBSITE FEE										
									NEIGHBORHOOD PUBLICATIONS, INC.			45.00	001131
5/14/20	00163	5/01/20	30	202005	330	57200	34800			*	2,016.67		
			MAY FACILITY MONITOR										
		5/01/20	30	202005	330	57200	34800			*	2,016.67		
			APR FACILITY MONITOR CRED										
		5/01/20	30	202005	330	57200	34000			*	5,083.33		
			MAY FACILITY MANAGEMENT										
		5/01/20	30	202005	330	57200	34300			*	1,350.00		
			MAY FACILITY ATTENDANCE										
		5/01/20	30	202005	330	57200	34300			*	1,350.00		
			APR FACIL ATTENDANCE CRED										
		5/01/20	30	202005	330	57200	34100			*	4,271.58		
			MAY FIELD OPERATIONS										
		5/01/20	30	202005	330	57200	34400			*	4,083.33		
			MAY FACILITY MAINTENNACE										
		5/01/20	30	202005	330	57200	46400			*	1,158.33		
			MAY POOL MAINTENANCE										
		5/01/20	30	202005	330	57200	34200			*	733.33		
			MAY JANITORIAL SERVICES										
		5/01/20	30	202005	330	57200	34900			*	1,525.00		
			MAY COMMON AREA WASTE COL										
		5/01/20	30	202005	330	57200	34700			*	214.58		
			MAY PROGRAM DIRECTOR										
									RIVERSIDE MANAGEMENT SERVICES, INC			17,069.48	001132
5/14/20	00004	4/01/20	I0326885	202004	310	51300	48000			*	85.27		
			NOTICE OF MEETING 4/20/20										
									THE ST. AUGUSTINE RECORD			85.27	001133
									TURN TURNBULL CREEK BPEREGRINO				

CHECK DATE	VEND#	.....INVOICE..... DATE	.....EXPENSED TO..... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
5/14/20	00050	3/25/20	5687642	202003	310	51300	31400			*	3,041.72		
			SE 2015A1&A2 TRUSTEE FY20										
		3/25/20	5687642	202003	300	15500	10000			*	2,172.66		
			SE 2015A1&A2 TRUSTEE FY21										
		3/25/20	5687642	202003	310	51300	31400			*	404.11		
			INCIDENTAL EXPENSES										
								US BANK				5,618.49	001134
5/14/20	00050	3/25/20	5687782	202003	310	51300	31400			*	2,041.67		
			SE 2015B1&B2 TRUSTEE FY20										
		3/25/20	5687782	202003	300	15500	10000			*	1,458.33		
			SE 2015B1&B2 TRUSTEE FY21										
		3/25/20	5687782	202003	310	51300	31400			*	271.25		
			INCIDENTAL EXPENSES										
								US BANK				3,771.25	001135
5/21/20	00184	5/11/20	349798	202005	310	51300	32200			*	3,525.00		
			AUDIT FYE 9/30/2019										
								BERGER TOOMBS ELAM GAINES & FRANK				3,525.00	001136
5/21/20	00352	5/18/20	05182020	202005	330	57200	63100			*	25.54		
			WHEELS FOR DOLLY CART										
								JERRY LAMBERT				25.54	001137
5/21/20	00039	5/11/20	6616659	202005	330	57200	46600			*	110.00		
			MAY PEST CONTROL										
								TURNER PEST CONTROL				110.00	001138
5/21/20	00039	5/11/20	6616870	202005	330	57200	46600			*	75.00		
			MAY PEST CONTROL										
								TURNER PEST CONTROL				75.00	001139
5/21/20	00302	5/15/20	2651	202004	310	51300	31100			*	562.50		
			APR ENGINEERING SERVICES										
								YURO & ASSOCIATES, LLC				562.50	001140
5/28/20	00277	5/22/20	6211	202005	320	57200	43400			*	1,130.00		
			IRRIGATION SERVICE/REPAIR										
								DUVAL LANDSCAPE MAINTENANCE LLC				1,130.00	001141
6/04/20	00277	6/01/20	6363	202006	320	53800	46600			*	25,338.88		
			JUN LANDSCAPE MAINTENANCE										
								DUVAL LANDSCAPE MAINTENANCE LLC				25,338.88	001142
6/04/20	00266	6/01/20	55-BID-4	202006	330	57200	49300			*	350.00		
			POOL PERMIT 55-60-00479										
								FLORIDA DEPARTMENT OF HEALTH IN				350.00	001143
								TURN TURNBULL CREEK BPEREGRINO					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/04/20	00205	5/31/20 63303	202005 320-53800-46800	MAY LAKE MAINTENANCE	*	1,175.00	
				FUTURE HORIZONS INC			1,175.00 001144
6/04/20	00041	6/01/20 13129559	202006 330-57200-46500	JUN POOL CHEMICALS	*	1,399.10	
				POOLSURE			1,399.10 001145
6/04/20	00163	5/18/20 31	202004 330-57200-63100	APR MAINTENANCE SUPPLIES	*	917.86	
				RIVERSIDE MANAGEMENT SERVICES, INC			917.86 001146
6/11/20	00357	6/08/20 58	202006 330-57200-63100	RETROFIT ENTRANCE LIGHTS	*	583.71	
				ADELCO ELECTRIC INC			583.71 001147
6/11/20	00016	6/01/20 264	202006 310-51300-34000	JUN MANAGEMENT FEES	*	3,750.00	
		6/01/20 264	202006 310-51300-55000	JUN WEBSITE ADMIN	*	100.00	
		6/01/20 264	202006 310-51300-35100	JUN INFORM TECHNOLOGY	*	133.33	
		6/01/20 264	202006 310-51300-31300	JUN DISSEMINATION SERVICE	*	166.67	
		6/01/20 264	202006 310-51300-51000	OFFICE SUPPLIES	*	5.98	
		6/01/20 264	202006 310-51300-42000	POSTAGE	*	24.06	
		6/01/20 264	202006 310-51300-42500	COPIES	*	85.65	
				GOVERNMENTAL MANAGEMENT SERVICES			4,265.69 001148
6/11/20	00250	6/03/20 06032020	202006 320-53800-46700	TREE REMOVALS	*	2,500.00	
				JASON SHAW TREE SERVICE			2,500.00 001149
6/11/20	00346	6/01/20 MURA5857	202006 310-51300-55000	JUN PREMIUM WEBSITE FEE	*	45.00	
				NEIGHBORHOOD PUBLICATIONS, INC.			45.00 001150
6/11/20	00163	6/03/20 33	202005 330-57200-34600	MAY LIFEGUARD SERVICES	*	1,230.72	
				RIVERSIDE MANAGEMENT SERVICES, INC			1,230.72 001151
6/11/20	00163	6/01/20 32	202006 330-57200-34800	JUN FACILITY MONITOR	*	2,020.00	

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/01/20 32	202006 330-57200-34000		*	5,083.33	
			JUN FACILITY MANAGEMENT				
		6/01/20 32	202006 330-57200-34300		*	2,493.60	
			JUN FACILITY ATTENDANTS				
		6/01/20 32	202006 330-57200-34100		*	4,271.58	
			JUN FIELD OPERATIONS				
		6/01/20 32	202006 330-57200-34400		*	4,083.33	
			JUN FACILITY MAINTENANCE				
		6/01/20 32	202006 330-57200-46400		*	1,158.33	
			JUN POOL MAINTENANCE				
		6/01/20 32	202006 330-57200-34200		*	733.33	
			JUN JANITORIAL SERVICES				
		6/01/20 32	202006 330-57200-34900		*	1,525.00	
			JUN COMMON AREA WASTE COL				
		6/01/20 32	202006 330-57200-34700		*	214.58	
			JUN PROGRAM DIRECTOR				
				RIVERSIDE MANAGEMENT SERVICES, INC			21,583.08 001152
6/11/20 00039		6/04/20 6687326	202006 330-57200-46600		*	110.00	
			JUN PEST CONTROL				
				TURNER PEST CONTROL			110.00 001153
6/11/20 00039		6/04/20 6687546	202006 330-57200-46600		*	75.00	
			JUN PEST CONTROL				
				TURNER PEST CONTROL			75.00 001154
6/18/20 00358		6/12/20 M6016	202006 330-57200-51100		*	189.00	
			PROX CARDS				
		6/12/20 M6016	202006 330-57200-51100		*	20.00	
			SHIPPING				
				IDENTISYS INC.			209.00 001155
6/18/20 00277		6/17/20 6514	202006 320-57200-43400		*	4,455.00	
			IRRIGATION SERVICE/REPAIR				
				DUVAL LANDSCAPE MAINTENANCE LLC			4,455.00 001156
6/18/20 00004		5/04/20 I0327661	202005 310-51300-48000		*	215.40	
			NOTICE OF AUDIT COMMITTEE				
		5/18/20 I0327796	202005 310-51300-48000		*	67.32	
			NOTICE QULIF CANDIDATES				
		5/20/20 I0328120	202005 310-51300-48000		*	94.24	
			REQUEST PROPOSAL AUDIT				
				THE ST. AUGUSTINE RECORD			376.96 001157
6/25/20 00269		6/01/20 691371	202006 300-15500-10000		*	1,479.00	
			7/1/20-9/30/20 MONITORING				
				ENVERA			1,479.00 001158
				TURN TURNBULL CREEK BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/25/20	00015	6/22/20 115492	202005 310-51300-31500	MAY GENERAL COUNSEL	*	3,912.50	
				HOPPING GREEN & SAMS			3,912.50 001159
6/25/20	00015	6/22/20 115493	202005 310-51300-31500	MAY MONTHLY MEETING	*	1,500.00	
				HOPPING GREEN & SAMS			1,500.00 001160
6/25/20	00302	6/17/20 2683	202005 310-51300-31100	MAY ENGINEERING SERVICES	*	562.50	
				YURO & ASSOCIATES, LLC			562.50 001161
TOTAL FOR BANK C						158,114.69	
TOTAL FOR REGISTER						158,114.69	

TURN TURNBULL CREEK BPEREGRINO



Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

INVOICE

Date	Invoice No.
05/01/20	5941
Terms	Due Date
Net 40	06/10/20

BILL TO

AP Sanchez - Turnbull Creek
TURNBULL CREEK COMMUNITY DEVELOPMENT DIST
Attn: District Manager
475 WEST TOWN PLACE, SUITE #114
ST. AUGUSTINE, FL 32092

PROPERTY

Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$25,338.88	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#3178 - Turnbull Creek CDD May 2020					\$25,338.88

RECEIVED

MAY 1 2020

Total	\$25,338.88
Payments/Credits	(\$0.00)
Balance Due	\$25,338.88

277 ©

1,320,538.466



Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

INVOICE

Date	Invoice No.
05/04/20	6112
Terms	Due Date
Net 40	06/13/20

BILL TO
AP Sanchez - Turnbull Creek TURNBULL CREEK COMMUNITY DEVELOPMENT DIST Attn: District Manager 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

PROPERTY
Murabella 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$400.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
-------------	-----	-----	------------	-----------	-------

#7043 - Berm cleanup

Enhancement/Extra Services

\$400.00

RECEIVED

MAY 5 2020

Total	\$400.00
Payments/Credits	(\$0.00)
Balance Due	\$400.00

247 ©
1,320,538.467

9525 Bryn Mawr Avenue, Rosemont, IL 60018
Main (800) 735-3867 Fax (847) 288-3795

BILL TO:
TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE
SUITE 114
SAINT AUGUSTINE, ST JOHNS

FL 32092-3649

PLEASE DISREGARD IF PAYMENT HAS ALREADY BEEN REMITTED.

