

TURNBULL CREEK
Community Development District

August 10, 2021

AGENDA

Turnbull Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.turnbullcreekcdd.com

August 3, 2021

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 10, 2021 at 6:30 p.m.** at the **Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments
- III. Staff Reports
 - A. Landscape Manager (*Presenter: Duval Landscape*)
 1. Inspection Checklist
 - B. Engineer (*Presenter: JMT*)
 1. Consideration of 2021 Consulting Engineer's Report
 2. Consideration of Proposals for 2021 Pond Bank Maintenance Project
- IV. Acceptance of Fiscal Year 2020 Audit Report (*Presenter: Ernesto Torres*)
- V. Public Hearing Adopting the Budget for Fiscal Year 2022 (*Presenter: Ernesto Torres*)
 - A. Consideration of Resolution 2021-06, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2022
 - B. Consideration of Resolution 2021-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022

- VI. Consideration of Resolution 2021-08, Awarding Landscape and Irrigation Maintenance Services Contract
- VII. Staff Reports (Part 2)
 - A. Attorney (*Presenter: Jennifer Kilinski*)
 - B. Manager (*Presenter: Ernesto Torres*)
 - 1. Discussion of Fiscal Year 2022 Meeting Schedule
 - C. Operation Manager – (*Presenter: James Schieszer*)
 - 1. Memorandum
 - 2. Consideration of Water Fountain Proposals
 - 3. Duval Audit Reports
 - D. Amenity Center Update (*Presenter: Erick Hutchinson*)
- VIII. Supervisor's Requests and Public Comments
- IX. Approval of Consent Agenda (*Presenter: Ernesto Torres*)
 - A. Approval of Minutes of the June 8, 2021 Meeting
 - B. Balance Sheet as of June 30, 2021 and Statement of Revenues & Expenditures for the Period Ending June 30, 2021; Month-to-Month Income Statement; Assessment Receipt Schedule
 - C. Approval of Check Register
 - D. Ratification of Agreement with First Coast Mulch for Installation of Landscape Mulch
- X. Adjournment (*Next Scheduled Meeting – September 14, 2021 @ 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

A.

1.

Date	Project	Contract	Description	Remarks	Completion Date
5/19/21	Duval		Repair grass in the soccer field, a lot of dirt only	needs to be seeded	
5/19/21	Duval		Remove moss from the trees near the storage shed		
5/19/21	Duval	X	Replace the dying annuals at the West Positano entrance	may need to do again	6/29/21
5/19/21	Duval		Rose bushes at Pescara entrance dying off	proposal	
5/19/21	Duval		Shrubs at W Positano entrance are dying off	proposal	
5/19/21	Duval		Holly Trees at W Positano entrance dying off	proposal	
5/19/21	Duval	X	Trim ornamental grass in front of planter at the Pescara entrance		
5/19/21	Duval		Shrubs dead at the Rt 16 entrance	Will trim	
5/19/21	Duval		Remove moss from the trees on all the berms	working	
5/19/21	Duval		Palm tree at the Amenity Center parking lot is dying	Pending	
5/15/21	Duval		What can be done to revive the holly trees throughout the community	proposal	
5/15/21	Duval	X	Fix the ground cover under the oak trees at the Amenity entrance		
5/19/21	Duval		Replace new dead cedars at the Rt 16 entrance	will be replaced with sod	
6/3/21	Duval	X	Pescara parking lot trees need to be mulched and properly edged		7/27/21
6/3/21	Duval	X	Ragusa Substation. Need to replace the cedar trees that were killed	will replace 6 trees	
6/3/21	Duval	X	Ragusa Substation. Mulch around cedar trees		
6/3/21	Duval	X	San Marino, remove grass from the walking trail		
6/3/21	Duval	X	West Positano needs to be cleaned up, dead plants and weeds		7/27/21
6/11/21	Duval	x	Porta Rosa Circle pond area in real bad shape	is currently recovering	7/27/21
6/15/21	Duval	X	Weed, pick up branches and mulch at the Positano Mail Kiosk		
6/23/21	Duval	X	Grass growing up in the Amenity Center sand playbox		7/27/21
6/23/21	Duval	X	Holly tree at The Amenity Center needs mose taken out	will remove	
6/23/21	Duval	X	Mulch around trees and light posts at the Amenity Center		7/27/21
6/23/21	Duval	X	Remove weeds around the tennis court		
6/23/21	Duval	X	Edge and remove weeds around the outside of the pool area		7/27/21
6/23/21	Irrigation	X	Bury the irrigation line at the tennis court		
6/23/21	Irrigation	X	Fix the irrigation head at the tennis court		
6/23/21	Duval	X	Grass cutting not good around the amenity area, blade or deck issue	will adjust deck height	
6/23/21	Duval	X	Grass growing in the the bocce ball court		7/27/21
6/23/21	Duval	X	Cut back the ornamental grass to clear the sidewalk at the Amenity Center		7/27/21
6/23/21	Duval	X	Weed the San Mareno entrance monument		
6/23/21	Duval	X	Hole at the irrigation head in the West Positano island		
6/23/21	Duval	X	San Marino berm needs weeding and trimmed		7/27/21
6/23/21	Irrigation	X	Check irrigation covers, missing or moved		7/27/21
6/29/21	Irrigation	X	Check Rain Gauge on irrigation pumps	need to check Pescara	
7/5/21	Duval	X	Ruts and trash pond 7		7/27/21
7/6/21	Duval	X	Grass clippings in ponds		7/27/21
7/6/21	Duval	X	Weeds all around pool and amenities	remove the dead weeds	
7/6/21	Duval	X	Please check mowers, we have a very uneven cut	still an issue	
7/9/21	Duval	X	Clean up and mulch the Pasceti entrance		
7/19/21	Duval	X	Still an issue with the mower decks being uneven	still an issue 7/27/21	
7/27/21	Irrigation	X	Fix the irrigation head at the tennis court on the Pasceti side		
7/27/21	Irrigation	X	Fix irrigation head at the river burch between the pool and pond		
7/27/21	Duval	X	Clear the weeds in the main circle		

B.

1.

June 29, 2021

Mr. Ernesto Torres – District Manager
Turnbull Creek Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

RE: 2021 Engineer's Report

Dear Mr. Torres:

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

We performed a visual inspection on July 28, 2021. Generally, the CDD infrastructure is in good condition, and based on communication with the District Management office, the operation and maintenance budget is adequate for ongoing proper function of the infrastructure.

Amenity Center

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

Playground Areas

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

Entry Features

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

Berms and Landscaping

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

Mail Kiosks

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

Stormwater Facilities

The stormwater facilities (ponds and outfall structures located adjacent to ponds) were inspected and were found to be generally in good condition and functioning as designed. There are pond bank erosion issues that have been identified and prioritized for the CDD, and it is anticipated that these will be addressed in the order of priority as funding becomes available.

If you have any questions or need further information, please do not hesitate to contact me at 407-562-4970 or sdcolins@int.com.

Very truly yours,

JOHNSON, MIRMIRAN & THOMPSON, INC.



Steven Collins, P.E.
Engineer
PE License No. 80872

2.



REQUEST FOR PROPOSAL

2021 Pond Bank Maintenance Project

FOR

Turnbull Creek Community Development District

Prepared By:
Johnson, Mirmiran, and Thompson, Inc.
2008 Riverside Ave, Suite 200
Jacksonville, FL 32204
Jason Evert
(904) 661-5840

July 22, 2021

Turnbull Creek Community Development District (CDD) located in St. Augustine, FL is requesting proposals for a pond maintenance project to include bank restoration work as described in the proposal documents and construction plans.

Proposer shall deliver a proposal via email (jevert@jmt.com) to JMT by 4:00 pm on Friday, August 6th, 2021.

Please direct questions regarding this RFP to:

Jason Evert
Johnson, Mirmiran, and Thompson, Inc.
2008 Riverside Ave, Suite 200
Jacksonville, FL 32204
(904) 661-5840
jevert@jmt.com

Thank you for your interest.

I. PROPOSAL INFORMATION

Purpose of Proposal:

Turnbull Creek Community Development District (CDD) located in St. Augustine, FL is requesting proposals for various pond maintenance projects including bank restoration as described in the proposal documents and construction plans.

The Contractor shall provide all materials, labor, installation, and warranties to complete the project in accordance with the construction plans that are part of the contract documents. Prior to submitting a Proposal, proposers shall review the plans and visit the site to become familiar with the site conditions.

Proposal Terms:

- A. Turnbull Creek CDD reserves the right to reject any and all proposals received as a result of this RFP. If a proposal is selected, it will be the most advantageous regarding price, quality of service, the Proposer's qualifications and capabilities to provide the specified service, and other factors which the CDD may consider. The CDD does not intend to award a Bid fully on the basis of any response made to the proposal; the CDD reserves the right to consider proposals for modifications at any time before a Bid would be awarded, and negotiations would be undertaken with that Proposer whose proposal is deemed to best meet the CDD's specifications and needs.
- B. The CDD reserves the right to reject any or all bids, to waive or not waive informalities or irregularities in bids or bidding procedures, and to accept or further negotiate cost, terms, or conditions of any bid determined by the CDD to be in the best interests of the CDD even though not the lowest bid.
- C. The price quotations stated in the Proposer's proposal will not be subject to any price increase for a period of twelve (12) months from the date on which the proposal is delivered.
- D. Proposals must be signed by an official authorized to bind the Proposer to its provisions for at least a period of 90 days. Notice to Proceed is not anticipated prior to August 10th, 2021. Failure of the successful Proposer to accept the obligations of the contract may result in the cancellation of any award.
- E. In the event it becomes necessary to revise any part of the RFP, addenda will be provided and deadlines for submission of the proposals may be adjusted to allow for revisions. To be considered, an original proposal must be submitted on or before the date and time specified.
- F. Proposals should be prepared simply and economically providing a straightforward, concise description of the Proposer's ability to meet the requirements of the RFP. Proposals shall be written in ink or typewritten. No erasures are permitted. Mistakes may be crossed out and corrected and must be initialed in ink by the person signing the proposal.

II. PROPOSAL REQUIREMENTS

The proposal shall include all of the following information. Failure to include all of the required information may result in disqualification of a Proposer. The CDD will evaluate the proposals based on the following factors: price, qualifications of the proposer, warranties, and proposed schedule.

1. Proposer's qualifications to perform the services required by CDD. Include a copy of the Proposer's current relevant licenses. Include information such as years in business, number of employees, number of similar projects completed, and location of the office that would be providing these services.
2. List three references from corporate or government customers for whom the Proposer have performed pond bank restoration within the past three (3) years. Include business name, contact name, phone number, and e-mail address.
3. Review the following standard contract provisions and insurance requirements. Note in the proposal any limitations on providing the services in accordance with these provisions.
4. Provide a price proposal as follows: A price to perform the work for the pond bank restoration. Also, provide with the price proposal any additional terms and conditions and fully identify the surface treatment to be provided, the proposed schedule (number of weeks to complete after receipt of Notice to Proceed), and the Proposer's warranty for materials and workmanship.

III. STANDARD CONTRACT PROVISIONS

If a contract is awarded, the selected Proposer will be required to adhere to a set of general contract provisions that will become a part of any formal agreement. These provisions are general principles of the CDD, such as the following:

ARTICLE I – SCOPE OF SERVICES

The Contractor will (***SPELL OUT SCOPE OF SERVICE***)

ARTICLE II – COMPENSATION

Upon completion of the above services and submission of invoices the CDD will pay the Contractor an amount not to exceed (***SPELL OUT DOLLAR AMOUNT***).

ARTICLE III – REPORTING OF CONTRACTOR

Section 1 – The Contractor is to report to **Jason Evert** and shall cooperate and confer with him as necessary to insure satisfactory work progress.

Section 2 – All reports, estimates, memoranda and documents submitted by the Contractor must be dated and bear the Contractor's name.

Section 3 – All reports made in connection with these services are subject to review and final approval by the CDD.

Section 4 – The CDD or its delegate may review and inspect the Contractor's activities during the term of this Contract.

Section 5 – When applicable, the Contractor shall submit a final, written report to the CDD.

Section 6 – After reasonable notice to the Contractor, the CDD may review any of the Contractor's internal records, reports, or insurance policies.

ARTICLE IV – TERM

This Contract begins on **(MONTH, DAY, YEAR)** and ends on **(MONTH, DAY, YEAR)**.

ARTICLE V – PERSONNEL

Section 1 – The Contractor shall provide the required services and shall not subcontract or assign the services without the CDD's prior written approval.

Section 2 – The Contractor will not hire any CDD employee for any of the required services without the CDD's prior written approval.

Section 3 – The parties agree that the Contractor is neither an employee nor an agent of the CDD for any purpose.

Section 4 – The parties agree that all work done under this contract shall be completed in the United States and that none of the work will be partially or fully completed by either an offshore subcontractor or offshore business interest either owned or affiliated with the Contractor. For purposes of this Contract, the term "offshore" refers to any area outside the contiguous United States, Alaska or Hawaii.

ARTICLE VI – INDEMNIFICATION AGREEMENT

The Contractor shall protect, defend and indemnify the CDD, its officers, agents, servants, volunteers and employees from any and all liabilities, claims, liens, fines, demands and costs, including legal fees, of whatsoever kind and nature which may result in injury or death to any persons, including the Contractor's own employees, and for loss or damage to any property, including property owned or in the care, custody or control of the CDD in connection with or in any way incident to or arising out of the occupancy, use, service, operations, performance or non-performance of work in connection with this contract resulting in whole or in part from negligent acts or omissions of contractor, any sub-contractor, or any employee, agent or representative of the contractor or any sub-contractor.

ARTICLE VII – INSURANCE REQUIREMENTS

The Contractor will maintain at its own expense during the term of this Contract, the following insurance:

1. Workers' Compensation Insurance with Florida statutory limits and Employers Liability Insurance with a minimum limit of \$100,000 each accident for any employee.
2. Commercial General Liability Insurance with a combined single limit of \$1,000,000 each occurrence for bodily injury and property damage. The CDD shall be added as "additional insured" on general liability policy with respect to the services provided under this contract.
3. Automobile Liability Insurance covering all owned, hired and non-owned vehicles with Personal Protection Insurance and Property Protection Insurance to comply with the provisions of Florida laws, including residual liability insurance with a minimum combined single limit of \$1,000,000 each accident for bodily injury and property damage.

Insurance companies, named insureds and policy forms may be subject to the approval of the CDD Manager, if so requested. Such approval shall not be unreasonably withheld. Insurance policies shall not contain endorsements or policy conditions which reduce coverage provided to

the CDD. Contractor shall be responsible to the CDD or insurance companies insuring the CDD for all costs resulting from both financially unsound insurance companies selected by Contractor and their inadequate insurance coverage. Contractor shall furnish the CDD Manager with satisfactory certificates of insurance or a certified copy of the policy, if so requested.

No payments will be made to the Contractor until the current certificates of insurance have been received and approved by the CDD Manager. If the insurance as evidenced by the certificates furnished by the Contractor expires or is canceled during the term of the contract, services and related payments will be suspended. Contractor shall furnish the CDD Manager with certification of insurance evidencing such coverage and endorsements at least ten (10) working days prior to commencement of services under this contract. Certificates shall be addressed to the CDD c/o: Turnbull Creek CDD, Ernesto Torres, Governmental Management Services, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL 32092 and shall provide for 30-day written notice to the Certificate holder of cancellation or modifications of coverage.

ARTICLE VIII – COMPLIANCE WITH LAWS AND REGULATIONS

The Contractor will comply with all federal, state and local regulations, including but not limited to all applicable OSHA requirements, Florida laws, St. Johns County ordinances, and the Americans with Disabilities Act. The Contractor shall be fully responsible for obtaining any and all permits necessary to perform and complete the work.

ARTICLE IX – INTEREST OF CONTRACTOR AND CDD

The Contractor certifies that it has no interest which would conflict with the performance of services required by this Contract. The Contractor also promises that, in the performance of this Contract, no officer, agent, or employee of the CDD may participate in any decision relating to this contract which affects his/her personal interest or the interest of any corporation, partnership or association in which he/she is directly or indirectly interested or has any personal or pecuniary interest.

ARTICLE X – OWNERSHIP OF DOCUMENTS AND PUBLICATION

All documents developed as a result of this Contract will be freely available to the public. None may be copyrighted by the Contractor. During the performance of the services, the Contractor will be responsible for any loss of or damage to the documents while they are in its possession and must restore the loss or damage at its expense. Any use of the information and results of this Contract by the Contractor must reference the project sponsorship by the CDD.

ARTICLE XII – ASSIGNS AND SUCCESSORS

This Contract is binding on the CDD and the Contractor, their successors and assigns. Neither the CDD nor the Contractor will assign or transfer its interest in this contract without the prior written consent of the other.

ARTICLE XIII – TERMINATION OF CONTRACT

The CDD may terminate the contract by giving thirty (30) days written notice to the Contractor.

ARTICLE XIV – PAYROLL TAXES

The Contractor is responsible for all applicable state and federal social security benefits and unemployment taxes and agrees to indemnify and protect the CDD against such liability.

ARTICLE XV – PRACTICE AND ETHICS

The parties shall conform to the code of ethics of their respective national professional associations.

ARTICLE XVI – CHANGES IN SCOPE OR SCHEDULE OF SERVICES

Changes mutually agreed upon by the CDD and the Contractor, will be incorporated into this contract by written amendments signed by both parties.

ARTICLE XVII – CHOICE OF LAW AND FORUM

This contract is to be interpreted by the laws of Florida. The parties agree that the proper venue for litigation arising out of this contract is in St. Johns County, Florida.

ARTICLE XVIII – EXTENT OF CONTRACT

This Contract represents the entire agreement between the parties and supersedes all prior representations, negotiations or agreements whether written or oral.

ARTICLE XIX – ELECTRONIC SIGNATURES

All parties to this contract agree that either electronic or handwritten signatures are acceptable to execute this agreement.

Article XX – E-Verify

Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

Article XXI – Public Records

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time

at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

3. Ensure that public records that 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 completion of the Agreement if the Contractor does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT: BY EMAIL AT ETORRES@GMSNF.COM OR BY REGULAR MAIL AT WEST TOWN PLACE, SUITE 114, WORLD GOLF VILLAGE, ST. AUGUSTINE, FL 32092.

ARTICLE XXII – CONTRACT DOCUMENTS

The construction plans entitled 2021 Pond Bank Maintenance Project for Turnbull Creek Community Development District (Sheets 1-4) dated 7/22/2021 are hereby made part of the Contract Documents.

GENERAL NOTES

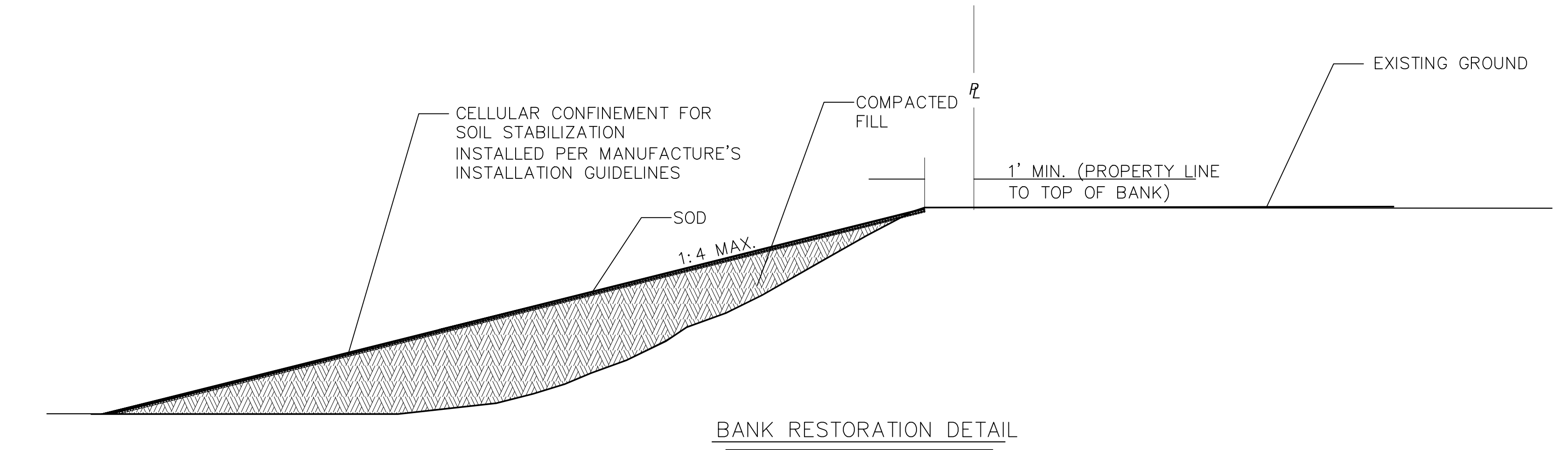
1. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE DRAWINGS AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, ETC. AFFECTING THE WORK PRIOR TO CONSTRUCTION.
2. IF UTILITY FIELD LOCATIONS ARE REQUIRED, THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH ALL UTILITY COMPANIES AS WELL AS ANY AFFECTED CITY AND COUNTY DEPARTMENTS BY PROVIDING A MINIMUM OF 48 HOURS NOTICE OF WHEN CONSTRUCTION WILL COMMENCE IN AN AREA IN ORDER TO PERMIT FIELD LOCATION OF UTILITY LINES PRIOR TO CONSTRUCTION. A TOLL-FREE NUMBER, 1-800-432-4770 IS AVAILABLE TO ASSIST IN SUCH COORDINATION EFFORTS. THIS NUMBER IS PART OF THE UTILITY NOTIFICATION PROGRAM PROVIDED BY SUNSHINE STATE ONE-CALL OF FLORIDA, INC. BUT DOES NOT NECESSARILY REPRESENT ALL UTILITY COMPANIES IN THE AREA.
3. ALL UTILITIES SHALL BE KEPT IN OPERATION EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE UTILITY OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE EXISTING UTILITIES AND ANY AND ALL DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTOR'S ACTIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, DRIVEWAYS, SIDEWALKS, FENCES, RETAINING WALLS, ETC. REMOVED OR DAMAGED DURING CONSTRUCTION WITH THE SAME MATERIAL REMOVED OR DAMAGED OR AS DIRECTED BY THE ARCHITECT/ENGINEER.
5. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY SITE WORK WITH WHICH A CONFLICT HAS ARISEN DURING THE CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.
6. ALL FUGITIVE DUST SHALL BE CONTROLLED ON SITE. ONLY AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL BE CLEARED OR STRIPPED OF VEGETATION. WATERING, APPLICATION OF CALCIUM CHLORIDE OR OTHER PRIOR APPROVED MEANS OF DUST CONTROL SHALL BE EMPLOYED TO PREVENT THE EMANATION OF DUST FROM THE SITE. PERMANENT GRASSING, LANDSCAPING AND OTHER SITE WORK SHALL BE INCORPORATED AS SOON AS POSSIBLE.
7. CONSTRUCTION SHALL BE CARRIED OUT "IN THE DRY". THE CONTRACTOR SHALL REVIEW SITE CONDITIONS AND DETERMINE METHODS AND EXTENT OF DEWATERING NECESSARY AND SHALL INCLUDE COSTS OF DEWATERING IN THE BID. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR CONTROL OF GROUND OR SURFACE WATER OR FOR ADDITIONAL MATERIALS OR REWORK REQUIRED AS A RESULT OF INADEQUATE OR INSUFFICIENT DEWATERING.
8. ALL WORK TO BE PERFORMED FOR THE COMPLETION OF THIS PROJECT SHALL BE CONSTRUCTED ACCORDING TO THE BEST PRACTICES OF THE INDUSTRY AND IN ACCORDANCE WITH THE SPECIFICATIONS, AND ALL APPLICABLE FEDERAL, STATE, COUNTY AND/OR CITY CODES, ORDINANCES, STANDARDS AND PERMIT CONDITIONS.
9. THE CONTRACTOR SHALL NOT REMOVE ANY TREES OTHER THAN THOSE SPECIFICALLY SHOWN TO BE REMOVED.
10. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SITE EROSION AND SHALL PROVIDE ADDITIONAL SOD, AS NECESSARY, TO ACHIEVE A FULLY GRASSED SITE FREE FROM RUTTING, ETC. TO THE LINES & GRADES SHOWN HEREIN UPON FINAL ACCEPTANCE.
11. SOD ALL DISTURBED AREAS.
12. CONTRACTOR TO PROVIDE CLEAN FILL FREE OF ROOTS, WIRE, CONCRETE AND ALL OTHER CONSTRUCTION DEBRIS.
13. ONE POND UNDER CONSTRUCTION AT A TIME. A RESPONSIBLE FOREMAN MUST BE ONSITE AT ALL TIMES OF CONSTRUCTION. WEEKLY PROGRESS MEETINGS/UPDATES MUST BE PERFORMED WITH JMT STAFF THROUGHOUT CONSTRUCTION DURATION.
14. CONSTRUCTION STAGING AND ACCESS TO BE DETERMINED AT PRE-CONSTRUCTION MEETING.

ENVIRONMENTAL PROTECTION NOTES

1. CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED IN WETLAND AREAS UNLESS SUCH CONSTRUCTION PRACTICES ARE APPROVED IN A PLAN OF OPERATION SUBMITTED TO THE ENGINEER & THE APPROPRIATE REGULATORY AUTHORITIES.
2. WHERE CONSTRUCTION IS NECESSARY ACROSS OR ADJACENT TO WETLAND JURISDICTIONAL AREAS, SILT BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLANS. SILT BARRIERS SHALL BE CONSIDERED AS LIMITS OF CONSTRUCTION WITHIN OR ADJACENT TO JURISDICTIONAL AREAS.
3. STAKED OR FLOATING SILT SCREENS OR HAY BALES, AS APPROPRIATE, SHALL BE UTILIZED AS SILT BARRIERS AND PLACED AROUND THE ENTIRE SITE AT THE LIMITS OF CONSTRUCTION AND AT OTHER LOCATIONS AS REQUIRED TO KEEP SEDIMENT FROM LEAVING THE PROPERTY. THESE BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING WITH ANY CONSTRUCTION. THE CONTRACTOR SHALL MONITOR AND MAINTAIN ALL SILT BARRIERS INCLUDING DAILY INSPECTIONS TO CHECK THEIR INTEGRITY. ANY LOOSE OR DAMAGED SILT BARRIERS SHALL BE IMMEDIATELY REPAIRED OR REPLACED, AS NECESSARY. ONCE CONSTRUCTION IS COMPLETED AND FINISHED GRADING AND STABILIZATION HAS BEEN ACHIEVED, SILT BARRIERS SHALL BE COMPLETELY REMOVED TO THE SATISFACTION OF THE ENGINEER AND PRIOR TO FINAL ACCEPTANCE.
4. ALL WATER COLLECTED AND PUMPED DURING DEWATERING ACTIVITIES SHALL BE DISPOSED OF IN UNDISTURBED UPLAND AREAS INTO DOUBLE STAKED HAY BALES. DISCHARGE LOCATIONS SHALL BE OVER UNDISTURBED SOIL. A MINIMUM OF 75 FEET FROM THE NEAREST WATER BODY, WETLAND AREA, OR INLET TO ALLOW FOR MAXIMUM OVERLAND FILTRATION OF SOIL PARTICLES.
5. TEMPORARY STOCKPILES SHALL NOT BE LOCATED ADJACENT TO UNDISTURBED WETLANDS WHERE SEDIMENTATION FROM STOCKPILES MAY CAUSE DAMAGE TO WETLAND. ADDITIONALLY, SILT BARRIERS SHALL CONTINUOUSLY AND FULLY ENCIRCLE ALL STOCKPILES WHICH WILL REMAIN FOR LONGER THAN 24 HOURS TO CONTAIN MATERIALS WITHIN A REASONABLY CONFINED AREA. NO STOCKPILING IN STREETS OR PUBLIC ROW.
6. THE CONTRACTOR SHALL NOT REMOVE ANY TREES OTHER THAN THOSE SPECIFICALLY SHOWN TO BE REMOVED. IF ANY TREES ARE REMOVED IN WETLAND JURISDICTIONAL AREAS WITHOUT PROPER AUTHORIZATION, CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A DETAILED RESTORATION AND/OR MITIGATION PLAN, SUBMITTING PLAN TO AND OBTAINING APPROVAL FROM SJRWMD, AND COMPLETING ANY MONITORING AND MAINTENANCE REQUIREMENTS IMPOSED AS A RESULT OF TREE REMOVAL.
7. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED. NO ACTIVITIES (EQUIPMENT, FILL PLACEMENT, ETC.) SHALL TAKE PLACE WITHIN THE DRIPLINE OF THE TREES TO REMAIN. IF NECESSARY, THE CONTRACTOR SHALL PROTECT TREES WITH SUITABLE BARRICADES. ONCE INSTALLED, ALL PROTECTIVE TREE BARRICADES SHALL BE INSPECTED BY THE ST. JOHNS COUNTY ENVIRONMENTAL DIVISION PRIOR TO THE ISSUANCE OF THE CONSTRUCTION PERMIT.

INSTRUCTIONS FOR MAINTENANCE AND INSPECTION OF STORMWATER FACILITIES

1. SPECIFIC CONDITIONS OF ALL PERMITS MAY REQUIRE SPECIFIC MAINTENANCE ACTIVITIES. CHECK ALL PERMIT CONDITIONS AS ISSUED BY REGULATORY AGENCIES TO ENSURE PERMIT COMPLIANCE.
2. THE ENTIRE STORMWATER SYSTEM SHOULD BE INSPECTED ON AT LEAST A BI-ANNUAL BASIS. THIS SHOULD INCLUDE A VISUAL INSPECTION OF THE POND, POND BANKS, BLEED-DOWN ORIFICES, OTHER CONTROL STRUCTURES, AND DISCHARGE PIPES. THESE SHOULD BE KEPT FREE OF DEBRIS AND CLEANED ON A FREQUENCY AS REQUIRED TO KEEP THEM FUNCTIONAL, AS DESIGNED. MOWING/CLEARING AROUND THE STRUCTURES MAY BE REQUIRED TO PREVENT CLOGGING BY VEGETATION. SEDIMENT DEPOSITS SHOULD BE REMOVED FROM PONDS AND OUTFALL STRUCTURES ON A FREQUENCY AS REQUIRED TO KEEP THEM FUNCTIONAL, AS DESIGNED. SIDE SLOPES SHOULD BE INSPECTED FOR SIGNS OF EROSION, AND REPAIRED TO PROPOSED GRADES AS NEEDED.



PRINT DATE: 7/22/2021 ORIGINAL: 7/22/2021

REVISIONS:

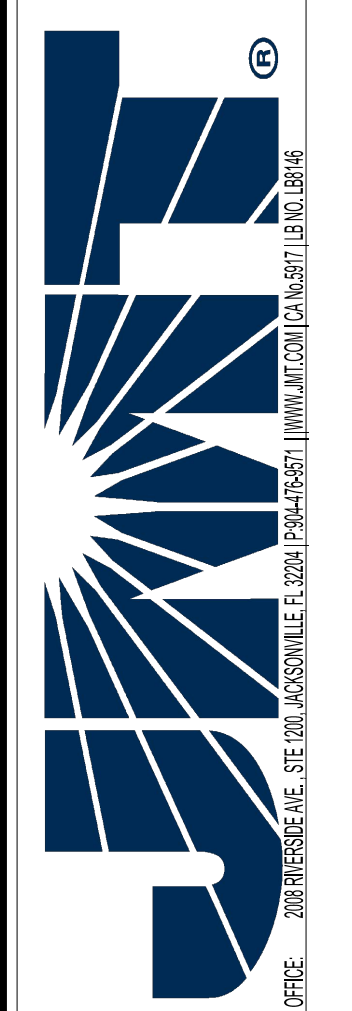
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TURNBULL CREEK CDD -
POND BANK MAINTENANCE PROJECT

NOTES & DETAIL

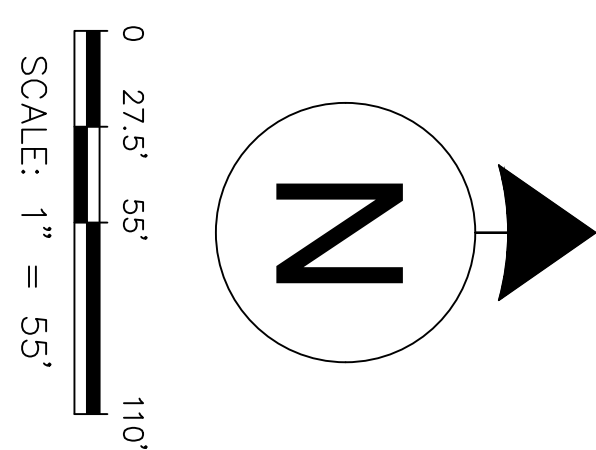
TURNBULL CREEK CDD

JOB NO. 20-02086-001
DRAWN RC
DESIGNED SDC
CHECKED SB
QC JB
SHEET 2 OF 4



Steven Collins, P.E.
Florida P.E. NO. 80872

Steven Collins, P.E.
Professional Engineer
State of Florida
License No. 80872
Exp. 12/31/2024
I am a duly Licensed Professional Engineer and am duly qualified to perform the engineering services shown on these drawings and to certify the accuracy of the information shown on these drawings.



JOB NO. 20-02086-001
DRAWN RC
DESIGNED SDC
CHECKED SB
QC JB
SHEET 4 OF 4

TURNBULL CREEK CDD

**TURNBULL CREEK CDD -
POND BANK MAINTENANCE PROJECT**

POND BANK REPAIR PLAN

PRINT DATE: 7/22/2021

ORIGINAL: 7/22/2021

REVISIONS:

1.

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Steven Collins, P.E.
Florida P.E. NO. 80872

Steven Collins
State of Florida
Professional Engineer
License No. 808
This item has been
digitally signed and sealed
using a digital Signature. Printed copies of this
document are not considered signed and sealed
and the signature must be verified on a
electronic copy



OFFICE: 2008 RIVERSIDE AVE., STE 1200, JACKSONVILLE, FL 32204 | P. 904-476-4571 | WWW.JMT.COM | CA No. 5917 | LB NO. LB814

FOURTH ORDER OF BUSINESS

**Turnbull Creek
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2020

Turnbull Creek Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2020

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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

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Turnbull Creek Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Turnbull Creek Community Development District as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

- 1 -

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To the Board of Supervisors
Turnbull Creek Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Turnbull Creek Community Development District, as of September 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated July 20, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Turnbull Creek Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 20, 2021

Turnbull Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020

Management's discussion and analysis of Turnbull Creek Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *government-wide financial statements*, 2) *fund financial statements*, and 3) *notes to financial statements*. The *government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *fund financial statements* present financial information for the District's major funds. The *notes to financial statements* provide additional information concerning the District's finances.