RECEIVED
MAY 5 2020

Customer PO	SIGNED QUOTE
Bill to Customer #	491709
Quote #	3409870
Ship to Customer #	491709
DUE DATE:	CIA

PAGE 1 OF 1

CANCELLATION POLICY: IF CANCELLATION IS REQUIRED, A CANCELLATION FEE WILL BE CHARGED.																	
QTY ORD		QTY SHIP		Sales Rep		PART NO		Terms of Sale		CIA COMPANY CK		Shipping Terms:		SHIPPING POINT		EXTENSION	
								EQUIPMENT PER QUOTE #		3409870						\$ 1,440.00	
						FREIGHT		Freight Charges								\$ 52.28	
						INSTALL		Installation								\$ 287.09	
•All payments made should include your quote or order #																	

DETACH PAYMENT STUB AND RETURN WITH CHECK PAYABLE TO: LIFE FITNESS

MAIL THIS PORTION ALONG WITH PAYMENT TO:

LIFE FITNESS, LLC

2716 NETWORK PLACE
CHICAGO IL 60673-1271

BALANCE DUE:	\$ 1,891.63
--------------	-------------

WIRE TRANSFER DETAILS

JP MORGAN CHASE
300 S RIVERSIDE PLAZA
MAIL SUITE IL-0239, 10TH FLR
CHICAGO, IL 60606

DEPOSITORY NAME	LIFE FITNESS, LLC
ABA NUMBER	071000013
LOCKBOX	77-2716
ACCT NUMBER	4261011

Tax exempt
from

322 (C)
1,330,572.631

Quote#

3409870 - 2R

Date 23-APR-2020 Expires 19-JUL-2020

Life Fitness

HAMMER
STRENGTH

CYBEX

INDOOR CYCLING

SO FIT

BRUNSWICK

Page 1/4

Ship To

TURNBULL 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: murabellamanager@rmsnf.com (Erick)
Phone: TBD
Shipment Priority: STANDARD
Customer Requested Delivery Date: 05-JUN-2020

Line	Item	Qty	Unit Price	Unit Discount	Unit Price Selling	Total Price Selling
1	SHR SIGNATURE HANDLE RACK - HANDLE RACK-FRM.PLT	1	852.00	-322.00	530.00	530.00
2	SMAB SIGNATURE MULTIPLE ADJUSTABLE BENCH - SMAB FRAME -PLT/UPH.BLK	1	1,273.00	-363.00	910.00	910.00

Quote#

3409870 - 2R

Life Fitness

HAMMER
STRENGTH

CYBEX

INDOOR CYCLING

EFT

BRUNSWICK

Date 23-APR-2020 Expires 19-JUL-2020

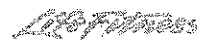
Page 2/4

PO Number		Subtotal	
Payment Type		List Price	2,125.00
Payment Terms	CIA COMPANY CK	Total Adjustment	-685.00
Freight Terms		Selling Price	1,440.00
FOB			
	Freight/Fuel/Installation		339.37
	Tax	TAXES AS APPLICABLE	
	Total(USD)		1,779.37

Notes:

Quote#

3409870 - 2R



Date 23-APR-2020 Expires 19-JUL-2020



Page 3/4

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 for Halo 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. For Subscription Services for Digital Coach purchased pursuant to this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' Subscription Agreement found at <https://lifefitness.com/terms-conditions-of-sale>; and (b) the Subscription Term shall be a non-cancelable period of 12 months from activation and may be renewed upon mutual agreement of the parties prior to the expiration of the then current Subscription Term.
17. Financing options are available through Life Fitness Leasing. For more information, please contact your local sale representative.
18. 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.

ADDITIONAL TERMS OF SALE – CONSUMERS:

19. By accepting this Quote, Customer agrees to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale – Direct To Consumer found at <https://lifefitness.com/terms-conditions-of-sale>, as may be amended from time to time.
20. **ALL SALES ARE FINAL. NO RETURNS, REFUNDS, OR EXCHANGES EXCEPT AS PROVIDED IN THE TERMS AND CONDITIONS OF SALE – DIRECT TO CONSUMER.**
21. All Items above shall apply except for Items No. 1, 3, 7 and 8.

Quote# 3409870 - 2R

Life Fitness

HAMMER
STRENGTH

SCYBEX

INDOOR CYCLING

SOFT

BRUNSWICK

Date 23-APR-2020 Expires 19-JUL-2020

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TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT	USD OPERATING UNIT
Signature <u>[Signature]</u>	Signature _____
Name <u>ERICK HUTCHISON</u>	Name _____
Title <u>AMENITY MANAGER</u>	Title _____
Effective Date <u>4/24/20</u>	



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

Invoice

Date

5/1/2020

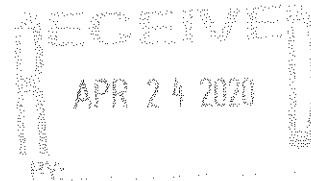
Invoice #

131295592309

Terms	Net 20
Due Date	5/21/2020
PO #	
Customer #	13MUR100

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	1,360.48
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62



41 C
1,380,572,465

Total Amount Due 1,399.10
\$1,399.10

Remittance Slip

Customer
13MUR100
Invoice #
131295592309

Amount Due \$1,399.10

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295592309

RECEIVED

MAY 1 2020

Date	Amount	Authorized By
May 1, 2020	\$ 3,216.26	Sheryl Fulks

Turnbull Creek CDD- Hancock 2016 Revenue Account #303

ASAP	001-300-20700-10500	(C)
------	---------------------	-----

Intended Use of Funds Requested.		
3/30/20 St Johns Cty Tax Dist	8	3,080.47
4/12/20 St Johns Cty Tax Dist	INT	135.79
	\$	3,216.26
(Attach supporting documentation for request.)		

Turnbull Creek Community Development District
FY 2020 Assesment Receipts Summary

# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2015 A1-A2 DEBT ASSESSED	SERIES 2016 DEBT ASSESSED	SERIES 2015 B1-2 DEBT ASSESSED	O&M ASSESSED
---------------------	-------------------	------------------------------------------	------------------------------------	-----------------------------------------	-----------------

CERTIFIED TAX ROLL	959	2,478,962.18	987,239.09	286,504.77	79,069.42	1,126,148.91
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TAX ROLL RECEIPTS						
DATE RECEIVED	ST JOHNS CO. DIST.	TOTAL RECEIVED	SERIES 2015 A1- A2 DEBT RECEIVED	SERIES 2016 DEBT RECEIVED	SERIES 2015 B1-2 DEBT RECEIVED	O&M RECEIVED
11/19/2019	1	50,984.75	20,304.52	5,892.54	1,626.22	23,161.47
11/25/2019	2	24,642.07	9,813.63	2,847.99	785.99	11,194.46
11/26/2019	3	122,969.42	48,972.19	14,212.13	3,922.24	55,862.85
12/13/2019	4	120,421.52	47,957.50	13,917.65	3,840.99	54,705.38
12/19/2019	5 (11/26-12/6)	203,875.37	81,192.74	23,562.79	6,502.83	92,617.00
1/14/2020	6 (11/2-11/3)	1,216,508.28	484,470.69	140,597.31	38,801.95	552,638.32
1/29/2020	7 (11/9-12/31)	610,915.71	243,295.31	70,606.27	19,485.87	277,528.26
1/30/2020	INT (10/1-12/31)	2,474.74	985.56	286.02	78.93	1,124.23
3/30/2020	8 (1/1-1/31)	26,653.53	10,614.69	3,080.47	850.15	12,108.23
4/12/2020	INTEREST	1,174.93	467.91	135.79	37.48	533.75
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-

TOTAL TAX ROLL RECEIPTS	2,380,620.32	948,074.74	275,138.97	75,932.65	1,081,473.93
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PERCENT COLLECTED	96.03%	96.03%	96.03%	96.03%	96.03%
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Bob's Backflow & Plumbing Services, Inc.4640 Subchaser Ct, Ste 113
Jacksonville, FL 32244

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

Invoice Date

1/11/2019

Invoice #

55244

Invoice**PAST DUE**

RECEIVED

MAY 08 2020

Bill ToGovernmental Management Services
Attn: Murabella CCD
475 West Town Place #114
St Augustine, FL 32092**Job At**Murabella CCD
Various Addresses
St Augustine, FL 32092**Balance Due**

\$485.00

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
			Net 30	2/10/2019
Serviced	Description	Quantity	Price Each	Amount
1/9/2019	1" Wilkins 975XL S#: 218333- Potable 127 Franchetta Labor : replaced the existing backflow, flush, test, certify, and insulated 1" Wilkins 975XL2- New Serial #4650826 Piping & Materials Insulation to protect the device against future freeze damage. Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider- PASSED Proposal was sent over to replace the Fire line already. 88 © 1,380,572.681	1.5 1 1 1 1	90.00 285.00 25.00 40.00 0.00	135.00 285.00 25.00 40.00 0.00

THIS INVOICE IS PAST DUE PLEASE REMIT TODAY
THANK YOU.**Total** \$485.00**Payments/Credits** \$0.00**Balance Due** \$485.00A 1.5% interest will be assessed on
unpaid balances after 30 days.



Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

RECEIVED

APR 28 2020

INVOICE

Date	Invoice No.
04/27/20	5887
Terms	Due Date
Due on Receipt	04/27/20

BILL TO

AP Sanchez - Turnbull Creek
TURNBULL CREEK COMMUNITY DEVELOPMENT DIST
Attn: District Manager
475 WEST TOWN PLACE, SUITE #114
ST. AUGUSTINE, FL 32092

PROPERTY

Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$8,362.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
-------------	-----	-----	------------	-----------	-------

#5911 - Cul de sac Drainage Mar 20

Irrigation Service/Repairs

\$8,362.00

4" NDS EZflow Drain pipe	4"	80.00	\$12.00	\$960.00	
Enhancement Labor	Hr	40.00	\$50.00	\$2,000.00	
Little Giant Sub pump + Electrical	1	1.00	\$3,500.00	\$3,500.00	
Misc Irrigation Parts & Fittings	Dollars	1.00	\$100.00	\$100.00	
Pipe	2"	240.00	\$4.80	\$1,152.00	
St Augustine Sod Pallet - Sod installed - pallet (Kit)	pallet	1.00	\$650.00	\$650.00	

Total	\$8,362.00
Payments/Credits	(\$0.00)
Balance Due	\$8,362.00

2477 (C)

1,320. 572. 484

Future Horizons, Inc.

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

INVOICE

Invoice Number: 62848

Invoice Date: Apr 30, 2020

Page: 1

Voice: 800-682-1187

Fax: 904-692-1193

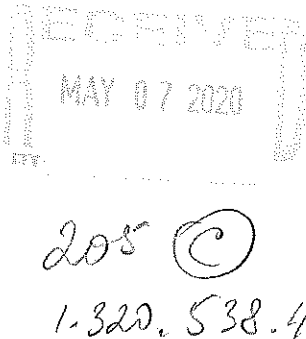
Bill To:

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

Ship to:

Aquatic Weed
Control Services

Customer ID	Customer PO	Payment Terms	
Turnbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		6/14/20

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of April, 2020 	1,175.00	1,175.00
Subtotal				1,175.00
Sales Tax				
Freight				
Total Invoice Amount				1,175.00
Payment/Credit Applied				
TOTAL				1,175.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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

Invoice

RECEIVED

MAY 08 2020

Bill To:

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

Invoice #: 263
Invoice Date: 5/4/20
Due Date: 5/4/20
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Website Administration - (October 2019 - April 2020)	7	100.00	700.00
16(c) 1,310.573.550 Exp. 4			
Total			\$700.00
Payments/Credits			\$0.00
Balance Due			\$700.00

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

Invoice

RECEIVED

Bill To:

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

MAY 7 2020

Invoice #: 262
Invoice Date: 5/1/20
Due Date: 5/1/20
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - May 2020 1,310.573.340		3,750.00	3,750.00
Information Technology - May 2020 357		133.33	133.33
Dissemination Agent Services - May 2020 313		166.67	166.67
Website Administration - May 2020 530		100.00	100.00
Office Supplies 510		0.45	0.45
Postage 420		9.80	9.80
Copies 425		15.30	15.30
16 (C)			
Total			\$4,175.55
Payments/Credits			\$0.00
Balance Due			\$4,175.55



HANCOCK
WHITNEY

RECEIVED

MAY 11 2020

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

Invoice: 35688
04/22/2020

Fee Invoice

Issuer: TURNBULL CREEK CDD FL SPL ASSMT BDS 2016

Ref: TURNBULLCK16

Billing Period: 05/02/2019 - 05/01/2020

FLAT FEE CHARGES	
ANNUAL TRUSTEE FEE	\$4,500.00

=====

TOTAL DUE	\$4,500.00
-----------	------------

381 ©
1,310.573.3/4

OKAY - SJF

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



HANCOCK
WHITNEY

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

Invoice: 35688
04/22/2020

Fee Invoice

Issuer: TURNBULL CREEK CDD FL SPL ASSMT BDS 2016

Ref: TURNBULLCK16

Billing Period: 05/02/2019 - 05/01/2020

FLAT FEE CHARGES
ANNUAL TRUSTEE FEE

\$4,500.00

=====

TOTAL DUE

\$4,500.00

PLEASE RETURN INVOICE COPY WITH PAYMENT

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

RECEIVED

Hopping Green & Sams

Attorneys and Counselors

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

MAY 13 2020

STATEMENT

May 13, 2020

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

Bill Number 114633
Billed through 04/30/2020

156
1.810.573.815

General Counsel

TURNBL 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

04/01/20	JJ	Follow up on preparation of protocol for conducting and noticing virtual meetings; review and edit materials regarding same.	0.10 hrs
04/02/20	JLK	Review GIS request from county for notice requirements and confer with DM on same.	0.20 hrs
04/02/20	SSW	Research and attend various city and county commission virtual meetings; prepare and circulate correspondence regarding procedures for conducting virtual meetings and providing opportunity for public participation.	0.20 hrs
04/09/20	AHJ	Finalize electronic transmission of form of notice of general election and correspondence regarding same.	0.20 hrs
04/13/20	MGC	Review auditor letter.	0.20 hrs
04/13/20	APA	Prepare attorney response to auditor letter fiscal year end 2019.	1.40 hrs
04/13/20	LMC	Review board members up for election in 2020.	0.30 hrs
04/21/20	JLK	Conference call with DM regarding county traffic light and ROW concerns; review correspondence on flooding/drainage issues and confer regarding reasons for same; confer regarding May meeting options and remote participation; confer regarding amenity phased opening and Governor's task force.	1.20 hrs
04/22/20	JLK	Review audit and provide comments to same; review RMS invoices and board member correspondence and confer with DM on same; draft reopening considerations and transmit to DM for discussion on same.	1.00 hrs
04/22/20	AHJ	Finalize electronic transmission of form of notice of qualifying period and correspondence regarding same; transmit to district manager.	0.10 hrs
04/23/20	MGC	Review and analyze various documents and sources of information in connection with traffic signal pole installation by county (emails, expansion plan, plat, deeds, covenants, and official records); correspond with Kilinski regarding same and recommend next steps.	2.10 hrs