The *government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture and recreation, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Turnbull Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including infrastructure and buildings, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. In the **statement of activities**, transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2020.

- ◆ The District's total liabilities exceeded total assets by \$(2,377,787) (net position). Net investment in capital assets was \$(3,150,219), restricted net position was \$107,172 and unrestricted net position was \$665,260.
- ◆ Governmental activities revenues totaled \$2,552,841 while governmental activities expenses totaled \$2,096,544.

**Turnbull Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2020	2019
Current assets	\$ 686,825	\$ 550,529
Restricted assets	1,004,028	1,044,877
Capital assets	11,627,650	12,047,649
Total Assets	<u>13,318,503</u>	<u>13,643,055</u>
Current liabilities	994,076	1,003,462
Non-current liabilities	14,702,214	15,473,677
Total Liabilities	<u>15,696,290</u>	<u>16,477,139</u>
Net investment in capital assets	(3,150,219)	(3,494,163)
Restricted net position	107,172	143,608
Unrestricted net position	<u>665,260</u>	<u>516,471</u>
Total Net Position	<u>\$ (2,377,787)</u>	<u>\$ (2,834,084)</u>

The increase in current assets is related to the increase in cash in the General Fund in the current year.

The increase in net position is the result of revenues in excess of expenses in the current year.

The decrease in non-current liabilities is related to the principal payments made in the current year.

**Turnbull Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2020	2019
Program Revenues		
Charges for services	\$ 2,529,362	\$ 2,515,088
Investment earnings	11,409	27,905
Miscellaneous revenues	12,070	20,013
Total Revenues	<u>2,552,841</u>	<u>2,563,006</u>
Expenses		
General government	168,293	151,319
Physical environment	577,452	601,325
Culture/recreation	702,959	699,315
Interest on long-term debt	647,840	668,988
Total Expenses	<u>2,096,544</u>	<u>2,120,947</u>
Change in Net Position	456,297	442,059
Net Position - Beginning of Year	<u>(2,834,084)</u>	<u>(3,276,143)</u>
Net Position - End of Year	<u>\$ (2,377,787)</u>	<u>\$ (2,834,084)</u>

The increase in general government expenses is mainly the result of the increase in legal fees in the current year.

The decrease in physical environment is related to the decrease in repairs and maintenance costs in the current year.

**Turnbull Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2020 and 2019.

	Governmental Activities	
	2020	2019
Land and improvements	\$ 3,846,133	\$ 3,846,133
Infrastructure	5,052,657	5,038,914
Buildings	8,344,672	8,323,840
Less: accumulated depreciation	<u>(5,615,812)</u>	<u>(5,161,238)</u>
Capital Assets, net	<u><u>\$ 11,627,650</u></u>	<u><u>\$ 12,047,649</u></u>

Current year activity consisted of additions to infrastructure of \$13,743, buildings of \$20,832, and depreciation of \$454,574.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to less landscape maintenance, pool monitoring and reserve expenditures incurred in the current year than were anticipated.

There were no amendments to the September 30, 2020 budget.

Debt Management

Governmental Activities debt includes the following:

- ◆ In March 2015, the District issued \$13,375,000 Special Assessment Refunding Bonds, Series 2015A and \$1,280,000 Special Assessment Bonds, Series 2015B. The Bonds were issued to provide funds to refund and redeem the Special Assessment Bonds, Series 2005 and to finance the Phase 1 - Pond Bank Reconstruction Project. The balance outstanding at September 30, 2020 for the Series 2015A Bonds was \$10,730,000 and the Series 2015B Bonds was \$1,140,000.

**Turnbull Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

In April 2016, the District issued \$4,196,000 Special Assessment Refunding Bonds, Series 2016. The Bonds were issued to refund and redeem the outstanding Special Assessment Bonds, Series 2006 and retire the deferred costs. The balance outstanding at September 30, 2020 was \$3,603,000.

Economic Factors and Next Year's

The District does not expect any economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2021.

Request for Information

The financial report is designed to provide a general overview of Turnbull Creek Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Turnbull Creek Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Turnbull Creek Community Development District
STATEMENT OF NET POSITION
September 30, 2020

	<u>Governmental Activities</u>
ASSETS	
Current Assets	
Cash	\$ 345,335
Investments	286,995
Due from other governments	26,275
Prepaid expenses	28,220
Total Current Assets	<u>686,825</u>
Non-Current Assets	
Restricted Assets	
Investments	1,004,028
Capital Assets, Not Being Depreciated	
Land and improvements	3,846,133
Capital Assets, Being Depreciated	
Infrastructure	5,052,657
Buildings	8,344,672
Less: accumulated depreciation	<u>(5,615,812)</u>
Total Non-Current Assets	<u>12,631,678</u>
Total Assets	<u>13,318,503</u>
LIABILITIES	
Current Liabilities	
Accounts payable	18,737
Bonds payable, current	715,000
Accrued interest	260,339
Total Current Liabilities	<u>994,076</u>
Non-Current Liabilities	
Bonds payable, net	<u>14,702,214</u>
Total Liabilities	<u>15,696,290</u>
NET POSITION	
Net investment in capital assets	(3,150,219)
Restricted for debt service	104,429
Restricted for capital projects	2,743
Unrestricted	665,260
Total Net Position	<u><u>\$ (2,377,787)</u></u>

See accompanying notes to financial statements.

Turnbull Creek Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenues	Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Governmental Activities
Governmental Activities			
General government	\$ (168,293)	\$ 199,743	\$ 31,450
Physical environment	(577,452)	460,456	(116,996)
Culture/recreation	(702,959)	494,831	(208,128)
Interest and other charges	(647,840)	1,374,332	726,492
Total Governmental Activities	<u>\$ (2,096,544)</u>	<u>\$ 2,529,362</u>	<u>432,818</u>
General Revenues			
Investment earnings			11,409
Miscellaneous revenues			12,070
Total General Revenues			<u>23,479</u>
Change in Net Position			456,297
Net Position - October 1, 2019			<u>(2,834,084)</u>
Net Position - September 30, 2020			<u>\$ (2,377,787)</u>

See accompanying notes to financial statements.

Turnbull Creek Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 153,545	\$ 1,351	\$ 190,439	\$ 345,335
Investments	286,995	-	-	286,995
Due from other governments	24,798	1,477	-	26,275
Prepaid expenses	28,220	-	-	28,220
Restricted assets				
Cash and investments, at fair value	-	1,001,285	2,743	1,004,028
Total Assets	\$ 493,558	\$ 1,004,113	\$ 193,182	\$ 1,690,853
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 18,737	\$ -	\$ -	\$ 18,737
FUND BALANCES				
Nonspendable:				
Prepaid expenses	28,220	-	-	28,220
Restricted:				
Debt service	-	1,004,113	-	1,004,113
Capital projects	-	-	2,743	2,743
Assigned - capital projects	-	-	190,439	190,439
Unassigned	446,601	-	-	446,601
Total Fund Balances	474,821	1,004,113	193,182	1,672,116
Total Liabilities and Fund Balances	\$ 493,558	\$ 1,004,113	\$ 193,182	\$ 1,690,853

See accompanying notes to financial statements.

Turnbull Creek Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2020

Total Governmental Fund Balances	\$ 1,672,116
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land and improvements (\$3,846,133), infrastructure (\$5,052,657), buildings (\$8,344,672), net of accumulated depreciation (\$5,615,812), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	11,627,650
Long-term liabilities, including bonds payable, \$(15,473,000), and bond discount, \$55,786, are not due and payable in the current period and therefore, are not reported at the governmental fund level.	(15,417,214)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	<u>(260,339)</u>
Net Position of Governmental Activities	<u><u>\$ (2,377,787)</u></u>

See accompanying notes to financial statements.

Turnbull Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2020

	General	Debt Service	Capital Projects	Totals Governmental Funds
Revenues				
Special assessments	\$1,155,030	\$ 1,374,332	\$ -	\$ 2,529,362
Investment earnings	380	11,004	25	11,409
Miscellaneous revenues	12,070	-	-	12,070
Total Revenues	<u>1,167,480</u>	<u>1,385,336</u>	<u>25</u>	<u>2,552,841</u>
Expenditures				
Current				
General government	168,063	-	230	168,293
Physical environment	387,426	-	22,062	409,488
Culture/recreation	416,349	-	-	416,349
Capital outlay	-	-	34,575	34,575
Debt service				
Principal	-	770,000	-	770,000
Interest	-	654,779	-	654,779
Total Expenditures	<u>971,838</u>	<u>1,424,779</u>	<u>56,867</u>	<u>2,453,484</u>
Excess (deficiency) of revenues over/(under) expenditures	<u>195,642</u>	<u>(39,443)</u>	<u>(56,842)</u>	<u>99,357</u>
Other Financing Sources/(Uses)				
Transfers in	12,732	-	100,000	112,732
Transfers out	<u>(100,000)</u>	<u>(12,732)</u>	<u>-</u>	<u>(112,732)</u>
Total Other Financing Sources/(Uses)	<u>(87,268)</u>	<u>(12,732)</u>	<u>100,000</u>	<u>-</u>
Net Change in Fund Balances	108,374	(52,175)	43,158	99,357
Fund Balances - October 1, 2019	<u>366,447</u>	<u>1,056,288</u>	<u>150,024</u>	<u>1,572,759</u>
Fund Balances - September 30, 2020	<u>\$ 474,821</u>	<u>\$ 1,004,113</u>	<u>\$ 193,182</u>	<u>\$ 1,672,116</u>

See accompanying notes to financial statements.

Turnbull Creek Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020

Net Change in Fund Balances - Total Governmental Funds	\$ 99,357
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount by which capital outlay (\$34,575) was exceeded by depreciation (\$(454,574)) in the current period.	(419,999)
Bond principal payments are recorded as expenditures at the fund level, but reduce liabilities at the government-wide level.	770,000
Amortization of bond discount does not require the use of financial current resources and therefore, is not reported in the governmental funds. This is the amount of amortization in the current period.	(3,537)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the governmental funds, interest expenditures are reported when due. This is the change in accrued interest in the current period.	<div style="border-top: 1px solid black;">10,476</div>
Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 456,297</div>

See accompanying notes to financial statements.

Turnbull Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$1,126,178	\$1,126,178	\$1,155,030	\$ 28,852
Investment earnings	2,000	2,000	380	(1,620)
Miscellaneous revenues	2,000	2,000	12,070	10,070
Total Revenues	<u>1,130,178</u>	<u>1,130,178</u>	<u>1,167,480</u>	<u>37,302</u>
Expenditures				
Current				
General government	149,784	149,784	168,063	(18,279)
Physical environment	388,580	388,580	387,426	1,154
Culture/recreation	640,540	640,540	416,349	224,191
Total Expenditures	<u>1,178,904</u>	<u>1,178,904</u>	<u>971,838</u>	<u>207,066</u>
Excess of revenues over/(under) expenditures	<u>(48,726)</u>	<u>(48,726)</u>	<u>195,642</u>	<u>244,368</u>
Other Financing Sources (Uses)				
Transfers in	-	-	12,732	12,732
Transfers out	<u>-</u>	<u>-</u>	<u>(100,000)</u>	<u>100,000</u>
Total Other Financing Sources /(Uses)	<u>-</u>	<u>-</u>	<u>(87,268)</u>	<u>112,732</u>
Net Change in Fund Balances	(48,726)	(48,726)	108,374	157,100
Fund Balances - October 1, 2019	<u>48,726</u>	<u>48,726</u>	<u>366,447</u>	<u>317,721</u>
Fund Balances - September 30, 2020	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 474,821</u>	<u>\$ 474,821</u>

See accompanying notes to financial statements.

Turnbull Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on June 28, 2004, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance #2004-47 of the Board of County Commissioners of St. Johns County, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Turnbull Creek Community Development District. The District is governed by a five member Board of Supervisors elected by qualified resident electors residing within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Turnbull Creek Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Turnbull Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Turnbull Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Turnbull Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Turnbull Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the Special Assessment Bonds.

Capital Projects Fund – The Capital Projects Fund accounts for the acquisition and construction of infrastructure improvements located within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as construction in progress, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

Turnbull Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

b. Restricted Assets

Certain net position of the District are classified as restricted assets on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land, infrastructure and buildings, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Building	10-30 years
Infrastructure	30 years

Turnbull Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

d. Unamortized Bond Discounts

Bond discounts associated with the issuance of revenue bonds are amortized according to the straight line method of accounting. For financial reporting, unamortized bond discounts are netted against the applicable long-term debt.

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$1,672,116, differs from “net position” of governmental activities, \$(2,377,787), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

Capital related items

When capital assets (land, buildings and improvements, infrastructure and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, these assets are capitalized at the government-wide level.

Land and improvements	\$ 3,846,133
Infrastructure	5,052,657
Buildings	8,344,672
Less: accumulated depreciation	<u>(5,615,812)</u>
Capital Assets, net	<u>\$ 11,627,650</u>

Turnbull Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2020 were:

Bonds payable	\$ (15,473,000)
Bond discount, net	<u>55,786</u>
Bonds payable, net	<u><u>\$ (15,417,214)</u></u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u><u>\$ (260,339)</u></u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$99,357, differs from the "change in net position" for governmental activities, \$456,297, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay	\$ 34,575
Depreciation	<u>(454,574)</u>
Total	<u><u>\$ (419,999)</u></u>

Turnbull Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions

Principal payments on bonds are recorded as expenditures at the fund level, but decrease long-term liabilities at the government-wide level.

Principal payments	\$ <u>770,000</u>
--------------------	-------------------

Amortization of the bond discount does not require the use of current financial resources and therefore, is not reported in governmental funds.

Amortization of bond discount	\$ <u>(3,537)</u>
-------------------------------	-------------------

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ <u>10,476</u>
--	------------------

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2020, the District's bank balance was \$351,012 and the carrying value was \$345,335. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Turnbull Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments

As of September 30, 2020, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
First American Government Obligation Fund	44 days*	\$ 809,043
Federated Hermes Government Obligation Fund	43 days*	194,985
US Bank Money Market	N/A	286,953
Florida PRIME Local Govt Surplus Fund	48 days*	42
Total		<u>\$ 1,291,023</u>

* Weighted average maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Government Obligation Fund and Federated Hermes Government Obligation Fund are Level 1 assets.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2020, the District's investment in the Federated Hermes Government Obligation Funds, Florida PRIME Local Government Surplus Fund, and First American Government Obligation Funds were rated AAAM by Standard & Poor's.

Turnbull Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Government Obligation Funds represent 63% of the District's total investments. The investments in Federated Hermes Government Obligation Funds represent 15 of the District's total investments. The US Bank Money Market represents 22% of the Districts total investments. The District's investment in Florida PRIME Local Govt Surplus Fund represents less than 1% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2020 were typical of these items during the fiscal year then ended.

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2020 was as follows:

	Balance October 1, 2019	Additions	Deletions	Balance September 30, 2020
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land and improvements	\$ 3,846,133	\$ -	\$ -	\$ 3,846,133
Capital assets being depreciated				
Infrastructure	5,038,914	13,743	-	5,052,657
Buildings	8,323,840	20,832	-	8,344,672
Total Capital Assets Being Depreciated	13,362,754	34,575	-	13,397,329
Less: accumulated depreciation	(5,161,238)	(454,574)	-	(5,615,812)
Total Capital Assets Being Depreciated, Net	8,201,516	(419,999)	-	7,781,517
Governmental Activites Capital Assets, Net	<u>\$ 12,047,649</u>	<u>\$ (419,999)</u>	<u>\$ -</u>	<u>\$ 11,627,650</u>

Depreciation was charged to physical environment, \$167,964 and culture and recreation, \$286,610.

Turnbull Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE E – LONG-TERM DEBT

The following is a summary of activity in the long-term debt account group of the District for the year ended September 30, 2020:

Long-term debt at October 1, 2019	\$ 16,243,000
Principal payments	<u>(770,000)</u>
Long-term Debt at September 30, 2020	15,473,000
Less: bond discount, net	<u>(55,786)</u>
Bonds Payable, Net	<u><u>\$ 15,417,214</u></u>

Long-term debt is comprised of the following:

Special Assessment Refunding Bonds

\$13,375,000 Series 2015A Bonds are due in annual principal installments beginning May 2016, maturing May 2035. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2016, at variable rates of 1.25% to 4.75%.

\$ 10,730,000

Less: bond discount, net (46,001)

Bonds Payable, Net \$ 10,683,999

\$1,280,000 Series 2015B Bonds are due in annual principal installments beginning May 2016, maturing May 2037. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2016, at variable rates of 1.25% to 5.00%.

\$ 1,140,000

Less: bond discount, net (9,785)

Bonds Payable, Net \$ 1,130,215

\$4,196,000 Series 2016 Bonds are due in annual principal installments beginning May 2017, maturing May 2045. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2016, at fixed rate of 3.70%.

\$ 3,603,000

Turnbull Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2020 are as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 715,000	\$ 629,959	\$ 1,344,959
2022	741,000	606,269	1,347,269
2023	767,000	580,282	1,347,282
2024	798,000	552,150	1,350,150
2025	825,000	521,617	1,346,617
2026-2030	4,682,000	2,083,593	6,765,593
2031-2035	5,790,000	1,006,815	6,796,815
2036-2040	815,000	145,785	960,785
2041-2045	340,000	48,575	388,575
Totals	<u>\$ 15,473,000</u>	<u>\$ 6,175,045</u>	<u>\$ 21,648,045</u>

Significant Bond Provisions

The Series 2015A, 2015B and 2016 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, in the manner provided by the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption in the manner determined by the Bond Registrar if certain events occur as outline in the Bond Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Turnbull Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE E – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2016 Reserve Account was funded from the proceeds of the Series 2016 Bonds in an amount equal to the maximum annual debt service requirement. Monies held in the reserve account will be used only for the purposes established in the Trust Indenture.

	Speical Assessment Bonds	
	Reserve Balance	Reserve Requirement
Series 2015A Special Assessment Bonds	<u>\$ 495,827</u>	<u>\$ 488,875</u>
Series 2015B Special Assessment Bonds	<u>\$ 41,727</u>	<u>\$ 36,079</u>
Series 2016 Special Assessment Bonds	<u>\$ 114,391</u>	<u>\$ 114,391</u>

NOTE F – INTERFUND ACTIVITY

Interfund transfers for the year ended September 30, 2020, consisted of the following:

	Transfers Out		
Transfers In	General Fund	Debt Service Fund	Total
General Fund	\$ -	\$ 12,732	\$ 12,732
Capital Projects Fund	100,000	-	100,000
Total	<u>\$ 100,000</u>	<u>\$ 12,732</u>	<u>\$ 112,732</u>

Transfers from the General Fund to the Capital Projects Fund were completed to fund capital reserves. Transfers from the Debt Service Fund relate to assessments collected on behalf of the General Fund.

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the past three years.

Turnbull Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE H – SUBSEQUENT EVENT

In November 2020, the District made prepayments on the Series 2016 Bonds in the amount of \$10,000.

In addition, in May 2021, the District made prepayments on the Series 2015A and 2015B bonds in the amounts of \$15,000 and \$5,000 respectively.



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

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Turnbull Creek Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Turnbull Creek Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated July 20, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Turnbull Creek Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Turnbull Creek Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Turnbull Creek Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Turnbull Creek Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Turnbull Creek Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 20, 2021



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

MANAGEMENT LETTER

To the Board of Supervisors
Turnbull Creek Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the financial statements of the Turnbull Creek Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated July 20, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 20, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Turnbull Creek Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Turnbull Creek Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.



To the Board of Supervisors
Turnbull Creek Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Turnbull Creek Community Development District. It is management's responsibility to monitor the Turnbull Creek Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2020.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 20, 2021



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

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Turnbull Creek Community Development District
St. Johns County, Florida

We have examined Turnbull Creek Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for Turnbull Creek Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Turnbull Creek Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Turnbull Creek Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Turnbull Creek Community Development District's compliance with the specified requirements.

In our opinion, Turnbull Creek Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 20, 2021

FIFTH ORDER OF BUSINESS

Turnbull Creek

Community Development District



Approved Budget
Fiscal Year 2022
August 10, 2021



Turnbull Creek
Community Development District

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Turnbull Creek Community Development District
General Fund - Budget

Description	Adopted Budget FY 2021	Actual 6/30/21	Next 3 Months	Projected 9/30/21	Approved Budget FY 2022
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Revenues

Maintenance Assessments	\$1,126,149	\$1,129,833	\$0	\$1,129,833	\$1,277,211
Interest/Miscellaneous	\$2,000	\$11,833	\$400	\$12,233	\$2,000
Amenities Revenue	\$3,000	\$3,131	\$500	\$3,631	\$3,000
Carry Forward Surplus	\$61,853	\$0	\$45,732	\$45,732	\$99,413

Total Revenues	\$1,193,002	\$1,144,797	\$46,632	\$1,191,429	\$1,381,624
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Expenditures

Administrative

Supervisor Fees	\$5,600	\$4,800	\$1,600	\$6,400	\$12,000
FICA Expense	\$428	\$367	\$122	\$490	\$918
Engineering (JMT)	\$13,000	\$7,915	\$5,085	\$13,000	\$18,000
Arbitrage (Grau)	\$2,400	\$2,400	\$0	\$2,400	\$2,400
Dissemination (GMS & Disclosure Services)	\$2,850	\$1,800	\$500	\$2,300	\$2,850
Trustee (US Bank)	\$14,620	\$13,890	\$0	\$13,890	\$14,620
Attorney (HGS)	\$47,000	\$26,506	\$20,494	\$47,000	\$55,000
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Annual Audit (BTEGF)	\$3,525	\$0	\$3,745	\$3,745	\$3,745
Management Fees (GMS)	\$45,000	\$33,750	\$11,250	\$45,000	\$53,000
Information Technology (GMS)	\$1,600	\$1,200	\$400	\$1,600	\$1,800
Telephone	\$450	\$780	\$700	\$1,480	\$1,000
Postage	\$800	\$917	\$75	\$992	\$800
Printing & Binding	\$1,800	\$1,060	\$740	\$1,800	\$1,800
Insurance (FIA)	\$9,035	\$8,625	\$0	\$8,625	\$9,488
Legal Advertising	\$1,400	\$368	\$1,032	\$1,400	\$2,000
Other Current Charges	\$1,000	\$621	\$114	\$735	\$1,000
Office Supplies	\$170	\$11	\$30	\$41	\$170
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Maintenance	\$1,200	\$900	\$300	\$1,200	\$1,200

Total Administrative Expenses	\$157,053	\$111,085	\$46,187	\$157,272	\$186,966
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Amenity Center

Insurance (FIA)	\$16,134	\$14,485	\$0	\$14,485	\$25,421
Pest Control (Turner Pest Control)	\$3,123	\$1,721	\$1,186	\$2,906	\$3,123
Repairs & Replacements	\$36,000	\$40,208	\$6,592	\$46,800	\$36,000
Recreational Passes	\$800	\$480	\$200	\$680	\$800
Office Supplies	\$1,100	\$2,670	\$0	\$2,670	\$1,800
Other Current Charges	\$540	\$405	\$135	\$540	\$540
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$1,657	\$350	\$2,007	\$2,000

Utilities

Water & Sewer (STCUD)	\$10,900	\$8,642	\$3,180	\$11,822	\$12,000
Electric (FPL)	\$36,000	\$20,705	\$9,300	\$30,005	\$36,000
Telephone/Cable/Internet (Comcast)	\$3,800	\$2,798	\$945	\$3,743	\$3,800

Turnbull Creek Community Development District
General Fund - Budget

Description	Adopted Budget FY 2021	Actual 6/30/21	Next 3 Months	Projected 9/30/21	Approved Budget FY 2022
<i>Management Contracts</i>					
<i>Lifeguards/Pool Monitors (RMS)</i>	\$31,245	\$13,636	\$17,609	\$31,245	\$33,312
<i>Facility Monitor (RMS)</i>	\$24,200	\$17,777	\$6,078	\$23,855	\$25,581
<i>Facility Management (RMS)</i>	\$61,000	\$45,750	\$15,250	\$61,000	\$64,481
<i>Facility Attendants (RMS)</i>	\$16,200	\$8,401	\$7,799	\$16,200	\$17,124
<i>Field Operations (RMS)</i>	\$51,259	\$38,444	\$12,815	\$51,259	\$54,184
<i>Amenity Manager (RMS)</i>	\$49,000	\$36,793	\$12,250	\$49,043	\$51,796
<i>Pool Maintenance (RMS)</i>	\$14,317	\$10,425	\$3,475	\$13,900	\$14,317
<i>Pool Chemicals (Poolsure)</i>	\$13,524	\$9,327	\$4,197	\$13,524	\$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	\$19,344
<i>Program Director (RMS)</i>	\$2,575	\$1,931	\$644	\$2,575	\$2,722
<i>Refuse Service (Waste Management)</i>	\$9,840	\$8,252	\$2,856	\$11,108	\$11,424
<i>Security (Envera)</i>	\$6,409	\$4,437	\$1,479	\$5,916	\$6,409
<i>Special Events</i>	\$9,000	\$5,541	\$3,459	\$9,000	\$9,000
<i>Holiday Decorations</i>	\$2,000	\$3,380	\$0	\$3,380	\$6,772
<i>Pressure Washing</i>	\$0	\$2,950	\$0	\$2,950	\$2,700
Total Amenity Center Expenses	\$428,330	\$321,139	\$116,573	\$437,712	\$463,239
<i>Grounds Maintenance</i>					
<i>Streetlighting (FPL)</i>	\$38,000	\$28,932	\$9,676	\$38,607	\$40,500
<i>Lake Maintenance (Future Horizons)</i>	\$14,100	\$10,575	\$3,525	\$14,100	\$14,100
<i>Landscape Maintenance (Duval Landscape)</i>	\$308,700	\$228,051	\$76,017	\$304,068	\$330,000
<i>Landscape Contingency</i>	\$28,000	\$18,850	\$6,000	\$24,850	\$28,000
<i>Irrigation Repairs</i>	\$6,000	\$500	\$1,500	\$2,000	\$6,000
Total Grounds Maintenance Expenses	\$394,800	\$286,908	\$96,718	\$383,625	\$418,600
<i>Reserves</i>					
<i>Capital Reserves</i>	\$212,819	\$212,819	\$0	\$212,819	\$312,819
Total Reserve Expenses	\$212,819	\$212,819	\$0	\$212,819	\$312,819
TOTAL EXPENDITURES	\$1,193,002	\$931,951	\$259,478	\$1,191,429	\$1,381,624
EXCESS REVENUES / (EXPENDITURES)	\$0	\$212,846	-\$212,846	\$0	\$0

	FY 2021	FY 2022
<i>Net Assessments</i>	\$ 1,126,149	\$ 1,277,211
<i>Add: Discounts & Collections</i>	\$ 71,848	\$ 81,486
<i>Gross Assessments</i>	\$ 1,197,997	\$ 1,358,697
<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	\$ 1,416.79

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022

REVENUES:

Maintenance Assessments

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

Interest Income

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

Miscellaneous

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

Amenities Revenues

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

The District's engineering firm, Johnson, Mirmiran & Thompson Inc (JMT), provides general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage

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

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022

Dissemination Agent

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

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

Trustee

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

Attorney

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

Tax Roll Assessments

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

Annual Audit

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

Management Fees

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

Information Technology

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

Telephone

Telephone and fax machine

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022

Postage

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

Printing & Binding

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

Insurance (General Liability)

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Website Compliance

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

Amenity Center:

Insurance (Property)

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

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022

Pest Control

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

Repair & Replacements

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

Recreational Passes

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

Office Supplies

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

Other Current Charges

Any unanticipated cost to the Amenity Center.

Permit Fees/Licenses

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

Water & Sewer

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

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

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022

Electric

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

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

Telephone/Cable/Internet

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

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

Lifeguards/Pool Monitors

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

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

Facility Monitor

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

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

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022

Facility Management

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

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

Facility Attendants

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

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

Field Operations

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

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

Facility Maintenance

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

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

Pool Maintenance

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

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

Pool Chemicals

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

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022

<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

Janitorial Services

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

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

Common Area Waste Collection

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

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

Program Director

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

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

Refuse Service

Garbage disposal service is with Waste Management.

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

Security

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

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

Special Events

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

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022

Holiday Decorations

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

Pressure Washing

Cost to pressure clean amenity building and grounds.

Ground Maintenance:

Streetlighting

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

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

Lake Maintenance

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

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

Landscape Maintenance

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

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

Landscape Contingency

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

Irrigation Repairs

Any miscellaneous irrigation repairs and maintenance incurred by the District.

Capital Reserves

Future funding needed for the upkeep of Turnbull Creek infrastructure.

Turnbull Creek
Community Development District

Debt Service Fund
Series 2015 A1 and A2

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual 6/30/21</i>	<i>Next 3 Months</i>	<i>Projected 9/30/21</i>	<i>Approved Budget FY 2022</i>
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Revenues

<i>Carry Forward Surplus (1)</i>	\$235,202	\$236,693	\$0	\$236,693	\$229,349
<i>Interest Income</i>	\$5,000	\$225	\$47	\$271	\$250
<i>Assessments</i>	\$985,875	\$989,099	\$0	\$989,099	\$985,875

<i>Total Revenues</i>	\$1,226,077	\$1,226,018	\$47	\$1,226,064	\$1,215,474
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Expenditures

Series 2015 A-1

<i>Interest 11/1</i>	\$172,176	\$172,176	\$0	\$172,176	\$165,978
<i>Interest 5/1</i>	\$172,176	\$172,176	\$0	\$172,176	\$165,978
<i>Principal 5/1</i>	\$435,000	\$435,000	\$0	\$435,000	\$445,000

Series 2015 A-2

<i>Interest 11/1</i>	\$51,181	\$51,181	\$0	\$51,181	\$48,450
<i>Interest 5/1</i>	\$51,181	\$51,181	\$0	\$51,181	\$48,450
<i>Principal 5/1</i>	\$100,000	\$100,000	\$0	\$100,000	\$105,000
<i>Special Call 5/1</i>	\$0	\$15,000	\$0	\$15,000	\$0

<i>Total Expenditures</i>	\$981,715	\$996,715	\$0	\$996,715	\$978,855
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<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$244,362	\$229,303	\$47	\$229,349	\$236,619
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(1) Net of Debt Service Reserve Funds

Debt Service for 11/01/2022

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

<i>Net Assessments</i>	\$985,875
<i>Add: Disc. and Collections (6%)</i>	\$62,899
<i>Gross Assessments</i>	\$1,048,774

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

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

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

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

Turnbull Creek
Community Development District

Debt Service Fund
Pond Bank Remediation Series 2015B

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual 6/30/21</i>	<i>Next 3 Months</i>	<i>Projected 9/30/21</i>	<i>Approved Budget FY 2022</i>
<u>Revenues</u>					
Carry Forward Surplus (1)	\$33,976	\$34,098	\$0	\$34,098	\$33,435
Interest Income	\$700	\$21	\$4	\$25	\$0
Assessments	\$78,987	\$79,245	\$0	\$79,245	\$78,986
Total Revenues	\$113,663	\$113,364	\$4	\$113,368	\$112,421

Expenditures

Series 2015B1

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

Series 2015B2

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

Total Expenditures	\$74,695	\$79,933	\$0	\$79,933	\$74,220
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EXCESS REVENUES / (EXPENDITURES)	\$38,968	\$33,431	\$4	\$33,435	\$38,201
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(1) Net of Debt Service Reserve Funds

Debt Service for 11/01/2022

Interest	\$19,250
	\$4,956
Total	\$24,206

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

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

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

DATE		BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$	210,000.00	4.750%	-	\$ 5,075.00	\$ 5,075.00
05/01/22	\$	210,000.00	4.750%	\$ 5,000.00	\$ 5,075.00	-
11/01/22	\$	205,000.00	4.750%	-	\$ 4,956.25	\$ 15,031.25
05/01/23	\$	205,000.00	4.750%	\$ 5,000.00	\$ 4,956.25	-
11/01/23	\$	200,000.00	4.750%	-	\$ 4,837.50	\$ 14,793.75
05/01/24	\$	200,000.00	4.750%	\$ 5,000.00	\$ 4,837.50	-
11/01/24	\$	195,000.00	4.750%	-	\$ 4,718.75	\$ 14,556.25
05/01/25	\$	195,000.00	4.750%	\$ 5,000.00	\$ 4,718.75	-
11/01/25	\$	190,000.00	4.750%	-	\$ 4,600.00	\$ 14,318.75
05/01/26	\$	190,000.00	4.750%	\$ 5,000.00	\$ 4,600.00	-
11/01/26	\$	185,000.00	4.750%	-	\$ 4,481.25	\$ 14,081.25
05/01/27	\$	185,000.00	4.750%	\$ 5,000.00	\$ 4,481.25	-
11/01/27	\$	180,000.00	4.750%	-	\$ 4,362.50	\$ 13,843.75
05/01/28	\$	180,000.00	4.750%	\$ 5,000.00	\$ 4,362.50	-
11/01/28	\$	175,000.00	4.750%	-	\$ 4,243.75	\$ 13,606.25
05/01/29	\$	175,000.00	4.750%	\$ 5,000.00	\$ 4,243.75	-
11/01/29	\$	170,000.00	4.750%	-	\$ 4,125.00	\$ 13,368.75
05/01/30	\$	170,000.00	4.750%	\$ 5,000.00	\$ 4,125.00	-
11/01/30	\$	165,000.00	4.750%	-	\$ 4,006.25	\$ 13,131.25
05/01/31	\$	165,000.00	4.750%	\$ 5,000.00	\$ 4,006.25	-
11/01/31	\$	160,000.00	4.750%	-	\$ 3,887.50	\$ 12,893.75
05/01/32	\$	160,000.00	4.750%	\$ 10,000.00	\$ 3,887.50	-
11/01/32	\$	150,000.00	4.750%	-	\$ 3,650.00	\$ 17,537.50
05/01/33	\$	150,000.00	4.750%	\$ 10,000.00	\$ 3,650.00	-
11/01/33	\$	140,000.00	4.750%	-	\$ 3,412.50	\$ 17,062.50
05/01/34	\$	140,000.00	4.750%	\$ 10,000.00	\$ 3,412.50	-
11/01/34	\$	130,000.00	4.750%	-	\$ 3,175.00	\$ 16,587.50
05/01/35	\$	130,000.00	4.750%	\$ 10,000.00	\$ 3,175.00	-
11/01/35	\$	120,000.00	4.750%	-	\$ 2,937.50	\$ 16,112.50
05/01/36	\$	120,000.00	4.750%	\$ 10,000.00	\$ 2,937.50	-
11/01/36	\$	110,000.00	4.750%	-	\$ 2,700.00	\$ 15,637.50
05/01/37	\$	110,000.00	4.750%	\$ 10,000.00	\$ 2,700.00	-
11/01/37	\$	100,000.00	4.750%	-	\$ 2,462.50	\$ 15,162.50
05/01/38	\$	100,000.00	4.750%	\$ 10,000.00	\$ 2,462.50	-
11/01/38	\$	90,000.00	4.750%	-	\$ 2,225.00	\$ 14,687.50
05/01/39	\$	90,000.00	4.750%	\$ 10,000.00	\$ 2,225.00	-
11/01/39	\$	80,000.00	4.750%	-	\$ 1,987.50	\$ 14,212.50
05/01/40	\$	80,000.00	4.750%	\$ 10,000.00	\$ 1,987.50	-
11/01/40	\$	70,000.00	4.750%	-	\$ 1,750.00	\$ 13,737.50
05/01/41	\$	70,000.00	5.000%	\$ 10,000.00	\$ 1,750.00	-
11/01/41	\$	60,000.00	5.000%	-	\$ 1,500.00	\$ 13,250.00
05/01/42	\$	60,000.00	5.000%	\$ 15,000.00	\$ 1,500.00	-
11/01/42	\$	45,000.00	5.000%	-	\$ 1,125.00	\$ 17,625.00
05/01/43	\$	45,000.00	5.000%	\$ 15,000.00	\$ 1,125.00	-
11/01/43	\$	30,000.00	5.000%	-	\$ 750.00	\$ 16,875.00
05/01/44	\$	30,000.00	5.000%	\$ 15,000.00	\$ 750.00	-
11/01/44	\$	15,000.00	5.000%	-	\$ 375.00	\$ 16,125.00
05/01/45	\$	15,000.00	5.000%	\$ 15,000.00	\$ 375.00	-
11/01/45					\$	\$ 15,375.00
				\$ 210,000.00	\$ 154,687.50	\$ 364,687.50

Turnbull Creek

Community Development District

Debt Service Fund

Series 2016

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual 6/30/21</i>	<i>Next 3 Months</i>	<i>Projected 9/30/21</i>	<i>Approved Budget FY 2022</i>
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Revenues

<i>Carry Forward Surplus</i>	\$74,388	\$80,885	\$0	\$80,885	\$70,251
<i>Interest Income</i>	\$1,900	\$40	\$10	\$50	\$0
<i>Assessments - Tax Collector</i>	\$286,505	\$287,442	\$0	\$287,442	\$286,513

<i>Total Revenues</i>	\$362,793	\$368,367	\$10	\$368,377	\$356,764
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Expenditures

Series 2016

<i>Interest 11/1</i>	\$66,656	\$66,656	\$0	\$66,656	\$63,603
<i>Interest 5/1</i>	\$66,656	\$66,471	\$0	\$66,471	\$63,603
<i>Principal 5/1</i>	\$155,000	\$155,000	\$0	\$155,000	\$160,000

<i>Total Expenditures</i>	\$288,311	\$298,126	\$0	\$298,126	\$287,206
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<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$74,482	\$70,241	\$10	\$70,251	\$69,558
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Debt Service for 11/01/2022:

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

<i>Net Assessments</i>	\$286,513
<i>Add: Discounts and Collections (6%)</i>	\$18,280
<i>Gross Assessments</i>	\$304,792

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

AMORTIZATION SCHEDULE

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

Turnbull Creek

Community Development District

Capital Reserve Fund

<i>Description</i>	<i>Adopted Budget FY 2021</i>	<i>Actual 6/30/21</i>	<i>Next 3 Months</i>	<i>Projected 9/30/21</i>	<i>Approved Budget FY 2022</i>
<u>REVENUES:</u>					
<i>Capital Reserve - Transfer In</i>	\$212,819	\$212,819	\$0	\$212,819	\$312,819
<i>Carry Forward Surplus</i>	\$323,544	\$190,439	\$0	\$190,439	\$331,853
<i>Total Revenues</i>	\$536,363	\$403,258	\$0	\$403,258	\$644,672
<u>EXPENDITURES:</u>					
<i>Repair and Replacement</i>	\$50,000	\$1,866	\$20,000	\$21,866	\$50,000
<i>Capital Outlay</i>	\$50,000	\$29,259	\$20,000	\$49,259	\$50,000
<i>Other Current Charges</i>	\$240	\$203	\$78	\$281	\$300
<i>Total Expenditures</i>	\$100,240	\$31,327	\$40,078	\$71,405	\$100,300
<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$436,123	\$371,931	-\$40,078	\$331,853	\$544,372

A.