04/23/20	JLK	Confer regarding invoicing and meeting options; confer regarding board reopening options; update/edit and disseminate combined meeting/workshop/executive session/HOA meeting notices.	0.50 hrs
04/27/20	JLK	Review correspondence regarding travertine and respond to same; confer with RMS on reopening plan; review easement research on streetlight and transmit to DM and engineer on same; update mass notice of COVID-19, special meeting, audit meeting, HOA meeting and executive session.	1.40 hrs
04/29/20	JLK	Review communication on location of lightpole easement from engineer and confer with staff on same; review TA and provide comments on same.	0.40 hrs
04/30/20	JLK	Research and review executive orders regarding recreation and amenity facilities.	1.00 hrs
Total fees for this matter			\$2,497.00

MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	0.30 hrs	125 /hr	\$37.50
Papp, Annie M. - Paralegal	1.40 hrs	125 /hr	\$175.00
Johnson, Jonathan T.	0.10 hrs	320 /hr	\$32.00
Kilinski, Jennifer L.	5.70 hrs	260 /hr	\$1,482.00
Clavenna, Lydia M. - Paralegal	0.30 hrs	125 /hr	\$37.50
Collazo, Mike	2.30 hrs	300 /hr	\$690.00
Warren, Sarah S.	0.20 hrs	215 /hr	\$43.00
TOTAL FEES			\$2,497.00

TOTAL CHARGES FOR THIS MATTER**\$2,497.00****BILLING SUMMARY**

Jaskolski, Amy H. - Paralegal	0.30 hrs	125 /hr	\$37.50
Papp, Annie M. - Paralegal	1.40 hrs	125 /hr	\$175.00
Johnson, Jonathan T.	0.10 hrs	320 /hr	\$32.00
Kilinski, Jennifer L.	5.70 hrs	260 /hr	\$1,482.00
Clavenna, Lydia M. - Paralegal	0.30 hrs	125 /hr	\$37.50
Collazo, Mike	2.30 hrs	300 /hr	\$690.00
Warren, Sarah S.	0.20 hrs	215 /hr	\$43.00
TOTAL FEES			\$2,497.00

TOTAL CHARGES FOR THIS BILL**\$2,497.00****Please include the bill number with your payment.**

Neighborhood Publications, Inc.
P.O. Box 4483
Alpharetta, GA 30023
info@connecttoneighbors.com
www.connecttoneighbors.com

Invoice



RECEIVED

MAY 08 2020

BILL TO

MuraBella
c/o Governmental Management
Services - Central Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States of America

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
MURA5856	05/01/2020	\$45.00	05/31/2020	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Premium Version of Website	Fee for Premium Version of Website - www.mymurabella.com	1	45.00	45.00

BALANCE DUE

\$45.00

© 346

1.810.573.650

Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
5/1/2020	30

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

RECEIVED

MAY 08 2020

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Facility Monitor - 1.330.57200.34800 - Turnbull Creek - May 2020	2,016.67	2,016.67
	Facility Monitor - 1.330.57200.34800 - Turnbull Creek - April 2020 (Credit per 5/1/20 memo)	-2,016.67	-2,016.67
	Facility Management 1.330.58200.34000 1.330.572.340 Turnbull Creek - May 2020	5,083.33	5,083.33
	Facility Attendants 1.330.58200.34300 1.330.572.343 Turnbull Creek - May 2020	1,350.00	1,350.00
	Facility Attendants - 1.330.58200.34300 - Turnbull Creek - April 2020 (Credit per 5/1/20 memo)	-1,350.00	-1,350.00
	Field Operations 1.330.58200.34100 1.330.572.341 Turnbull Creek - May 2020	4,271.58	4,271.58
	Facility Maintenance - 1.330.57200.34400 - Turnbull Creek - May 2020	4,083.33	4,083.33
	Pool Maintenance - 1.330.57200.46400 - Turnbull Creek - May 2020	1,158.33	1,158.33
	Janitorial Services - 1.330.57200.34200 - Turnbull Creek - May 2020	733.33	733.33
	Common Area Waste Collection - 1.330.57200.34900 - Turnbull Creek - May 2020	1,525.00	1,525.00
	Program Director- 1.330.57200.34700 - Turnbull Creek - May 2020	214.58	214.58
163 ©			
		Total	\$17,069.48

RMW
5.6.20

Riverside Management Services

9655 Florida Mining Blvd, Bldg. 300, Suite 305, Jacksonville, FL 32257



Turnbull Creek CDD
Monthly Credit Memorandum

RECEIVED

MAY 08 2020

DATE: May 1, 2020
FROM: Rich Whetsel
TO: RMS Billing Department
SUBJECT: May Adjustment – Monthly Invoice Adjustment for April 2020 Services

Please adjust April 2020 invoice to reflect the actual hours worked for the month of April 2020 for the following hourly services.

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>	<u>Billed</u>	<u>Credit Amount</u>
• Facility Monitor	0	\$16.00	\$ 0	\$2,016.67	\$2,016.67
• Facility Attendant	0	\$16.00	\$ 0	\$1,350.00	\$1,350.00
• Lifeguards	0	\$15.00	\$ 0	\$ 0	\$ 0

10	11	12 14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
03/29		Balance Forward						\$107.70
04/30	P133817	Payment - Lockbox 1113						\$-107.70
04/01 04/01	I03268858-04012020	BOS Wrkshop Reg Mtg	SA St Augustine Record	1.00 x 4.7500	4.75	1	\$8.98	\$42.66
04/01 04/01	I03268858-04012020	BOS Wrkshop Reg Mtg	SA St Aug Record Online	1.00 x 4.7500	4.75	1	\$8.97	\$42.61
PREVIOUS AMOUNT OWED:				\$107.70				
NEW CHARGES THIS PERIOD:				\$85.27				
CASH THIS PERIOD:				(\$107.70)				
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00				
We appreciate your business.								
4 (C) 1,810, 573.480								
RECEIVED MAY 11 2020								

4 (C)
 1,810, 573.480

RECEIVED
 MAY 11 2020

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$85.27		\$0.00	\$0.00	\$0.05	\$0.05		\$85.27
SALES REP/PHONE #		ADVERTISER INFORMATION						
Melissa Rhinehart 904-819-3423	1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
		03/30/2020 - 05/03/2020		18409		18409		TURNBULL CREEK CDD/MURA BELLA/

MAKE CHECKS PAYABLE TO

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

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

ADVERTISING INVOICE and STATEMENT

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME													
		03/30/2020 - 05/03/2020				TURNBULL CREEK CDD/MURA BELLA/													
COMPANY		23		TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT									
SA 7				\$85.27		\$0.05				NET 15 DAYS									
21		CURRENT NET AMOUNT		22		30 DAYS		60 DAYS		OVER 90 DAYS									
		\$85.27				\$0.00		\$0.00		\$0.05									
4		PAGE #		5		BILLING DATE		6		BILLED ACCOUNT NUMBER		7		ADVERTISER/CLIENT NUMBER		24		STATEMENT NUMBER	
						05/03/2020				18409				18409				0000070027	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



7
 8 - 2175

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

Wed, Apr 1, 2020
9:01:04AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record
One News Place
St. Augustine, FL 32086

Acct: 18409
Phone: 19049405850

E-Mail:

Client: TURNBULL CREEK CDD/MURA BEL

Name: TURNBULL CREEK CDD/MURA BELLA/
Address: 475 W TOWN PLACE
ROOM 114

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003268858-01

Start: 04/01/2020

Placement: SA Legals

Copy Line: TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF WORKSHOP MEETING Notice is hereby given

Caller: Sarah Sweeting

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 04/01/2020

Lines 56
Depth 4.75
Columns 1
Price \$85.27

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF WORKSHOP MEETING

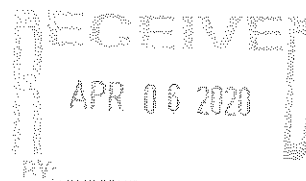
Notice is hereby given that the Board of Supervisors ("Board") of the Turnbull Creek Community Development District ("District") will hold a workshop meeting in conjunction with the regular meeting of the Murabella Homeowner's Association, Inc. ("HOA") on Monday, April 20, 2020 at 6:30 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. No agenda has been planned for this workshop meeting by the District and it is not expected that any matters related to the District will be discussed; however, one or more members of the Board are expected to be in attendance.

The workshop is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The workshop may be continued to a date, time, and place to be specified on the record at such workshop. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the workshop because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the workshop is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager
0003268858 April 1, 2020



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# 0003268858-01

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 **BOS Wrkshop Reg Mtg** was published in said newspaper on **04/01/2020**.

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.

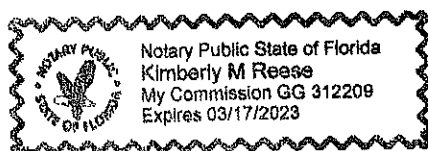
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of APR 01 2020

by [Signature] who is personally known to
me or who has produced as identification

[Signature]
(Signature of Notary Public)



TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF WORKSHOP MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Turnbull Creek Community Development District ("District") will hold a workshop meeting in conjunction with the regular meeting of the Murabella Homeowner's Association, Inc. ("HOA") on Monday, April 20, 2020 at 6:30 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. No agenda has been planned for this workshop meeting by the District and it is not expected that any matters related to the District will be discussed; however, one or more members of the Board are expected to be in attendance.

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Ernesto Torres
District Manager
0003268858 April 1, 2020



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

Invoice Number: 5687642
Invoice Date: 03/25/2020
Account Number: 222295000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

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

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

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	5,214.38	100.00%	\$5,214.38
Subtotal Administration Fees - In Advance 03/01/2020 - 02/28/2021				\$5,214.38
Incidental Expenses	5,214.38	0.0775		\$404.11
Subtotal Incidental Expenses				\$404.11
TOTAL AMOUNT DUE				\$5,618.49

50 ©

FY 20 $4/12 \times 5214.38 = 3041.72$
FY 21 $5/12 \times 5214.38 = 2142.66$

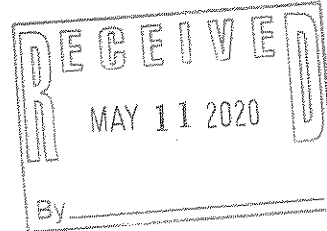




Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5687642
Account Number: 222295000
Invoice Date: 03/25/2020
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

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



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

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$5,618.49

All Invoices are due upon receipt.

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

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

Invoice Number:	5687642
Account Number:	222295000
Current Due:	\$5,618.49
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 222295000
Invoice # 5687642
Attn: Fee Dept St. Paul

Please mail payments to:

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





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

Invoice Number: 5687782
Invoice Date: 03/25/2020
Account Number: 226661000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

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

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

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,500.00	100.00%	\$3,500.00
Subtotal Administration Fees - In Advance 03/01/2020 - 02/28/2021				\$3,500.00
Incidental Expenses	3,500.00	0.0775		\$271.25
Subtotal Incidental Expenses				\$271.25
TOTAL AMOUNT DUE				\$3,771.25

50 c

fy20 $7/12 \times 3500 = 2041.67$ 1,310,573.314
fy21 $5/12 \times 3500 = 1458.33$ 1,300,155.100





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

Invoice Number: 5687782
Account Number: 226661000
Invoice Date: 03/25/2020
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

2/3

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

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

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

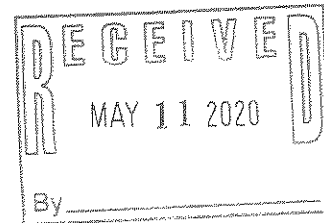
STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$3,771.25

All invoices are due upon receipt.