RESOLUTION 2021-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2021, submitted to the Board of Supervisors (“**Board**”) of the Turnbull Creek Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) 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 District 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. That 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 Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That 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. That 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, 2022.”
- d. The final 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 two years.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the Fiscal Year 2021/2022, 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 may, at any time within Fiscal Year 2021/2022 or within 60 days following the end of Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish that any amendments to the budget under paragraph c. above are posed to the District's website within 5 days after adoption and remain on the website for at least two years.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10TH DAY OF AUGUST 2021.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Chairperson / Vice Chairperson

Exhibit A: Budget Fiscal Year 2021/2022

Exhibit A

Budget Fiscal Year 2021/2022

B.

RESOLUTION 2021-07

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 2021/2022; 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, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), 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 the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; 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 10th day of August, 2021.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

SIXTH ORDER OF BUSINESS

RESOLUTION 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT REGARDING THE AWARD OF A LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES CONTRACT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Turnbull Creek Community Development District (“District”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in St. Johns County, Florida, has competitively solicited proposals from contractors interested in providing landscape and irrigation maintenance services to the District (the “Services”); and

WHEREAS, the District’s Board of Supervisors (the “Board”) previously authorized the competitive solicitation of proposals for the Services in accordance with section 190.033, *Florida Statutes*, and the District’s Rules of Procedure using a request for proposal format (the “RFP”) to allow the District to make an award to the most responsive and responsible contractor based upon the evaluation criteria contained in the RFP; and

WHEREAS, the District has received and opened proposals from five (5) contractors interested in providing the Services; and

WHEREAS, the Board met in public session on August 2, 2021 to review and evaluate these proposals in light of the evaluation criteria adopted by the Board and set forth in the RFP (the “Evaluation Criteria”); and

WHEREAS, the Board has reviewed each proposal and, based on the Evaluation Criteria, has determined to award the following points:

468 points to Trimac;
440 points to Brightview;
410 points to Duval Landscaping;
149 points to Down to Earth; and

WHEREAS, the Board hereby determines to award the contract for Services to Trimac as the most responsive, responsible proposer in accordance with the terms of the RFP and has deemed Yellowstone nonresponsive for failure to conform to the RFP documents by not attending the pre-bid meeting or the regular Board meeting.

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

SECTION 1. The response of Trimac is the response which is the most responsive and responsible and which best serves the interests of the District.

SECTION 2. Trimac shall be awarded a contract for the Services in accordance with the terms and conditions of the RFP.

SECTION 3. Notice of this award shall be given to all proposers in accordance with the District's Rules of Procedure. The District's Chairman, members of the Board and the staff of the District are hereby authorized to take such further actions as are necessary to ensure the expeditious execution of a contract for the Services.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 10th day of August, 2021.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SEVENTH ORDER OF BUSINESS

B.

1.

**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 2022** 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 9, 2021
January 11, 2022
March 8, 2022
May 10, 2022 (budget approval)
June 14, 2022
August 9, 2022 (budget adoption)
September 13, 2022

C.

1.

Turnbull Creek Community Development District

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

Memorandum

Date: AUGUST 10, 2021
To: Turnbull Board of Supervisors
Ernesto Torres, Richard Whetsel
From: Jim Schieszer, 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: Jim Schieszer

1. Property maintenance, janitorial, trash cans bags, trash pickup on all roads and common areas and athletic fields, dog pots & mail kiosks & playground areas.
2. Daily pool maintenance: chemicals & vacuuming, timer changed & ADA lift chairs maintenance.
3. Follow through with resident concerns in regard to property issues, (Ant hills, irrigation breaks, pond bank erosion issues, pond algae and tree issues, etc.)
4. Meeting with Duval Landscape (Mike Johnson) in regard to landscaping issues and updates.
5. Communications with Josh Boucher (Duval) with irrigation leaks as they occurred for repairs.
6. Communication with Chris Railing (Future Horizons) for lake work and monthly reports.
7. Auditing / Documentation of Duval Landscaping.
8. Completion of pressure washing of sunshades, dead tree removal, chemical line replaced for pool, new mulch for playgrounds, installation of no fishing signs and No Trespassing sign and chain next to creek at Pascetti road. [see picture report]

Amenity Manager: Erick Hutchison

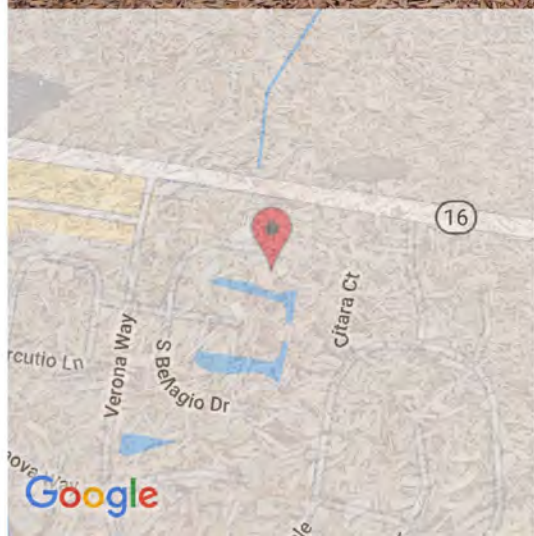
- All rentals and amenities are fully operational and running smoothly
- All high touched surfaces are being sanitized daily

- Request to have dogs on the amenity field for dog event
- Request to have a flea market on the amenity field (money exchanged on CDD property)
- Jeff Holland to present for Toccoi Creek HS. Propose to use pool
- Casey O'Linn to present for Amenity soccer. Request extension
- Erick Hutchison to present on behalf of Amenity soccer. Request for extension

Other Ongoing Projects: Site

-

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.



354 N Bellagio Dr, St. Augustine, FL 32092, USA

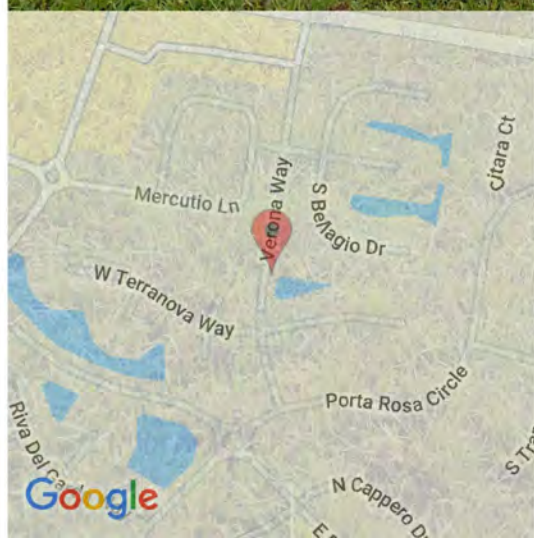
St. Augustine
Florida
United States

2021-06-08(Tue) 01:03(PM)



31°C
88°F





1108 N Campania Ct, St. Augustine, FL 32092, USA

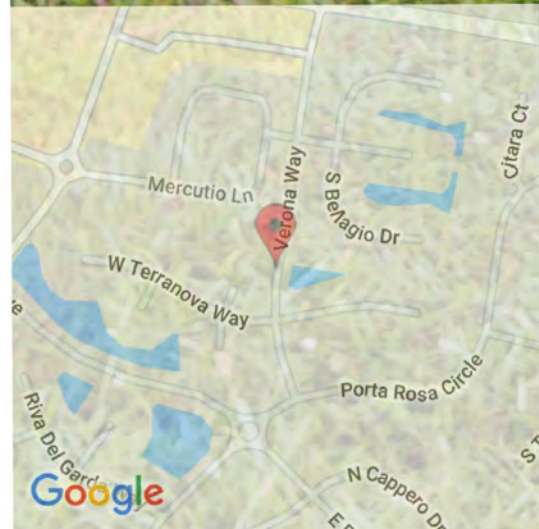
St. Augustine
Florida
United States

2021-07-22(Thu) 10:49(AM)



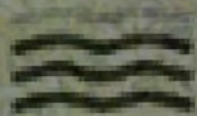
30°C
86°F





1108 N Campania Ct, St. Augustine, FL 32092, USA

St. Augustine
Florida
United States



27°C
81°F

2021-07-26(Mon) 11:13(AM)





**NO
TRESPASSING**

**NO
TRESPASSING**

**NO
TRESPASSING**





2.

All ▾ refrigerated drinking fountain

essentials

Supporting: Fruit Cove Baptist Church

Deliver to Jerry
Elkton 32033

Departments

Buy Again

EN

Hello, Jerry
Account for TurnipJl Creel

List

Try
Business Prime

0

Amazon Home

Shop by Room

Discover

Shop by Style

Home Décor

Furniture

Kitchen & Dining

Bed & Bath

Garden & Outdoor

Home Improver

amazon pharmacy

Your medication, delivered

Learn more



Back to results



Roll over image to zoom in



Oasis P5CP Freestanding Refrigerated Drinking Fountain, Stainless Steel

Visit the Oasis Store

7 ratings

Price: \$786.56

Get \$100 off: Pay \$686.56 upon approval for the Amazon Business Card. Terms apply.

Eligible for **amazon smile** donation.

Color: **Stainless Steel**



\$644.06



\$644.06



\$786.56

\$786.56

FREE delivery: **June 4 - 21**

Deliver to Jerry - Elkton 32033

Usually ships within 3 to 5 weeks.

Qty: 1

Buying in bulk?

Add to Cart

Secure transaction

Ships from Oasis Watercoolers

Sold by Oasis Watercoolers

Add to List

Add to Registry & Gifting

Share

Have one to sell?

Sell on Amazon

- **Refrigerated Drinking Fountain:** This freestanding refrigerated water fountain delivers 5 gallons of chilled water per hour. Waterways are lead free in materials and construction
- **Durable Construction:** This fountain features a stainless steel top, a heavy gauge steel cabinet with separate galvanized steel base and a high efficiency cooling tank and coil. Refrigerant R 134a
- **Smart and Sanitary Design:** This cooler features a bubbler with activation lever and a basin designed to eliminate splashing and standing water
- **Clean, Refreshing Water:** We provide drinking water free from metals with our point of use filtration equipment (when installed) and drinking fountains
- **Drinking Water Solutions:** For over 100 years, OASIS has innovated some of the world's best clean drinking water solutions. We're the recognized worldwide leader of bottled and pressure water coolers

EXAMPLE #1

(EXAMPLE #2)

Global Industrial

Flexible wholesale. Learn more

Garden & Outdoor ▾ Enter keyword or product numl

Supporting: Fruit Cove Baptist Church

Deliver to Jerry
Elkton 32033

Departments

Buy Again

EN

Hello, Jerry
Account for Turnbull Creek

Liste

Try
Business Prime

0

Amazon Home Shop by Room Discover Shop by Style Home Décor Furniture Kitchen & Dining Bed & Bath Garden & Outdoor Home Improver

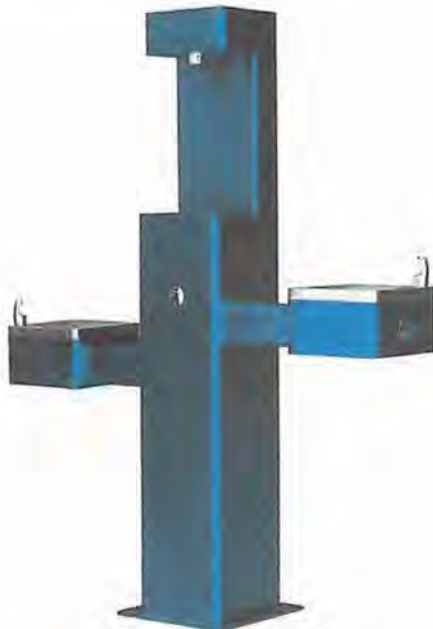
amazon pharmacy

Your medication, delivered

Learn more »



Patio, Lawn & Garden › Outdoor Décor › Fountains › Freestanding



Roll over image to zoom in



Global Industrial Outdoor Bottle Filling Station & Bi-Level Drinking Fountain, Blue Powder Coat

Brand: Global Industrial

Price: \$3,009.87

Get \$100 off: Pay \$2,909.87 upon
approval for the Amazon Business
Card. Terms apply.

Color Blue
Material Stainless Steel 316
Brand Global Industrial
Item Weight 135 Pounds

About this item

- Features two drinking fountain stations with bubblers and one bottle filling station
- ADA compliant
- No electrical power required
- Easy push-button bubbler activation

Share

\$3,009.87

FREE delivery: May 3 - 7

Deliver to Jerry - Elkton 32033

In stock.

Usually ships within 2 to 3 days.

Qty: 1

Buying in bulk?

Add to Cart

Secure transaction

Ships from IndustrialSupplies

Sold by IndustrialSupplies

Add to List

Have one to sell?

Sell on Amazon

Product description

Outdoor Bottle Filling Stations are constructed of corrosion resistant 316 stainless steel to withstand blazing sun, wet weather and wear. Vandal resistant bubbler features a hood guard to prevent contamination and tampering. Features two drinking fountain stations with bubblers and one bottle filling station. Bottle filler provides a quick fill and an environmentally friendly solution that reduces use of disposable plastic bottles. Anti-theft screws secure the access compartments. No electrical power required. Push button activation for ease of use. Fountain is rated for inlet water pressure of 20-105 PSI. ADA compliant. Attractive Blue powder coat finish. Ideal for outdoor recreational areas, school campuses, office complexes, golf courses and more., Lot of 1

Product information

Package Dimensions	51 x 37.5 x 14.5 inches
Item Weight	135 pounds

Warranty & Support

Product Warranty: For warranty information about this product, please click [here](#)

Manufacturer	Global Industrial
ASIN	B0876CBZ2F
UNSPSC Code	48101700

Feedback

Would you like to [tell us about a lower price?](#)

What are you looking for?

SEARCH 



0



PRO
Drinking Fountains

[HOME](#) > [BY STYLE](#) > [NON-REFRIGERATED](#)

EXAMPLE #3




Elkay LK4420BF1L EZH2O Outdoor Drinking Fountain and Bottle Filling Station, Tubular Pedestal, ADA, Non-Refrigerated

Lead Time for Evergreen: 10-20 business days - special colors: 15-30 business days (Due to Covid and an unprecedented surge in orders, lead times may be extended)

Our Price: \$3,341.68

List Price: ~~\$6,179.00~~ | Savings: \$2,837.32

SKU: LK4420BF1L

Availability:  In Stock

CHOOSE YOUR PRODUCT OPTIONS:

Choose Color Option:

Standard Evergreen [EVG]

Color Options Policy:

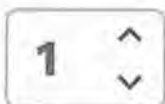
☐ I understand special color fountains are non-returnable and non-cancelable. (Evergreen is standard).*

Optional Accessories:

- ☐ Locking Hose Bib [Add \$672.28] - LK4471LHB-
- ☐ Direct Bury Kit [Add \$638.91] - 97890C

Non-Refrigerated Acknowledgement:

- ☐ I understand I am ordering a non-refrigerated unit.*



Add To Cart

PRODUCT INFORMATION

3.

[illegible]

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 6/1/21
1.0 Maintenance		Page 1 of 2
Mowing Season Only (April 1st - October 31st)		
1 Mowing (by Friday of each week) 5 days / week		
All Turf & Pond Areas	Comments	
Note below all areas or ponds not mowed per schedule with reason		
Monday - Soccer Field & Berin Along Pacetti Rd / Clubhouse areas amenity Ponds # 1 - 5	✓	
Tuesday - Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	✓	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	✓	
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	✓	
Friday - Outer berms off of SR16 & Pacetti Rd	✓	
String Trimming		Comments
Mowing around all obstacles at every mowing cycle to include trees on pond side, light poles, trees & shrubs	✓	
Edging		Comments
Hardscape and paved trails at each mowing cycle	✓	
Blowing		Comments
Hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓	
Weed Control		Comments
Edging of plant beds, all natural areas and berms & Post emergents applied at appropriate times	✓	Applied pre-emergent in beds
Pruning		Comments
Shrubs, vines and ornamental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle paths	✓	
Crape Myrtles shall be pruned when dormant (winter)		
String trimming shall be done one time per year (June/July)		
Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	✓	Berms sprayed weekly
Debris to be removed / treated year round as needed	✓	
2.0 Pesticide Application		
Turf Pest Control		Comments
Inspected weekly and spot treated (As Needed)		
Mole & cricket control can be requested once a year Mention shall be given to owner for proof & chemical		
Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda areas	✓	Fire ants treated
Ant spot treatments as needed to control mound outbreaks with "Terro" products (Not Top Choice) as needed		
Shrub & Tree Pest Control		Comments

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Shrubs & Trees Pest Control inspected bi weekly		
3.0 Fertilization	X X X X X X X X X X X X X X X X	
1 Turf Areas		Comments
Lawn areas (entrances, amenity center & mail kiosks are fertilized with granular slow release fertilizers)		
to be completed in 4 rounds (March, May, September & November)		
2 Shrubs & Trees		Comments
Shrubs / trees to be fertilized twice a year with granular slow release nitrogen source in 2 rounds (March & September)	✓	Holly trees at entrances of Amenity Center
Regular 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 X X X X X X	
Bi-Weekly Inspections (26 per year)		Comments
Inspect controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	✓	
Note: This contract shall include the following at N/C General line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Location or adjustments to heads, Wire splices or cut wires, Valve replacements, Decoder repairs, Irrigation system replacements, Any damage to the landscape due to irrigation related issues like under & over watering Repairs are to be completed within 24 hours of notification.	✓	
Note: Things that fall outside the contract Water source and pump system or respective controls, Mainline leaks 4" pipe, Timer repairs, vandalism.	✓	
Mulching		Comments
Amenity areas, roadways and roundabout mulched twice yearly (spring & late summer) 2" depth	✓	Areas touched up throughout property
Straw to be applied to all berm areas twice a year (March & September) 3" depth	✓	Mail Kiosk touched up monthly in parking lot
Seasonal Color		Comments
Colors shall be changed out 4 cycles per year (March, June, August-September, December)	✓	New Colors installed
Areas of seasonal color are:		
Entrance / San Giacomo entrance (420 plants per installation)	✓	
Acacia Rd / Terracina Dr (85 plants per installation)	✓	
Entrance at Pacetti Rd (215 plants per installation)	✓	
Amenity center beds and roundabout (612 plants per installation)	✓	
Seasonal color display of poinsettias at amenity center entrance at holidays		
Signature (Duval): <i>M/E AL</i>		Signature (Operations Manager):

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 6/8/21
1.0 Maintenance	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> </div>	Page 1 of 2
Mowing Season Only (April 1st - October 31st)		
1 Mowing (by Friday of each week) 5 days / week		Comments
All Turf & Pond Areas		Note below all areas or ponds not mowed per schedule with reason
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas amenity Ponds # 1 - 5	✓	
Tuesday - Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	✓	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	✓	
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	✓	
Friday - Outer berms off of SR16 & Pacetti Rd	✓	
String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include	✓	
Trees on pond side, light poles, trees & shrubs		
Edging		Comments
Hardscape and paved trails at each mowing cycle	✓	
Blowing		Comments
Hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓	
Weed Control		Comments
Edging of plant beds, all natural areas and berms	✓	
Pre & Post emergents applied at appropriate times		
Pruning		Comments
Shrubs, vines and ornamental trees in common areas and berms to be pruned to maintain their natural shape and	✓	
maintain appropriate distances between pedestrian and vehicle paths		
Crape Myrtles shall be pruned when dormant (winter)		
Pruning shall be done one time per year (June-July)		
Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	✓	
Debris to be removed / treated year round as needed		
2.0 Pesticide Application	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg);"></div> </div>	
Turf Pest Control		Comments
Inspected weekly and spot treated (As Needed)	✓	
Mole & cricket control can be requested once a year Written permission shall be given to owner for proof & chemical		
Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda areas		
Ant spot treatments as needed to control mound outbreaks with "Terro" products (Not Top Choice) as needed	✓	
Shrub & Tree Pest Control		Comments

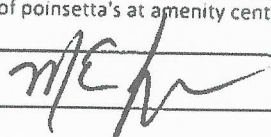
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Shrubs & Trees Pest Control inspected bi-weekly		
3.0 Fertilization		
1 Turf Areas		
Lawn areas (entries, amenity center & mail kiosks are fertilized with granular slow release fertilizers)		Comments
to be completed in 4 rounds (March, May, September & November)		
2 Shrubs & Trees		Comments
Shrubs / trees to be fertilized twice a year with granular slow release nitrogen source in 2 rounds (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		
Bi-Weekly Inspections (26 per year)		Comments
Inspect controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	✓	
Note: This contract shall include the following at N/C General line repairs, valve repair and replacement as needed, solenoid replacement, Head replacement, location or adjustments to heads, Wire splices or cut wires, Valve replacements, Decoder repairs, solenoid replacements, Any damage to the landscape due to irrigation related issues like under & over watering Issues are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract Water source and pump system or respective controls, Mainline leaks 4" pipe, Timer repairs, vandalism.		
Mulching		Comments
Amenity areas, roadways and roundabout mulched twice yearly (spring & late summer) 2" depth	✓	
Straw to be applied to all berm areas twice a year (March & September) 3" depth	✓	
Seasonal Color		Comments
Plants shall be changed out 4 cycles per year (March, June, August-September, December)	✓	
Areas of seasonal color are:		
San Giacomo entrance (420 plants per installation)		
Acacia Rd / Terraccina Dr (85 plants per installation)		
Entrance at Pacetti Rd (215 plants per installation)		
Amenity center beds and roundabout (612 plants per installation)		
Seasonal color display of poinsettias at amenity center entrance at holidays		
Signature (Duval):		Signature (Operations Manager) :

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 6/15/21
1.0 Maintenance		Page 1 of 2
Mowing Season Only (April 1st - October 31st)		
1 Mowing (by Friday of each week) 5 days / week		
All Turf & Pond Areas		Note below all areas or ponds not mowed per schedule with reason
Monday - Soccer Field & Berms Along Pacetti Rd / Clubhouse areas Recreational Ponds # 1 - 5	✓	
Tuesday - Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	✓	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	✓	
Thursday - Rugosa Field / Pond Banks #10, 11, 12, 13, 14,	✓	
Friday - Outer berms off of SR16 & Pacetti Rd	✓	
String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include trees on pond side, light poles, trees & shrubs	✓	
Edging		Comments
Hardscape and paved trails at each mowing cycle	✓	
Blowing		Comments
Hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓	
Weed Control		Comments
Weeding of plant beds, all natural areas and berms & Post emergents applied at appropriate times	✓	
Pruning		Comments
Shrubs, vines and ornamental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle paths.	✓	
Trees (crape Myrtles) shall be pruned when dormant (winter)		
Tree trimming shall be done one time per year (June-July)		
Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	✓	
Debris to be removed / treated year round as needed		
2.0 Pesticide Application		
Turf/Pest Control		Comments
Inspected weekly and spot treated (As Needed)	✓	
Mole & cricket control can be requested once a year written permission shall be given to owner for proof & chemical		
Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda c.		
Ant spot treatments as needed to control mound outbreaks with "Terro" products (Not Top Choice) as needed		
Shrub & Tree Pest Control		Comments

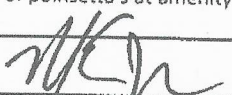
Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	✓	
3.0 Fertilization	✗	✗
1 Turf Areas		Comments
Lawn areas (entrances, amenity center & mail kiosks are fertilized with granular slow release fertilizers)	✓	
to be completed in 4 rounds (March, May, September & November)		
2 Shrubs & Trees		Comments
Shrubs / trees to be fertilized twice a year with granular slow release nitrogen source in 2 rounds (March & September)	✓	Palms fertilized
Regular 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	✗	✗
Bi-Weekly Inspections (26 per year)	✓	Comments
Inspect controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	✓	
Note: This contract shall include the following at N/C: General line repairs, valve repair and replacement as needed, solenoid replacement, Head replacement, location or adjustments to heads, Wire splices or cut wires, Valve replacements, Decoder repairs, Irrigation system replacements, Any damage to the landscape due to irrigation related issues like under & over watering. Repairs are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract: Water source and pump system or respective controls, Mainline leaks, 4" pipe, Timer repairs, vandalism.	✓	
Mulching		Comments
Amenity areas, roadways and roundabout mulched twice yearly (spring & late summer) 2" depth	✓	Touched up front of clubhouse
Straw to be applied to all berm areas twice a year (March & September) 3" depth		
Seasonal Color		Comments
Plants shall be changed out 4 cycles per year (March, June, August-September, December)		
Areas of seasonal color are:		
/ San Giacomo entrance (420 plants per installation)		
Pacetti Rd / Terracina Dr (85 plants per installation)		
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 holidays		
Signature (Duval): 		Signature (Operations Manager) :

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 6/22/21
1.0 Maintenance	Page 1 of 2	
Mowing Season Only (April 1st - October 31st)		
1 Mowing (by Friday of each week) 5 days / week	Comments	
All Turf & Pond Areas	Note below all areas or ponds not mowed per schedule with reason	
Monday - Soccer Field & Berin Along Pacetti Rd / Clubhouse areas amenity Ponds # 1 - 5	✓	
Tuesday - Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	✓	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	✓	
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	✓	
Friday - Outer berms off of SR16 & Pacetti Rd	✓	
String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include trees on pond side, light poles, trees & shrubs.	✓	
Edging		Comments
hardscape and paved trails at each mowing cycle	✓	
Blowing		Comments
hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓	
Weed Control		Comments
Edging of plant beds, all natural areas and berms	✓	
& Post emergents applied at appropriate times	✓	
Pruning		Comments
Jobs, 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 paths.	✓	
Crape Myrtles shall be pruned when dormant (winter)		
Tree trimming shall be done one time per year (June-July)		
Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	✓	
Debris to be removed / treated year round as needed	✓	
2.0 Pesticide Application	X X X X X X X X X X X X X X X X	
Turf Pest Control		Comments
Inspected weekly and spot treated (As Needed)	✓	
Mole & cricket control can be requested once a year	✓	
Attention shall be given to owner for proof & chemical	✓	
Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances: amenity center, roadways, bermuda areas	✓	
Ant spot treatments as needed to control mound outbreaks with "Terro" products (Not Top Choice) as needed	✓	
Shrub & Tree Pest Control		Comments

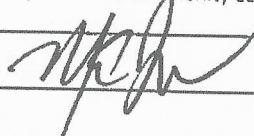
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Shrubs & Trees Pest Control inspected bi-weekly	✓	
3.0 Fertilization		
1 Turf Areas		
Lawn areas (entrances, amenity center & mail kiosks are fertilized with granular slow release fertilizers)	✓	Comments
to be completed in 4 rounds (March, May, September & November)		
2 Shrubs & Trees		
Shrubs / trees to be fertilized twice a year with granular slow release nitrogen source in 2 rounds (March & September)	✓	Comments
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		
Bi-Weekly Inspections (26 per year)		
Irrigation controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	✓	Comments
Note: This contract shall include the following at N/C General line repairs, valve repair and replacement as needed, solenoid replacement, Head replacement, location or adjustments to heads, Wire splices or cut wires, Valve replacements, Decoder repairs, solenoid replacements, Any damage to the landscape due to irrigation related issues like under & over watering must be repaired or replaced within 24 hours of notification.	✓	
Note: Things that fall outside the contract Water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.	✓	
Mulching		
Amenity areas, roadways and roundabout mulched twice yearly (spring & late summer) 2" depth	✓	Comments
Straw to be applied to all berm areas twice a year (March & September) 3" depth	✓	
Seasonal Color		
Plants shall be changed out 4 cycles per year (March, June, August-September, December)		Comments
Areas of seasonal color are:		
San Giacomo entrance (420 plants per installation)		
Monte Rd / Terracina Dr (85 plants per installation)		
Entrance at Pacetti Rd (215 plants per installation)		
Amenity center beds and roundabout (612 plants per installation)		
Seasonal color display of poinsettias at amenity center entrance at holidays		
Signature (Duval): 		Signature (Operations Manager) :

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 6/22/21
1.0 Maintenance		
Mowing Season Only (April 1st - October 31st)		Page 1 of 2
1 Mowing (by Friday of each week) 5 days / week		
All Turf & Pond Areas	Comments	
Note below all areas or ponds not mowed per schedule with reason		
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1 - 5	✓	
Tuesday - Verona Way, Park & SR16 Entrance / Road # 6, 7, 8, 9, 13 & 14	✓	
Wednesday - Pescara Fields & playground areas Roads # 1 - 5	✓	
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	✓	
Friday - Outer berms off road SR16 & Pacetti Rd	✓	
String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include Trees on pond side, light poles, trees & shrubs	✓	
Edging		Comments
Hardscape and paved trails at each mowing cycle	✓	Remove excess dirt from Asphalt
Blowing		Comments
Hardscape areas blown clean, including tennis & basketball Courts, streets and parking lots	✓	
Weed Control		Comments
Edging of plant beds, all natural areas and berms & Post emergents applied at appropriate times	✓	
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 paths	✓	
Palms (crape Myrtles) shall be pruned when dormant (winter)		
Palms trimming shall be done one time per year (June-July)		
Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	✓	
Debris to be removed / treated year round as needed	✓	
2.0 Pesticide Application		
Turf Pest Control		Comments
Inspected weekly and spot treated (As Needed)	✓	
Mole & cricket control can be requested once a year Confirmation shall be given to owner for proof & chemical		
Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda lawns		
Ant spot treatments as needed to control mound outbreaks with "Terro" products (Not Top Choice) as needed		
Shrub & Tree Pest Control		Comments