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

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

Invoice Number:	5687782
Account Number:	226661000
Current Due:	\$3,771.25
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 226661000
Invoice # 5687782
Attn: Fee Dept St. Paul

Please mail payments to:

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





Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

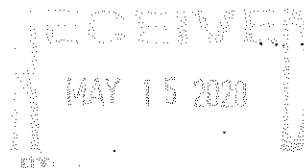
772/461-6120 // 461-1155
FAX: 772/468-9278

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE, STE114
ST. AUGUSTINE, FL 32092

Invoice No. 349798
Date 05/11/2020
Client No. 19846

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2019.

Total Invoice Amount \$ 3,525.00



184 ©
1,310,573.322

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA

RECEIVED

MAY 18 2020

PERSONAL REIMBURSEMENT

Out-of-Pocket

NAME: Terry Lambert

MONTH: MAY 18, 2020

[illegible]

352 (C)
1,380, 572, 681



1530 COUNTY ROAD 210 W
SAINT JOHNS, FL 32259-2103
904-615-5580

Ticket: 5922
Date: 5/18/20 Time: 1:37 PM
Store: 2369 Register: 2
Cashier: Brian
Loyalty #: 7701124001002827

Item	Qty	Price	Amount
4.10/3.50 4 PNEUMATIC TIRE WHEEL			
3551979	1	11.99	11.99

4.10/3.50 4 PNEUMATIC TIRE WHEEL			
3551979	1	11.99	11.99

Subtotal	23.98
Tax	1.56
Total	25.54

Debit Card - SALE 25.54
*****1924 - EMV Chip
Authorization #:
Bank Reference #: 51047852635
Terminal ID : 001792369000200
Cryptogram : 9D415CA79DC3D81A
AID : A0000000980840
APP : DEBIT
CVM : PIN Verified / 420000
TVR : 8000048000 / TSI : 6800

Change 0.00
I agree to pay the above amount according
to my card issuer agreement



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: 6616659
DATE: 5/11/2020
ORDER: 6616659

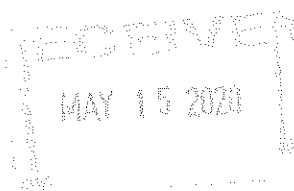
Bill To: [129708]

Turnbull Creek CCD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

Work

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

Work Date	Time	Target Pest	Technician	Time In
5/11/2020	09:27 AM			09:27 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	5/11/2020		10:25 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

39 ©

1,380,572,466

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.



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

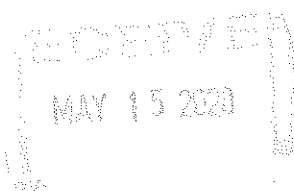
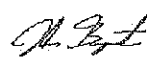

Service Slip/Invoice

INVOICE: 6616870
DATE: 5/11/2020
ORDER: 6616870

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

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

Work Date	Time	Target Pest	Technician	Time In
5/11/2020	09:27 AM			09:27 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	5/11/2020		10:25 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	75.00
		SUBTOTAL
		\$75.00
		TAX
		\$0.00
		AMT. PAID
		\$0.00
		TOTAL
		\$75.00
		AMOUNT DUE
		\$75.00
		
		TECHNICIAN SIGNATURE
		
		CUSTOMER SIGNATURE
		39 (C)
		1.380.572.466

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.



Engineering / Permitting
Development Services
Property Management
Construction Management
ADA Consulting

Invoice

Date	Invoice #
5/15/20	2651

Bill To	
Turnbull Creek CDD Attn: Dave deNagy Governmental Management Services	
P.O. No	

RECEIVED

MAY 18 2020

Yuro & Asssoc. - Job No.
Y16-377

Item	Date	Description	Hours	Rate	Amount
		April 2020 - Engineering Efforts			
Turnbull Cree...	4/1/20	coordinate CDD boundary with staff & SJC	1	125.00	125.00
Turnbull Cree...	4/20/20	review plat & pictures from entry flooding & signal pole installation	2.5	125.00	312.50
Turnbull Cree...	4/29/20	review Attorney opinion & coordination on signal pole installation	1	125.00	125.00
302 (C) 1, 310, 573-311					
Total					\$562.50

145 Hilden Road, Unit 108 Ponte Vedra, FL 32081
(904) 342-5199 * myuro@mjyuro.com



Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

INVOICE

Date	Invoice No.
05/22/20	6211
Terms	Due Date
Due on Receipt	05/22/20

BILL TO

AP Sanchez - Turnbull Creek
TURNBULL CREEK COMMUNITY DEVELOPMENT DIST
Attn: District Manager
475 WEST TOWN PLACE, SUITE #114
ST. AUGUSTINE, FL 32092

PROPERTY

Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$1,130.00	

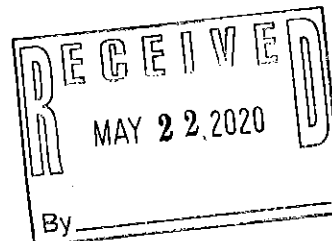
Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
-------------	-----	-----	------------	-----------	-------

#5920 - Round about Revamp Mar 20

Irrigation Service/Repairs					\$1,130.00
1806 RB Spray Head	each	9.00	\$25.00	\$225.00	
5004 RB Rotor	each	6.00	\$30.00	\$180.00	
Irrigation Labor	Hr	5.00	\$100.00	\$500.00	
Relocate Head		5.00	\$30.00	\$150.00	
Spray Nozzle	each	15.00	\$5.00	\$75.00	

Total	\$1,130.00
Payments/Credits	(\$0.00)
Balance Due	\$1,130.00



277 ©
1,322,572.434



Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

INVOICE

Date	Invoice No.
06/01/20	6363
Terms	Due Date
Net 40	07/11/20

BILL TO

AP Sanchez - Turnbull Creek
TURNBULL CREEK COMMUNITY DEVELOPMENT DIST
Attn: District Manager
475 WEST TOWN PLACE, SUITE #114
ST. AUGUSTINE, FL 32092

PROPERTY

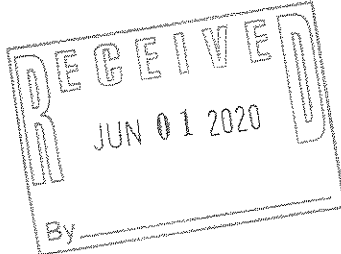
Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$25,338.88	

Please detach top portion and return with your payment.

DESCRIPTION	TOTAL
#3178 - Turnbull Creek CDD June 2020	\$25,338.88

Total	\$25,338.88
Payments/Credits	(\$0.00)
Balance Due	\$25,338.88



277 ©
1,320,538.466



Florida Department of Health
in St. Johns County
Notification of Fees Due



55-BID-4700465

Permit Number

55-60-00479

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2020).

Fee Amount: \$350.00

Previous Balance: \$0.00

Total Amount Due: **\$350.00**

Payment Due Date: 06/30/2020 or Upon Receipt

Mail To: ERNESTO TORRES (Turnbull Creek Community Development District)
475 W Town Place, Suite 114
Saint Augustine, FL 32092

RECEIVED

JUN 01 2020

Please verify all information below and make changes as necessary or follow the directions below for online permits.

Account Information:

Name: Mura Bella
Location: 101 W Positano Avenue
St Augustine, FL 32092

Pool Volume: 183,565 gallons
Bathing Load: 204
Flow Rate: 0

Owner Information:

Name: Turnbull Creek Community Development District (TORRES, ERNESTO)
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 940-5850 Work Phone: ()

Circle One: Visa MC Disc

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: _____ Zip: _____

I Authorize Florida Department of Health in St. Johns County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature _____ Date _____

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 55-60-00479 Bill ID: 55-BID-4700465

Billing Questions call DOH-St. Johns at: (904) 209-3250

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in St. Johns County
200 San Sebastian View
Saint Augustine, FL 32084

[Please detach this portion and RETURN with your payment]

Batch Billing ID: 20851



PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



Future Horizons, Inc.

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

RECEIVED INVOICE

JUN 01 2020

Invoice Number: 63303

Invoice Date: May 31, 2020

Page: 1

Voice: 800-682-1187

Fax: 904-692-1193

Bill To:

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

Ship to:

Aquatic Weed
Control Services

Customer ID	Customer PO	Payment Terms	
Turnbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		7/15/20

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of May, 2020 205 (C) 1,320,538,468	1,175.00	1,175.00
Subtotal				1,175.00
Sales Tax				
Freight				
Total Invoice Amount				1,175.00
Payment/Credit Applied				
TOTAL				1,175.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



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

Invoice

Date

6/1/2020

Invoice #

131295592838

Terms	Net 20
Due Date	6/21/2020
PO #	
Customer #	13MUR100

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	1,360.48
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62

41 (C) 1,380,570, 465

Total	1,399.10
Amount Due	\$1,399.10

Remittance Slip

Customer
13MUR100
Invoice #
131295592838

Amount Due \$1,399.10
Amount Paid _____
Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295592838

Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 31
Invoice Date: 5/18/2020
Due Date: 5/18/2020
Case:
P.O. Number:

Bill To:

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

RECEIVED

MAY 28 2020

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		917.86	917.86
<div>320,572.6310 1,380.572.631 163 (C)</div>			
Total			\$917.86
Payments/Credits			\$0.00
Balance Due			\$917.86

24W
5,21,20

Period Ending 05/05/20

DISTRICT
TURNBULL CREEK

<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
3/23/20	54 Watt Corn Cob LED Lights - CREDIT	-107.94	B.L.
4/8/20	100' Non Marking Hose	149.28	S.A.
4/6/20	Garden Hose Y Ball Valve	7.66	S.A.
4/6/20	3/8" 45 degree Elbow (2)	12.82	S.A.
4/6/20	3/8" Female Socket Stainless (3)	30.50	S.A.
4/6/20	3/8" Stainless Plug FNPT (2)	11.75	S.A.
4/6/20	3/8" Stainless Plug MNPT	5.87	S.A.
4/8/20	3/8" Stainless Socket	10.65	S.A.
4/10/20	Kwik Set Lock Set	30.97	B.L.
4/10/20	Washer Assortment Faucet Washers	6.98	B.L.
4/10/20	Tape	9.97	B.L.
4/10/20	Keys for Shed Lock (5)	11.95	B.L.
4/14/20	Behr Paint one gallon	27.98	B.L.
4/14/20	Behr Paint one gallon Trim	30.98	B.L.
4/14/20	Latex Brush 3"	10.47	B.L.
4/14/20	1/4" Ball Valve	7.90	B.L.
4/14/20	1/4" Nipple	1.90	B.L.
4/14/20	Spray Paint	9.68	B.L.
4/14/20	Paint Tray Set	12.97	B.L.
4/14/20	Scotch Descalo Surface Painters Tape (3)	16.11	B.L.
4/20/20	All American Carpet Tiles 2'x2' Spcs (5)	199.95	B.L.
4/23/20	Nitro cleaning Gloves 50 ct (2)	19.94	B.L.
4/23/20	Window Cleaner (2)	6.34	B.L.
4/23/20	Cabinet and wood cleaner	4.97	B.L.
4/23/20	Murphy Oil Soap	3.27	B.L.
4/23/20	Klorox Cleaner Spray (2)	7.74	B.L.
4/23/20	Air wick 5 Pack (2)	20.94	B.L.
4/23/20	Alrwick Warmer (3)	7.47	B.L.
4/24/20	Husky 2 pk Folding Blades	10.88	S.A.
4/28/20	Pro Series HD Skrn Net	34.07	B.L.
5/1/20	Stop the Spread Signs (10)	111.20	B.L.
5/1/20	Please Wash Your Hands Signs (6)	48.36	B.L.
5/4/20	Diversey Virex 2-256 Disinfectant 84.5oz (2)	144.30	B.L.
TOTAL		<u>\$917.86</u>	

UNDER PRESSURE SALES
8211 BEACH BLVD
JACKSONVILLE, FL 32216

Sales Receipt

DATE	SALE NO.
4/6/2020	215434

11 33 19

04/06/2020

CREDIT CARD

Card #

Exp. Card:

Card #

Batch #

INVOICE

Approval Code:

Entry Method:

Mode:

Tax Amount:

XXXXXXXXXX 01032

MASTERCARD

A09000036110

7

1508

7

031063

Card Read

1598

\$0.00

TBC
Pressure Washing
Trailer

SALE AMOUNT

CHK NO.	PAYMENT METHOD	REP	PO #
	Master Card		

QTY	ITEM	DESCRIPTION	RATE	CLASS	AMOUNT
1	85238115	3/8 X 100' NON MARK HOSE WQ/CS	149.00	Jacksonville	149.00T
1	240075	3/8 FP	3.55	Jacksonville	3.55T
-1	240069	3/8 FS	5.95	Jacksonville	-5.95T
1	M30626	GARDEN HOSE Y BALL VALVE	7.158	Jacksonville	7.16T
2	5503-06-06	3/8 45 DEG ELBOW	5.99	Jacksonville	11.98T
3	V10074	3/8 FS S/S	9.50	Jacksonville	28.50T
2	V10078	SS PLUG 3/8 FNPT	5.49	Jacksonville	10.98T
1	V10079	SS PLUG 3/8 MNPT	5.49	Jacksonville	5.49T
1	V10075	3/8 MS S/S	9.95	Jacksonville	9.95T

NEW MACHINES ARE COVERED UNDER MANUFACTURE'S WARRANTY.
NO WEAR PARTS. 90 DAYS OUT OF STORE ON WEAR PARTS.
EXCLUDING MISUSE OF PRODUCT AND OR RAN OFF A WELL.