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Shrubs & Trees Pest Control inspected bi-weekly	✓	
3.0 Fertilization	✗	
1 Turf Areas		Comments
Lawn areas (entries, amenity center & mail kiosks are fertilized with granular slow release fertilizers)		
to be completed in 4 rounds (March, May, September & November)		
2 Shrubs & Trees		Comments
Shrubs / trees to be fertilized twice a year with granular slow release nitrogen source in 2 rounds (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	✗	
Bi-Weekly Inspections (26 per year)		Comments
Controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	✓	
Note: This contract shall include the following at N/C General line repairs, valve repair and replacement as needed, solenoid replacement, Head replacement, location or adjustments to heads, Wire splices or cut wires, Valve replacements, Decoder repairs, Solenoid replacements, Any damage to the landscape due to irrigation related issues like under & over watering Issues are to be completed within 24 hours of notification.	✓	
Note: Things that fall outside the contract Water source and pump system or respective controls, Mainline leaks 4" pipe, Timer repairs, vandalism.	✓	
Mulching		Comments
Amenity areas, roadways and roundabout mulched twice yearly (spring & late summer) 2" depth	✓	
Straw to be applied to all berm areas twice a year (March & September) 3" depth	✓	
Seasonal Color		Comments
Colors shall be changed out 4 cycles per year (March, June, August-September, December)	✓	
Areas of seasonal color are:		
Entrance / San Giacomo entrance (420 plants per installation)		
Acacia Rd / Terracina Dr (85 plants per installation)	✓	
Entrance at Pacetti Rd (215 plants per installation)		
Amenity center beds and roundabout (612 plants per installation)	✓	
Seasonal color display of poinsettias at amenity center entrance at holidays		
Signature (Duval): 		Signature (Operations Manager) :

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 6/29/21
1.0 Maintenance		Page 1 of 2
Mowing Season Only (April 1st - October 31st)		
Mowing (by Friday of each week) 5 days / week		Comments
All Turf & Pond Areas		Note below all areas or ponds not mowed per schedule with reason
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas amenity Ponds # 1 - 5		Across wet. Will mow on Sat.
Tuesday - Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16		
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5		
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,		
Friday - Outer berms off of SR16 & Pacetti Rd	✓	
String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include trees on pond side, light poles, trees & shrubs	✓	
Edging		Comments
Hardscape and paved trails at each mowing cycle	✓	
Blowing		Comments
Hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓	
Weed Control		Comments
Edging of plant beds, all natural areas and berms & Post emergents applied at appropriate times	✓	
Pruning		Comments
Shrubs, vines and ornamental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle paths	✓	
Palms (crape Myrtles) shall be pruned when dormant (winter)	✓	
Palms trimming shall be done one time per year (June-July)	✓	
Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	✓	
Debris to be removed / treated year round as needed	✓	
2.0 Pesticide Application		
Turf Pest Control		Comments
Inspected weekly and spot treated (As Needed)	✓	
Mole & cricket control can be requested once a year written mention shall be given to owner for proof & chemical		
Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda areas		
Ant spot treatments as needed to control mound outbreaks with "Terro" products (Not Top Choice) as needed		
Shrub & Tree Pest Control		Comments

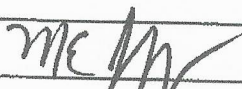
Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	✓	
3.0 Fertilization		
1 Turf Areas		
Lawn areas (entrances, amenity center & mail kiosks are fertilized with granular slow release fertilizers)	✓	
To be completed in 4 rounds (March, May, September & November)		
2 Shrubs & Trees		
Shrubs / trees to be fertilized twice a year with granular slow release nitrogen source in 2 rounds (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		
Bi-Weekly Inspections (26 per year)		
Inspect controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	✓	
Note: This contract shall include the following at N/C Mainline repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Location or adjustments to heads, Wire splices or cut wires, Valve replacements, Decoder repairs, Solenoid replacements, Any damage to the landscape due to irrigation related issues like under & over watering Repairs are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract Water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.	✓	
Mulching		
Amenity areas, roadways and roundabout mulched twice yearly (spring & late summer) 2" depth	✓	
Straw to be applied to all berm areas twice a year (March & September) 3" depth	✓	
Seasonal Color		
Plants shall be changed out 4 cycles per year (March, June, August-September, December)	✓	
Areas of seasonal color are:		
Entrance / San Giacomo entrance (420 plants per installation)	✓	
Entrance / Pacetti Rd / Terracina Dr (85 plants per installation)	✓	
Entrance at Pacetti Rd (215 plants per installation)	✓	
Amenity center beds and roundabout (612 plants per installation)	✓	
Seasonal color display of poinsettias at amenity center entrance at holidays		
Signature (Duval):		Signature (Operations Manager) :

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 7/5/21
1.0 Maintenance		Page 1 of 2
Mowing Season Only (April 1st - October 31st)		
1 Mowing (by Friday of each week) 5 days / week		
All Turf & Pond Areas		Comments
Note below all areas or ponds not mowed per schedule with reason		
Monday - Soccer Field & Berin Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1 - 5	✓	
Tuesday - Verona Way Park & SR16 Entrance / Road # 6, 7, 8, 9, 15 & 16	✓	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	✓	
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	✓	
Friday - Outer berms off of SR16 & Pacetti Rd	✓	
String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include Trees on pond side, light poles, trees, & shrubs	✓	
Edging		Comments
Hardscape and paved trails at each mowing cycle	✓	
Blowing		Comments
Hardscape areas blown clean, including tennis & basketball Courts, streets and parking lots	✓	
Weed Control		Comments
Edging of plant beds, all natural areas and berms & Post emergents applied at appropriate times	✓	
Pruning		Comments
Jobs, 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 paths.	✓	
Crape Myrtles shall be pruned when dormant (winter)	✓	
Pruning shall be done one time per year (June-July)	✓	
Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	✓	
Debris to be removed / treated year round as needed	✓	
2.0 Pesticide Application		
Turf Pest Control		Comments
Inspected weekly and spot treated (As Needed)	✓	
Mole & cricket control can be requested once a year Confirmation shall be given to owner for proof & chemical	✓	Treated mole crickets on Postcard.
Choice granular insecticide blanket application for (fire ant control, annually at 3 entrances, amenity center, roadways, bermuda lawns)		
Ant spot treatments as needed to control mound outbreaks with "Terminator" products (Not Top Choice) as needed		
Shrub & Tree Pest Control		Comments

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly		
3.0 Fertilization		
1 Turf Areas		
Lawn areas (entries, amenity center & mail kiosks are fertilized with granular slow release fertilizers)		Comments
To be completed in 4 rounds (March, May, September & November)		
2 Shrubs & Trees		
Shrubs / trees to be fertilized twice a year with granular slow release nitrogen source in 2 rounds (March & September)	✓	Comments
Pre 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		
Bi-Weekly Inspections (26 per year)		
Controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	✓	Comments
Note: This contract shall include the following at N/C General line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement, Location or adjustments to heads, Wire splices or cut wires, Valve replacements, Decoder repairs, Solenoid replacements, Any damage to the landscape due to irrigation related issues like under & over watering Repairs are to be completed within 24 hours of notification.		
Note: Things that fall outside the contract Water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.		
Mulching		
Amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	✓	Comments
Straw to be applied to all berm areas twice a year (March & September) 3" depth	✓	
Seasonal Color		
Plants shall be changed out 4 cycles per year (March, June, August-September, December)	✓	Comments
Areas of seasonal color are:		
San Giacomo entrance (420 plants per installation)		
St. Ignace Rd / Terracina Dr (85 plants per installation)		
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 holidays		
Signature (Duval): 		Signature (Operations Manager) :

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 7/12/21
1.0 Maintenance		
Mowing Season Only (April 1st - October 31st)		Page 1 of 2
1 Mowing (by Friday of each week) 5 days / week		
All Turf & Pond Areas		Comments
Note below all areas or ponds not mowed per schedule with reason		
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas	✓	
Amenity Ponds # 1 - 5	✓	
Tuesday - Verona Way, Park & SR16 Entrance /	✓	
Ponds # 6, 7, 8, 9, 15 & 16	✓	
Wednesday - Pescara Fields & playground areas	✓	
Ponds # 1 - 5	✓	
Thursday - Rugosa Field / Pond Banks #10, 11, 12, 13, 14,	✓	
Friday - Outer berms off of SR16 & Pacetti Rd	✓	
String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include	✓	
Trees on pond side, light poles, trees & shrubs	✓	
Edging		Comments
Hardscape and paved trails at each mowing cycle	✓	
Blowing		Comments
Hardscape areas blown clean, including tennis & basketball	✓	
Courts, streets and parking lots	✓	
Weed Control		Comments
Edging of plant beds, all natural areas and berms	✓	
Pre & Post emergents applied at appropriate times	✓	
Pruning		Comments
Shrubs, vines and ornamental trees in common areas and berms to be	✓	
Pruned to maintain their natural shape and	✓	
Maintain appropriate distances between pedestrian and vehicle	✓	
Areas.	✓	
Palms (crape Myrtles) shall be pruned when dormant (winter)	✓	
Palms trimming shall be done one time per year (June July)	✓	
Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once	✓	
Year at the same time pine straw is put down (Yearly)	✓	
Debris to be removed / treated year round as needed	✓	
2.0 Pesticide Application		
Turf Pest Control		Comments
Inspected weekly and spot treated (As Needed)	✓	
Mole & cricket control can be requested once a year		
Notification shall be given to owner for proof & chemical		
Choice granular insecticide blanket application for (fire ant		
Control) annually at 3 entrances, amenity center, roadways, bermuda		
Grasses		
Ant spot treatments as needed to control mound outbreaks with		
"Bior" products (Not Top Choice) as needed		
Shrub & Tree Pest Control		Comments

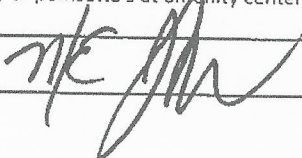
Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	✓	
3.0 Fertilization		
1 Turf Areas		
<ul style="list-style-type: none"> 1 lawn areas (entries, amenity center & mail kiosks are fertilized with granular slow release fertilizers) to be completed in 4 rounds (March, May, September & November) 		Comments
2 Shrubs & Trees		
<ul style="list-style-type: none"> Shrubs / trees to be fertilized twice a year with granular slow release nitrogen source in 2 rounds (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 	✓	Comments
4.0 Irrigation (All Inclusive Package) Guidelines		
Bi-Weekly Inspections (26 per year)		
<ul style="list-style-type: none"> controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report Note: This contract shall include the following at N/C <ul style="list-style-type: none"> General line repairs, valve repair and replacement as needed, solenoid replacement, Head replacement, location or adjustments to heads, Wire splices or cut wires, Valve replacements, Decoder repairs, Solenoid replacements, Any damage to the landscape due to irrigation related issues like under & over watering Issues are to be completed within 24 hours of notification. Note: Things that fall outside the contract <ul style="list-style-type: none"> Water source and pump system or respective controls, Mainline breaks 4" pipe, Timer repairs, vandalism. 	✓	Comments
Mulching		
<ul style="list-style-type: none"> Amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth Straw to be applied to all berm areas twice a year (March & September) 3" depth 		Comments
Seasonal Color		
<ul style="list-style-type: none"> Plants shall be changed out 4 cycles per year (March, June, August-September, December) Areas of seasonal color are: <ul style="list-style-type: none"> San Giacomo entrance (420 plants per installation) Atti Rd / Terracina Dr (85 plants per installation) Entrance at Pacetti Rd (215 plants per installation) Amenity center beds and roundabout (612 plants per installation) Seasonal color display of poinsettias at amenity center entrance at holidays 	✓	Comments
Signature (Duval):		Signature (Operations Manager) :

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 7/19/21
1.0 Maintenance		
Mowing Season Only (April 1st - October 31st)		Page 1 of 2
1 Mowing (by Friday of each week) 5 days / week		Comments
All Turf & Pond Areas		Note below all areas or ponds not mowed per schedule with reason
Monday - Soccer Field & Berm Along Pacetti Rd / Cubhouse areas Amenity Ponds # 1 - 5	✓	
Tuesday - Verona Way Park & SR16 Entrance / Pond # 6, 7, 8, 9, 15 & 16	✓	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	✓	
Thursday - Rugosa Field / Pond Banks #10, 11, 12, 13, 14,	✓	
Friday - Outer berms off of SR16 & Pacetti Rd	✓	
String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include edges on pond side, light poles, trees & shrubs	✓	
Edging		Comments
Hardscape and paved trails at each mowing cycle	✓	
Blowing		Comments
Hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	✓	
Weed Control		Comments
Edging of plant beds, all natural areas and berms & Post emergents applied at appropriate times	✓	
Pruning		Comments
Shrubs, vines and ornamental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle paths	✓	
Crape Myrtles shall be pruned when dormant (winter)		
Tree trimming shall be done one time per year (June-July)		
Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	✓	
Debris to be removed / treated year round as needed	✓	
2.0 Pesticide Application		
Turf Pest Control		Comments
Inspected weekly and spot treated (As Needed)	✓	
Mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical		
Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda lawns		
Ant spot treatments as needed to control mound outbreaks with "Terro" products (Not Top Choice) as needed		
Shrub & Tree Pest Control		Comments

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly		
3.0 Fertilization	X X	
1 Turf Areas		Comments
All lawn areas (entrances, amenity center & mail kiosks) are fertilized with granular slow release fertilizers	✓	
To be completed in 4 rounds (March, May, September & November)		
2 Shrubs & Trees		Comments
Shrubs / trees to be fertilized twice a year with granular slow release nitrogen source in 2 rounds (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	
Bi-Weekly Inspections (26 per year)		Comments
Controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	✓	
Note: This contract shall include the following at N/C: General line repairs, valve repair and replacement as needed, head replacement, Head replacement, location or adjustments to heads, Wire splices or cut wires, Valve replacements, Decoder repairs, Irrigation system replacements, Any damage to the landscape due to irrigation related issues like under & over watering. Repairs are to be completed within 24 hours of notification.	✓	
Note: Things that fall outside the contract: Water source and pump system or respective controls, Mainline leaks 4" pipe, Timer repairs, vandalism.	✓	
Mulching	✓	Comments
Amenity areas, roadways and roundabout mulched twice yearly (spring & late summer) 2" depth	✓	
Straw to be applied to all berm areas twice a year (March & September) 3" depth	✓	
Seasonal Color		Comments
Seasonals shall be changed out 4 cycles per year (March, June, August-September, December)	✓	
Areas of seasonal color are:		
Entrance / San Giacomo entrance (420 plants per installation)		
Acacia Rd / Terracina Dr (85 plants per installation)		
Entrance at Pacetti Rd (215 plants per installation)		
Amenity center beds and roundabout (612 plants per installation)		
Holiday color display of poinsettias at amenity center entrance at holidays		
Signature (Duval): 		Signature (Operations Manager):

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 7/26/21
1.0 Maintenance		
Mowing Season Only (April 1st - October 31st)		Page 1 of 2
1 Mowing (by Friday of each week) 5 days/ week		
All Turf & Pond Areas		Comments
Note below all areas or ponds not mowed per schedule with reason		
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas	✓	
Amenity Ponds # 1 - 5		
Tuesday - Verona Way, Park & SR16 Entrance /	✓	
Ponds # 6, 7, 8, 9, 15 & 16		
Wednesday - Pescara Fields & playground areas	✓	
Ponds # 1 - 5		
Thursday - Rugosa Field / Pond Banks #10, 11, 12, 13, 14,	✓	
Friday - Outer berms off of SR16 & Pacetti Rd	✓	
2 String Trimming		Comments
Trimming around all obstacles at every mowing cycle to include	✓	
lines on pond side, light poles, trees & shrubs		
3 Edging	✓	Comments
Hardscape and paved trails at each mowing cycle		
4 Blowing		Comments
Hardscape areas blown clean, including tennis & basketball	✓	
Courts, streets and parking lots		
5 Weed Control		Comments
weeding of plant beds, all natural areas and berms	✓	
• 8 Post emergents applied at appropriate times		
Pruning		Comments
Shrubs, vines and ornamental trees in common areas and berms to be	✓	
pruned to maintain their natural shape and		
maintain appropriate distances between pedestrian and vehicle	✓	
areas.		
Palms (crape Myrtles) shall be pruned when dormant (winter)	✓	
Palms trimming shall be done one time per year (June/July)		
6 Berms		Comments
Berms to be cleaned, weeded and manicured, grasses trimmed once	✓	
year at the same time pine straw is put down (Yearly)		
Debris to be removed / treated year round as needed	✓	
2.0 Pesticide Application		
Turf Pest Control		Comments
Inspected weekly and spot treated (As Needed)		
• mole & cricket control can be requested once a year		
Documentation shall be given to owner for proof & chemical		
Choice granular insecticide blanket application for (fire ant		
control) annually at 3 entrances, amenity center, roadways, bermuda		
areas		
• ant spot treatments as needed to control mound outbreaks with		
"ter" products (Not Top Choice) as needed		
Shrub & Tree Pest Control		Comments

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	✓	
3.0 Fertilization		
1 Turf Areas		
All lawn areas (entrances, amenity center & mail kiosks) are fertilized with granular slow release fertilizers	✓	Replaced Areas of turf on Lake banks at no charge
to be completed in 4 rounds (March, May, September & November)		
2 Shrubs & Trees		
Shrubs / trees to be fertilized twice a year with granular slow release nitrogen source in 2 rounds (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		
Bi-Weekly Inspections (26 per year)		
Controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	✓	
Note: This contract shall include the following at N/C: General line repairs, valve repair and replacement as needed, solenoid replacement, Head replacement, location or adjustments to heads, Wire splices or cut wires, Valve x replacements, Decoder repairs, Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering Issues are to be completed within 24 hours of notification.	✓	
Note: Things that fall outside the contract: Water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.	✓	
Mulching		
Amenity areas, roadways and roundabout mulched twice yearly (spring & late summer) 2" depth	✓	
Straw to be applied to all berm areas twice a year (March & September) 3" depth	✓	
Seasonal Color		
Plants shall be changed out 4 cycles per year (March, June, August-September, December)		
Areas of seasonal color are:		
5 / San Giacomo entrance (420 plants per installation)		
Pacetti Rd / Terrancina Dr (85 plants per installation)		
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 holidays		
Signature (Duval):		Signature (Operations Manager):

NINTH 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 8, 2021 at 6:30 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida.

Present and constituting a quorum were:

Chris DelBene	Chairman
Diana Jordan-Burks	Vice Chairperson (by telephone)
Brian J. Wing	Supervisor
Chuck Labanowski	Supervisor
Jeremy Vencil	Supervisor

Also Present were:

Ernesto Torres	District Manager
Lauren Gentry	District Counsel
Steve Collins	District Engineer
Jerry Lambert	Operations Manager
Erick Hutchinson	Amenity Manager
Jim Schieszer	RMS
Michael Johnson	Duval Landscape Maintenance
Jeff Holland	Tocoi Creek High School Athletic Director
Sete Zare	MBS Capital Markets, LLC
Bob Gang	Greenberg Traurig
Several Residents	

The following is a summary of the actions taken at the June 8, 2021 meeting. An audio 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 6:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Randolph stated Jamie is passing out pictures to the board and to Ernesto of the top left corner of her property that shows an 8-foot hole in the back of her yard that is a safety issue. It is on CDD property and now we have a problem. Mr. Collins of JMT gave me ideas about mesh and concrete and whatever. We paid him \$13,000 to come up with an idea so I'm turning it back

to him. In 2018 there was a high priority list, this house was on it as it is on the 2021 list. In 2018 a CDD board member came with the past operations manager, not Jerry, and nothing was done. We are asking you to fix the problem in the back of Jamie's yard.

Mr. Jacobs stated the CDD property has areas with grass so bad it is embarrassing. It was cut so short the last few times it is brown. The hollies at the front entrance have a disease or something, they look bad and if something isn't done they are going to be dead and you will have to replace them. You need to address these problems now so they don't get worse.

The county built this big high school and they didn't put in a pool for the swim team. They are going to ask our community to allow their swim team to practice here and I think that is a bad idea and none of my neighbors are in favor of this. Ancient City soccer team came in and there were a lot of complaints about parking and use of that field when we didn't allow our local soccer team to have home games here at that time. Amenities we pay for should be for our community.

Mr. Dickinson stated I concur with what Mrs. Randolph said since I live next to Jamie and this has been ongoing since 2018. The issue is getting worse it is not going to go away. It is an issue for everybody whether you live on a pond or not. This needs to be a top priority.

Ms. Ritchie spoke in support of the Toco swim team using district facilities.

Mr. Slevin stated we are here to hear the board's resolution to the landscape issue Murabella has had over the last couple years that has fallen into a state of disrepair. We have a choice now that there is only 3-months left on the contract. We have paid for the community to look a certain way.

Ms. Haskell stated I'm here to speak in support of the high school swim team.

A resident stated I am not in favor of having the high school swim team use the swimming pool.

A resident spoke in support of allowing the high school swim team to use the swimming pool.

Mr. Schroeder asked is the board was looking at another round of pond bank improvements? My pond bank has been problematic for about ten years. The eight years I was on the board I never brought that up, but there is an issue with my pond bank and it needs to be repaired. They put in fill material about ten years ago, but it washed out.

Mr. Torres stated that is on the list and we will get an update from the engineer on that.

A resident spoke in support of the Toco High School Swim Team using the facilities.

THIRD ORDER OF BUSINESS**Staff Reports****A. Landscape Manager (Presenter: Duval Landscape)****1. Discussion of Duval Landscape Notice (Presenter: Ernesto Torres)**

Mr. Johnson stated we had a good meeting with Chuck and Jerry and went over deficiencies we found. We have completed all of them, a couple irrigation heads that we will replace tomorrow. Three or four years ago we met with Chuck, Brian and the manager of the amenity and we do this every month and it seemed to work well. Chuck and I decided it is something we will continue to go through, whether it is walking the property together, bringing deficiencies to the table and making a list and doing a breakdown of it and showing when we will be able to complete these items.

Mr. DelBene asked what is the solution for the dead grass in the common areas?

Mr. Johnson stated we had irrigation issues and it should start turning green.

Mr. Labanowski stated this list is something that Mike and I talked about and if the board decides to keep this list going then we can.

Mr. Wing stated there are a couple areas that are brown because there is no irrigation there and never has been and they are not going to turn green unless it rains. I'm concerned when I saw this list in the packet because a number of these things are out of contract. Why are we citing Duval for things outside of their contract?

Mr. Labanowski stated there is a column that shows that is out of contract.

Mr. Wing stated it gave the impression that we were banging them over the head for things they were not responsible for.

Mr. Torres stated the intent was to inform the board that if these are things that you want corrected then you have to ask for a proposal and pay for it. Chuck followed up with additional items after this one and if the board would like to pursue that process where Chuck and Mike can meet with the operations manager and continue this process then we need to designate Chuck as the rep.

Mr. Johnson stated it worked well before. The board has our proposal for the next three years. No matter what you do you cannot keep decorative grasses from dying out and they have been there for almost 20 years in soil that was dug out for a pond. It is not realistic. They are also

fighting for water amongst oak trees and pine trees. The meeting went well, we got a lot of things on the table and hammered out a lot of things.

Mr. Vencil stated the entrance is our face to the world and there are weeds up to the lettering as recently as lunchtime today. I would like our operations team to remember that our work is our reference.

On MOTION by Mr. DelBene seconded by Mr. Vencil with all in favor Mr. Labanowski was authorized to work with staff and the landscape contractor to document the monthly inspection.

Mr. Labanowski stated this is supplemental to the list that Diana created.

Mr. Torres stated in accordance with the letter that was sent there is a fine of \$100 per day for deficiencies, we asked that these items be completed by June 10th and they responded. Does the board accept the response or which direction do you want to proceed?

Mr. DelBene stated based on Chuck's representation at this time there is nothing left to fine. They seem to be remedied.

B. Engineer (Presenter: JMT)

1. Update on Pond Bank Priority List

Mr. Torres stated at the last meeting this was tabled to find out about financing options and the board did not approve JMT's proposal of \$3,500 to develop a scope to bid pond bank repair. Mr. DelBene stated before we consider this we need to know what our options for financing are.

Ms. Gentry stated you have in your agenda package a memo from Jennifer who looked into the possibility of bonds to finance pond bank restoration and the possibility of financing recreational improvements. I will focus on the pond bank financing first since that is the issue at hand. You are able to issue additional debt for pond reconstruction work that is contemplated under your indentures and you can levy additional debt for that.

The next step if you are interested in issuing bonds for financing is to have your engineer come up with that cost assessment so that we know if it is a cost that justifies jumping through all the hoops that are involved in issuing bonds. If you are going to issue an amount of bonds that exceeds what you previously validated you would need to go back through validation with a court, which can take several months and there is additional expense involved in that. Regardless of if

you go through validation there are professional costs involved in issuing bonds that Sete can speak to. Whether this makes sense depends on how much it will cost to do this work. Tonight if you would like to move forward, your course would be to authorize the engineer to do a cost assessment for how much the repairs would cost.

Mr. Wing stated if I recall at the last meeting that Jennifer made the observation that if you weren't going to do a bond for \$1 million or \$1 ½ million at least it probably wasn't worth it and the engineer wasn't near that number.

Ms. Gentry stated if you felt all these ponds would eventually need some work it may make sense to get bond financing and get that larger amount to allow you to do that remediation as it comes up.

Mr. Collins stated you could authorize a not to exceed amount of \$15,000 for us to go out and walk each pond, take photos and assess all of them and develop a schedule of what maintenance needs to be done now and what maintenance needs to be done in the future and we can develop a cost for repairs for every single one of your ponds and whether we recommend to do it now or ten years from now. The study would provide estimates and current conditions of all the ponds. If you chose \$50 per linear foot for basic remediation then multiply that by all your ponds you make the assumption that at some point all of them may need some work then that is about \$2 million.

Mr. Vencil stated it says that we can only take out bonds for the cost of pond banks, we can't use the bond as a vehicle to take on other projects throughout the community.

Mr. Gang stated I did look back at every validation that the district has done and every issue it has done and you have remaining capacity for bonding of \$7,135,000 of general infrastructure. You have \$720,000 left of that most recent validation that you did for just pond bank remediation. You still have from all the prior 2005, 2006 validations over \$7 million that can be used for stormwater, sewer, roadways, recreation, and your entry monumentation.

Ms. Zare stated to your point we have flexibility under the validation but we are limited from our add bonds test in the 2015 indenture for pond reconstruction. Other improvements would require bondholder consent, which would be a bigger hurdle to jump.

Ms. Gentry stated under Florida Law before you can issue any debt that matures over five-years you have to go to a court and get the court to sign off, we call that validation. You validate up to a maximum amount and tell the court what amounts you are spending on what type of

improvements. What Bob was mentioning is for what you validated for your stormwater you have some remaining money left, however, that money is only available through a bond issuance. If you wanted to have more money than that you would have to go back through validation. If you looked at other financing sources you could look at bank loans, that sort of thing, but anything that is paid back in over five years we would still have to go to a court to validate it.

Mr. Wing stated I'm trying to figure out if you just did the \$720,000 for less than five-years.

Ms. Gentry stated any kind of obligation you are paying back in less than five-years you don't have to worry about those numbers. If you went out and got a loan and said we are going to pay this back this year, that is fine. That is a burden on the community if everyone is paying back \$1 million in one year. The benefit of issuing bonds is that you can get a large amount of money and pay it back over a long period of time.

Mr. DelBene asked what are the bond rates if we were to refinance?

Ms. Zare stated the call feature is 2025 so we can't refinance your 2015 bonds. With regard to potentially financing additional pond reconstruction infrastructure it really is contingent on the path that the district chooses whether we go with bank placement depending on your maturity and underlying credit or whether we go public offering contingent on your maturity and underlying credit.

I think first if we can identify the scope of the project it would be easier to put pen to paper and identify what it would look like on a per-unit basis for each resident within the district, regardless of whether we do public offering or we do a bank placement. In general if we were to do a public offering we are in historic low interest rate environment, we have seen very favorable rates whether we have a rating or it is non-rated. Again, that path will be determined as we move further down this process, identify the scope and identify the potential financing options for the district.

Mr. DelBene asked can you give me an example of an historic low rate?

Ms. Zare stated if you were to do a 30-year term your indices which is the benchmark we price off of is 1.44%. Then you add a credit spread depending on how strong the credit is, which is part of the financing process to determine how strong of a credit this is. What I mean by that is, is this community fully developed or are the homes all owned by end users, those metrics lend itself to a very strong credit and if that is the case then we can go to S&P or Moody's and ask for

an underlying rating then we can price for investment grade scale. Being as this is so new and we haven't really defined what the scope of the project is or what maturity, it will take a little bit of legwork for Bob, Lauren and myself to see where we are what path is most cost effective for the district. In speaking to credit maturity when you do get an underlying rating and you do procure credit enhancement then you price to an investment grade scale, which provides for lower borrowing cost. There is a lot to consider and I think the first step is identifying the scope of the project and then really homing in on every potential financing option for the district. Then we can do that credit analysis and show the district what it looks like on a per unit basis. With a public offering under Florida Statutes you can issue varying equal annual installments and that is less of a burden on a per year basis for the residents to actually fund the infrastructure that they are looking to bond.

Mr. Gang stated subject to what Sete said about the additional bonding prohibitions in the 2015 transaction, you do not need to validate any more bonds whether you go for recreation improvements or more pond bank work if pond bank remediation is considered to be stormwater then you have over \$7 million of unissued bonding capacity for stormwater, sewer, roadways and recreation. It seems to be that pond bank repair has something to do with stormwater so you have a lot of capacity. You had a master plan in 2005 done by your engineers and you added to it when you expanded the district in 2006 and the same general master infrastructure plan was just increased. I don't think recreation is something that is narrowly defined to just what someone was thinking of in 2005.

Mr. Wing asked are you saying that recreation could be defined as a second swimming pool, new playgrounds?

Mr. Gang stated as long as your district engineer does a supplemental report supporting the public need and all that so the community benefits from being assessed for it, it could be part of the additional bonding capacity that you started with in 2004. You validated \$17.5 million in 2004, \$10 million more in 2006 and you did not issue all of it, but it included recreation and the particular recreation facilities that you may have financed were contained in an engineer's report. You have capacity you need to decide what you want, when you want to finance and it is up to your district engineer and assessment methodology consultant, which is GMS to determine the benefit.

Ms. Gentry stated I will kick it back to Sete in a moment but since we are talking about these recreational improvements, there are two things that we look at when we determine if you

can issue additional bonds, (1) are you within the amount you validated, which is that maximum dollar amount that you got approved by the court and (2) when you issue bonds you are obligated to sign an indenture that sets out terms and what you will do in the future and that sort of thing. When Sete mentioned the “no-ad” bonds test, there are times when the bondholders want assurances that you are not going to issue certain other types of debt on top of the debt you have already issued. Sometimes you are limited by those indentures and I have not looked at these indentures, but it is my understanding that Sete and Jennifer have and you are a little bit limited by your 2015 bond issuance on what you can issue additional bonds for, even if you are under that dollar amount.

Mr. Gang stated recreation improvement have to be available for public use.

Ms. Zare stated this is something that the working team, Bob, Lauren, Jennifer and myself can further dissect. At first glance the indenture is very clear that the only improvement that do not require current bondholder consent is pond reconstruction. Any other improvement outside of that we have to go to the bondholders and ask if we could issue additional debt on top of the existing debt on the current lands within the district. There are no restrictions on pond reconstruction. It would be a much bigger hurdle to issue additional debt for recreational improvements. It is something we can explore in more detail as we dive into the indenture. Bob will give us his expert opinion on what we can or cannot do under those provisions in the indenture and come back to the team.

Mr. Wing stated we have already thrown together a preliminary budget for next year that includes pond bank repairs for the areas on Sorrento Hills based on a preliminary estimate that JMT gave us. I find this whole discussion a little overwhelming and I prefer to move along with the budget, do the repairs on the one pond bank, maybe do a special meeting where we can fully discuss this as the only issue so I understand how all this works, because I am lost.

Mr. DelBene stated JMT please outline your proposal.

Mr. Collins stated one of the things that I want to clarify, we had put together that estimate for about 20 hours of our time to be able to put a plan together to get bids for the improvements on the 2,800 feet of that single pond. That was just the area we identified when I went out with Jerry and Brian, just those repairs. That is because we recommend the entire banks be restored, not spot treatments as has happened in the past. However, we are hoping to develop a plan and

getting bids for spot treatments if that is what you chose to do, but it is not what we recommend because it generally doesn't last and we have to redo it.

Mr. Wing stated you are talking about that entire pond.

Mr. Collins stated no, just the 2,800 feet that we recommended. The stormwater system is an amenity for all homeowners. Having a functional drainage system benefits every home even if the home is not within view of the pond.

Mr. Wing stated you are the third engineer in my time on the board. Each one of the engineers has always said the integrity of the ponds are not in question, that they are not affected by any of the things we have seen and corrected, it is both aesthetic and safety factor to be sure. I don't remember any of them saying this pond bank is going to fail if you don't fix it. It is important to the community and an issue for everyone, but it is not like if they are not fixed that they are going to collapse and the neighborhood is going to flood.

Mr. Schroeder stated fail is a context of not treating and attenuating the stormwater as it flows through the community. But there are components like mitered end sections and so forth that are failing right now and they are going to cost more to fix them than to save them with some minor repair.

Mr. Collins stated we assessed the single pond we walked with you what you identified as the highest priority sites. We have not assessed the 20 ponds that you have. That is why we recommended that we put together this report for you. It would take about \$15,000 of our time and that report could then be used and other things could be added to that report, maybe other concerns you have for flooding. Whether it is used for a bond or not it still would be a plan that would allow you to budget over time so you are not surprised. We gave you an assessment for repairing 2,800 feet and it is over \$200,000 and now you are scrambling how to fund this but if you had a plan then you could try to budget for it over 10-15 years.

Mr. Wing stated let's approve this work authorization to repair the one and have a special meeting down the road not connected with the budget to discuss possible future financing.

Mr. Torres stated the work authorization is for the pond that is bordered by Amalfi Court, South Capper Drive.

On MOTION by Mr. Vencil seconded by Mr. Labanowski with all in favor the work authorization for JMT in the amount of \$3,500 was approved.
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2. Update of Cleaning Storm Drains

Mr. Collins stated the other thing we have been looking into was the flooding along the jogging trail. I put together a report of my assessment and I will send it to Ernesto and he can distribute it for the next meeting. Carl Larsen & Associates did a terrific survey, and this is one of the best surveys I have seen. They performed a topographic survey, the existing storm drain system has several catch basins where flooding has been observed. North of the pond there is a soccer field to the east there actually are three catch basins there right now. The surveyor found there was debris in the storm drains so during the last meeting we recommended that someone clean those out. We also found that the catch basins now have a slightly less than their as-built elevation. That means when you have a large storm the water has nowhere to go and if the pond as it is designed right now as it is functioning is when the pond fills up it is going to fill back into those storm drains and into your field and that field is part of the problem. It is functioning as it was designed because apparently that is how it was designed and permitted. Even under normal operations portions of these problem areas are going to flood periodically until the water can drain back out. There was one area north of this berm that was also observed to have a wet area and we recommend a catch basin be placed there and tying that into the system and that will allow that water to drain back into the pond.

We came up with a few other recommendations. The first is that this may actually be an unsolvable problem and I wanted to couch everyone's expectations that you may not have dry grass all the time out there. Part of what we recommend doing is throughout this coming wet season that we go out and monitor both the flooding that is happening along the jogging trail but also the downstream water conditions so that your pond goes under Pacetti Drive and ties into Mill Creek and if Mill Creek flood stage is high and your pond is draining to it there is nothing you can do about the flood stage on Mill Creek. The developer had assumed a certain flood stage that your pond would then drain into it and function but if that flood stage is higher there is no way for your pond to function. Before we recommend some expensive solutions we recommend monitoring it to see if there is anything that can be done to help solve this issue. One of the things that we also recommend is that part of the trail, the northeast corner where I think you are getting the flooding almost the entire trail is at an elevation of 22 and it dips down to an elevation of 19 right in that area in the corner. You can raise the trail up to the elevation of everything else so then at least the

trail is above water even if there is standing water next to it. That would trap water on the north side so we would put an inlet there. That option will cost approximately \$61,000 plus about \$7,000 for our design piece to raise that and that is based on the fill, 1 ½" asphalt, sod and everything associated and the inlets and new storm drains.

Mr. Labanowski stated we have a fixed flood gate there. Is there any chance that we could drop that gate to reduce the amount of water being held in there?

Mr. Collins stated that comes back to my third idea, which is that you could potentially retrofit the pond design entirely and the riser, maybe with one of these proprietary products called Thirsty Duck so when you have water draining out of your pond even with a weir, when it rains you still have water rising up and going back down and you can't exceed a certain peak discharge and this product allows you to get to that peak much faster and hold it there. Ultimately, it will allow you to reduce the design peak of your hub. If we know that with a 25-year storm your system is going to be underwater, everything is designed that way we could try to reduce the design peak for the 25-year to something where you would not be getting that type of flooding. I can't guarantee that would work and I recommend that you monitor throughout the wet season because if Mill Creek is high and you can't drain to it, retrofitting your pond is not going to solve the flooding altogether.

Mr. DelBene asked is there any action you needed on this item?

Mr. Collins stated I will distribute this report to you. We are going to be visiting and monitoring over the summer. Simply raising the trail is likely the best option.

Mr. Wing asked have the storm drains been cleaned?

Mr. Lambert stated no, I contacted four people, two declined to give a proposal because the job was too small, one didn't respond and I talked to Mike from Duval and he said he can do it for \$500 to clean the one drain.

Mr. Wing stated cleaning the drains out is the first step.

FOURTH ORDER OF BUSINESS

Memorandum Regarding Funding Options for Improvements (Presenter: Jennifer Kilinski)

This item taken earlier in the meeting.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2021-04
Classifying Surplus Property (Chain Link
Fence) (Presenter: Jennifer Kilinski)**

Ms. Gentry stated any time you want to dispose of public property you are supposed to classify it as surplus and as long as its value is under certain thresholds you have less restrictions on how you dispose of that. This resolution classifies as surplus a chain link fence located at your tennis courts and this will allow you to dispose of that by selling it, donating it, or throwing it away.

On MOTION by Mr. Wing seconded by Mr. DelBene with all in favor Resolution 2021-04 was approved.

SIXTH ORDER OF BUSINESS**Discussion of Fighting Turtles Agreement
(Presenter: Ernesto Torres)**

Mr. DelBene stated at the last meeting it was represented that there has been a 10% revenue share included in their agreement, that was false, probably an oversight by this board but it is not in there. I was supposed to sign off on that agreement as approved by the board but because that representation was made at the meeting, I have not signed it. That is our error and we can revisit that next year, but their season has started and fees have been collected. It would be unfair to tax them after the fact.

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor the agreement with the Fighting Turtles was approved and waived the shared revenue.

SEVENTH ORDER OF BUSINESS**Consideration of Special Meeting for
Landscape Contractor's Presentation (August
3, 2021 @ 9:00 a.m.)**

Mr. Torres stated at the time the agenda was drafted that date was convenient for me, since then I had a commission meeting scheduled for that same day. I would like to look at August 2nd or August 4th. The intent of this special meeting is to have the landscape companies provide a presentation, question and answer type of meeting to determine if you are going to maintain the present contractor or replace them.

On MOTION by Mr. Wing seconded by Mr. DelBene with all in favor a special meeting to consider landscape proposals was set for August 2, 2021 at 4:00 p.m.

EIGHTH ORDER OF BUSINESS

Discussion of Fiscal Year 2022 Proposed Budget (Presenter: Ernesto Torres)

Mr. Torres stated this is not the public hearing but to bring to the board the budget that you have already approved, but there have been some modifications. The next item is a resolution declaring the assessments so we can provide it to the county and prepare public notice to the residents. At the last meeting we made some assumptions and they are added to your budget, one was you were going to consider meeting each month. The admin budget reflects supervisors pay for those who receive the pay and also the staff time, which is the reason you have an increase in that area from last year.

The other significant increase was to the capital reserve contribution. Your study calls for \$221,000, the board wanted to consider an increase of \$312,000 mainly in the event you decided to approach the pond bank as you did tonight.

The other increase would be for landscape contract and I put in \$329,000 in that line item.

You can change the line items around but in the end you cannot assess higher than \$1,277,211. Last year the assessments were \$1,249.22 and FY22 the assessment level will be \$1,416.78 if everything stays as is tonight.

Mr. DelBene stated that would be an increase of \$167.56 for your household.

Mr. Wing stated insurance is up 57%, \$9,000 that is a big increase.

Mr. Torres stated we are seeing that in all of our districts.

Mr. Wing stated the \$200,000 for doing the ponds is \$200 per household. Also I cannot justify spending \$18,500 additional dollars on our meetings.

Mr. Torres stated if the board would like to tackle that I can adjust that budget line.

Mr. DelBene stated Yellowstone did not attend the pre-bid meeting so the \$329,700 has to be updated to \$330,000 so we can consider all proposals.

Mr. Torres stated I will make that adjustment.

Mr. Vencil stated there are about a dozen CDDs in our county and some larger and some smaller than us. We are the largest CDD in the county that does not meet monthly to meet the needs of our constituents. The others don't seem to have the landscaping issue that we seem to spend an hour discussing every time we are together. We aren't meeting enough to make timely

responses or actions on issues like the fishing policy. The drinking fountain was removed over a year ago and we still haven't moved on it, we haven't had time in our meetings to get to it. We go on and on about the drainage and if we met more frequently we could get the feedback and make decisions on how to move forward. It would align our meetings with the HOA so we would be more able to partner with them to serve the community. We shouldn't let 1% of our budget keep us from meeting and being responsive to the community.

Mr. DelBene stated prior to me joining the board and coming to these meeting when they met every month, the board had to push off 50% of every agenda topic because there wasn't enough time to act between meetings, you would have one agenda item for three plus months. I understand what you are saying.

Mr. Vencil stated maybe we need to be more agile as to getting to things quickly.

Mr. DelBene stated it wasn't that the board couldn't act, it is that the board's vendors didn't act on those things.

Mr. Torres stated the meeting we are having in August is a special meeting. We can call special meetings when we need to. The current contract with my firm allows for two special meetings at no charge. If the board wants to go in a different direction to have 12 scheduled meetings we can entertain that, but that is almost a \$30,000 increase.

Ms. Burks stated the suggestion that we meet more frequently I disagree with that.

On MOTION by Mr. DelBene seconded by Mr. Wing with all in favor the budget as proposed will be discussed at the next meeting.

Mr. Torres stated I made one additional adjustment, I increased the landscape line by \$300 and reduced the pressure washing by \$300.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2021-05 Declaring Budget O&M Assessments for Fiscal Year 2022 (Presenter: Ernesto Torres)

Ms. Gentry stated because you are contemplating raising assessments you do need to declare them in a resolution, set a public hearing on them, which we will set for the same date as your budget hearing. Then we will publish a notice and we will send mailed notices to the community as well.

On MOTION by Mr. Wing seconded by Mr. DelBene with all in favor Resolution 2021-05 was approved.

TENTH ORDER OF BUSINESS

Staff Reports (Part 2)

A. Attorney - (Presenter: Jennifer Kilinski)

There being none, the next item followed.

B. Manager - (Presenter: Ernesto Torres)

There being none, the next item followed.

C. Operation Manager – (Presenter: Jerry Lambert)

1. Memorandum

Mr. Lambert gave an overview of the memorandum, a copy of which was included in the agenda package then presented a request for replacement of the spiral slide and stated a straight slide would only be about \$1,200, a curved one about \$1,300, but the spiral slide is \$6,119.

On MOTION by Mr. Wing seconded by Mr. DelBene with all in favor staff was authorized to replace the slide in an amount not to exceed \$2,500.

Mr. DelBene stated last month we asked that you get proposals for a different water fountain. That is not in the agenda packet?

Mr. Lambert stated Jeremy asked last time about warranty and was it stainless steel. They are all stainless steel that I quoted the last time and warranties were anywhere from 60 days to 1 year, you aren't going to get any more than that.

Mr. DelBene stated have that on the agenda for next time.

Mr. Wing asked are we only looking at refrigerated?

Mr. Hutchinson stated from the last meeting you decided not to do refrigeration because that is what we had before and that is what rusted out and everything goes underneath the soil and the water stays cool and we didn't have to look into the refrigerated fountain.

Mr. DelBene stated let's add that to the agenda for the next meeting.

2. Field Operations Manager Picture Report

A copy of the operations manager's picture report was included in the agenda.

3. Duval Audit Reports

A copy of the Duval Audit reports was included in the agenda package.

D. Amenity Center Update (Presenter: Erick Hutchinson)

1. Consideration of Dog Event

On MOTION by Mr. Wing seconded by Mr. Vencil with all in favor dogs will be allowed on the amenity field for special dog events only.

2. Consideration of Flea Market

Ms. Gentry stated typically CDDs have in their policies that you don't allow commercial activities on your property, but we do have a number of communities that have these events and if the board wants to approve it we can work to get everything in place.

Mr. Hutchinson stated I would treat them like food trucks, with no revenue coming to the district.

Ms. Gentry stated we have a vendor agreement we use for these sorts of things to make them responsible for having any necessary licenses and that sort of thing.

On MOTION by Mr. DelBene seconded by Mr. Wing with all in favor staff was authorized to allow flea market type events.
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3. Presentation from Toco Creek High School Swim Team (Jeff Holland)

Mr. Holland, athletic director at Toco Creek High School stated we are in search of a pool for our swim team. I have a couple of options as to the times to be utilized, most are prior to 9 a.m., Monday through Friday and afternoons on Wednesday. We can help with facility upgrades such as starting blocks.

The board discussed the following: did they request use of other facilities, specifications of pool, options for days of usage and hours, opening time of the pool not compatible with requested hours, no immediate plans of the parks and rec department to build a pool and lighting

issues. The board discussed the fact that they did not have lighting installed to allow the pool to be open before sunrise.

Mr. DelBene stated I'm totally in support of the swim team, but the morning hours don't work, and afternoon hours would be difficult. If circumstances change you can bring this back for board consideration.

4. Presentation from Ancient City Soccer Extension (Casey O'Linn)

Mr. Fallon representing Ancient City Soccer requested use of the field from August to November and from February to May.

Mr. Labanowski stated last year there were issues with use of the field between the two soccer leagues and I want to prevent that from happening again.

Mr. Fallon stated it is a matter of sitting down and scheduling together to avoid that conflict.

On MOTION by Mr. DelBene seconded by Mr. Wing with all in favor the request from Ancient City Soccer to extend their agreement was approved.

5. Presentation for Amenity Soccer Extension

Mr. Hutchinson stated Amenity Soccer also wants to do an extension.

On MOTION by Mr. Wing seconded by Mr. DelBene with all in favor the amenity services soccer league extension was approved.

Mr. Hutchinson stated Amenity wants to introduce a winter flag football at Murabella. I have some dates if you are willing to entertain it and I can get more information for the next meeting.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

The following items were brought up by residents and supervisors: why does the property look so bad and the fields cut so short, all the lights in the neighborhood were switched to LED except for two, look forward to the landscape monitoring and pay attention to the contract, itemize the issues rather than getting contentious, pay attention when they are accessing the berm and how

they cross people's property, Jerry is leaving and is training his replacement, property behind the houses on Terracina no one is under contract to even monitor it and there is no signage to stay out, there is one large tree halfway down, look into the cost of a bench, table and shade structure in San Marino.

TWELFTH ORDER OF BUSINESS**Approval of Consent Agenda (Presenter:
Ernesto Torres)****A. Approval of Minutes of the May 11, 2021 Meeting**

On MOTION by Mr. Labanowski seconded by Mr. DelBene with all in favor the minutes of the May 11, 2021 meeting were approved as amended.

THIRTEENTH ORDER OF BUSINESS**Next Scheduled Meeting – August 10, 2021 at
6:30 p.m.**

Mr. Torres stated the intent is to have the workshop before the next meeting, which is scheduled for August 10, 2021 at 6:30 p.m.

On MOTION by Mr. Wing seconded by Mr. DelBene with all in favor the meeting adjourned at 9:23 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Turnbull Creek
Community Development District
Unaudited Financial Reporting
June 30, 2021

***Turnbull Creek
Community Development District
Combined Balance Sheet
June 30, 2021***

	Governmental Fund Types			Capital	Totals
	General	Debt Service	Capital Projects	Reserve	(Memorandum Only)
Assets:					
Cash - Wells Fargo	---	---	---	\$371,931	\$371,931
Cash - Hancock Bank	\$238,327	---	---	---	\$238,327
Investments:					
Investment - SBA	\$42	---	---	---	\$42
Investment-General Account	\$466,546	---	---	---	\$466,546
Series 2015 A1-A2					
Revenue	---	\$228,784	---	---	\$228,784
Reserve A1	---	\$388,500	---	---	\$388,500
Reserve A2	---	\$106,792	---	---	\$106,792
Prepayment A1	---	\$518	---	---	\$518
Prepayment A2	---	\$1	---	---	\$1
Construction	---	---	\$1	---	\$1
COI	---	---	\$2,742	---	\$2,742
Series 2015 B1-B2					
Revenue B	---	\$29,287	---	---	\$29,287
Reserve B1	---	\$31,827	---	---	\$31,827
Reserve B2	---	\$9,554	---	---	\$9,554
Prepayment B1	---	\$2,406	---	---	\$2,406
Prepayment B2	---	\$1,634	---	---	\$1,634
Redemption	---	\$105	---	---	\$105
Series 2016					
Sinking	---	\$0	---	---	\$0
Reserve	---	\$115,764	---	---	\$115,764
Revenue	---	\$58,710	---	---	\$58,710
Prepayment	---	\$0	---	---	\$0
Interest	---	\$0	---	---	\$0
Due From General Fund	---	\$11,531	---	---	\$11,531
Prepaid Expenses	\$5,110	---	---	---	\$5,110
Due From DS 2021	\$1	---	---	---	\$1
Assessment Receivable	---	---	---	---	\$0
Total Assets	\$710,026	\$985,413	\$2,744	\$371,931	\$2,070,113
Liabilities:					
Accounts Payable	\$11,524	---	---	\$0	\$11,524
Accrued Expenses	\$1,175	---	---	---	\$1,175
FICA Payable	---	---	---	---	\$0
Due to Capital Reserve	---	---	---	---	\$0
Due to General Fund	---	\$1	---	---	\$1
Due to Other	---	---	---	---	\$0
Due to Debt Service 2016	\$9,660	---	---	---	\$9,660
Fund Balances:					
Assigned General Fund	\$61,853	---	---	---	\$61,853
Restricted for Debt Service	---	\$985,412	---	---	\$985,412
Restricted for Capital Projects	---	---	\$2,744	---	\$2,744
Nonspendable	\$5,110	---	---	---	\$5,110
Unassigned	\$620,704	---	---	\$371,931	\$992,635
Total Liabilities and Fund Equity	\$710,026	\$985,413	\$2,744	\$371,931	\$2,070,113

Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending June 30, 2021

	Adopted Budget	Prorated Thru 06/30/21	Actual Thru 06/30/21	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$1,126,149	\$1,126,149	\$1,129,833	\$3,684
Interest/Miscellaneous	\$2,000	\$1,500	\$11,833	\$10,333
Amenities Revenue	\$3,000	\$2,250	\$3,131	\$881
Total Revenues	\$1,131,149	\$1,129,899	\$1,144,797	\$14,898

Expenditures:

Administrative

Supervisor Fees	\$5,600	\$4,200	\$4,800	(\$600)
FICA Expense	\$428	\$321	\$367	(\$46)
Engineering (Yuro & Associates, LLC)	\$13,000	\$9,750	\$7,915	\$1,835
Arbitrage (Grau)	\$2,400	\$2,400	\$2,400	\$0
Dissemination (GMS & Disclosure Services)	\$2,850	\$2,138	\$1,800	\$337
Trustee (US Bank)	\$14,620	\$14,620	\$13,890	\$730
Attorney (HGS)	\$47,000	\$35,250	\$26,506	\$8,744
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$5,000	\$0
Annual Audit (Berger Toomb)	\$3,525	\$0	\$0	\$0
Management Fees (GMS)	\$45,000	\$33,750	\$33,750	\$0
Information Technology (GMS)	\$1,600	\$1,200	\$1,200	\$0
Telephone	\$450	\$338	\$780	(\$442)
Postage	\$800	\$600	\$917	(\$317)
Printing & Binding	\$1,800	\$1,350	\$1,060	\$290
Insurance (FIA)	\$9,035	\$9,035	\$8,625	\$410
Legal Advertising	\$1,400	\$1,050	\$368	\$682
Other Current Charges	\$1,000	\$750	\$621	\$129
Office Supplies	\$170	\$128	\$11	\$117
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance (GMS)	\$1,200	\$900	\$900	\$0

Administrative Expenses	\$157,053	\$122,954	\$111,085	\$11,869
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Amenity Center

Insurance (FIA)	\$16,134	\$16,134	\$14,485	\$1,649
Pest Control (Turner Pest Control)	\$3,123	\$2,342	\$1,721	\$622
Repairs & Replacements	\$36,000	\$27,000	\$40,208	(\$13,208)
Recreational Passes	\$800	\$480	\$480	\$0
Office Supplies	\$1,100	\$825	\$2,670	(\$1,845)
Other Current Charges	\$540	\$405	\$405	\$0
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$1,657	\$1,657	\$0

Utilities

Water & Sewer (STCUD)	\$10,900	\$8,175	\$8,642	(\$467)
Electric (FPL)	\$36,000	\$27,000	\$20,705	\$6,295
Telephone/Internet (Comcast)	\$3,800	\$2,850	\$2,798	\$52

Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending June 30, 2021

	Adopted Budget	Prorated Thru 06/30/21	Actual Thru 06/30/21	Variance
<u>Amenity Center Cont'd.</u>				
<u>Management Contracts</u>				
Lifeguards/Pool Monitors (RMS)	\$31,245	\$13,636	\$13,636	\$0
Facility Monitor (RMS)	\$24,200	\$18,150	\$17,777	\$373
Facility Management (RMS)	\$61,000	\$45,750	\$45,750	\$0
Facility Attendants (RMS)	\$16,200	\$12,150	\$8,401	\$3,749
Field Operations (RMS)	\$51,259	\$38,444	\$38,444	\$0
Facility Maintenance (RMS)	\$49,000	\$36,750	\$36,793	(\$43)
Pool Maintenance (RMS)	\$14,317	\$10,738	\$10,425	\$313
Pool Chemicals (POOLSURE)	\$13,524	\$10,143	\$9,327	\$816
Janitorial Services (RMS)	\$9,064	\$6,798	\$6,600	\$198
Common Area Waste Collection (RMS)	\$18,300	\$13,725	\$13,725	\$0
Program Director (RMS)	\$2,575	\$1,931	\$1,931	\$0
Refuse Service (Waste Management)	\$9,840	\$7,380	\$8,252	(\$872)
Security - ENVERA	\$6,409	\$4,807	\$4,437	\$370
Special Events	\$9,000	\$6,750	\$5,541	\$1,209
Holiday Decorations	\$2,000	\$2,000	\$3,380	(\$1,380)
Pressure Washing	\$0	\$0	\$2,950	(\$2,950)
<u>Amenity Center Expenses</u>	\$428,330	\$316,020	\$321,139	(\$5,119)
<u>Grounds Maintenance</u>				
Streetlighting (FPL)	\$38,000	\$28,500	\$28,932	(\$432)
Lake Maintenance (Future Horizons)	\$14,100	\$10,575	\$10,575	\$0
Landscape Maintenance (Duval Landscape)	\$308,700	\$231,525	\$228,051	\$3,474
Landscape Contingency	\$28,000	\$21,000	\$18,850	\$2,150
Irrigation Repairs	\$6,000	\$4,500	\$500	\$4,000
Capital Reserves	\$212,819	\$212,819	\$212,819	\$0
<u>Grounds Maintenance Expenses</u>	\$607,619	\$508,919	\$499,727	\$9,192
<u>Total Expenses</u>	\$1,193,002	\$947,893	\$931,951	\$15,942
<u>Excess Revenues (Expenditures)</u>	(\$61,853)		\$212,846	
<u>Fund Balance - Beginning</u>	\$61,853		\$474,822	
<u>Fund Balance - Ending</u>	\$0		\$687,668	

Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2021

Revenues:

	<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>
<i>Maintenance Assessments</i>	\$0	\$97,446	\$328,618	\$619,232	\$39,215	\$7,345	\$19,788	\$0	\$18,188	\$0	\$0	\$0	\$1,129,833
<i>Interest/Miscellaneous</i>	\$96	\$1,001	\$51	\$2	\$4	\$10,142	\$530	\$4	\$3	\$0	\$0	\$0	\$11,833
<i>Amenities Revenue</i>	\$250	\$0	\$1,441	\$0	\$0	\$407	\$481	\$553	\$0	\$0	\$0	\$0	\$3,131

Total Revenues

	\$346	\$98,447	\$330,110	\$619,234	\$39,220	\$17,894	\$20,799	\$557	\$18,191	\$0	\$0	\$0	\$1,144,797
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Expenditures:

Administrative

<i>Supervisor Fees</i>	\$800	\$800	\$0	\$600	\$200	\$800	\$0	\$800	\$800	\$0	\$0	\$0	\$4,800
<i>FICA Expense</i>	\$61	\$61	\$0	\$46	\$15	\$61	\$0	\$61	\$61	\$0	\$0	\$0	\$367
<i>Engineering</i>	\$688	\$500	\$0	\$375	\$438	\$0	\$0	\$5,915	\$0	\$0	\$0	\$0	\$7,915
<i>Arbitrage</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400	\$0	\$0	\$0	\$0	\$2,400
<i>Dissemination</i>	\$167	\$267	\$167	\$167	\$167	\$367	\$167	\$167	\$167	\$0	\$0	\$0	\$1,800
<i>Trustee</i>	\$3,631	\$0	\$0	\$0	\$0	\$5,759	\$4,500	\$0	\$0	\$0	\$0	\$0	\$13,890
<i>Attorney</i>	\$1,067	\$5,346	\$1,151	\$3,985	\$1,844	\$6,348	\$1,565	\$5,201	\$0	\$0	\$0	\$0	\$26,506
<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	\$0	\$0	\$0	\$0	\$0	\$0
<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>	\$0	\$0	\$0	\$555	\$0	\$225	\$0	\$0	\$0	\$0	\$0	\$0	\$780
<i>Postage</i>	\$9	\$11	\$264	\$7	\$56	\$13	\$9	\$41	\$508	\$0	\$0	\$0	\$917
<i>Printing & Binding</i>	\$0	\$6	\$89	\$4	\$41	\$17	\$197	\$18	\$687	\$0	\$0	\$0	\$1,060
<i>Insurance</i>	\$8,625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,625
<i>Legal Advertising</i>	\$157	\$0	\$0	\$139	\$0	\$0	\$0	\$72	\$0	\$0	\$0	\$0	\$368
<i>Other Current Charges</i>	\$53	\$93	\$125	\$45	\$163	\$36	\$50	\$44	\$12	\$0	\$0	\$0	\$621
<i>Office Supplies</i>	\$1	\$1	\$0	\$0	\$6	\$1	\$0	\$0	\$1	\$0	\$0	\$0	\$11
<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

	\$24,416	\$11,067	\$5,780	\$9,906	\$6,914	\$17,610	\$10,471	\$18,703	\$6,219	\$0	\$0	\$0	\$111,085
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Amenity Center

<i>Insurance</i>	\$14,485	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,485
<i>Pest Control</i>	\$185	\$185	\$185	\$194	\$194	\$194	\$194	\$194	\$194	\$0	\$0	\$0	\$1,721
<i>Repairs & Replacements</i>	\$622	\$3,455	\$2,877	\$15,197	\$4,745	\$2,904	\$5,987	\$1,963	\$2,459	\$0	\$0	\$0	\$40,208
<i>Recreational Passes</i>	\$0	\$0	\$0	\$235	\$0	\$0	\$0	\$245	\$0	\$0	\$0	\$0	\$480
<i>Office Supplies</i>	\$0	\$340	\$743	\$135	\$70	\$43	\$0	\$1,327	\$12	\$0	\$0	\$0	\$2,670
<i>Other Current Charges</i>	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$0	\$0	\$0	\$405
<i>Permit Fees</i>	\$0	\$368	\$0	\$1,289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,657

Utilities

<i>Water & Sewer</i>	\$522	\$652	\$769	\$745	\$595	\$2,312	\$823	\$1,133	\$1,091	\$0	\$0	\$0	\$8,642
<i>Electric</i>	\$2,756	\$1,770	\$2,132	\$1,940	\$2,330	\$2,227	\$2,528	\$2,455	\$2,566	\$0	\$0	\$0	\$20,705
<i>Telephone/Cable/Internet</i>	\$307	\$307	\$307	\$311	\$313	\$313	\$313	\$315	\$315	\$0	\$0	\$0	\$2,798

Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2021

	<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>
<i>Amenity Center Cont'd.</i>													
<i>Management Contracts</i>													
<i>Pool Monitors/Lifeguards</i>	\$1,053	\$0	\$0	\$0	\$0	\$1,496	\$1,674	\$3,958	\$5,454	\$0	\$0	\$0	\$13,636
<i>Facility Monitor</i>	\$1,824	\$1,920	\$2,000	\$2,000	\$2,000	\$2,008	\$2,003	\$2,006	\$2,017	\$0	\$0	\$0	\$17,777
<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>	\$817	\$978	\$632	\$789	\$1,129	\$910	\$926	\$777	\$1,443	\$0	\$0	\$0	\$8,401
<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	\$4,126	\$0	\$0	\$0	\$36,793
<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>	\$855	\$855	\$855	\$855	\$855	\$855	\$1,399	\$1,399	\$1,399	\$0	\$0	\$0	\$9,327
<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>	\$848	\$848	\$848	\$952	\$952	\$952	\$952	\$947	\$952	\$0	\$0	\$0	\$8,252
<i>Security - Envera (493)</i>	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$0	\$0	\$0	\$4,437
<i>Special Events</i>	\$0	\$369	\$91	\$507	\$228	\$314	\$2,776	\$230	\$1,027	\$0	\$0	\$0	\$5,541
<i>Holiday Decorations</i>	\$0	\$0	\$3,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,380
<i>Pressure Washing</i>	\$0	\$0	\$0	\$0	\$2,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,950
<i>Amenity Center Expenses</i>	\$41,880	\$29,655	\$32,427	\$42,758	\$31,018	\$32,134	\$37,183	\$34,556	\$36,578	\$0	\$0	\$0	\$321,139
<i>Grounds Maintenance</i>													
<i>Street lighting</i>	\$3,211	\$3,211	\$3,211	\$3,212	\$3,215	\$3,215	\$3,215	\$3,216	\$3,225	\$0	\$0	\$0	\$28,932
<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	\$228,051
<i>Landscape Contingency</i>	\$9,680	\$0	\$2,250	\$0	\$1,715	\$0	\$0	\$300	\$4,905	\$0	\$0	\$0	\$18,850
<i>Irrigation Repairs</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$500
<i>Capital Reserves</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212,819	\$0	\$0	\$0	\$0	\$212,819
<i>Grounds Maintenance Expenses</i>	\$39,405	\$29,725	\$31,975	\$29,726	\$31,445	\$29,729	\$29,729	\$242,849	\$35,144	\$0	\$0	\$0	\$499,727
<i>Total Expenses</i>	\$105,700	\$70,446	\$70,182	\$82,389	\$69,376	\$79,473	\$77,384	\$296,109	\$77,941	\$0	\$0	\$0	\$931,951
<i>Excess Revenues (Expenditures)</i>	(\$105,354)	\$28,001	\$259,928	\$536,845	(\$30,156)	(\$61,580)	(\$56,585)	(\$295,552)	(\$59,751)	\$0	\$0	\$0	\$212,846

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015A1-A2
Statement of Revenues & Expenditures
For the Period ending June 30, 2021

	<i>Adopted Budget</i>	<i>Prorated Thru 06/30/21</i>	<i>Actual Thru 06/30/21</i>	<i>Variance</i>
<u>Revenues:</u>				
<i>Interest Income</i>	\$5,000	\$300	\$225	(\$75)
<i>Assessments</i>	\$985,875	\$985,875	\$989,099	\$3,225
<i>Prepayments A1</i>	\$0	\$0	\$0	\$0
<i>Prepayments A2</i>	\$0	\$0	\$0	\$0
<i>Total Revenues</i>	\$990,875	\$986,175	\$989,324	\$3,150
<u>Expenditures</u>				
<u>Series 2015A-1</u>				
<i>Interest 11/1</i>	\$172,176	\$172,176	\$172,176	\$0
<i>Interest 5/1</i>	\$172,176	\$172,176	\$172,176	\$0
<i>Principal 5/1</i>	\$435,000	\$435,000	\$435,000	\$0
<u>Series 2015A-2</u>				
<i>Interest 11/1</i>	\$51,181	\$51,181	\$51,181	\$0
<i>Interest 5/1</i>	\$51,181	\$51,181	\$51,181	\$0
<i>Principal 5/1</i>	\$100,000	\$100,000	\$100,000	\$0
<i>Special Call 5/1</i>	\$0	\$0	\$15,000	(\$15,000)
<i>Total Expenditures</i>	\$981,715	\$981,715	\$996,715	(\$15,000)
<i>Excess Revenues (Expenditures)</i>	\$9,160	\$4,460	(\$7,391)	(\$11,850)
<u>Other Sources (Uses)</u>				
<i>Operating Transfer In (Out)</i>	\$0	\$0	\$0	\$0
<i>Total Other Sources(Uses)</i>	\$0		\$0	
<i>Net Change in Fund Balance</i>	\$9,160		(\$7,391)	
<i>Fund Balance - Beginning</i>	\$235,202		\$731,985	
<i>Fund Balance - Ending</i>	\$244,362		\$724,594	

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015B1-B2
Statement of Revenues & Expenditures
For the Period ending June 30, 2021

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>06/30/21</i>	<i>06/30/21</i>	

Revenues:

Interest Income	\$700	\$525	\$21	(\$504)
Assessments	\$78,987	\$78,987	\$79,245	\$258
Prepayments B1	\$0	\$0	\$0	\$0
Prepayments B2	\$0	\$0	\$0	\$0

Total Revenues

\$79,687	\$79,512	\$79,266	(\$246)
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Expenditures

Series 2015B-1

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

Series 2015B-2

Interest 11/1	\$5,313	\$5,313	\$5,431	(\$119)
Interest 5/1	\$5,313	\$5,313	\$5,431	(\$119)
Principal 5/1	\$5,000	\$5,000	\$5,000	\$0
Special Call 5/1	\$0	\$0	\$5,000	(\$5,000)

Total Expenditures

\$74,695	\$74,695	\$79,933	(\$5,238)
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Excess Revenues (Expenditures)

\$4,992	\$4,817	(\$667)	
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Other Sources (Uses)

Operating Transfer In (Out)	\$0	\$0	\$0	\$0
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Total Other Sources(Uses)

\$0	\$0		
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Net Change in Fund Balance

\$4,992 (\$667)

Fund Balance - Beginning

\$33,976	\$75,479		
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Fund Balance - Ending

\$38,968	\$74,812		
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Turnbull Creek
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For the Period ending June 30, 2021

	<i>Adopted Budget</i>	<i>Prorated Thru 06/30/21</i>	<i>Actual Thru 06/30/21</i>	<i>Variance</i>
<u>Revenues:</u>				
<i>Interest Income</i>	\$1,900	\$1,425	\$40	(\$1,385)
<i>Assessments</i>	\$286,505	\$286,505	\$287,442	\$937
<i>Total Revenues</i>	\$288,405	\$287,930	\$287,482	(\$448)
<u>Expenditures</u>				
<u>Series 2016</u>				
<i>Interest 11/1</i>	\$66,656	\$66,656	\$66,656	\$0
<i>Special Call 11/1</i>	\$0	\$0	\$10,000	(\$10,000)
<i>Interest 5/1</i>	\$66,656	\$66,656	\$66,471	\$185
<i>Principal 5/1</i>	\$155,000	\$155,000	\$155,000	\$0
<i>Total Expenditures</i>	\$288,311	\$288,311	\$298,126	(\$9,815)
<i>Excess Revenues (Expenditures)</i>	\$94	(\$381)	(\$10,644)	
<i>Fund Balance - Beginning</i>	\$74,388		\$196,649	
<i>Fund Balance - Ending</i>	\$74,482		\$186,005	

Turnbull Creek
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For the Period ending June 30, 2021

Series 2015A-1 & A-2

Revenues:

Interest Income	\$1
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Total Revenues	\$1
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Expenditures

Capital Outlay (1) - Series 2016	\$0
Capital Outlay - Series 2015A-1-A2	\$0
Capital Outlay - Series 2015 B-1-B2	\$0
Cost of Issuance	\$0

Total Expenditures	\$0
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Excess Revenues (Expenditures)	\$1
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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	\$1
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Fund Balance - Beginning	\$2,743
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Fund Balance - Ending	\$2,744
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Turnbull Creek
Community Development District
Capital Reserve Funds
Statement of Revenues & Expenditures
For the Period ending June 30, 2021

	<i>Adopted Budget</i>	<i>Prorated Thru 06/30/21</i>	<i>Actual Thru 06/30/21</i>	<i>Variance</i>
<u>Revenues:</u>				
<i>Capital Reserve Funding - Transfer In</i>	\$212,819	\$212,819	\$212,819	\$0
<i>Total Revenues</i>	\$212,819	\$212,819	\$212,819	\$0
<u>Expenditures</u>				
<i>Repair and Replacement</i>	\$50,000	\$37,500	\$1,866	\$35,634
<i>Capital Outlay</i>	\$50,000	\$29,259	\$29,259	\$0
<i>Other Current Charges</i>	\$240	\$180	\$203	(\$23)
<i>Total Expenditures</i>	\$100,240	\$66,939	\$31,327	\$35,611
<i>Excess Revenues (Expenditures)</i>	\$112,579		\$181,492	
<i>Fund Balance - Beginning</i>	\$323,544		\$190,439	
<i>Fund Balance - Ending</i>	\$436,123		\$371,931	

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:	\$488,241
Reserve Fund Balance:	\$495,292
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)
Less: May 1, 2021 (Principal-A1)	(\$435,000)
Less: May 1, 2021 (Principal-A2)	(\$100,000)
Less: May 1, 2021 (Prepayment -A2)	(\$15,000)
Current Bonds Outstanding	\$10,180,000

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:	\$40,366
Reserve Fund Balance:	\$41,381
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)
Less: May 1, 2021 (Principal-B1)	(\$20,000)
Less: May 1, 2021 (Principal-B2)	(\$5,000)
Less: May 1, 2021 (Prepayment Call B2)	(\$5,000)
Current Bonds Outstanding	\$1,110,000

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:	\$114,079
Reserve Fund Balance:	\$115,764
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)
Less: November 1, 2020 Prepayment	(\$10,000)
Less: May 1, 2021 Principal	(\$155,000)
Current Bonds Outstanding	\$3,438,000

**TURNBULL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021 ASSESSMENT RECEIPTS SUMMARY**

TAX ROLL	# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2015A1- 2 DEBT ASSESSED	SERIES 2016 DEBT ASSESSED	SERIES 2015B1-2 DEBT ASSESSED	FY21 O&M ASSESSED
CERTIFIED TAX ROLL	959	2,477,514.80	985,874.50	286,504.77	78,986.62	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
11/2/2020	1	22,020.44	8,762.57	2,546.49	702.04	10,009.34
11/12/2020	2	75,140.01	29,900.37	8,689.34	2,395.57	34,154.73
11/24/2020	3	117,219.80	46,645.13	13,555.53	3,737.13	53,282.01
12/3/2020	4	244,216.99	97,180.97	28,241.74	7,785.98	111,008.30
12/16/2020	5	478,739.10	190,504.08	55,362.35	15,262.87	217,609.80
1/7/2021	6	1,362,209.44	542,062.37	157,528.63	43,429.13	619,189.31
1/19/2021	INTEREST	94.02	37.41	10.87	3.00	42.74
2/22/2021	7	86,273.28	34,330.62	9,976.81	2,750.51	39,215.34
3/11/2021	8	16,159.11	6,430.18	1,868.67	515.17	7,345.09
4/8/2021	INTEREST	20.38	8.11	2.36	0.65	9.26
4/14/2021	9	43,513.79	17,315.39	5,032.02	1,387.28	19,779.10
6/15/2021	DELQ & TAX CERTS	40,012.52	15,922.13	4,627.13	1,275.65	18,187.61
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		2,485,618.88	989,099.33	287,441.94	79,244.98	1,129,832.63

PERCENT COLLECTED	100.33%	100.33%	100.33%	100.33%	100.33%
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C.