Subtotal \$213.56

Sales Tax (7.0%) \$14.95

Total \$228.51

Recieved By:

Phone #	904-721-1410	Fax #	904-721-1414	Web Site	www.underpressuresales.com
---------	--------------	-------	--------------	----------	----------------------------



More saving.
More doing.™

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00064 51603 04/10/20 07:20 AM
SALE CASHIER KAYLEE

883351506694 690CV 15 <A> 30.97N
KS SEC COVE CMB PCK SATIN NICKEL
037155808175 WASHERS42 <A> 6.98N
HOME WASHER ASSORTMENT 42 PIECES
045242500666 25' STUOTPE <A> 9.97N
MILWAUKEE 25 FT. STUD TAPE MEASURE
736511500660 66KWKSETKEY <A>
66 KEY KWKSET
502.39 11.95N

SUBTOTAL 59.87
TAX + PIF 0.00

TAX EXEMPT

TOTAL \$59.87

XXXXXXXXXXXX9269 HOME DEPOT

USD\$ 59.87

AUTH CODE 010177/7642418

TA

GOVERNMENTAL MANAGEME

LAMBERT JERRY

Chip Read

AID A0000000049999D8400305 THD PLCC PROX

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-1246 SUMMARY

PRO XTRA SPEND THIS VISIT: \$59.87

2020 PRO XTRA SPEND 04/09: \$19,488.57

As of 04/10/2020 your Paint Rewards level is Member; Spend 358.90 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

This purchase qualifies for FUEL DISCOUNTS and 60 DAYS TO PAY on The Home Depot Commercial Credit Card. Ask an Associate to learn more or go to homedepot.com/financeoptions.



1324 64 51603 04/10/2020 0203

PIF NOTICE

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

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	04/10/2021

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

12/10/01 - 1/1/02 (MAINTENANCE)



More saving.
More doing.SM

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00051 71269 04/14/20 02:15 PM
SALE CASHIER CHERYL

678885051068 INT PAINT <A>	27.98N
BEHR PPI 2050 EGG UPW 1280Z	
678885051174 INT PAINT <A>	30.98N
BEHR PPI 7050 SATIN UPW 1280Z	
077089117257 3.0 IN FLAT <A>	10.47N
BETTER 3.0 FLAT CUT LATEX BRUSH	
032888187894 1/4FPBVFP <A>	7.90N
1/4" FP BALL VALVE FPT 600PSI LF	
019442153311 1/4XCLGANIPL <A>	1.90N
1/4"XCLOSE GAL NIPPLE	
026748063084 LACORGLSSPRY <A>	9.68N
WATCO LACQUER GLS SPRAY	
077089174694 6PCMICROST <A>	12.97N
BEST MICROFIBER 9/16 TRAY SET - 6 PC	
051131797482 DELICATE 1" <A>	
SCOTCH .94" DELICATE SURFACE 2080EL	
305.97	17.91N
Total INSTANT VOL SAVINGS	-1.80
MAX REFUND VALUE \$16.11/3	

	SUBTOTAL	117.99
	TAX + PIF	0.00
TAX EXEMPT		
	TOTAL	\$117.99
XXXXXXXXXXXX9269 HOME DEPOT		
	USD\$	117.99
AUTH CODE 014635/3511860		TA

GOVERNMENTAL MANAGEME
LAMBERT JERRY
Chip Read
AID A0000000049999D8400305 THD PLCC.PROX

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-1246 SUMMARY

PRO XTRA SPEND THIS VISIT: \$117.99

2020 PRO XTRA SPEND 04/13: \$20,565.21

As of 04/14/2020 your Paint Rewards level is Member; Spend 227.98 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

This purchase qualifies for FUEL DISCOUNTS and 60 DAYS TO PAY on The Home Depot Commercial Credit Card. Ask an Associate to learn more or go to homedepot.com/financeoptions.



1324 51 71269 04/14/2020 6578

Turnbull CREEK CLO
(MAINTENANCE)

JAZ
4-20-20



Details for Order #113-2768726-0881863

Order Placed: April 20, 2020

Amazon.com order number: 113-2768726-0881863

Order Total: \$199.95

Not Yet Shipped	
Items Ordered	Price
5 of: All American Carpet Tiles Victory 23.5 x 23.5 Easy to Install Do It Yourself Peel and Stick Carpet Tile Squares - 9 Tiles Per Carton - 34.52 Square Feet Per Carton (Bistro)	\$39.99
Sold by: All American Carpet Tiles (seller profile)	
Condition: New	
Shipping Address: Jerry Lambert Jr 4223 SUMMERTON OAKS CIR JACKSONVILLE, FL 32223-2060 United States	
Shipping Speed: Standard Shipping	

Payment Information	
Payment Method: MasterCard | Last digits: 5040 Reference number: Murabella	Item(s) Subtotal: \$199.95 Shipping & Handling: \$0.00 -----
Billing Address: Jerry Lambert Jr 1001 BRADFORD WAY KINGSTON, TN 37763-3146 United States	Total before tax: \$199.95 Estimated tax to be collected: \$0.00 ----- Grand Total: \$199.95

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc. or its affiliates



Credit Services - Receipt LookUp

Receipt

Transaction Identifier : [1324, 04/23/2020, 62, 2591]

Printed on: 04/23/2020 14:17:31

Receipt Image



**More saving.
More doing.SM**

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00062 25916 04/23/20 02:02 PM
SALE CASHIER DEBORAH

731919275417 50CHDDSPNITR <A>
GMPC HD DISP TEXTURE NITRILE 50CT
2@9.97 19.94N
019800703318 WINDEX VIN <A>
WINDEX APC VINEGAR SPY 230Z
2@3.17 6.34N
041598005961 CAB WD CLNR <A> 4.97N
WEIMAN CABINET & WOOD CL & PL
070481010300 MURPHY SOAP <A> 3.27N
MURPHY ORANGE OIL SOAP SPRAY 220Z
044600012049 CCUORIG320Z <A>
CLX CLEAN-UP CLEANER SPRAY ORG 320Z
2@3.87 7.74N
062338972763 AWSO SD 5PK <A>
AIRWICK PISO SUMMER DEL 5PK
2@10.47 20.94N
062338780481 AWSO WRM 2PK <A>
AIRWICK PISO WARMER 2PK
3@2.49 7.47N

SUBTOTAL 70.67
TAX + PIF 0.00

TAX EXEMPT TOTAL \$70.67

XXXXXXXXXXXX9269 HOME DEPOT USD\$ 70.67
AUTH CODE 023987/4620249 TA

GOVERNMENTAL MANAGEME
LAMBERT JERRY
Chip Read
AID A000000004999908400305 THD PLCC PRO

X

Account Details

Xref number	Account Number	Type	ExpDate	Signature	Entry
XXXXXXXXXXXX9269	XXXXXXXXXXXX9269	HD	NA	Y	CHIP
EMV Brand	Application A000000004999908400305	EMV brand	THD PLCC		
ID :		name :	PROX		
CVH code : 7		description :	SIGNATURE		
Display CVM	SIGNATURE	EMV			
code :		fallback	NA		
		indicator :			

Miscellaneous Details

Sales Posting Date : 04/23/2020

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-1246 SUMMARY

PRO XTRA SPEND THIS VISIT: \$70.67

2020 PRO XTRA SPEND 04/22: \$22,987.95

As of 04/23/2020 your Paint Rewards level is Bronze; Spend 1973.04 more in qualifying paint purchases to earn Silver (15.0% off) on select paint items.

This purchase qualifies for FUEL DISCOUNTS and 60 DAYS TO PAY on The Home Depot Commercial Credit Card. Ask an Associate to learn more or go to homedepot.com/financeoptions.



More saving.
More doing.SM

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00061 14532 04/24/20 10:31 AM
SALE CASHIER TRENTON

820909998624 2FLDNF10BLA <A> 10.88N
HUSKY 2PK FLDING LB KNIFE W/10 BLDS

	SUBTOTAL	10.88
	TAX + PIF	0.00
TAX EXEMPT		
	TOTAL	\$10.88
XXXXXXXXXXXX9269	HOME DEPOT	10.88
AUTH CODE 024875/3615266		TA

GOVERNMENTAL MANAGEME
ALLEN BRANDON

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-1246 SUMMARY

PRO XTRA SPEND THIS VISIT: \$10.88

2020 PRO XTRA SPEND 04/23: \$23,138.03

As of 04/24/2020 your Paint Rewards level is Bronze; Spend 1973.04 more in qualifying paint purchases to earn Silver (15.0% off) on select paint items.

This purchase qualifies for FUEL DISCOUNTS and 60 DAYS TO PAY on The Home Depot Commercial Credit Card. Ask an Associate to learn more or go to homedepot.com/financeoptions.



1324 61 14532 04/24/2020 6967

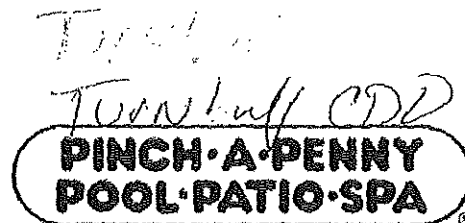
PIF NOTICE

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

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	04/24/2021

Due to COVID-19, we have extended our returns policy for most items. Please see homedepot.com for details.

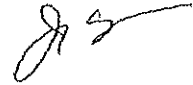


The Perfect People For A Perfect Pool



Like Us on Facebook
For Our Special Offers!

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



Sales Receipt

Transaction #: 169130
Account #: 7275318913
Date: 4/28/2020 Time: 1:46:49 PM
Cashier: Faith Aramanda Register #: 2

BILL TO: Pinch A Penny Inc

Item	Description	Amount
02130342	PRO SERIES HD LEAF RAKE	\$31.99
		=====
	Sub Total	\$31.99
	Sales Tax	\$2.08
	Total	\$34.07
		=====
	MASTERCARD Tendered	\$34.07
	Card: XXXXXXXXXXXX5040	
	Auth: 06257J	
	Change Due	\$0.00



7275318913

Thank you for shopping
Pinch A Penny 210
We hope you'll come back soon!

SmartSign®

300 Cadman Plaza West, Suite 1303, Brooklyn, NY 11201

Invoice

Questions? Call (800) 952 1457

Bill To

Christopher Hall
Riverside Management Services
1001 BRADFORD WAY
KINGSTON, TN 37763 3146
Phone: 904 288 7667
Email: chall@rmsnf.com

Ship To

Christopher Hall
Riverside Management Services
9655 Florida Mining Blvd. W
Bldg. 300 Suite 305
Jacksonville, FL 32257
Phone: 904 657 9211

Order No.: SMT-308344 Date: May 1, 2020 Ship by: Two-Day PO Number: Turnbull

CC: MasterCard Name: Chris Hall Card # *****4246 Expiry: 07/23

Item Description	Unit Price	Qty.	Amount
1. Please Wash Your Hands Sign Size: 7" x 10" Part #: PL-10 • HTC Code: 3926.90.30.00	\$8.06/Sign Package: 1 Sign	6 Signs	\$48.36
2. Stop the Spread If You're Safe We're Safe Too Size: 14" x 10" Part #: PL-14 • HTC Code: 3926.90.30.00	\$11.12/Sign Package: 1 Sign	10 Signs	\$111.20
Product Subtotal :			\$159.56
Shipping Charges :			Free
Order Total :			\$159.56

Please make checks payable to **SmartSign**.

 [Print Page Image](#)

 [Close Window Image](#)

Order #: 488111085-001
Order Placed: 05/04/2020
Status: Processing
Order Placed By: JLAMBERT@RMSNF.COM

Tracking #: Not Yet Shipped
Estimated Delivery on: 05/13/2020
Shipped by: N/A

Shipping Address
JERRY LAMBERT
4223 SUMMERTON OAK
S CIR
JACKSONVILLE, FL
32223

Payment Method
Debit/Credit Card
MasterCard
*****5040
Amount: \$144.30



Processing

Shipped

Out
For
Delivery

Delivered

Comments:

Item Description

Qty Price Total Reorder



Diversey Virex II 256 Disinfectant, Mint Scent, 84.5
Oz, Pack Of 2 Item # 4256086 Review This Product

2 \$84.29 \$168.58 2

Reorder Price:
\$84.29 / carton

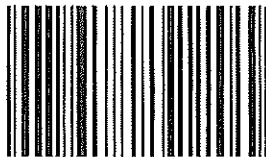


96284481

20% Off Your Qualifying Regularly Priced Purchase.
Excludes all Technology; All Ink and Toner; Furniture
and Seating; All Highmark, Simplehuman, Clorox,
Lysol, and Purell products; Charmin and Bounty Item
nos 723927, 8010333, 419465, 308039; Bella +
Canvas Cloth Face Coverings item number: 9885276;
Electronic Labelers and Labeling Accessories; and
the Following Services: Subscription, Off-Site
Shredding, Tech, Furniture, Marketing, Administrative
or Third-Party. See Terms and Conditions link for
exclusion details Limit 1 Offer(s) Per
Household/Business. Expires 05/09/2020.

1 (\$33.72) (\$33.72)

Scan this code for Order Details



488111085001

Coupons / Delivery Fee Adjustments / Other Discounts: (\$33.72)

Subtotal: \$168.58
Delivery Fee: \$0.00
Tax Exempt Taxes: \$9.44

Total: \$144.30
You Saved \$33.72 on this order!

RECEIVED

Invoice

ADELCO
ELECTRIC INC
PO Box 309
Middleburg FL 32050
904 759-6408

JUN 10 2020

Date	Invoice #
6/8/2020	058

Adelcoelectric@comcast.net

Bill To

Riverside Management services
9655 Florida Mining Blvd.
Jacksonville, FL 32257

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Murabella LED retrofit 6 entrance lights.		
	Material	383.71	383.71
	Labor	200.00	200.00
	857 © 1,380,572,681		
		Total	\$583.71

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 264

Invoice Date: 6/1/20

Due Date: 6/1/20

Case:

P.O. Number:

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

RECEIVED

JUN 04 2020

Description	Hours/Qty	Rate	Amount
Management Fees - June 2020 1,810.53 340		3,750.00	3,750.00
Website Administration - June 2020 550		100.00	100.00
Information Technology - June 2020 357		133.33	133.33
Dissemination Agent Services - June 2020 313		166.67	166.67
Office Supplies 570		5.98	5.98
Postage 420		24.06	24.06
Copies 425		85.65	85.65
16			
Total			\$4,265.69
Payments/Credits			\$0.00
Balance Due			\$4,265.69

JASON SHAW TREE SERVICE

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

INVOICE

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

DATE: 06-03-20

RECEIVED

ATTN: Jerry Lambert

JUN 08 2020

REF: Tree Removals

- 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 \$ 2,500.00. This is based on an eight-hour workday and includes all dump fees.
- One full day completed.

250 ©
1,320.538 - 467

TOTAL- \$ 2,500.00

Neighborhood Publications, Inc.
P.O. Box 4483
Alpharetta, GA 30023
info@connecttoneighbors.com
www.connecttoneighbors.com

Invoice



RECEIVED

JUN 05 2020

BILL TO

MuraBella
c/o Governmental Management
Services - Central Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States of America

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
MURA5857	06/01/2020	\$45.00	07/01/2020	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Premium Version of Website	Fee for Premium Version of Website - www.mymurabella.com	1	45.00	45.00

BALANCE DUE

\$45.00

346 ©
1.310.513.550

Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

RECEIVED

JUN 04 2020

Invoice #: 33
Invoice Date: 6/3/2020
Due Date: 6/3/2020
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services through May 31, 2020	76.92	16.00	1,230.72
330,572,3460 165. (C)			
Total			\$1,230.72
Payments/Credits			\$0.00
Balance Due			\$1,230.72

2,111
6,3,20

Riverside Management Services, Inc.
2655 Florida Mining Blvd., Building 300, Suite 305, Jacksonville, Florida 32257

TURNBULL CREEK CDD

LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
76.92	Lifeguard Services for ROLLING HILLS	\$ 16.00	\$ 1,230.72

Covers Period End: MAY 31, 2020

LIFEGUARDS #330-572-3460

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/16/20	1	K.T.	Lifeguarding
3/16/20	1	A.C.	Lifeguarding
3/16/20	1	M.G.	Lifeguarding
3/16/20	1	H.B.	Lifeguarding
3/16/20	1	L.T.	Lifeguarding
5/28/20	6.75	K.T.	Lifeguarding
5/28/20	4	D.R.	Lifeguarding
5/28/20	4	M.G.	Lifeguarding
5/29/20	6.25	K.T.	Lifeguarding
5/29/20	6.02	M.G.	Lifeguarding
5/29/20	2.63	H.B.	Lifeguarding
5/30/20	6.75	K.T.	Lifeguarding
5/30/20	4.5	M.G.	Lifeguarding
5/30/20	4.5	D.R.	Lifeguarding
5/30/20	6.5	H.B.	Lifeguarding
5/31/20	6.9	K.T.	Lifeguarding
5/31/20	6.62	D.R.	Lifeguarding
5/31/20	6.5	H.B.	Lifeguarding
TOTAL	<u>76.92</u>		
Lifeguarding	76.92		

Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
6/1/2020	32

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

RECEIVED

JUN 04 2020

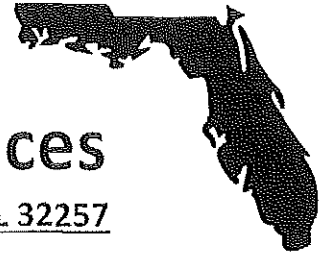
P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Facility Monitor - 1.330.57200.34800 - Turnbull Creek - June 2020	2,020.00	2,020.00
	Facility Management - 1.330.57200.34000 - Turnbull Creek - June 2020	5,083.33	5,083.33
	Facility Attendants - 1.330.57200.34300 - Turnbull Creek - June 2020	2,493.60	2,493.60
	Field Operations - 1.330.57200.34100 - Turnbull Creek - June 2020	4,271.58	4,271.58
	Facility Maintenance - 1.330.57200.34400 - Turnbull Creek - June 2020	4,083.33	4,083.33
	Pool Maintenance - 1.330.57200.46400 - Turnbull Creek - June 2020	1,158.33	1,158.33
	Janitorial Services - 1.330.57200.34200 - June 2020	733.33	733.33
	Common Area Waste Collection - 1.330.57200.34900 - Turnbull Creek - June 2020	1,525.00	1,525.00
	Program Director - 1.330.57200.34700 - Turnbull Creek - June 2020	214.58	214.58
168 ©			
		Total	\$21,583.08

RMW
6.4.20

Riverside Management Services

9655 Florida Mining Blvd, Bldg. 300, Suite 305, Jacksonville, FL 32257



Turnbull Creek CDD
Monthly Credit Memorandum

DATE: June 2, 2020
FROM: Rich Whetsel
TO: RMS Billing Department
SUBJECT: June Adjustment – Monthly Invoice Adjustment for May 2020 Services

Please adjust June 2020 invoice to reflect the actual hours worked for the month of May 2020 for the following hourly services.

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>	<u>Billed</u>	<u>Credit Amount</u>
• Facility Monitor	126.25	\$16.00	\$2,020.00	\$2,020.00	\$ 0
• Facility Attendant	155.85	\$16.00	\$2,493.60	\$2,493.60	\$ 0

RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY ATTENDANT BILLABLE HOURS
FOR THE MONTH OF MAY 2020

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/14/20	8	N.W.	Pool/Amenity Center Attendant
5/15/20	8	N.W.	Pool/Amenity Center Attendant
5/16/20	8	N.W.	Pool/Amenity Center Attendant
5/16/20	5	K.T.	Pool/Amenity Center Attendant
5/16/20	4.75	H.B.	Pool/Amenity Center Attendant
5/17/20	8	N.W.	Pool/Amenity Center Attendant
5/17/20	5	K.T.	Pool/Amenity Center Attendant
5/17/20	4.6	H.B.	Pool/Amenity Center Attendant
5/18/20	8	K.T.	Pool/Amenity Center Attendant
5/19/20	6.5	K.T.	Pool/Amenity Center Attendant
5/20/20	8	N.W.	Pool/Amenity Center Attendant
5/21/20	8	N.W.	Pool/Amenity Center Attendant
5/22/20	8	N.W.	Pool/Amenity Center Attendant
5/23/20	6	K.T.	Pool/Amenity Center Attendant
5/23/20	4	H.B.	Pool/Amenity Center Attendant
5/24/20	5	K.T.	Pool/Amenity Center Attendant
5/24/20	5	H.B.	Pool/Amenity Center Attendant
5/25/20	8	K.T.	Pool/Amenity Center Attendant
5/26/20	8	K.T.	Pool/Amenity Center Attendant
5/27/20	8	N.W.	Pool/Amenity Center Attendant
5/28/20	8	N.W.	Pool/Amenity Center Attendant
5/29/20	8	N.W.	Pool/Amenity Center Attendant
5/31/20	6	T.W.	Pool/Amenity Center Attendant

155.85

RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY MONITOR BILLABLE HOURS
FOR THE MONTH OF MAY 2020

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/14/20	8	A.H.	Monitored Pool, completed daily checklist, answered calls, closed up
5/15/20	7.75	A.H.	Monitored Pool, completed daily checklist, answered calls, closed up
5/18/20	8	A.H.	Monitored Pool, completed daily checklist, answered calls, closed up
5/19/20	6.5	A.H.	Monitored Pool, completed daily checklist, answered calls, closed up
5/20/20	8	A.H.	Monitored Pool, completed daily checklist, answered calls, closed up
5/21/20	8	A.H.	Monitored Pool, completed daily checklist, answered calls, closed up
5/22/20	8	A.H.	Monitored Pool, completed daily checklist, answered calls, closed up
5/23/20	8	N.W.	Monitored Pool, completed daily checklist, answered calls, closed up
5/24/20	8	N.W.	Monitored Pool, completed daily checklist, answered calls, closed up
5/25/20	8	A.H.	Monitored Pool, completed daily checklist, answered calls, closed up
5/26/20	8	A.H.	Monitored Pool, completed daily checklist, answered calls, closed up
5/27/20	8	A.H.	Monitored Pool, completed daily checklist, answered calls, closed up
5/28/20	8	A.H.	Monitored Pool, completed daily checklist, answered calls, closed up
5/29/20	8	A.H.	Monitored Pool, completed daily checklist, answered calls, closed up
5/30/20	8	N.W.	Monitored Pool, completed daily checklist, answered calls, closed up
5/31/20	8	N.W.	Monitored Pool, completed daily checklist, answered calls, closed up

126.25

Riverside Management Services, Inc.
Time Sheet

Employee: Art Hoenes

Period Ending: 5/21/20

<u>Day</u>	<u>Date</u>	<u>Description/Location</u>	<u>Start Time</u>	<u>Lunch Break</u>	<u>End Time</u>	<u>Hours</u>
Friday	5/8/20					
Saturday	5/9/20					
Sunday	5/10/20					
Monday	5/11/20					
Tuesday	5/12/20					
Wednesday	5/13/20					
Thursday	5/14/20	Murabella - Facility Monitor	10:30 AM	30 min	7:00 PM	8
Friday	5/15/20	Murabella - Facility Monitor	10:45 AM	30 min	7:00 PM	7.75
Saturday	5/16/20					
Sunday	5/17/20					
Monday	5/18/20	Murabella - Facility Monitor	10:30 AM	30 min	7:00 PM	8
Tuesday	5/19/20	Murabella - Facility Monitor	10:30 AM	2 hrs	7:00 PM	6.5
Wednesday	5/20/20	Murabella - Facility Monitor	10:30 AM	30 min	7:00 PM	8
Thursday	5/21/20	Murabella - Facility Monitor	10:30 AM	30 min	7:00 PM	8
						46.25

Employee Signature- Arthur Hoenes

Employee Signature

5/21/20

Date

Approval

Riverside Management Services, Inc.
Time Sheet

Employee: Kyle Thompson

Period Ending: 5/21/20

[illegible]

Employee Signature- Kyle Thompson

Employee Signature _____

5/21/20

Date _____

Approval

Riverside Management Services, Inc.

Time Sheet

Employee: Art Hoenes

Period Ending: 5/31/20

[illegible]

Art Hoenes - Signature on File

Employee Signature

5/31/20

Date _____

Approval

Riverside Management Services, Inc.
Time Sheet

Employee: Noah Wickman

Period Ending: 5/31/20[illegible]

Noah Wickman - Signature on File

Employee Signature _____

5/31/20

Date _____

Approval

Riverside Management Services, Inc.
Time Sheet

Employee: Taylor Wright

Period Ending: 5/31/20

[illegible]

Taylor Wright - Signature on File

Employee Signature _____

5/31/20

Date _____

Approval

Riverside Management Services, Inc.
Time Sheet

Employee: Hailey Bryant

Period Ending: 5/31/20

[illegible]

Hailey Bryant - Signature on File

Employee Signature _____

5/31/20

Date _____

Approval



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: 6687326
DATE: 6/4/2020
ORDER: 6687326

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

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

Work Date	Time	Target Pest	Technician	Time In
6/4/2020	10:59 AM			10:59 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/4/2020		12:28 PM

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

69 ©
1,380.72, 466
JUN 10 2020

TECHNICIAN SIGNATURE
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



Turner Pest Control

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: 6687546
DATE: 6/4/2020
ORDER: 6687546

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

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

Work Date	Time	Target Pest	Technician	Time In
6/4/2020	10:59 AM			10:59 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/4/2020		12:28 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	75.00
<p>3800</p> <p>1,380,572,466</p> <p>RECEIVED</p> <p>JUN 10 2020</p>		SUBTOTAL \$75.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$75.00
		AMOUNT DUE \$75.00

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.