Turnbull Creek Community Development District

Check Run Summary

4/1/2021 - 6/30/2021

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>
<u>General Fund</u>			
<i>Accounts Payable</i>	4/1/21-4/30/21	1323-1334	\$ 33,577.41
	5/1/21-5/31/21	1335-1356	\$ 314,134.44
	6/1/21-6/30/21	1357-1378	\$ 108,800.69
<i>Subtotal</i>			\$ 456,512.54
<u>Capital Reserve Fund</u>			
<i>Accounts Payable</i>	5/4/21	107	\$ 5,449.25
<i>Subtotal</i>			\$ 5,449.25
<i>Total</i>			\$ 461,961.79

*Fedex invoices available upon request.

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	8/02/21	PAGE	2
*** CHECK DATES 04/01/2021 - 06/30/2021 ***														
TURNBULL CREEK CDD														
BANK C TURNBULL HANCOCK														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/20/21	00346	4/01/21 MURA5867	202104 330-57200-49000		*	45.00	
		APR PREMIUM WEBSITE FEE					
				NEIGHBORHOOD PUBLICATIONS, INC.			45.00 001327

4/20/21	00041	4/01/21 13129559	202104 330-57200-46500		*	1,399.10	
		APR POOL CHEMICALS					
				POOLSURE			1,399.10 001328

4/20/21	00163	4/12/21 54	202103 330-57200-34600		*	1,496.25	
		MAR LIFEGUARD SERVICES					
				RIVERSIDE MANAGEMENT SERVICES, INC			1,496.25 001329

4/20/21	00163	4/01/21 53	202104 330-57200-34800		*	2,016.67	
		APR FACILITY MONITOR					
		4/01/21 53	202104 330-57200-34800		*	13.47-	
		CREDIT MEMO 4/9/21					
		4/01/21 53	202104 330-57200-34000		*	5,083.33	
		APR FACILITY MONITOR					
		4/01/21 53	202104 330-57200-34300		*	1,350.00	
		APR FAC ATTENDEES					
		4/01/21 53	202104 330-57200-34300		*	423.92-	
		CREDIT MEMO 4/9/21					
		4/01/21 53	202104 330-57200-34100		*	4,271.58	
		APR FIELD OPERATIONS					
		4/01/21 53	202104 330-57200-34400		*	4,083.33	
		APR FAC MAINTENANCE					
		4/01/21 53	202104 330-57200-46400		*	1,158.33	
		APR POOL MAINTENANCE					
		4/01/21 53	202104 330-57200-34200		*	733.33	
		APR JANITORIAL SERVICES					
		4/01/21 53	202104 330-57200-34900		*	1,525.00	
		APR COMMON REA WASTE COLL					
		4/01/21 53	202104 330-57200-34700		*	214.58	
		APR PROGRAM DIRECTOR					
				RIVERSIDE MANAGEMENT SERVICES, INC			19,998.76 001330

4/20/21	00274	1/01/21 10460338	202101 300-15500-10000		*	921.00	
		FY21 MUSIC LICENSE					
				SESAC LLC			921.00 001331

4/20/21	00039	4/05/21 7410455	202104 330-57200-46600		*	115.50	
		APR PEST CONTROL					
				TURNER PEST CONTROL			115.50 001332

4/20/21	00039	4/05/21 7411113	202104 330-57200-46600		*	78.75	
		APR PEST CONTROL					
				TURNER PEST CONTROL			78.75 001333

TURN TURNBULL CREEK BPEREGRINO							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/20/21	00263	2/19/21 2021-11	202102 310-51300-49000		*	136.44	
			2020 GEN ELECTION COST				
				VICKY OAKES SUPERVISOR OF ELECTIONS			136.44 001334
5/03/21	00277	3/01/21 10075	202103 320-53800-46600		*	25,339.00	
			MAR LANDSCAPE MAINTENANCE				
				DUVAL LANDSCAPE MAINTENANCE LLC			25,339.00 001335
5/03/21	00277	4/01/21 10736	202104 320-53800-46600		*	25,339.00	
			APR LANDSCAPE MAINT				
				DUVAL LANDSCAPE MAINTENANCE LLC			25,339.00 001336
5/03/21	00205	1/29/21 66429	202101 320-53800-46800		*	1,175.00	
			JAN AQUATIC WEED CONTROL				
				FUTURE HORIZONS INC			1,175.00 001337
5/03/21	00205	2/26/21 66784	202102 320-53800-46800		*	1,175.00	
			FEB AQUATIC WEED CONTROL				
				FUTURE HORIZONS INC			1,175.00 001338
5/03/21	00205	3/31/21 67252	202103 320-53800-46800		*	1,175.00	
			MAR AQUATIC WEED CONTROL				
				FUTURE HORIZONS INC			1,175.00 001339
5/03/21	00015	4/19/21 121658	202103 310-51300-31500		*	4,692.00	
			MAR GENERAL COUNSEL				
				HOPPING GREEN & SAMS			4,692.00 001340
5/03/21	00015	4/19/21 121659	202103 310-51300-31500		*	1,656.38	
			MAR MONTHLY MEETING				
				HOPPING GREEN & SAMS			1,656.38 001341
5/13/21	00205	4/30/21 67657	202104 320-53800-46800		*	1,175.00	
			APRIL LAKE MANAGEMENT				
				FUTURE HORIZONS INC			1,175.00 001342
5/13/21	00016	5/01/21 276	202105 310-51300-34000		*	3,750.00	
			MAY MANAGEMENT FEES				
		5/01/21 276	202105 310-51300-55000		*	100.00	
			MAY WEBSITE ADMIN				
		5/01/21 276	202105 310-51300-35100		*	133.33	
			MAY INFORMATION TECH				
		5/01/21 276	202105 310-51300-31300		*	166.67	
			MAY DISSEMINATION AGENT				
		5/01/21 276	202105 310-51300-51000		*	.48	
			OFFICE SUPPLIES				

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		5/01/21 276	202105 310-51300-42000		*	41.30	
		POSTAGE					
		5/01/21 276	202105 310-51300-42500		*	17.70	
		COPIES					
				GOVERNMENTAL MANAGEMENT SERVICES			4,209.48 001343
5/13/21 00023		5/04/21 21071	202105 310-51300-31200		*	2,400.00	
		ARB2015 A1/A2,B1/B2FY2/28					
				GRAU & ASSOCIATES			2,400.00 001344
5/13/21 00015		2/18/21 120411	202101 310-51300-31500		*	3,984.50	
		JAN GENERAL COUNSEL					
				HOPPING GREEN & SAMS			3,984.50 001345
5/13/21 00041		3/01/21 13129559	202103 330-57200-46500		*	854.91	
		MAR POOL CHEMICALS					
				POOLSURE			854.91 001346
5/13/21 00041		5/01/21 13129559	202105 330-57200-46500		*	1,399.10	
		MAY POOL CHEMICALS					
				POOLSURE			1,399.10 001347
5/13/21 00124		4/30/21 15650A	202104 330-57200-63100		*	375.00	
		QUARTERLY PM					
				SOUTHEAST FITNESS REPAIR			375.00 001348
5/26/21 00313		3/12/21 11	202011 310-51300-31300		*	100.00	
		SE2016 11/1/20 AMORT PRPY					
				DISCLOSURE SERVICES LLC			100.00 001349
5/26/21 00331		4/21/21 37244	202104 310-51300-31400		*	4,500.00	
		ANNUAL TRUSTEE FEE					
				HANCOCK BANK/WHITNEY BANK			4,500.00 001350
5/26/21 00346		5/01/21 MURA5868	202105 330-57200-49000		*	45.00	
		MAY PREMIUM WEBSITE FEE					
				NEIGHBORHOOD PUBLICATIONS, INC.			45.00 001351
5/26/21 00163		5/10/21 56	202104 330-57200-34600		*	1,674.30	
		APR LIFEGUARD SERVICES					
				RIVERSIDE MANAGEMENT SERVICES, INC			1,674.30 001352
5/26/21 00163		5/01/21 55	202105 330-57200-34800		*	2,016.67	
		MAY FAC MONITOR					
		5/01/21 55	202105 330-57200-34800		*	10.75-	
		CREDIT MEMO					

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/01/21 55	202105 330-57200-34000		*	5,083.33	
		MAY FAC	MANAGEMENT				
		5/01/21 55	202105 330-57200-34300		*	1,350.00	
		MAY FAC	ATTENDANTS				
		5/01/21 55	202105 330-57200-34300		*	572.88-	
		CREDIT MEMO					
		5/01/21 55	202105 330-57200-34100		*	4,271.58	
		MAY FIELD OPERATIONS					
		5/01/21 55	202105 330-57200-34400		*	4,083.33	
		MAY FAC	MAINTENANCE				
		5/01/21 55	202105 330-57200-46400		*	1,158.33	
		MAY POOL MAINTENANCE					
		5/01/21 55	202105 330-57200-34200		*	733.33	
		MAY JANITORIAL SERVICES					
		5/01/21 55	202105 330-57200-34900		*	1,525.00	
		COMMON AREA WASTE COLLTN					
		5/01/21 55	202105 330-57200-34700		*	214.58	
		PROGRAM DIRECTOR					
				RIVERSIDE MANAGEMENT SERVICES, INC			19,852.52 001353
5/26/21 00206		5/11/21 05112021	202105 330-57200-58100		*	212,819.00	
		FY22 CAP RESERVE FUNDING					
				TURNBULL CREEK-CAPITAL RESERVE FUND			212,819.00 001354
5/26/21 00039		5/06/21 7482487	202105 330-57200-46600		*	115.50	
		MAY PEST CONTROL					
				TURNER PEST CONTROL			115.50 001355
5/26/21 00039		5/06/21 7483188	202105 330-57200-46600		*	78.75	
		MAY PEST CONTROL					
				TURNER PEST CONTROL			78.75 001356
6/07/21 00205		5/31/21 68063	202105 320-53800-46800		*	1,175.00	
		MAY LAKE MAINTENANCEOL					
				FUTURE HORIZONS INC			1,175.00 001357
6/07/21 00016		6/01/21 277	202106 310-51300-34000		*	3,750.00	
		JUNE MANAGEMENT FEES					
		6/01/21 277	202106 310-51300-55000		*	100.00	
		JUNE WEBSITE ADMIN					
		6/01/21 277	202106 310-51300-35100		*	133.33	
		JUNE INFORMATION TECH					
		6/01/21 277	202106 310-51300-31300		*	166.67	
		JUNE DISSEMINATION AGENT					
		6/01/21 277	202106 310-51300-51000		*	.57	
		OFFICE SUPPLIES					
				TURN TURNBULL CREEK BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/01/21 277	202106 310-51300-42000		*	9.69	
		POSTAGE					
		6/01/21 277	202106 310-51300-42500		*	89.70	
		COPIES					
				GOVERNMENTAL MANAGEMENT SERVICES			4,249.96 001358
6/07/21 00015		5/20/21 122392	202104 310-51300-31500		*	1,564.85	
		APR GENERAL COUNSEL					
				HOPPING GREEN & SAMS			1,564.85 001359
6/07/21 00041		6/01/21 13129559	202106 330-57200-46500		*	1,399.10	
		JUNE POOL CHEMICALS					
				POOLSURE			1,399.10 001360
6/07/21 00050		3/25/21 6074652	202103 310-51300-31400		*	3,041.72	
		SE2015A1/A2 TRUSTEE FY21					
		3/25/21 6074652	202103 300-15500-10000		*	2,172.66	
		SE2015A1/A2 TRUSTEE FY22					
		3/25/21 6074652	202103 310-51300-31400		*	404.11	
		INCIDENTAL EXPENSES					
				US BANK			5,618.49 001361
6/07/21 00050		3/25/21 6074807	202103 310-51300-31400		*	2,041.67	
		SE2015B1/B2 TRUSTEE FY21					
		3/25/21 6074807	202103 300-15500-10000		*	1,458.33	
		SE2015B1/B2 TRUSTEE FY22					
		3/25/21 6074807	202103 310-51300-31400		*	271.25	
		INCIDENTAL EXPENSES					
				US BANK			3,771.25 001362
6/14/21 00368		6/07/21 3782	202106 320-53800-46700		*	4,905.00	
		INSTALL MULCH PLYGRD CHIP					
				COUR VALANT LLC DBA			4,905.00 001363
6/14/21 00277		5/01/21 11128	202105 320-53800-46600		*	25,339.00	
		MAY LANDSCAPE MAINTENANCE					
				DUVAL LANDSCAPE MAINTENANCE LLC			25,339.00 001364
6/14/21 00277		5/20/21 11413	202105 320-53800-46700		*	300.00	
		FIX SR16 RUTS-PROP#12499					
				DUVAL LANDSCAPE MAINTENANCE LLC			300.00 001365
6/14/21 00277		6/01/21 11522	202106 320-53800-46600		*	25,339.00	
		JUNE LANDSCAPE MAINTENANC					
				DUVAL LANDSCAPE MAINTENANCE LLC			25,339.00 001366

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/14/21	00277	6/09/21 11827	202106 320-57200-43400	JUNE IRRIGATION REPAIR	*	500.00	
				DUVAL LANDSCAPE MAINTENANCE LLC			500.00 001367
6/14/21	00269	6/01/21 703270	202106 300-15500-10000	07/01/21-09/30/21 MONITOR	*	1,479.00	
				HIDDEN EYES LLC DBA			1,479.00 001368
6/14/21	00163	6/07/21 58	202105 330-57200-34600	MAY LIFEGUARD SERVICES	*	3,958.20	
				RIVERSIDE MANAGEMENT SERVICES, INC			3,958.20 001369
6/14/21	00163	6/01/21 57	202106 330-57200-34800	JUNE FACILITY MONITOR	*	2,016.67	
		6/01/21 57	202106 330-57200-34800	JUNE CREDIT MEMO 6/3	*	.03-	
		6/01/21 57	202106 330-57200-34000	JUNE FACILITY MANAGEMENT	*	5,083.33	
		6/01/21 57	202106 330-57200-34300	JUNE FACILITY ATTENDANTS	*	1,350.00	
		6/01/21 57	202106 330-57200-34300	JUNE FAC ATTEND CREDIT6/3	*	92.56	
		6/01/21 57	202106 330-57200-34100	JUNE FIELD OPERATIONS	*	4,271.58	
		6/01/21 57	202106 330-57200-34400	JUNE FACILITY MAINTENANCE	*	4,083.33	
		6/01/21 57	202106 330-57200-46400	JUNEPPOOL MAINTENANCE SRVS	*	1,158.33	
		6/01/21 57	202106 330-57200-34200	JUNE JANITORIAL SERVICES	*	733.33	
		6/01/21 57	202106 330-57200-34900	JUNE COMMON AREA WASTE CO	*	1,525.00	
		6/01/21 57	202106 330-57200-34700	JUNE PROGRAM DIRECTOR	*	214.58	
				RIVERSIDE MANAGEMENT SERVICES, INC			20,528.68 001370
6/23/21	00116	6/21/21 143927	202106 310-51300-42500	LOAD, CONVERT, CERTIFY	*	597.65	
		6/21/21 143927	202106 310-51300-42000	POSTAGE	*	498.68	
				ADVANCED DIRECT MARKETING SERVICES			1,096.33 001371
6/23/21	00015	6/18/21 123169	202105 310-51300-31500	MAY GENERAL COUNSEL	*	3,646.50	
				HOPPING GREEN & SAMS			3,646.50 001372
				TURN TURNBULL CREEK BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/23/21	00015	6/18/21 123170	202105 310-51300-31500	MAY MONTHLY MEETING	*	1,554.80	
				HOPPING GREEN & SAMS			1,554.80 001373
6/23/21	00369	6/11/21 07032021	202106 330-57200-49400	7/3 HOLIDAY POOL PARTY	*	350.00	
				KENNETH W. BAXLEY			350.00 001374
6/23/21	00163	6/15/21 06152021	202106 300-20700-10200	JOHN HANCOCK CLEANING DEP	*	40.00	
				RIVERSIDE MANAGEMENT SERVICES, INC			40.00 001375
6/23/21	00163	6/15/21 59	202106 330-57200-34000	JUNE FACILITY MAINTENANCE	*	42.70	
				RIVERSIDE MANAGEMENT SERVICES, INC			42.70 001376
6/23/21	00004	5/31/21 I0335752	202105 310-51300-48000	NOTICE OF MEETING 6/8/21	*	71.80	
				THE ST. AUGUSTINE RECORD			71.80 001377
6/23/21	00303	6/15/21 06152021	202106 300-20700-10500	03/11/21 SJC TAX DISTRICT	*	1,868.67	
		6/15/21 06152021	202106 300-20700-10500	04/08/21 INTEREST	*	2.36	
				TURNBULL CREEK CDD-HANCOCK 2016			1,871.03 001378
TOTAL FOR BANK C						456,512.54	
TOTAL FOR REGISTER						456,512.54	

TURN TURNBULL CREEK BPEREGRINO

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 274

Invoice Date: 3/1/21

Due Date: 3/1/21

Case:

P.O. Number:

Bill To:

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

16C

Description	Hours/Qty	Rate	Amount
1 Management Fees - March 2021		3,750.00	3,750.00
2 Website Administration - March 2021		100.00	100.00
3 Information Technology - March 2021		133.33	133.33
4 Dissemination Agent Services - March 2021		166.67	166.67
5 Office Supplies		0.84	0.84
6 Postage		12.65	12.65
7 Copies		17.25	17.25
8 Telephone		224.83	224.83

1,310,513,340
1,310,513,550
1,310,513,357
1,310,513,313
1,310,513,510
1,310,513,1120
1,310,513,425
1,310,513,410

RECEIVED
MAR 04 2021
By _____

Total \$4,405.57**Payments/Credits** \$0.00**Balance Due** \$4,405.57

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 275

Invoice Date: 4/1/21

Due Date: 4/1/21

Case:

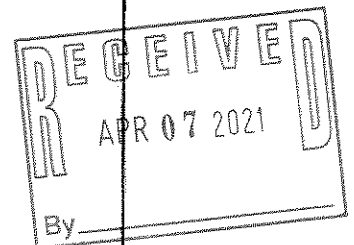
P.O. Number:

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

160

Description	Hours/Qty	Rate	Amount
1 Management Fees - April 2021		3,750.00	3,750.00
2 Website Administration - April 2021		100.00	100.00
3 Information Technology - April 2021		133.33	133.33
4 Dissemination Agent Services - April 2021		166.67	166.67
5 Office Supplies		0.48	0.48
6 Postage		8.76	8.76
7 Copies		196.80	196.80

1. 1, 310, 513, 340
2. 1, 310, 513, 550
3. 1, 310, 513, 357
4. 1, 310, 513, 313
5. 1, 310, 513, 510
6. 1, 310, 513, 420
7. 1, 310, 513, 425

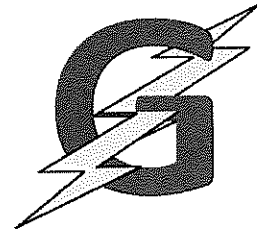
**Total** \$4,356.04**Payments/Credits** \$0.00**Balance Due** \$4,356.04

INVOICE

Alfred W. Grover, Electrical Contractor

1304 Padola Road
St Augustine, FL 32092
FL License: EC 13010167

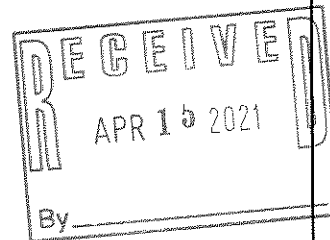
DATE: 4/12/2021
INVOICE # 41221

**Bill To:**

Turnbull Creek CD
c/o Bernadette Peregrino
1408 Hamlin Road
St. Cloud, FL 34771-8588
904-239-5309

Job Location: Murabella Amenty Center, St Augustine, Florida

DESCRIPTION OF WORK	AMOUNT
1) Replaced 1, Intermatic timer model SW60MK at tennis court	
2) Installed 1, Intermatic time clock model T104P for pool pump operation	
Materials 1-330-572-631	145.00
Labor 1 electrician 4 hrs @ \$70 per hour 3620	280.00
Worked ordered by Jerry Lambert Work Completed 4/12/2021	
TOTAL	\$ 425.00



Please make check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
3/26/2021	12

Bill To
Turnbull Creek CDD c/o GMS, LLC

Terms	Due Date
Net 30	4/25/2021

Description	Amount
Amortization Schedule Series 2015A2 5-1-21 Prepay \$10,000	100.00
Amortization Schedule Series 2015B-2 5-1-21 Prepay \$5,000	100.00
3130	
1-310-513-313	
1-310-513-313	



Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Neighborhood Publications, Inc.
P.O. Box 4483
Alpharetta, GA 30023
(904) 514-5447
info@connecttoneighbors.com
www.connecttoneighbors.com

Invoice



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
MURA5867	04/01/2021	\$45.00	05/01/2021	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

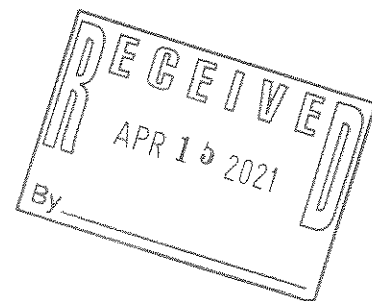
BALANCE DUE

\$45.00

Apr Premium Website Fee

1,330.572, 490

346C





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

Invoice

Date 4/1/2021

Invoice # 131295598401

Terms	Net 20
Due Date	4/21/2021
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	1,360.48
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62
<p>Apr Pool Chemicals</p> <p>1-330-572-465</p> <p>410</p> <p>RECEIVED</p> <p>APR 01 2021</p> <p>BY</p>				

Total 1,399.10
Amount Due \$1,399.10

Remittance Slip

Customer
13MUR100
Invoice #
131295598401

Amount Due \$1,399.10

Amount Paid

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



131295598401

Riverside Management Services, Inc

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

Invoice

Invoice #: 54

Invoice Date: 4/12/2021

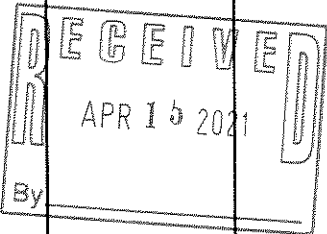
Due Date: 4/12/2021

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 March 2021	99.75	15.00	1,496.25
163C			
1-330-572-346			
			

Total \$1,496.25**Payments/Credits** \$0.00**Balance Due** \$1,496.25

4-12-21
CDD

TURNBULL CREEK CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
99.75	Lifeguard Services for TURNBULL CREEK Covers March 2021	\$ 15.00	\$ 1,496.25
	GL #1.330.572.3460		
	TOTAL DUE:		<u>\$ 1,496.25</u>

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS MARCH 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/17/21	6.85	M.C.	Lifeguarding
3/17/21	6.53	R.P.	Lifeguarding
3/18/21	6.75	M.C.	Lifeguarding
3/18/21	4.03	R.P.	Lifeguarding
3/18/21	6.47	A.G.	Lifeguarding
3/19/21	6.92	M.C.	Lifeguarding
3/19/21	4.12	R.P.	Lifeguarding
3/19/21	6.58	A.G.	Lifeguarding
3/19/21	6.73	R.J.P.	Lifeguarding
3/20/21	3.37	M.C.	Lifeguarding
3/20/21	1.13	R.P.	Lifeguarding
3/20/21	3.15	A.G.	Lifeguarding
3/20/21	2.67	R.J.P.	Lifeguarding
3/27/21	6.83	M.C.	Lifeguarding
3/27/21	6.6	R.P.	Lifeguarding
3/27/21	6.48	A.G.	Lifeguarding
3/28/21	3.77	M.C.	Lifeguarding
3/28/21	6.7	B.P.	Lifeguarding
3/28/21	4.07	R.P.	Lifeguarding

TOTAL	<u>99.75</u>
-------	--------------

Lifeguarding 99.75

Riverside Management Services, Inc

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

Invoice

Invoice #: 53

Invoice Date: 4/1/2021

Due Date: 4/1/2021

Case:

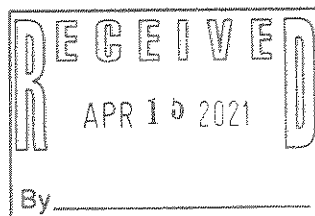
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.330.57200.34800 - Facility Monitor - Turnbull Creek - April 2021		2,016.67	2,016.67
1.330.57200.34800 - Facility Monitor - Turnbull Creek - April 2021 (Credit memo 4/9/21)		-13.47	-13.47
1.330.57200.34000 - Facility Management - Turnbull Creek - April 2021		5,083.33	5,083.33
1.330.57200.34300 - Facility Attendants - Turnbull Creek - April 2021		1,350.00	1,350.00
1.330.57200.34300 - Facility Attendants - Turnbull Creek - April 2021 (Credit memo 4/9/21)		-423.92	-423.92
1.330.57200.34100 - Field Operations - Turnbull Creek - April 2021		4,271.58	4,271.58
1.330.57200.34400 - Facility Maintenance - Turnbull Creek - April 2021		4,083.33	4,083.33
1.330.57200.46400 - Pool Maintenance Services - April 2021		1,158.33	1,158.33
1.330.57200.34200 - Janitorial Services - April 2021		733.33	733.33
1.330.57200.34900 - Common Area Waste Collection - Turnbull Creek - April 2021		1,525.00	1,525.00
1.330.57200.34700 - Program Director - Turnbull Creek - April 2021		214.58	214.58

163 C



Total \$19,998.76

Payments/Credits \$0.00

Balance Due \$19,998.76

4-12-21
OS

Riverside Management Services

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

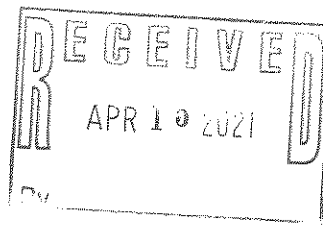


Turnbull Creek CDD
Monthly Credit Memorandum

DATE: April 9, 2021
FROM: Rich Whetsel
TO: RMS Billing Department
SUBJECT: March Adjustment – Monthly Invoice Adjustment for March 2021 Hourly Services

Please adjust April 2021 invoice to reflect the actual hours worked for the month of March 2021 for the following services.

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>	<u>Billed</u>	<u>Credit Amount</u>
• Facility Monitor	125.2	\$16.00	\$2,003.20	\$2,016.67	\$13.47
• Facility Attendant	57.88	\$16.00	\$926.08	\$1,350.00	\$423.92



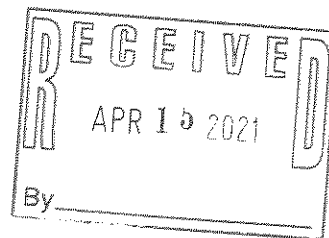
2

RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY MONITOR BILLABLE HOURS
FOR THE MONTH OF MARCH 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/2/21	4.08	J.M.	Completed daily checklist, answered calls
3/3/21	8	A.L.	Completed daily checklist, answered calls
3/3/21	4.27	J.M.	Completed daily checklist, answered calls, closed up
3/4/21	8	A.L.	Completed daily checklist, answered calls, closed up
3/4/21	2.23	A.W.	Completed daily checklist, answered calls, closed up
3/5/21	8	A.L.	Completed daily checklist, answered calls
3/5/21	4.07	J.M.	Completed daily checklist, answered calls, closed up
3/8/21	7	A.L.	Completed daily checklist, answered calls
3/9/21	4.17	J.M.	Completed daily checklist, answered calls, closed up
3/10/21	8	A.L.	Completed daily checklist, answered calls, closed up
3/10/21	4.22	J.M.	Completed daily checklist, answered calls, closed up
3/11/21	7	A.L.	Completed daily checklist, answered calls
3/11/21	2.1	A.W.	Completed daily checklist, answered calls, closed up
3/12/21	4.18	J.M.	Completed daily checklist, answered calls
3/15/21	2	A.W.	Completed daily checklist, answered calls, closed up
3/16/21	4.45	J.M.	Completed daily checklist, answered calls, closed up
3/17/21	4.1	J.M.	Completed daily checklist, answered calls, closed up
3/18/21	3.9	A.W.	Completed daily checklist, answered calls, closed up
3/19/21	4.6	J.M.	Completed daily checklist, answered calls
3/22/21	7.25	A.L.	Completed daily checklist, answered calls, closed up
3/23/21	4.35	J.M.	Completed daily checklist, answered calls, closed up
3/24/21	4.25	J.M.	Completed daily checklist, answered calls, closed up
3/25/21	2.32	A.W.	Completed daily checklist, answered calls, closed up
3/26/21	4.55	J.M.	Completed daily checklist, answered calls, closed up
3/30/21	4.03	J.M.	Completed daily checklist, answered calls, closed up
3/31/21	4.08	J.M.	Completed daily checklist, answered calls, closed up

125.2



RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY ATTENDANT BILLABLE HOURS
FOR THE MONTH OF MARCH 2021

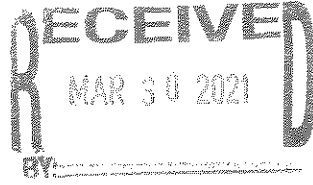
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/6/21	7.53	J.A.	Amenity Center/Fitness Center Attendant
3/7/21	6.93	H.A.	Amenity Center/Fitness Center Attendant
3/13/21	7.02	H.A.	Amenity Center/Fitness Center Attendant
3/14/21	7.13	J.A.	Amenity Center/Fitness Center Attendant
3/20/21	7.05	A.W.	Amenity Center/Fitness Center Attendant
3/21/21	7.17	J.M.	Amenity Center/Fitness Center Attendant
3/27/21	7.55	A.W.	Amenity Center/Fitness Center Attendant
3/28/21	7.5	A.W.	Amenity Center/Fitness Center Attendant

57.88



INVOICE

1-866-218-5823
 www.sesac.com
 FED ID: 83-2154058



Turnbull Creek

Simplify your life with AutoPay

Visit sesac.com/pay to enroll today
 Have your account # and bill to # ready
 All major credit cards and echeck accepted

Music Performance License

Account Name: RMS
 Account #: 9219
 Bill To #: 600845
 Statement Period Through End Date: 12/31/2021
 Payment Due Date: Immediately

BALANCE DUE SUMMARY

Current Period Payment Due	\$.00
Past Period(s) Payment Due	\$921.00
Late Fees	\$.00
Total Amount Due	\$921.00
Last Payment Received 01/21/2020	\$877.00

Please see next page(s) for invoice details

274C

Important Information

Friendly Reminder: Your account is past due, please remit payment promptly.
 If you need to connect with our team, please contact Customer Service at www.sesac.com by logging into your account, today!

By continuing to use SESAC repertoire and paying this invoice you agree to the following addition to Paragraph 2 of the contract or contracts referenced in the details section of this invoice: "The rights granted pursuant to Paragraph 1 exclude the right to publicly perform the Compositions during political campaign events and/or events organized by political organizations."

SIMPLIFY
 Enroll in autopay at:
www.sesac.com/pay

VISIT
 Create an account or
 login at sesac.com

CALL
 Call Customer Service
 at 1-866-218-5823

WRITE
 35 Music Square East
 Nashville, TN 37203

Please detach and return the bottom portion when paying by check.

Internal Use Only
 9219 03/12/2021

TO AVOID LATE CHARGES, PAY TOTAL BY THE DUE DATE



VISA

Pay by Credit Card: www.sesac.com/pay



DISCOVER

Login Account #9219 Bill to #600845

Login to update information

TOTAL DUE BY Immediately

\$921.00

CHECK # _____ CHECK AMOUNT _____

RMS
 ATTENTION TO: ERICK HUTCHISON*475 W TOWN RD #783
 ST AUGUSTINE, FL 32092-3649 T38 P1



Make check payable to:
 SESAC
 P.O. BOX 5246
 New York, NY 10008-5246

000092190008792100000921006



Account #: 9219

Bill To #: 600845

Turnbull Creek Community

Inv Number	Inv Date	Inv Amount	Paid/Applied	Late Charge	Other Adj	Balance
10460338	01/01/2021	\$921.00				\$921.00
Mura Bella		101 W Positano Ave, St Augustine, FL				\$921.00
Contract No.: 106033-1		Multi-Unit Residential, Jan 01, 2021 - Dec 31, 2021				

Group Total: \$921.00

274C

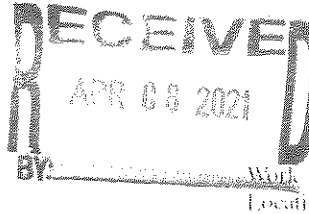
FY 21 Music License

1-300-155-1013010





Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
904-355-5300 • Fax: 904-363-1499 • Toll Free: 800-226-5305
www.turnerpest.com



Service Slip/Invoice

INVOICE: 7410455
DATE: 4/5/2021
ORDER: 7410455

Bill To: [129708]

Turnbull Creek CCD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

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
4/5/2021	12:09 PM			12:09 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/5/2021		01:05 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	115.50
1-330-572-4666		
39C		
Apr Pest Control		
SUBTOTAL		\$115.50
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$115.50
AMOUNT DUE		\$115.50

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
904-356-5300 • Fax: 904-353-1498 • Toll Free: 800-225-5305
www.turnerpest.com

Service Slip/Invoice

INVOICE: 7411113
DATE: 4/5/2021
ORDER: 7411113

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
4/5/2021	12:09 PM			12:09 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/5/2021		01:05 PM

Service

Description

Price

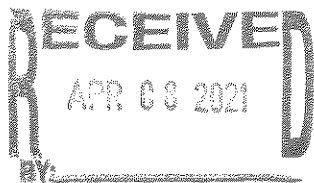
CPCM

Commercial Pest Control - Monthly Service

78.75

SUBTOTAL	\$78.75
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$78.75

AMOUNT DUE \$78.75



1-330-572-466

39C

Apr Pest Control

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.

Supervisor of Elections

St. Johns County
4455 Avenue A #101
St. Augustine, FL 32095

INVOICE

DATE: February 19, 2021
INVOICE#: 2021-11

Bill To:

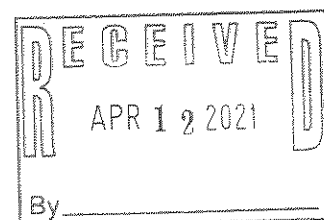
Turnbull Creek Community Development District
Ms. Sarah Sweeting, Recording Secretary
c/o Governmental Management Services, LLC
Town Center One at World Golf Village
475 West Town Place, Suite #114
St. Augustine, FL 32092

DESCRIPTION	AMOUNT
2020 General Election Cost 2,183 Registered Voters (Charges are based on ballot order of 50% of registered voters @ \$.25 per ballot; ½ of that cost is then paid by the district due to the additional ballot styles required for the election)	\$136.44
TOTAL:	\$136.44

Make check payable to:
Vicky Oakes, Supervisor of Elections
4455 Avenue A #101
St. Augustine, FL 32095

263C

1. 310,513.490





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

INVOICE

Date	Invoice No.
03/01/21	10075
Terms	Due Date
Net 40	04/10/21

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

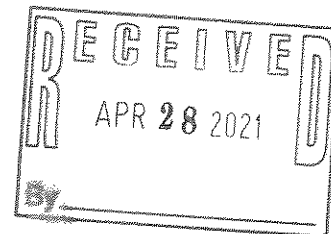
Amount Due	PO Number
\$25,339.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#9694 - Turnbull Creek CDD- Renewal 2020 March 2021					\$25,339.00

277C
Mar landscape maint
1,320.538.466

Total	\$25,339.00
Payments/Credits	(\$0.00)
Balance Due	\$25,339.00





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

INVOICE

Date	Invoice No.
04/01/21	10736
Terms	Due Date
Net 40	05/11/21

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
\$25,339.00	

Please detach top portion and return with your payment.

DESCRIPTION	TOTAL
#9694 - Turnbull Creek CDD- Renewal 2020 April 2021	\$25,339.00

April Landscape Maint

1,320,538.46

Total	\$25,339.00
Payments/Credits	(\$0.00)
Balance Due	\$25,339.00



Future Horizons, Inc.

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

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

INVOICE

Invoice Number: 66429
Invoice Date: Jan 29, 2021
Page: 1

Bill To:

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

Ship to:

Aquatic Weed
Control Services

Customer ID	Customer PO	Payment Terms	
Turnbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		3/15/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of January, 2021 <i>205C 1,320.538.468 Dan Aquatic weed control</i>	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.

Future Horizons, Inc.

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

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

INVOICE

Invoice Number: 66784
Invoice Date: Feb 26, 2021
Page: 1

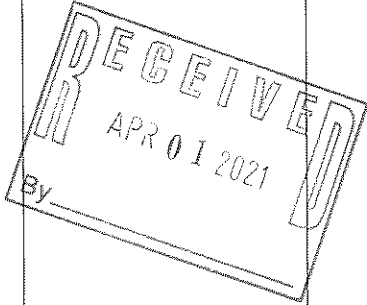
Bill To:

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		4/12/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of February, 2021 <i>Feb 1,320.538.468 205C</i>	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.

Future Horizons, Inc.

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

INVOICE

Invoice Number: 67252
Invoice Date: Mar 31, 2021
Page: 1

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

1.310.538.468

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		5/15/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of March 9, 2021 2050 1,320,538.468 MAR	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.

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

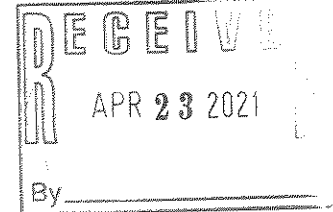
April 19, 2021

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

Bill Number 121658
Billed through 03/31/2021

General Counsel
TURNBL 00001 JLK

15C
1-310-513-315



FOR PROFESSIONAL SERVICES RENDERED

03/01/21	JLK	Attend agenda call with staff; update rental agreement and COVID agreement; draft presentation and confer with District Manager on same; review resident correspondence on Board member questions; prepare hearing outline for Board meeting; review updated agenda; confer regarding traffic impact analysis from SJC LDC; review County feedback on project.	1.80 hrs
03/03/21	JLK	Continue drafting Board member presentations; transmit County requested documentation for ongoing project information and review engineers certificate; confer regarding agenda call; confer regarding reservation forms and requirements related to same; update suspension outline.	0.80 hrs
03/04/21	JLK	Confer with staff and resident regarding easement area and options for same; continue updating meeting outline and presentation materials; review resident correspondence regarding conflicts and confer with staff on same.	0.80 hrs
03/04/21	LMG	Revise resolution adopting easement improvements policy.	0.30 hrs
03/05/21	JLK	Attend agenda call; review engineer certificate for streetlight project; prepare Board member presentation materials; confer regarding easement improvement policy and update/transmit same; draft suspension hearing outline and confer with staff on same.	1.40 hrs
03/05/21	LMG	Prepare resolutions adopting easement improvements policy and cover memorandum regarding same.	0.30 hrs
03/09/21	JLK	Conference call with Board member regarding meeting agenda and items related to same; confer with Eckert on same.	0.80 hrs
03/10/21	JLK	Conference call with District manager regarding easement options and meeting follow up; confer with Supervisor on same; confer with engineer regarding pond/easement questions; confer regarding disposal of surplus.	0.80 hrs
03/15/21	JLK	Conference call regarding easement issue with Board member and District manager; transmit final deed for County ROW and confer regarding execution of same.	1.00 hrs
03/15/21	JLG	Draft agreement for topographic survey with Clarson & Associates; prepare	1.10 hrs

=====			
		edits to amenity rental agreement regarding mask wearing requirements; draft agreement for the Joy of Tennis Academy.	
03/16/21	JLK	Confer with staff regarding encroachment/easement options and transmit information on same.	0.30 hrs
03/16/21	JLG	Continue drafting Joy of Tennis Academy agreement.	0.40 hrs
03/17/21	JLK	Confer regarding deed of dedication and status of same; confer with District manager regarding easement related updates and correspondence on same; confer regarding RFP for landscape maintenance and begin drafting same.	0.90 hrs
03/17/21	JLG	Draft resolution authorizing RFP for community landscaping.	0.50 hrs
03/18/21	JLK	Confer regarding RFP for landscaping; confer regarding County deed updates.	0.40 hrs
03/19/21	JLK	Confer with staff regarding Landscape RFP and prepare evaluation criteria package; transmit same; confer regarding status of engineer review of easement encroachment and work product for same.	0.70 hrs
03/20/21	JLK	Draft RFP for landscape, including notice, instructions, evaluation criteria, contract form, specifications, proposal questionnaire and related information/documentation.	1.50 hrs
03/22/21	JLK	Confer regarding Clarson survey and transmit agreement on same; confer regarding easement.	0.40 hrs
03/24/21	JLK	Confer regarding status of pool easement; transmit deed to County and for recordation; confer regarding updates to Joy of Tennis with engineer certificate.	0.40 hrs
03/24/21	KEM	Record deed of dedication.	0.10 hrs
03/24/21	JLG	Prepare edits to The Joy of Tennis Academy agreement; coordinate recording of deed of dedication right-of way and confer with staff regarding same.	0.30 hrs
03/25/21	JLK	Review engineer communication and review/edit and transmit same; confer regarding recorded deed and transmit to County; confer regarding resident dialogue with onsite staff and research impacts on same.	0.80 hrs
03/25/21	EGRE	Revise letter denying drainage easement.	0.30 hrs
03/26/21	JLK	Review/update and finalize RFP for landscape services; confer regarding resolution ratifying staffs actions and evaluation thereof; confer with SJC sheriff regarding options for trespass; confer with engineer regarding encroachment request and language related to same.	1.40 hrs
03/28/21	JLK	Transmit information to engineer regarding encroachment questions, policy and confer with Chairman and District staff; review communication on landscape demand letter and failure to perform related to same.	0.60 hrs
03/30/21	JLK	Draft easement letter; transmit to engineer and District manager; review easement policy and correspondence on same.	0.30 hrs
03/30/21	EGRE	Revise letter to resident denying easement access.	0.10 hrs
03/31/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor	0.80 hrs

=====

Amendment 12 implementation; confer regarding easement letter and transmit same; confer with County regarding deed draft.

Total fees for this matter \$4,649.00

DISBURSEMENTS

Recording Fees 43.00

Total disbursements for this matter \$43.00

MATTER SUMMARY

Gregory, Emma C.	0.40 hrs	215 /hr	\$86.00
Gillis, Jennifer L. - Paralegal	2.30 hrs	125 /hr	\$287.50
Kilinski, Jennifer L.	15.90 hrs	260 /hr	\$4,134.00
Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Gentry, Lauren M.	0.60 hrs	215 /hr	\$129.00

TOTAL FEES	\$4,649.00
TOTAL DISBURSEMENTS	\$43.00

TOTAL CHARGES FOR THIS MATTER \$4,692.00

BILLING SUMMARY

Gregory, Emma C.	0.40 hrs	215 /hr	\$86.00
Gillis, Jennifer L. - Paralegal	2.30 hrs	125 /hr	\$287.50
Kilinski, Jennifer L.	15.90 hrs	260 /hr	\$4,134.00
Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Gentry, Lauren M.	0.60 hrs	215 /hr	\$129.00

TOTAL FEES	\$4,649.00
TOTAL DISBURSEMENTS	\$43.00

TOTAL CHARGES FOR THIS BILL \$4,692.00

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

===== STATEMENT =====

April 19, 2021

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

Bill Number 121659
Billed through 03/31/2021

15C

1-310-913-315

Monthly Meeting

TURNBL 00101 JLK

FOR PROFESSIONAL SERVICES RENDERED

03/09/21 MCE Prepare for and attend board meeting; return travel; meeting follow up.

03/13/21 MCE Follow up from board meeting.

Total fees for this matter \$1,500.00

DISBURSEMENTS

Travel 130.65

Travel - Meals 25.73

Total disbursements for this matter \$156.38

MATTER SUMMARY

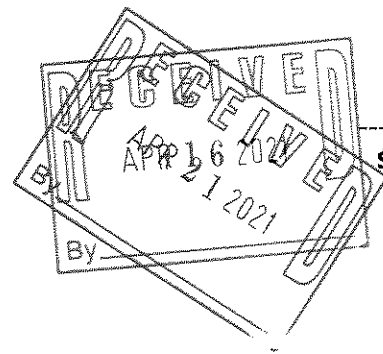
TOTAL FEES	\$1,500.00
TOTAL DISBURSEMENTS	\$156.38

TOTAL CHARGES FOR THIS MATTER \$1,656.38

BILLING SUMMARY

TOTAL FEES	\$1,500.00
TOTAL DISBURSEMENTS	\$156.38

TOTAL CHARGES FOR THIS BILL \$1,656.38



Please include the bill number with your payment.

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763


Invoice

Date	Invoice #
3/12/2021	11

Bill To
Turnbull Creek CDD c/o GMS, LLC

EXP 11/20
1310.513.313 313C

Terms	Due Date
Net 30	4/11/2021

Description	Amount
Amortization Schedule Series 2016 11-1-20 Prepay \$10,000 SE 2016 11/1/20 Amort Prepay LOK  <div></div>	100.00

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



HANCOCK
WHITNEY

GOVERNMENT MANAGEMENT SERVICES
ATTN: SHERY FULKS
475 W TOWN PLACE, SUITE 114
ST AUGUSTINE FL 32092

Invoice: 37244
04/21/2021

Fee Invoice

Issuer: TURNBULL CREEK CDD FL SPL ASSMT BDS 2016

Ref: TURNBULLCK16

Billing Period: 05/02/2020 - 05/01/2021

FLAT FEE CHARGES
ANNUAL TRUSTEE FEE

\$4,500.00

=====

TOTAL DUE

\$4,500.00

1-310.513.314
331C



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: 37244
04/21/2021

Fee Invoice

Issuer: TURNBULL CREEK CDD FL SPL ASSMT BDS 2016

Ref: TURNBULLCK16

Billing Period: 05/02/2020 - 05/01/2021

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

Neighborhood Publications, Inc.
P.O. Box 4483
Alpharetta, GA 30023
(904) 514-5447
info@connectneighbors.com
www.connectneighbors.com

Invoice

1.330.572.490



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
MURA5868	05/01/2021	\$45.00	05/31/2021	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

May Premium website fee

346 C

1.



Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 56
Invoice Date: 5/10/2021
Due Date: 5/10/2021
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 April 2021 330.572,3460 1630	111.62	15.00	1,674.30



Total	\$1,674.30
Payments/Credits	\$0.00
Balance Due	\$1,674.30

5-10-21
[Signature]

TURNBULL CREEK CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
111.62	Lifeguard Services for TURNBULL CREEK Covers April 2021	\$ 15.00	\$ 1,674.30
	GL #1,330,572.3460		
	TOTAL DUE:		<u>\$ 1,674.30</u>

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS APRIL 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/3/21	5.72	R.P.	Lifeguarding
4/3/21	5.53	A.G.	Lifeguarding
4/3/21	4.16	D.M.	Lifeguarding
4/3/21	5.47	R.C.	Lifeguarding
4/10/21	6.45	M.C.	Lifeguarding
4/10/21	4.1	R.P.	Lifeguarding
4/10/21	6.1	A.G.	Lifeguarding
4/10/21	6.2	N.S.	Lifeguarding
4/11/21	1.12	M.C.	Lifeguarding
4/11/21	1	B.M.P.	Lifeguarding
4/11/21	1	B.P.	Lifeguarding
4/17/21	6.83	M.C.	Lifeguarding
4/17/21	6.5	R.P.	Lifeguarding
4/17/21	6.7	N.S.	Lifeguarding
4/18/21	1.5	M.C.	Lifeguarding
4/24/21	6.62	M.C.	Lifeguarding
4/24/21	3.93	D.M.	Lifeguarding
4/24/21	6.42	N.S.	Lifeguarding
4/24/21	6.37	A.G.	Lifeguarding
4/25/21	6.65	B.M.P.	Lifeguarding
4/25/21	6.58	A.G.	Lifeguarding
4/25/21	6.68	B.P.	Lifeguarding

TOTAL	<u>111.62</u>
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Lifeguarding 111.62

Riverside Management Services, Inc

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

Invoice

Invoice #: 55

Invoice Date: 5/1/2021

Due Date: 5/1/2021

Case:

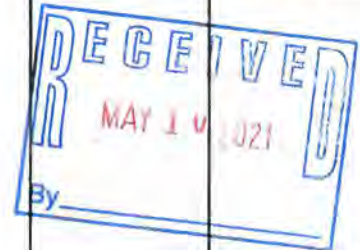
P.O. Number:

Bill To:

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

163C

Description	Hours/Qty	Rate	Amount
Facility Monitor - 1.330.57200.34800 - Turnbull Creek - May 2021		2,016.67	2,016.67
Facility Monitor - 1.330.57200.34800 - Turnbull Creek - (Credit Memo 5/6/21)		-10.75	-10.75
Facility Management - 1.330.57200.34000 - Turnbull Creek - May 2021		5,083.33	5,083.33
Facility Attendants - 1.330.57200.34300 - Turnbull Creek - May 2021		1,350.00	1,350.00
Facility Attendants - 1.330.57200.34300 - Turnbull Creek - (Credit Memo 5/6/21)		-572.88	-572.88
Field Operations - 1.330.57200.34100 - Turnbull Creek - May 2021		4,271.58	4,271.58
Facility Maintenance - 1.330.57200.34400 - Turnbull Creek - May 2021		4,083.33	4,083.33
Pool Maintenance Services - 1.330.57200.46400 - May 2021		1,158.33	1,158.33
Janitorial Services - 1.330.57200.34200 - May 2021		733.33	733.33
Common Area Waste Collection - 1.330.57200.34900 - Turnbull Creek - May 2021		1,525.00	1,525.00
Program Director - 1.330.57200.34700 - Turnbull Creek - May 2021		214.58	214.58
Total			\$19,852.52
Payments/Credits			\$0.00
Balance Due			\$19,852.52

5-16-21

Riverside Management Services

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



Turnbull Creek CDD
Monthly Credit Memorandum

DATE: May 6, 2021
FROM: Rich Whetsel
TO: RMS Billing Department
SUBJECT: April Adjustment – Monthly Invoice Adjustment for April 2021 Hourly Services

Please adjust May 2021 invoice to reflect the actual hours worked for the month of April 2021 for the following services.

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>	<u>Billed</u>	<u>Credit Amount</u>
• Facility Monitor	125.37	\$16.00	\$2,005.92	\$2,016.67	\$10.75
• Facility Attendant	48.57	\$16.00	\$777.12	\$1,350.00	\$572.88

RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY MONITOR BILLABLE HOURS
FOR THE MONTH OF APRIL 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/2/21	4.38	J.M.	Completed daily checklist, answered calls
4/6/21	8	A.L.	Completed daily checklist, answered calls
4/7/21	4.28	J.M.	Completed daily checklist, answered calls, closed up
4/8/21	2.63	A.W.	Completed daily checklist, answered calls, closed up
4/9/21	4.1	J.M.	Completed daily checklist, answered calls, closed up
4/13/21	4.22	J.M.	Completed daily checklist, answered calls
4/14/21	4.25	J.M.	Completed daily checklist, answered calls, closed up
4/14/21	8	R.S.	Completed daily checklist, answered calls
4/15/21	2.5	A.W.	Completed daily checklist, answered calls, closed up
4/16/21	4.12	J.M.	Completed daily checklist, answered calls, closed up
4/16/21	8	R.S.	Completed daily checklist, answered calls, closed up
4/20/21	4.3	J.M.	Completed daily checklist, answered calls
4/21/21	4.23	J.M.	Completed daily checklist, answered calls, closed up
4/21/21	8	R.S.	Completed daily checklist, answered calls
4/22/21	2.67	A.W.	Completed daily checklist, answered calls
4/23/21	4.27	J.M.	Completed daily checklist, answered calls, closed up
4/23/21	8	R.S.	Completed daily checklist, answered calls
4/27/21	5.3	J.M.	Completed daily checklist, answered calls, closed up
4/28/21	5	I.S.	Completed daily checklist, answered calls, closed up
4/28/21	5.25	J.M.	Completed daily checklist, answered calls, closed up
4/29/21	8	R.S.	Completed daily checklist, answered calls
4/29/21	2.67	A.W.	Completed daily checklist, answered calls
4/30/21	5.2	J.M.	Completed daily checklist, answered calls, closed up
4/30/21	8	R.S.	Completed daily checklist, answered calls

125.37

RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY ATTENDANT BILLABLE HOURS
FOR THE MONTH OF APRIL 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/3/21	1.61	J.M.	Amenity Center/Fitness Center Attendant
4/10/21	7.9	A.W.	Amenity Center/Fitness Center Attendant
4/11/21	7.43	A.W.	Amenity Center/Fitness Center Attendant
4/17/21	7.82	A.W.	Amenity Center/Fitness Center Attendant
4/18/21	8.32	J.M.	Amenity Center/Fitness Center Attendant
4/24/21	7.92	A.W.	Amenity Center/Fitness Center Attendant
4/25/21	7.57	J.M.	Amenity Center/Fitness Center Attendant
	<u>48.57</u>		

(Attach supporting documentation for request.)



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
904-355-5300 • Fax: 904-353-1498 • Toll Free: 800-225-5305
www.turnerpest.com

Service Slip/Invoice

INVOICE: 7482487
DATE: 5/6/2021
ORDER: 7482487

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
5/6/2021	01:30 PM			01:30 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	5/6/2021		02:19 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$115.50
<div>RECEIVED MAY 11 2021</div> <div>May</div> <div>1.330.572.466</div> <div>39c</div>		<div>SUBTOTAL\$115.50</div> <div>TAX\$0.00</div> <div>AMT. PAID\$0.00</div> <div>TOTAL\$115.50</div> <div>AMOUNT DUE\$115.50</div>

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: 7483188
DATE: 5/6/2021
ORDER: 7483188

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
5/6/2021	01:30 PM			01:30 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	5/6/2021		02:19 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$78.75
<div>RECEIVED MAY 11 2021 1.330.572.466 39C</div>		SUBTOTAL
		\$78.75
		TAX
		\$0.00
		AMT. PAID
		\$0.00
		TOTAL
		\$78.75
		AMOUNT DUE
		\$78.75
		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.

Future Horizons, Inc.
 403 North First Street
 P O Box 1115
 Hastings, FL 32145-1115

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

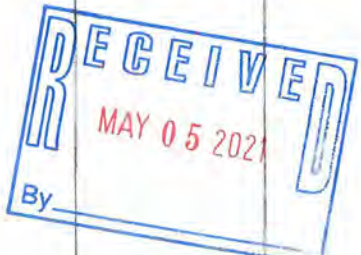
INVOICE

Invoice Number: 67657
 Invoice Date: Apr 30, 2021
 Page: 1

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

Ship to:
Aquatic Weed Control Services

Customer ID	Customer PO	Payment Terms	
Tumbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		6/14/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Tumbull creek for the month of April 2,7,2021	1,175.00	1,175.00
<div style="text-align: center;"> <p>1.320.538.468 205C</p>  </div>				
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

Invoice #: 276

Invoice Date: 5/1/21

Due Date: 5/1/21

Case:

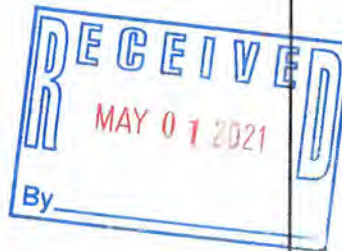
P.O. Number:

Bill To:

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

16C

Description	Hours/Qty	Rate	Amount
Management Fees - May 2021 1.310.513.340		3,750.00	3,750.00
Website Administration - May 2021 1.310.513.550		100.00	100.00
Information Technology - May 2021 1.310.513.351		133.33	133.33
Dissemination Agent Services - May 2021 1.310.513.313		166.67	166.67
Office Supplies 1.310.513.510		0.48	0.48
Postage 1.310.513.420		41.30	41.30
Copies 1.310.513.425		17.70	17.70

**Total** \$4,209.48**Payments/Credits** \$0.00**Balance Due** \$4,209.48

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Turnbull Creek Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Invoice No. 21071
Date 05/04/2021

23C

SERVICE

AMOUNT

Arbitrage Series 2015A-1, 2015A-2, 2015B-1 and 2015 B-2 FYE 02/28/2021

\$ 2,400.00

Current Amount Due

\$ 2,400.00



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

Payment due upon receipt.

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

February 18, 2021

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

Bill Number 120411
Billed through 01/31/2021

General Counsel

TURNBL 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

01/05/21 JLK Confer regarding court surfaces contract issues and options related to same. 0.30 hrs

01/06/21 JLK Confer regarding amenity notices and options for same; confer regarding license agreement and District manager on same. 0.20 hrs

01/09/21 JLK Review agenda package; confer with staff regarding programs and request for district use and transmit same. 0.90 hrs

01/11/21 JLK Confer regarding status of traffic light project; review correspondence and status of same and options for progress; agenda call with DM, including program requests and options for same. 1.10 hrs

01/12/21 JLK Draft dedication resolution for fitness center and conference call with DM related to same; confer regarding mask enforcement. 0.60 hrs

01/13/21 JLK Confer with DM regarding resident inquiries and communications and research same; transmit summary of same; post meeting follow up and agreement list and confer with staff on same. 1.10 hrs

01/14/21 JLK Review gift of dance license agreement and transmit same; confer regarding new supervisor notebook and update/transmit same; confer with District manager regarding resident correspondence on mask requirements, policy considerations and research related to same; transmit same. 1.10 hrs

01/14/21 JLG Finalize and send Board of Supervisors Guide to Relevant State Law for Vencil; confer with Sweeting and Kilinski regarding rules of procedure; confer with Kilinski regarding amendment to Gift of Dance agreement and Stewart Lighting agreement and draft same. 1.30 hrs

01/15/21 JLK Confer regarding e-verify options and responsibilities for contractors; transmit summary of same. 0.20 hrs

01/20/21 JLK Confer regarding bocce court and mask inquiries; transmit information on same. 0.60 hrs

01/21/21 JLK Review/edit and update amenity management license agreement, basketball agreement, football agreement, swim and class agreement, reservation forms 1.40 hrs

and HOA policies/procedures for COVID waiver and use language and update policies for same; confer with District manager on same.

01/21/21	JLG	Revise license agreements for Gift of Dance, Kim Brazier (meditation classes) and Launch Performing Arts Academy to include mask and social distancing requirements; prepare license agreement for youth basketball league with Vesta.	1.20 hrs
01/22/21	EGRE	Research issues related to COVID-19 face mask regulations.	1.60 hrs
01/23/21	JLK	Confer regarding mask research; transmit various contract and addendums/license agreements and transmit same for execution.	1.50 hrs
01/25/21	JLK	Review county correspondence on streetlight installation project issues; confer with DM regarding mask mandate questions.	0.40 hrs
01/26/21	JLK	Conference call with DM regarding employment matter and review correspondence on same; confer regarding HOA meetings and related options.	0.80 hrs
01/29/21	JLK	Multiple conference calls with staff and chair regarding suspension activities and construction status; draft letter on same; review HOA correspondence and confer with District manager on same; update research on same; transmit code of conduct and related resolutions; review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	2.40 hrs
01/31/21	JLK	Update suspension letter with District manager feedback.	0.20 hrs

Total fees for this matter	\$3,984.50
----------------------------	------------

MATTER SUMMARY

Gregory, Emma C.	1.60 hrs	215 /hr	\$344.00
Gillis, Jennifer L. - Paralegal	2.50 hrs	125 /hr	\$312.50
Kilinski, Jennifer L.	12.80 hrs	260 /hr	\$3,328.00

TOTAL FEES	\$3,984.50
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TOTAL CHARGES FOR THIS MATTER	\$3,984.50
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BILLING SUMMARY

Gregory, Emma C.	1.60 hrs	215 /hr	\$344.00
Gillis, Jennifer L. - Paralegal	2.50 hrs	125 /hr	\$312.50
Kilinski, Jennifer L.	12.80 hrs	260 /hr	\$3,328.00

TOTAL FEES	\$3,984.50
------------	------------

TOTAL CHARGES FOR THIS BILL	\$3,984.50
------------------------------------	-------------------

Please include the bill number with your payment.



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

Invoice

Date

3/1/2021

Invoice #

131295598117

Terms	Net 20
Due Date	3/21/2021
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	816.29
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62
<i>Mar Pool chemicals 41C 1-330-572-465</i>				

Total Amount Due 854.91
\$854.91

Remittance Slip

Customer
13MUR100
Invoice #
131295598117

Amount Due \$854.91

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295598117



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

Invoice

Date

5/1/2021

Invoice #

131295599093

Terms	Net 20
Due Date	5/21/2021
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	1,360.48
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62
<i>may pool chemicals</i> <i>1-330-572-465</i> <i>41C</i>				

Total 1,399.10
Amount Due \$1,399.10

Remittance Slip

Customer
13MUR100
Invoice #
131295599093

Amount Due \$1,399.10

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295599093

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

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

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 15650A

Facility Name:	Murabella Amenity Center
Facility Address:	c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092
Billing Address:	c/o Turnbull Creek 101 West Positano Avenue St. Augustine, Florida 32092
Contact & Phone:	
Reason for call:	QUARTERLY PM - TAX EXEMPT. 3 treadmills 3 ellipticals 2 bikes 3 MULTI STATION 7 single station 2 BENCH \$375.00

Date: 30-Apr-2021

Payment is due within 30 days of
invoice date.

124C

1.330.572.631



Description	Part #	Part Cost	QTY	Total
PM - FLAT RATE: TRAVEL + FIRST HOUR LABOR		375.00	1.00	375.00
Comments:			Parts Total	375.00
			Tax	0.00
			Balance	375.00

Technician: FRANK HARDY

Thank you for your business.

Future Horizons, Inc.

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

Voice: 800-682-1187

Fax: 904-692-1193

INVOICE

Invoice Number: 68063
Invoice Date: May 31, 2021
Page: 1

Bill To:

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

Ship to:

Aquatic Weed
Control Services

Customer ID	Customer PO	Payment Terms	
Tumbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		7/15/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Tumbull creek for the month of May <i>May Aquatic weed control 205C 1.320.538.468</i>	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, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 277

Invoice Date: 6/1/21

Due Date: 6/1/21

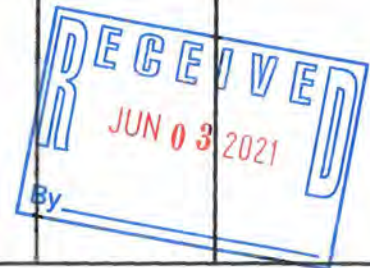
Case:

P.O. Number:

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

16C

Description	Hours/Qty	Rate	Amount
Management Fees - June 2021	1.310.513.340	3,750.00	3,750.00
Website Administration - June 2021	1.310.513.550	100.00	100.00
Information Technology - June 2021	1.310.513.357	133.33	133.33
Dissemination Agent Services - June 2021	1.310.513.313	166.67	166.67
Office Supplies	1.310.513.570	0.57	0.57
Postage	1.310.513.420	9.69	9.69
Copies	1.310.513.425	89.70	89.70

**Total** \$4,249.96**Payments/Credits** \$0.00**Balance Due** \$4,249.96

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

May 20, 2021

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

Bill Number 122392
Billed through 04/30/2021

General Counsel
TURNBL 00001 JLK

ISC
1,310.53.315



FOR PROFESSIONAL SERVICES RENDERED

04/06/21	JLK	Update/disseminate Joy of Tennis license agreement.	0.10 hrs
04/07/21	JLK	Review landscape/staff correspondence regarding onsite issues; review resident correspondence regarding board inquiries; confer with staff on same.	0.40 hrs
04/08/21	JLK	Confer with District manager regarding landscape deficiencies; resident notifications related to same; and resident amenity programming concerns.	0.60 hrs
04/08/21	JLG	Prepare landscape and irrigation maintenance services scoring sheet, award resolution and resolution ratifying district staff actions.	1.20 hrs
04/09/21	JLK	Confer with staff on fighting turtles agreement and proposal; confer regarding protocols related to license agreements.	0.40 hrs
04/09/21	JLG	Begin drafting Fighting Turtles license agreement.	1.00 hrs
04/12/21	JLK	Confer with District manager and on site team regarding options for RFP responses and rules of procedure; review same.	0.40 hrs
04/15/21	JLK	Confer regarding pool heater options and tax exempt status; confer with District manager on same.	0.30 hrs
04/22/21	JLK	Draft addendum for landscaping RFP; review landscape questions; and confer with District manager on same.	0.30 hrs
04/22/21	KEM	Prepare memorandum of understand with property appraiser's website; confer with district manager and property appraiser's office.	0.20 hrs
04/23/21	JLK	Draft addendum to RFP and transmit same; confer with District manager.	0.40 hrs
04/24/21	JLK	Update RFP RFI for bidders and transmit the same.	0.30 hrs
04/28/21	JLK	Confer regarding landscape RFP bid-opening and feedback for same; begin preparing agenda materials.	0.30 hrs
04/29/21	JLK	Review landscape RFP responses and confer with District manager on same; review related correspondence; update/edit and transmit swim team	0.80 hrs

=====

agreement.