PLEASE PAY FROM THIS INVOICE

RECEIVED

JUN 15 2020

PREPARED FOR:
Erik

Murabella Amenity Center
101 W Positano Ave
SAINT AUGUSTINE, FL 32092
650-450-2236
murabellamanager@rmsnf.com



SUBMITTED BY:
Raul Garcia
Regional Sales Representative
IdentiSys Inc.
7630 Commerce Way
Eden Prairie, MN 55344
ph: 612-214-2501
fax: 952.975.0660
email: raul_garcia@dtcworldwide.com

Murabella Amenity Center -PROPOSAL - M6016

HARDWARE	QUANTITY	UNIT PRICE	TOTAL PRICE
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
SOFTWARE			
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
INSTALLATION, TRAINING AND WARRANTY SERVICES			
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
EQUIPMENT, SOFTWARE, AND SERVICES SUBTOTAL		\$	-
SUPPLIES & ACCESSORIES		QUANTITY	UNIT PRICE
Clamshell Prox Compatible cards programmed		100	\$ 1.89
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
SUPPLIES AND ACCESSORIES SUBTOTAL		\$	189.00
TOTAL		\$	189.00
OPTIONAL PRODUCTS, SERVICES, AND UPGRADES		QUANTITY	UNIT PRICE
			\$ -
			\$ -
			\$ -
			\$ -
TERMS		Created:	6/12/2020
Quotation valid for 30 Days Does not include any applicable taxes, select states are tax exempt F.O.B. Shipping Point - (unless stated otherwise on quote or bid specs) Ship time is based on available inventory once receipt of purchase order or payment has been issued Payment Terms: Invoice Due upon Receipt with Credit Application Approval under Net 30 Terms *This pricing includes all credit card surcharges if applicable			
TO ORDER, CALL OR FAX PURCHASE ORDER TO:		Attention:	Raul Garcia
			fax: 952.975.0660

+20 Shipp.
\$209.00

388 © 1.380.572.511



Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

RECEIVED

JUN 17 2020

INVOICE

Date	Invoice No.
06/17/20	6514
Terms	Due Date
Due on Receipt	06/17/20

BILL TO

AP Sanchez - Turnbull Creek
TURNBULL CREEK COMMUNITY DEVELOPMENT DIST
Attn: District Manager
475 WEST TOWN PLACE, SUITE #114
ST. AUGUSTINE, FL 32092

PROPERTY

Murabella
475 WEST TOWN PLACE, SUITE
#114
ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$4,455.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
-------------	-----	-----	------------	-----------	-------

#5910 - West Positano Ave Drainage
Mar 20

Irrigation Service/Repairs					\$4,455.00
12" Drain Basin (Equipment)	12"	3.00	\$110.00	\$330.00	
4" NDS EZflow Drain pipe	4"	100.00	\$12.00	\$1,200.00	
Enhancement Labor	Hr	40.00	\$50.00	\$2,000.00	
Misc Irrigation Parts & Fittings	Dollars	1.00	\$100.00	\$100.00	
Pipe	1 1/2"	70.00	\$2.50	\$175.00	
St Augustine Sod Pallet - Sod installed - pallet (Kit)	pallet	1.00	\$650.00	\$650.00	

247 ©

1,320,572,4134

Total	\$4,455.00
Payments/Credits	(\$0.00)
Balance Due	\$4,455.00

10	11	12 13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
05/03		Balance Forward						\$85.27
05/22	P136324	Payment - Lockbox 1133						\$-85.27
05/04 05/04	103276619-05042020	AUDIT COMM MTG -BOS SPEC MTG	SA St Augustine Record	1.00 x 12.0000	12	1	\$8.98	\$107.76
05/04 05/04	103276619-05042020	AUDIT COMM MTG -BOS SPEC MTG	SA St Aug Record Online	1.00 x 12.0000	12	1	\$8.97	\$107.64
05/18 05/18	103277969-05182020	GENERAL ELECTION 2020	SA St Augustine Record	1.00 x 3.7500	3.75	1	\$8.98	\$33.68
05/18 05/18	103277969-05182020	GENERAL ELECTION 2020	SA St Aug Record Online	1.00 x 3.7500	3.75	1	\$8.97	\$33.64
05/20 05/20	103281204-05202020	ANNUAL AUDIT SERVICES	SA St Augustine Record	1.00 x 5.2500	5.25	1	\$8.98	\$47.15
05/20 05/20	103281204-05202020	ANNUAL AUDIT SERVICES	SA St Aug Record Online	1.00 x 5.2500	5.25	1	\$8.97	\$47.09
PREVIOUS AMOUNT OWED:				\$85.27				
NEW CHARGES THIS PERIOD:				\$376.96				
CASH THIS PERIOD:				(\$85.27)				
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00				
We appreciate your business.								
4 © 1,810,813.42								
JUN 11 2020								

4 ©
 1,810, 813, 480

RECEIVED
 JUN 11 2020

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

S&A™

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$376.96		\$0.00	\$0.00	\$0.00	\$0.00		\$376.96
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
		05/04/2020 - 05/31/2020		18409		18409		TURNBULL CREEK CDD/MURA BELLA/

MAKE CHECKS PAYABLE TO

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

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

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

ADVERTISING INVOICE and STATEMENT

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME													
		05/04/2020 - 05/31/2020				TURNBULL CREEK CDD/MURA BELLA/													
COMPANY		23		TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT									
SA 7				\$376.96		\$0.00				NET 15 DAYS									
21		CURRENT NET AMOUNT		22		30 DAYS		60 DAYS		OVER 90 DAYS									
		\$376.96				\$0.00		\$0.00		\$0.00									
4		PAGE #		5		BILLING DATE		6		BILLED ACCOUNT NUMBER		7		ADVERTISER/CLIENT NUMBER		24		STATEMENT NUMBER	
						05/31/2020				18409				18409				0000071509	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2069

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

Mon, May 18, 2020
9:08:22AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record
One News Place
St. Augustine, FL 32086

Acct: 18409
Phone: 19049405850

E-Mail:

Client: TURNBULL CREEK CDD/MURA BEL

Name: TURNBULL CREEK CDD/MURA BELLA/
Address: 475 W TOWN PLACE
ROOM 114

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003277969-01

Start: 05/18/2020

Placement: SA Legals

Copy Line: NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK

Caller: SARAH SWEETING

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 05/18/2020

Lines 45
Depth 3.75
Columns 1

Price \$67.32

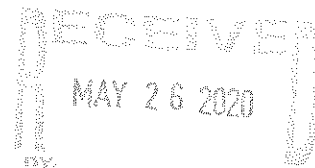
**NOTICE OF QUALIFYING PERIOD
FOR CANDIDATES FOR THE
BOARD OF SUPERVISORS OF
THE TURNBULL CREEK COM-
MUNITY DEVELOPMENT
DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Turnbull Creek Community Development District ("District") will commence at noon on June 8, 2020, and close at noon on June 12, 2020. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101, St. Augustine, Florida 32095 Ph: (904)823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Turnbull Creek Community Development District has two (2) seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2020, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

0003277969 May 18, 2020



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# 0003277969-01

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 **SA Req Qualification** in the matter of **GENERAL ELECTION 2020** was published in said newspaper on **05/18/2020**.

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.

NOTICE OF QUALIFYING PERIOD
FOR CANDIDATES FOR THE
BOARD OF SUPERVISORS OF
THE TURNBULL CREEK COM-
MUNITY DEVELOPMENT
DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Turnbull Creek Community Development District ("District") will commence at noon on June 8, 2020, and close at noon on June 12, 2020. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101, St. Augustine, Florida 32095 Ph: (904)823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

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For additional information, please contact the St. Johns County Supervisor of Elections.

0003277969 May 18, 2020

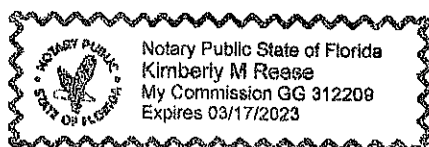
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of **MAY 18 2020**

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

Kimberly M Reese
(Signature of Notary Public)



Mon, May 4, 2020
10:46:59AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record
One News Place
St. Augustine, FL 32086

Acct: 18409
Phone: 19049405850

Name: TURNBULL CREEK CDD/MURA BELLA/
Address: 475 W TOWN PLACE
ROOM 114

E-Mail:
Client: TURNBULL CREEK CDD/MURA BEL **City:** SAINT AUGUSTINE **State:** FL **Zip:** 32092

Ad Number: 0003276619-01
Start: 05/04/2020

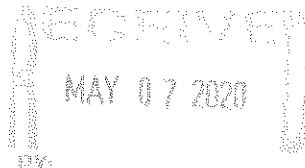
Caller: SARAH SWEETING
Issues: 1

Paytype: BILL
Stop: 05/04/2020

Placement: SA Legals

Rep: Melissa Rhinehart

Copy Line: TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AUDIT COMMITTEE MEETING AND SPECIAL



The St. Augustine Record

Send Payments to:
The St. Augustine Record
One News Place
St. Augustine, FL 32086

Lines	142
Depth	12.00
Columns	1
Price	\$215.40

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF AUDIT COMMITTEE
MEETING AND SPECIAL
SESSION OF THE BOARD OF
SUPERVISORS AND NOTICE OF
WORKSHOP MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Turnbull Creek Community Development District ("District") will hold an Audit Committee meeting and special meeting of the Board of Supervisors on Tuesday, May 12, 2020 at 10:00 a.m., where the Board may consider any business that may properly come before it ("Meetings").

It is anticipated that the Meetings will take place at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. In the event that the COVID-19 public health emergency prevents the Meetings from occurring in-person, the District may conduct the Meetings by telephone or video conferencing communication media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 3, 2020, and March 20, 2020, respectively, and any extensions or supplements thereof, and pursuant to Section 120.64(5)(b)2., Florida Statutes. Information about how the meeting and hearings will occur, assistance connecting to the meeting and hearings or arranging further accommodations for participation, and an electronic copy of the agenda may be obtained by accessing the District's website at <http://turnbullcreekcdl.com/> or by contacting the office of the District Manager c/o Governmental Management Services LLC - North Florida, at (904) 940-5650 or eluzres@gmsnfl.com ("District Manager's Office").

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit questions and comments to the District Manager at eluzres@gmsnfl.com by Monday, May 11, 2020 at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling (904) 540-5650 by the same time noted above. Anyone wishing to listen and participate in the meeting can do so by video or telephone conference. Instructions to join the meeting by video or telephone conference are available at www.turnbullcreekcdl.com.

At 9:30 a.m. on Tuesday, May 12, 2020, just before the special meeting of the Board of Supervisors, and in accordance with Sections 119.071(3)(a) and 241.401, Florida Statutes, the first portion of the special meeting will be closed to the public, as it relates to the District's security system plan. Information and discussion related to the District's security system plan are confidential and exempt from the public records and public meeting requirements. Prior to the discussion of the security system plan, members of the public attending the Meetings will be asked to leave the special meeting until completion of the discussion related to the security system plan.

The Board will also hold a workshop meeting in conjunction with the regular meeting of the Murabella Homeowners' Association, Inc. ("HOA") on Monday, May 18, 2020 at 6:30 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. No agenda has been planned for this workshop meeting by the District and it is not expected that any matters related to the District will be discussed; however, our or their

Mon, May 4, 2020
10:46:59AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record
One News Place
St. Augustine, FL 32086

members of the Board are expected to be in attendance. The Meetings and workshop (together, "Meetings") are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meetings may be continued to a date, time, and place to be specified on the record at such Meetings.

Any person requiring special accommodations at the Meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to each respective Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-935-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. At the Meetings, staff or Board members may participate in the public hearing by speaker telephone or via ZOOM media technology.

Ernesto Torres
District Manager
4380327660# May 4, 2020

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# 0003276619-01
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 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 **AUDIT COMM MTG -BOS SPEC MTG** was published in said newspaper on **05/04/2020**.

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.

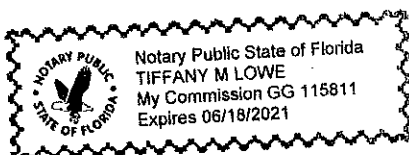
Sworn to (or affirmed) and subscribed before me by means of

[☒] physical presence or
[☐] online notarization

this _____ day of **MAY 04 2020**

by *[Signature]* who is personally known to
me or who has produced as identification

[Signature]
(Signature of Notary Public)



TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF AUDIT COMMITTEE
MEETING AND SPECIAL
MEETING AND EXECUTIVE
SESSION OF THE BOARD OF
SUPERVISORS AND NOTICE OF
WORKSHOP MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Turnbull Creek Community Development District ("District") will hold an Audit Committee meeting and special meeting of the Board of Supervisors on Tuesday, May 12, 2020 at 10:00 a.m., where the Board may consider any business that may properly come before it ("Meetings").

It is anticipated that the Meetings will take place at the Murchella Community Center, 101 Postano Avenue, St. Augustine, Florida 32092. In the event that the COVID-19 public health emergency prevents the Meetings from occurring in-person, the District may conduct the Meetings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52 and 20-59 issued by Governor DeSantis on March 3, 2020, and March 26, 2020, respectively, and any extensions or supplements thereof, and pursuant to Section 220.04(3)(b)2, Florida Statutes. Information about how the meeting and hearings will occur, assistance connecting to the meeting and hearings or arranging further accommodations for participation, and an electronic copy of the agenda may be obtained by accessing the District's website at <http://turnbullcreek.com> or by contacting the office of the District Manager c/o Environmental Management Services LLC - North Florida, at (904) 940-6650 or eres@emsfl.com ("District Manager's Office").

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The Board will also hold a workshop meeting in conjunction with the regular meeting of the Murchella Homeowner's Association, Inc. ("HHA") on Monday, May 18, 2020 at 6:30 p.m. at the Murchella Community Center, 101 Postano Avenue, St. Augustine, Florida 32092. No agenda has been planned for this workshop meeting by the District and it is not expected that any matters related to the District will be discussed; however, one or more members of the Board are expected to be in attendance.

The Meetings and workshop (together, "Meetings") are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meetings may be continued to a date, time, and place to be specified on the record at such Meetings.

Any person requiring special accommodations at the Meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to each respective Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-368-6771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Wed, May 20, 2020
8:41:49AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record
One News Place
St. Augustine, FL 32086

Acct: 18409
Phone: 19049405850

E-Mail:

Client: TURNBULL CREEK CDD/MURA BEL

Name: TURNBULL CREEK CDD/MURA BELLA/
Address: 475 W TOWN PLACE
ROOM 114

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003281204-01

Start: 05/20/2020

Placement: SA Legals

Copy Line: TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVI

Caller: SARAH SWEETING

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 05/20/2020

Lines 63
Depth 5.25
Columns 1

Price \$94.24

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

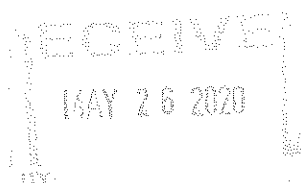
The Turnbull Creek Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2020, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County, Florida, and has a general fund, debt service fund and capital reserve fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via e-mail at ssweeting@gmsnf.com, and by telephone at (904) 940-5850.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Sarah Sweeting at ssweeting@gmsnf.com. Proposals must be received by 5:00 p.m. on Monday, June 8, 2020. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Turnbull Creek Community
Development District
Ernesto Torres, District Manager
0003281204 May 20, 2020



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# 0003281204-01
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 **REQUISITION OF PROPOSALS** in the matter of **ANNUAL AUDIT SERVICES** was published in said newspaper on **05/20/2020**.

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.

TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
ANNUAL AUDIT SERVICES

The Turnbull Creek Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2020, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County, Florida, and has a general fund, debt service fund and capital reserve fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 478, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via e-mail at ssweeting@gmsnf.com, and by telephone at (904) 940-5850.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Sarah Sweeting at ssweeting@gmsnf.com. Proposals must be received by 5:00 p.m. on Monday, June 8, 2020. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Turnbull Creek Community
Development District
Ernesto Torres, District Manager
0003281204 May 20, 2020

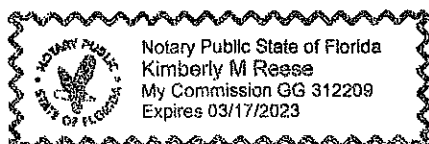
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this ____ day of **MAY 20 2020**

by *M. J. Rhinehart* who is personally known to
me or who has produced as identification

Kimberly M. Reese
(Signature of Notary Public)



Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Invoice

Invoice Number
691371

Date
06/01/2020

Customer Number
400208

Due Date
07/01/2020

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Murabella	400208		691371	07/01/2020

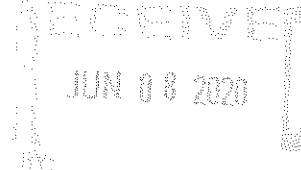
Quantity	Description	Rate	Amount
	Murabella, 3970 Pacetti Rd, Saint Augustine, FL		
3.00	Cctv Video Monitoring	493.00	1,479.00
	07/01/2020 - 09/30/2020		
	Sales Tax		0.00
	Payments/Credits Applied		0.00
Invoice Balance Due:			\$1,479.00

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Email: ar@enverasystems.com
Service: (941) 556-0734

269 @
1,800.155.100



Date	Invoice #	Description	Amount	Balance Due
06/01/2020	691371	Alarm Monitoring Services	\$1,479.00	\$1,479.00

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Return Service Requested

Invoice

Invoice Number
691371

Date
06/01/2020

Customer Number
400208

Due Date
07/01/2020

Net Due: \$1,479.00

Amount Enclosed: _____

*****MIXED AADC 440 32862 1 MB 0.439
032328
MURABELLA
C/O TURNBULL CREEK CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

REMIT TO:

ENVERA
PO BOX 2086
HICKSVILLE NY 11802-2086



Hopping Green & Sams

Attorneys and Counselors

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

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c
1,810.573.815

STATEMENT

June 22, 2020

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

Bill Number 115492
Billed through 05/31/2020

RECEIVED

JUN 22 2020

General Counsel

TURNBL 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

05/01/20	JLK	Review/edit and transmit emergency notification policy and procedures; review procurement policy to be consistent with same.	0.40 hrs
05/03/20	JJ	Follow up research regarding meeting protocols and notices during phase 1 of reopening plan.	0.10 hrs
05/04/20	JLK	Multiple calls with individual board members and staff regarding reopening plan options and related matters; review TA and provide comments to same; update emergency notification policy and transmit same.	1.30 hrs
05/05/20	JLK	Review/edit and update reopening plan; review board member and resident proposed communication and provide comments to same; confer regarding additional agenda materials and support for same.	0.80 hrs
05/05/20	LMC	Update resolution approving proposed budget for fiscal year 2021.	0.30 hrs
05/07/20	JLK	Multiple conference call/Zoom meetings with board member regarding reopening plan and meeting agenda; conference with RMS regarding changes to reopening plan and staffing related thereto.	2.10 hrs
05/08/20	JLK	Edit, update and transmit updated reopening plan and confer with DM on same; confer regarding status of licensees and communication for same; review Supervisor Wing statement and confer with DM on same.	1.10 hrs
05/11/20	JLK	Conference call with DM and Wing regarding public statement and review the same; conference call with DM and Lebanowski regarding public statement and review the same; review correspondence regarding impacts to roundabout and insurance requirements/submittals for same; confer with DM on same; begin review of agenda materials for meeting presentation preparations.	1.40 hrs
05/13/20	JLK	Draft resident notification letter and confer with staff on same; review correspondence on meeting minutes and requests for information and confer with DM on same.	0.80 hrs
05/15/20	JLK	Review draft agenda and confer regarding budget documents; confer regarding fitness center reopening plans.	0.50 hrs

05/18/20	JLK	Continued research on phase 1 and 2 opening regulations and issues: review summer camp and youth sports program parameters and ADA questions.	0.40 hrs
05/18/20	LMC	Prepare new supervisor notebook; update significant event policies; prepare four work authorizations with Duval.	1.50 hrs
05/19/20	JLK	Review/edit meeting minutes; finalize and transmit multiple Duval work authorizations.	0.80 hrs
05/20/20	JLK	Conference call with staff on fitness center reopening plan, DBPR requirements, posters, and update plan accordingly.	1.00 hrs
05/21/20	KEM	Research ownership of mail kiosks and underlying property.	0.30 hrs
05/22/20	JLK	Review new supervisor notebook and historical documentation and transmit letter/package to same; confer with DM regarding outstanding meeting follow up; transmit mail kiosk research and O&E.	1.20 hrs
05/26/20	JLK	Review correspondence on billboard, county row requirements and sidewalk grading and confer with DM on same.	0.30 hrs
05/29/20	JLK	Review/edit and disseminate regular meeting, audit committee meeting and HOA meeting notice and remote meeting options.	0.30 hrs
05/29/20	LMC	Prepare June meeting notice.	0.40 hrs
05/30/20	JLK	Revise updated budget, audit committee, HOA and physical quorum notices; review TA and provide additions to same; transmit draft Fighting Turtles Agreement.	1.10 hrs

Total fees for this matter \$3,854.50

DISBURSEMENTS

Document Reproduction 58.00

Total disbursements for this matter \$58.00

MATTER SUMMARY

Johnson, Jonathan T.	0.10 hrs	320 /hr	\$32.00
Kilinski, Jennifer L.	13.50 hrs	260 /hr	\$3,510.00
Ibarra, Katherine E. - Paralegal	0.30 hrs	125 /hr	\$37.50
Clavenna, Lydia M. - Paralegal	2.20 hrs	125 /hr	\$275.00

TOTAL FEES \$3,854.50

TOTAL DISBURSEMENTS \$58.00

TOTAL CHARGES FOR THIS MATTER \$3,912.50

BILLING SUMMARY

Johnson, Jonathan T.	0.10 hrs	320 /hr	\$32.00
Kilinski, Jennifer L.	13.50 hrs	260 /hr	\$3,510.00

Ibarra, Katherine E. - Paralegal	0.30 hrs	125 /hr	\$37.50
Clavenna, Lydia M. - Paralegal	2.20 hrs	125 /hr	\$275.00
TOTAL FEES			\$3,854.50
TOTAL DISBURSEMENTS			\$58.00
TOTAL CHARGES FOR THIS BILL			\$3,912.50

Please include the bill number with your payment.

Hopping Green & Sams

Attorneys and Counselors

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

15 e
1,810.573.815

===== STATEMENT =====

June 22, 2020

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

Bill Number 115493
Billed through 05/31/2020

RECEIVED

JUN 22 2020

Monthly Meeting

TURNBL 00101 JLK

FOR PROFESSIONAL SERVICES RENDERED

05/12/20 JLK Attend board meeting and finalize reopening plan.

Total fees for this matter \$1,500.00

MATTER SUMMARY

TOTAL FEES \$1,500.00

TOTAL CHARGES FOR THIS MATTER \$1,500.00

BILLING SUMMARY

TOTAL FEES \$1,500.00

TOTAL CHARGES FOR THIS BILL \$1,500.00

Please include the bill number with your payment.



Engineering / Permitting
Development Services
Property Management
Construction Management
ADA Consulting

Invoice

Date	Invoice #
6/17/20	2683

Bill To
Turnbull Creek CDD Attn: Dave deNagy Governmental Management Services
P.O. No

RECEIVED

JUN 18 2020

Yuro & Assoc. - Job No.
Y16-377

Item	Date	Description	Hours	Rate	Amount
		May 2020 - Engineering Services			
Turnbull Cree...	5/12/20	CDD meeting via ZOOM	3	125.00	375.00
Turnbull Cree...	5/15/20	site inspection to confirm yard pump installed properly at Garibaldi Way	1.5	125.00	187.50
302 C 1,310.513.211					
Total					\$562.50

145 Hilden Road, Unit 108 Ponte Vedra, FL 32081
(904) 342-5199 * myuro@mjyuro.com

E.

RESOLUTION 2020-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Turnbull Creek Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes*; and

WHEREAS, the District has purchased and owns certain tangible personal property as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference (the “Surplus Property”); and

WHEREAS, the District desires to classify the Surplus Property as surplus tangible personal property, and to determine that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the Board of Supervisors of the District (the “Board”) has considered the best interests of the District, the value and condition of the Surplus Property, and the probability of the Surplus Property being desired by prospective donees or purchasers; and

WHEREAS, the District desires to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any governmental unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Surplus Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District believes that disposing of the Surplus Property in this fashion is the most efficient and cost-effective means of disposing of the Surplus Property; and

WHEREAS, the District has estimated the value of each class of the Surplus Property to be less than Five Thousand Dollars (\$5,000); and

WHEREAS, the District believes that it is in its best interests to dispose of the Surplus Property in this fashion.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Surplus Property as surplus tangible personal property, and hereby determines that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby directs and authorizes staff to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any governmental unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of August, 2020.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Description of Surplus Property

Exhibit A: Description of Surplus Property

Surplus stone materials, as pictured below.