04/29/21	JLG	Confer with staff and prepare edits to WGV Fighting Turtles Swim Team license agreement.	0.40 hrs
04/30/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation; confer regarding easement letter and transmit same; confer with County regarding deed draft.	0.30 hrs

Total fees for this matter	\$1,546.00
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DISBURSEMENTS

Conference Calls	18.85
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Total disbursements for this matter	\$18.85
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MATTER SUMMARY

Gillis, Jennifer L. - Paralegal	2.60 hrs	125 /hr	\$325.00
Kilinski, Jennifer L.	4.60 hrs	260 /hr	\$1,196.00
Ibarra, Katherine E. - Paralegal	0.20 hrs	125 /hr	\$25.00

TOTAL FEES	\$1,546.00
TOTAL DISBURSEMENTS	\$18.85

TOTAL CHARGES FOR THIS MATTER	\$1,564.85
--------------------------------------	-------------------

BILLING SUMMARY

Gillis, Jennifer L. - Paralegal	2.60 hrs	125 /hr	\$325.00
Kilinski, Jennifer L.	4.60 hrs	260 /hr	\$1,196.00
Ibarra, Katherine E. - Paralegal	0.20 hrs	125 /hr	\$25.00

TOTAL FEES	\$1,546.00
TOTAL DISBURSEMENTS	\$18.85

TOTAL CHARGES FOR THIS BILL	\$1,564.85
------------------------------------	-------------------

Please include the bill number with your payment.



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

Invoice

Date 6/1/2021

Invoice # 131295599665

Terms	Net 20
Due Date	6/21/2021
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	1,360.48
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62
<p><i>June Pool Chemicals</i></p> <p>RECEIVED MAY 28 2021 BY: <u>41C</u> 1,330.572.465</p>				

Total 1,399.10
Amount Due \$1,399.10

Remittance Slip

Customer
13MUR100
Invoice #
131295599665

Amount Due \$1,399.10

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295599665



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

Copy of Previously Printed Invoice Number;
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

6074652
222295000
03/25/2021
STACEY JOHNSON
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: 6074652
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 # 6074652
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.
Copy of Previously Printed Invoice

Invoice Number: 6074652
Invoice Date: 03/25/2021
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 03/01/2021 - 02/28/2022				\$5,214.38
Incidental Expenses	5,214.38	0.0775		\$404.11
Subtotal Incidental Expenses				\$404.11
TOTAL AMOUNT DUE				\$5,618.49

SE 2015 A1+A2 Trustee FY21 3041.72
1,310,513.314
SE 2015 A1+A2 Trustee FY22 2172.66
1,300,155.100
Incidental Expenses \$404.11
1,310,513.314

50C



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

Copy of Previously Printed Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

6074807
226661000
03/25/2021
STACEY JOHNSON
407-835-3805

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

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

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$3,771.25

All invoices are due upon receipt.



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

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

Invoice Number: 6074807
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 # 6074807
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.
Copy of Previously Printed Invoice

Invoice Number: 6074807
Invoice Date: 03/25/2021
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 03/01/2021 - 02/28/2022				\$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

SE 2015 B1/B2 Trustee Fy 21 \$ 2041.67
1,310,513,314
SE 2015 B1/B2 Trustee Fy 22 \$ 1458.33
1,310,555,10000
Incidental expenses = \$ 271.25
1,310,513,314



First Coast Mulch
4672 Race Track Rd
St Johns, FL 32259
(904)254-5366
bobbyk@firstcoastmulch.com

Invoice

BILL TO

Riverside Management
Services
9555 Florida Mining
Blvd. W, Bldg. 300,
Suite 305
Jacksonville, FL 32257

SHIP TO

Mirra Bella H.O.A.
165 Toscana Lane
St Augustine Fl
Jerry: 248 807 2763

368.C

001.320.538.46700 Landscape Cont.

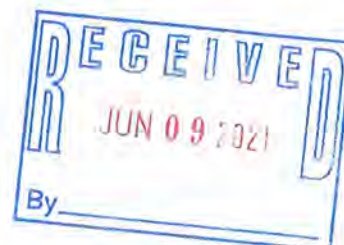
INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3782	06/07/2021	\$4,905.00	07/07/2021	Net 30	

ACTIVITY	QTY	RATE	AMOUNT
Mulch Installation:Playground Chips Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds 101 West Postano Ave Photo 1,2 and 3	41	45.00	1,845.00
Mulch Installation:Playground Chips Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds 165 Toscano Ln Photo 4,5 and 6	29	45.00	1,305.00
Mulch Installation:Playground Chips Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds 121 East Franchetta Photos 7,8 and 9	39	45.00	1,755.00

We appreciate the opportunity to work with you. Let everyone know how great we did by reviewing us on our First Coast Mulch Facebook page. Please let us know if you need anything else.

BALANCE DUE

\$4,905.00





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

INVOICE

Date	Invoice No.
05/01/21	11128
Terms	Due Date
Net 40	06/10/21

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
\$25,339.00	

Please detach top portion and return with your payment.

DESCRIPTION	TOTAL
#9694 - Turnbull Creek CDD- Renewal 2020 May 2021	\$25,339.00

277C
1. 320.538.46600
May Landscape
Maintenance

Total	\$25,339.00
Payments/Credits	(\$0.00)
Balance Due	\$25,339.00





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

INVOICE

Date	Invoice No.
05/20/21	11413
Terms	Due Date
Net 40	06/29/21

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
\$300.00	

Please detach top portion and return with your payment.

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

#12499 - Fix Ruts on SR16

Enhancement/Extra Services

\$300.00

277C
1,320.538.467
Fix Ruts on SR16

Total	\$300.00
Payments/Credits	(\$0.00)
Balance Due	\$300.00



Phone: (904) 885-3616 | Email: accounting@duvallandscape.com



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

PROPOSAL

Date	Proposal No.
02/26/21	12499

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

Fix Ruts on SR16

Enhancement/Extra Services

Enhancement Labor

QTY

EXT PRICE

\$300.00



Total: \$300.00

By _____

Lemese Graham

Date 2/26/2021

Duval Landscape Maintenance

By _____

Date

Murabella

Page 1/1

Landscape Contingency

1.320.53800.46700



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

INVOICE

Date	Invoice No.
06/01/21	11522
Terms	Due Date
Net 40	07/11/21

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
------------	-----------

\$25,339.00

Please detach top portion and return with your payment.

DESCRIPTION

TOTAL

#9694 - Turnbull Creek CDD- Renewal 2020 June 2021

\$25,339.00

277c
1,320.538.46600
June Landscape
Maintenance

Total	\$25,339.00
Payments/Credits	(\$0.00)
Balance Due	\$25,339.00



Phone: (904) 885-3616 | Email: accounting@duvallandscape.com



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

INVOICE

Date	Invoice No.
06/09/21	11827
Terms	Due Date
Net 40	07/19/21

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
\$500.00	

Please detach top portion and return with your payment.

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

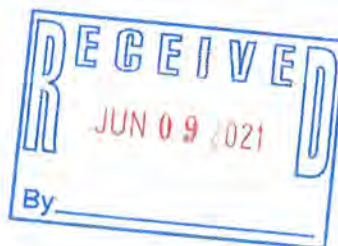
#14425 - Controller repair June 21

Irrigation Service/Repairs

\$500.00

277C
1. 320.97200. 43400

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



Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Invoice	
Invoice Number 703270	Date 06/01/2021
Customer Number 208	Due Date 07/01/2021

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Murabella	40008		703270	07/01/2021
Quantity	Description		Rate	Amount
	Murabella, 3970 Pacetti Rd, Saint Augustine, FL			
3.00	Active Video Monitoring 07/01/2021 - 09/30/2021		315.00	945.00
3.00	Service & Maintenance 07/01/2021 - 09/30/2021 - monitoring		178.00	534.00
	Sales Tax			0.00
	Payments/Credits Applied			0.00

2.69 C

Invoice Balance Due: \$1,479.00

IMPORTANT MESSAGES

Important Numbers to Know:

1.300.155.10000

Billing Questions: (941) 556-0743
Email: ar@enverasystems.com
Service: (941) 556-0734



Date	Invoice #	Description	Amount	Balance Due
06/01/2021	703270	Alarm Monitoring Services	\$1,479.00	\$1,479.00

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Return Service Requested

Invoice	
Invoice Number 703270	Date 06/01/2021
Customer Number 208	Due Date 07/01/2021

Net Due: \$1,479.00

Amount Enclosed: _____

|||||
MURABELLA
C/O TURNBULL CREEK CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

10086

REMIT TO:


Envera
PO Box 2086
Hicksville, NY 11802

Riverside Management Services, Inc

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

Invoice**Invoice #:** 58**Invoice Date:** 6/7/2021**Due Date:** 6/7/2021**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 2021 330.572.3460 1630 	263.88	15.00	3,958.20

Total	\$3,958.20
Payments/Credits	\$0.00
Balance Due	\$3,958.20

6-7-21
CDD

TURNBULL CREEK CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
263.88	Lifeguard Services for TURNBULL CREEK Covers May 2021	\$ 15.00	\$ 3,958.20
GL #1,330,572.3460			
TOTAL DUE:			<u>\$ 3,958.20</u>

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS MAY 2021**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/21	6.98	M.C.	Lifeguarding
5/1/21	3.98	D.M.	Lifeguarding
5/1/21	6.6	N.S.	Lifeguarding
5/1/21	6.52	A.G.	Lifeguarding
5/2/21	6.8	M.C.	Lifeguarding
5/2/21	6.7	N.S.	Lifeguarding
5/2/21	3.98	R.P.	Lifeguarding
5/2/21	6.78	N.S.	Lifeguarding
5/8/21	6.85	M.C.	Lifeguarding
5/8/21	6.5	N.S.	Lifeguarding
5/8/21	6.6	A.G.	Lifeguarding
5/8/21	6.58	C.H.	Lifeguarding
5/9/21	6.73	M.C.	Lifeguarding
5/9/21	6.68	B.M.P.	Lifeguarding
5/9/21	6.68	N.S.	Lifeguarding
5/9/21	4.23	C.H.	Lifeguarding
5/15/21	9.45	M.C.	Lifeguarding & In Service Training
5/15/21	9.15	A.G.	Lifeguarding & In Service Training
5/15/21	9.17	C.H.	Lifeguarding & In Service Training
5/15/21	2.5	I.S.	In Service Training
5/15/21	2.5	B.M.P.	In Service Training
5/15/21	2.5	L.D.	In Service Training
5/15/21	2.5	N.S.	In Service Training
5/15/21	2.5	R.P.	In Service Training
5/15/21	2.5	B.P.	In Service Training
5/16/21	3.68	M.C.	Lifeguarding
5/16/21	6.68	N.S.	Lifeguarding
5/16/21	6.9	A.G.	Lifeguarding
5/16/21	7.05	C.H.	Lifeguarding
5/22/21	6.65	N.S.	Lifeguarding
5/22/21	6.82	R.P.	Lifeguarding
5/22/21	4.03	M.L.	Lifeguarding
5/23/21	6.73	N.S.	Lifeguarding
5/23/21	4.05	R.P.	Lifeguarding
5/23/21	7.07	C.H.	Lifeguarding
5/29/21	6.86	M.C.	Lifeguarding
5/29/21	4.07	R.P.	Lifeguarding
5/29/21	6.57	A.G.	Lifeguarding
5/29/21	6.67	B.P.	Lifeguarding
5/30/21	6.8	M.C.	Lifeguarding
5/30/21	6.7	B.M.P.	Lifeguarding
5/30/21	4.05	R.P.	Lifeguarding
5/30/21	6.7	B.P.	Lifeguarding
5/31/21	4.97	M.C.	Lifeguarding
5/31/21	4.63	A.G.	Lifeguarding
5/31/21	4.25	C.H.	Lifeguarding
TOTAL	263.88		

Lifeguarding 263.88

Riverside Management Services, Inc

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

Invoice

Invoice #: 57

Invoice Date: 6/1/2021

Due Date: 6/1/2021

Case:

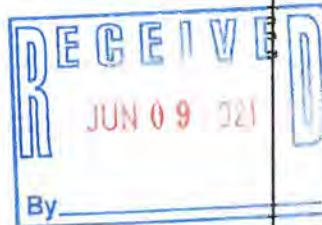
P.O. Number:

Bill To:

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

163C

Description	Hours/Qty	Rate	Amount
Facility Monitor - 1.330.57200.34800 - Turnbull Creek - June 2021		2,016.67	2,016.67
Facility Monitor - 1.330.57200.34800 - Turnbull Creek - (Credit memo 6/3/21)		-0.03	-0.03
Facility Management - 1.330.57200.34000 - Turnbull Creek - June 2021		5,083.33	5,083.33
Facility Attendants - 1.330.57200.34300 - Turnbull Creek - June 2021		1,350.00	1,350.00
Facility Attendants - 1.330.57200.34300 - Turnbull Creek - (Credit memo 6/3/21)		92.56	92.56
Field Operations - 1.330.57200.34100 - Turnbull Creek - June 2021		4,271.58	4,271.58
Facility Maintenance - 1.330.57200.34400 - Turnbull Creek - June 2021		4,083.33	4,083.33
Pool Maintenance Services - 1.330.57200.46400 - June 2021		1,158.33	1,158.33
Janitorial Services - 1.330.57200.34200 - June 2021		733.33	733.33
Common Area Waste Collection - 1.330.57200.34900 - Turnbull Creek - June 2021		1,525.00	1,525.00
Program Director - 1.330.57200.34700 - Turnbull Creek - June 2021		214.58	214.58

**Total** \$20,528.68**Payments/Credits** \$0.00**Balance Due** \$20,528.6867-21
(S)

Riverside Management Services

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



Turnbull Creek CDD
Monthly Credit Memorandum

DATE: June 3, 2021
FROM: Rich Whetsel
TO: RMS Billing Department
SUBJECT: May Adjustment – Monthly Invoice Adjustment for May 2021 Hourly Services

Please adjust June 2021 invoice to reflect the actual hours worked for the month of May 2021 for the following services.

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>	<u>Billed</u>	<u>Credit Amount</u>
• Facility Monitor	126.04	\$16.00	\$2,016.64	\$2,016.67	\$0.03 CREDIT
• Facility Attendant	90.16	\$16.00	\$1,442.56	\$1,350.00	

RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY ATTENDANT BILLABLE HOURS
FOR THE MONTH OF MAY 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/21	7.02	A.W.	Amenity Center/Fitness Center Attendant
5/1/21	2	M.C.	Amenity Center/Fitness Center Attendant
5/2/21	8.88	J.M.	Amenity Center/Fitness Center Attendant
5/8/21	6.9	A.W.	Amenity Center/Fitness Center Attendant
5/8/21	2	M.C.	Amenity Center/Fitness Center Attendant
5/9/21	6.95	A.W.	Amenity Center/Fitness Center Attendant
5/9/21	2	M.C.	Amenity Center/Fitness Center Attendant
5/15/21	7.03	A.W.	Amenity Center/Fitness Center Attendant
5/15/21	2	M.C.	Amenity Center/Fitness Center Attendant
5/16/21	8.85	J.M.	Amenity Center/Fitness Center Attendant
5/22/21	9.03	B.W.	Amenity Center/Fitness Center Attendant
5/23/21	9.47	B.W.	Amenity Center/Fitness Center Attendant
5/29/21	9.05	B.W.	Amenity Center/Fitness Center Attendant
5/30/21	8.98	B.W.	Amenity Center/Fitness Center Attendant

90.16

RMS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY MONITOR BILLABLE HOURS
FOR THE MONTH OF MAY 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/3/21	4.02	I.S.	Completed daily checklist, answered calls, closed up
5/4/21	5.2	J.M.	Completed daily checklist, answered calls
5/5/21	5.12	J.M.	Completed daily checklist, answered calls, closed up
5/5/21	3.35	A.W.	Completed daily checklist, answered calls, closed up
5/7/21	5.13	J.M.	Completed daily checklist, answered calls
5/10/21	5.2	J.M.	Completed daily checklist, answered calls, closed up
5/11/21	5.13	J.M.	Completed daily checklist, answered calls
5/12/21	5.23	J.M.	Completed daily checklist, answered calls, closed up
5/12/21	5.05	M.C.	Completed daily checklist, answered calls, closed up
5/13/21	5.03	I.S.	Completed daily checklist, answered calls, closed up
5/14/21	5.22	J.M.	Completed daily checklist, answered calls
5/17/21	5.15	D.W.	Completed daily checklist, answered calls, closed up
5/18/21	5.17	J.M.	Completed daily checklist, answered calls
5/19/21	5.15	J.M.	Completed daily checklist, answered calls
5/19/21	5.02	M.C.	Completed daily checklist, answered calls, closed up
5/20/21	5	M.C.	Completed daily checklist, answered calls, closed up
5/21/21	5.23	J.M.	Completed daily checklist, answered calls, closed up
5/24/21	5.08	D.W.	Completed daily checklist, answered calls, closed up
5/25/21	5.17	J.M.	Completed daily checklist, answered calls
5/26/21	5.15	J.M.	Completed daily checklist, answered calls, closed up
5/26/21	4.98	B.W.	Completed daily checklist, answered calls, closed up
5/27/21	5	D.W.	Completed daily checklist, answered calls, closed up
5/28/21	5.1	J.M.	Completed daily checklist, answered calls, closed up
5/31/21	4.08	B.W.	Completed daily checklist, answered calls, closed up
5/31/21	7.08	D.W.	Completed daily checklist, answered calls, closed up

126.04

Advanced Direct Marketing Services

3733 Adirolf Rd.

Jacksonville, FL 32207-4719

(V) 904.396.3028 (F) 396.6328

E-mail

jim@adm-service.com


Invoice

DATE	INVOICE #
6/21/2021	143927

BILL TO

TURNBULL CREEK CDD
475 WEST TOWN PLACE STE 114
ST AUGUSTINE FL 32092

116C

P.O. NO.		TERMS	PROJECT	
		With Order		
SERVICE DESCRIPTION		QTY	RATE	AMOUNT
TURNBULL CREEK				
Load, read, <u>convert</u> files; CASS <u>Certify</u> addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for laser imaging		959	0.07821	75.00
Form layout and preparation for merge imaging		1	37.50	37.50
Laser one sheet front & back		959	0.215	206.19
Fold customer materials		959	0.02607	25.00
Customer single color #10 window envelopes		959	0.16981	162.85
Insert one piece into #10 envelope, seal, prep & deliver to BMEU JAX		959	0.095	91.11
Postage 1, 310.51300, 42000		959	0.52	498.68
1, 310.51300, 42500 116C				
				
We look forward to working with you again!		Subtotal \$1,096.33		
		Sales Tax (7.5%) \$0.00		
		Total \$1,096.33		

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

June 18, 2021

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

Bill Number 123169
Billed through 05/31/2021

General Counsel
TURNBL 00001 JLK



15C
1.310.51300.31500

FOR PROFESSIONAL SERVICES RENDERED

05/03/21	JLK	Draft swim team agreement updates and COVID parameters.	0.30 hrs
05/03/21	LMG	Analyze impact of Executive Orders 21-101 and 21-102 on amenity operations.	0.30 hrs
05/04/21	JLK	Review EO ordinance and impacts to District operations.	0.10 hrs
05/04/21	JLG	Review correspondence regarding Fighting Turtles agreement.	0.20 hrs
05/05/21	JLK	Draft budget resolution; draft notices; update/edit and transmit swim team agreement; update budget notices.	0.70 hrs
05/05/21	JLG	Prepare revisions to Fighting Turtles agreement; draft resolution approving FY 2022 proposed budget and notice of public hearing for budget adoption.	0.90 hrs
05/07/21	JLK	Research COVID liability bill, executive orders and work with FIA on recommendations for implementation and best practices.	0.10 hrs
05/10/21	JLK	Review agenda package and prepare for Board meeting, including conference with staff regarding encroachment presentations; review COVID-19 and EO impacts; transmit same.	1.10 hrs
05/12/21	JLK	Confer with MBS regarding financing options and review documents on same; prepare meeting follow up to staff and update resolution for budget increases; update budget documents related to same; confer regarding signage/language for same.	1.20 hrs
05/13/21	JLK	Update/edit and disseminate Fighting Turtles agreement and confer with staff on same.	0.30 hrs
05/15/21	JLK	Review triathlon request and transmit waiver; update license agreement; transmit license policy to staff.	0.40 hrs
05/17/21	JLK	Finalize license and waiver agreements and transmit same; confer regarding interim rate adoption; confer with on site staff regarding online registration information.	0.80 hrs
05/19/21	JLK	Review/edit and transmit deficiency letter for Duval; transmit surplus resolution	0.50 hrs

=====			
		for fencing.	
05/19/21	JLG	Review policies regarding pool hours and confer with staff regarding same; draft Duval Landscaping notice of deficiencies letter; confer with staff regarding Fenced Up proposal and agreement; draft surplus property resolution for chain link fencing; draft resolution declaring FY 2022 budget O&M assessments and confer with staff.	3.30 hrs
05/20/21	JLK	Conference call regarding amenity management status; review/edit and disseminate mulch agreement, resolution for fencing and related documentation; confer regarding corrective signage.	1.20 hrs
05/20/21	JLG	Draft playground mulch installation agreement with First Coast Mulch.	1.00 hrs
05/21/21	JLK	Conference call regarding amenity management information; review/edit and transmit mulch agreement and fencing agreement.	0.60 hrs
05/21/21	JLG	Review and revise playground mulch installation agreement with First Coast Mulch and confer with staff regarding same.	0.30 hrs
05/23/21	JLK	Confer regarding amenity management items; update easement package; confer regarding funding options; transmit amenity guidance.	0.70 hrs
05/24/21	MCE	Review restrictions regarding additional bonds.	0.10 hrs
05/24/21	JLK	Financing call with MBS; call with engineer on cost estimates; call with District manager regarding amenity management contract, financing and meeting agenda; review meeting minutes and provide edits to same; confer regarding status of deficiency letter; confer regarding community dissemination of trespass information.	1.40 hrs
05/24/21	LMG	Confer with Kilinski regarding budget proceedings, amenity issues, and outstanding items for board meeting.	0.30 hrs
05/25/21	JLK	Draft declaring resolution and transmit the same; update financing info; review TA and confer with staff on same.	0.70 hrs
05/25/21	JLG	Confer with district staff and Lambert regarding Fenced-Up proposal and entity agreement should go under.	0.10 hrs
05/26/21	JLG	Draft tennis court fence and gate installation services agreement with Fenced Up.	1.10 hrs
Total fees for this matter			\$3,646.50

MATTER SUMMARY

Gillis, Jennifer L. - Paralegal	6.90 hrs	125 /hr	\$862.50
Kilinski, Jennifer L.	10.10 hrs	260 /hr	\$2,626.00
Gentry, Lauren M.	0.60 hrs	215 /hr	\$129.00
Eckert, Michael C.	0.10 hrs	290 /hr	\$29.00

TOTAL FEES \$3,646.50

TOTAL CHARGES FOR THIS MATTER**\$3,646.50****BILLING SUMMARY**

Gillis, Jennifer L. - Paralegal	6.90 hrs	125 /hr	\$862.50
Kilinski, Jennifer L.	10.10 hrs	260 /hr	\$2,626.00
Gentry, Lauren M.	0.60 hrs	215 /hr	\$129.00
Eckert, Michael C.	0.10 hrs	290 /hr	\$29.00

TOTAL FEES

\$3,646.50

TOTAL CHARGES FOR THIS BILL**\$3,646.50****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

STATEMENT

June 18, 2021

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

Bill Number 123170
Billed through 05/31/2021

15C
1,310.51300.31500

Monthly Meeting

TURNBL 00101 JLK

FOR PROFESSIONAL SERVICES RENDERED

05/11/21 JLK Travel to/from and attend Board meeting.

Total fees for this matter \$1,500.00

DISBURSEMENTS

Travel 54.80

Total disbursements for this matter \$54.80

MATTER SUMMARY

TOTAL FEES	\$1,500.00
TOTAL DISBURSEMENTS	\$54.80
TOTAL CHARGES FOR THIS MATTER	\$1,554.80

BILLING SUMMARY

TOTAL FEES	\$1,500.00
TOTAL DISBURSEMENTS	\$54.80
TOTAL CHARGES FOR THIS BILL	\$1,554.80

Please include the bill number with your payment.





369C

1.330.57200, 49400
Spec. events

June 11, 2021

Invoice #07032021

Bill To: Turnbull Creek CDD
101 West Positano Ave.
St. Augustine, FL 32092

Contact: Erick Hutchinson
murabellamanager@rmsnf.com

Date of Service: July 3, 2021

Murabella (Holiday Pool Party)
101 West Positano Ave.
St. Augustine, FL 32092
5 pm – 8 pm

Amount Due: \$350.00
(Net 14 days from date of service)

Payable To: Kenneth Baxley
Mailing: 118 Minwill Cir
Georgetown, FL 32139



General Fund

Date	Amount	Authorized By
June 15, 2021	\$ 40.00	Ernesto Torres

RIVERSIDE MANAGEMENT SERVICES INC 163

ASAP	1.300.20700.10200
------	-------------------

John Hancock Cleaning Deposit. Vendor made out to Turnbull Creek CDD

Check should have been issued to RMS.

(Attach supporting documentation for request.)

(Attach supporting documentation for request.)



Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 59
Invoice Date: 6/15/2021
Due Date: 6/15/2021
Case:
P.O. Number:

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

163C

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		42.70	42.70
Facility Maintenance 1.330.57200.34000			
<div>RECEIVED JUN 21 2021 By _____</div>			
Total			\$42.70
Payments/Credits			\$0.00
Balance Due			\$42.70

6.21.21
OK

Period Ending 06/05/21

DISTRICT
TURNBULL CREEK

<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
6/21/21	Waterworkd FlexFile 5/8" Diab x50' Water Hose	29.98	F.S.
6/21/21	Leaktite 2 gallon Bucket	7.96	F.S.
6/21/21	Leaktite 2 gallon Bucket Lid	4.76	F.S.
TOTAL		<u>\$42.70</u>	

10	11	12 14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
04/30		Balance Forward						\$475.68
05/31	MC-568540-05312021	Finance Charge						\$7.14
05/03 05/03	I03351578-05032021	NOTICE OF MEETING TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that the Board of Supervisors (Board) of the Turnbull Creek Community	SA St Augustine Record	1.00 x 7.7500	7.75	1	\$8.98	\$69.60
05/03 05/03	I03351578-05032021	NOTICE OF MEETING TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that the Board of Supervisors (Board) of the Turnbull Creek Community	SA St Aug Record Online	1.00 x 7.7500	7.75	1	\$8.97	\$69.52
05/31 05/31	I03357522-05312021	Notice of Meeting 6-8-2021	SA St Augustine Record	1.00 x 4.0000	4	1	\$8.98	\$35.92
05/31 05/31	I03357522-05312021	Notice of Meeting 6-8-2021	SA St Aug Record Online	1.00 x 4.0000	4	1	\$8.97	\$35.88
PREVIOUS AMOUNT OWED:				\$475.68				
NEW CHARGES THIS PERIOD:				\$210.92				
CASH THIS PERIOD:				\$0.00				
DEBIT ADJUSTMENTS THIS PERIOD:				\$7.14				
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00				
We appreciate your business.								

Notice of Meeting
June 8
1.310.51300.48000
4c

RECEIVED
JUN 10 2021

\$71.80

\$71.80

Notice of Meeting
June 8

1.310.51300.48000
4c



INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

SBI

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$218.06		\$0.00	\$475.68	\$0.00	\$0.00		\$693.74
ADVERTISER INFORMATION								
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME	
	05/01/2021 - 05/31/2021		18409		18409		TURNBULL CREEK CDD/MURA BELLA/	

MAKE CHECKS PAYABLE TO

The St. Augustine Record

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

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

ADVERTISING INVOICE and STATEMENT

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	05/01/2021 - 05/31/2021		TURNBULL CREEK CDD/MURA BELLA/
COMPANY	20	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT
SA 7		\$693.74	\$0.00
			NET 15 DAYS
21	CURRENT NET AMOUNT	22	30 DAYS
	\$218.06		\$0.00
			\$475.68
			\$0.00
4	PAGE #	5	BILLING DATE
	1		05/31/2021
		6	BILLED ACCOUNT NUMBER
			18409
		7	ADVERTISER/CLIENT NUMBER
			18409
		24	STATEMENT NUMBER
			0000091657

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2243

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

Tue, Jun 1, 2021
8:40:33AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

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: 0003357522-01

Start: 05/31/2021

Placement: SA Legals

Copy Line: NOTICE OF MEETING TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of

Caller: Sarah Sweeting

Issues: 1

Rep: Chris ISC-Landry

Paytype: BILL

Stop: 05/31/2021

Lines	46
Depth	4.00
Columns	1
Price	\$71.80

NOTICE OF MEETING TURNBULL CREEK COMMUNITY DEVELOPMENT DIS- TRICT

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District will be held on Tuesday, June 8, 2021, at 6:30 p.m., at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at this meeting is advised that person will need a record of the 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
0003357522 May 31, 2021

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# 0003357522-01

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 **Notice of Meeting 6-8-2021** was published in said newspaper on **05/31/2021**.

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.

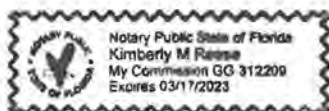
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of JUNE 1 2021

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

Kimberly M. Reese
(Signature of Notary Public)



NOTICE OF MEETING
TURNBULL CREEK
COMMUNITY DEVELOPMENT DIS-
TRICT

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Ernesto Torres
District Manager
0003357522 May 31, 2021



General Fund

Date	Amount	Authorized By
June 15, 2021	\$ 1,871.03	Sheryl Fulks

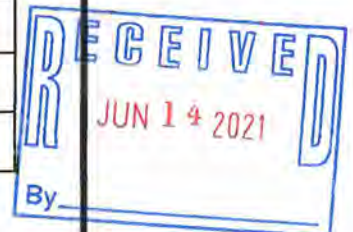
Turnbull Creek CDD- Hancock 2016 Revenue Account #303

001-300-20700-10500

3/11/21	St Johns Cty Tax Dist	8	1,868.67
4/8/21	St Johns Cty Tax Dist	Interest	2.36

\$ 1,871.03

(Attach supporting documentation for request.)



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/04/21	00038	2/17/21 66693	202102 600-53800-60000	POND WATER FOUNTAIN	*	5,449.25	
FUTURE HORIZONS, INC.							5,449.25 000107
TOTAL FOR BANK B						5,449.25	
TOTAL FOR REGISTER						5,449.25	

TURN TURNBULL CREEK BPEREGRINO

Future Horizons, Inc.

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

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

INVOICE

Invoice Number: 66693
Invoice Date: Feb 17, 2021
Page: 1

Bill To:

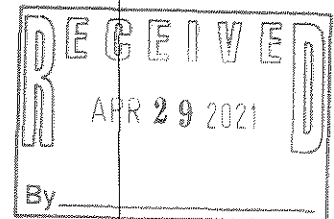
Turnbull Creek CDD
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32145

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Turnbull01	Per Quote	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver	2/15/21	4/3/21

Quantity	Item	Description	Unit Price	Amount
1.00	Kasco 8400JF	2hp 240v Display Aerator with black 3-section float, 150' power cord, C-85 control box, 3x50' black moor ropes and top and bottom screens Serial # 1201J848581	4,066.27	4,066.27
1.00	Kasco LED3C11	Three Fixture Light Kit with industrial grade composite plastic material by Kasco Marine with 150' of underwater cable Serial # 0250LEDC3619	732.98	732.98
1.00	Aerator Service	Installation and Labor Option # 2 Replace the existing 2hp 3 phase fountain with a new 2hp 1 phase fountain. The existing fountain was testing bad and showing that there was a short in the motor. Unit comes with a Three Year Warranty, Lights come with a One Year Warranty.	450.00	450.00



Subtotal	5,249.25
Sales Tax	
Freight	200.00
Total Invoice Amount	5,449.25
Payment/Credit Applied	
TOTAL	5,449.25

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

CR 3813
33,6538.60

Pond water
fountain
Cap Outlay

D.

**AGREEMENT BETWEEN THE TURNBULL CREEK COMMUNITY DEVELOPMENT
DISTRICT AND COUR VALANT, LLC, D/B/A FIRST COAST MULCH FOR THE
INSTALLATION OF LANDSCAPE MULCH**

This agreement ("**Agreement**") is made and entered into this 24th day of May, 2021 ("**Effective Date**"), 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 (the "**District**"), and

COUR VALANT, LLC, a Florida limited liability company, **D/B/A FIRST COAST MULCH**, a Florida limited liability company, whose principal address is 4672 Race Track Road, St. Johns, Florida 32259 ("**Contractor**" and, together with the District, the "**Parties**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"), and by ordinance adopted by St. Johns County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District wishes to retain an independent contractor to supply and install certain mulch (the "**Mulch**") within the playground area consistent with the scope of services set forth in the attached **Exhibit A**, and which is incorporated herein by this reference, including, without limitation, all materials and labor (the "**Services**"); and

WHEREAS, Contractor represents and warrants to the District that it is qualified, capable, and willing to provide such Services and the District desires to enter into this Agreement with Contractor for the same; and

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

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

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

SECTION 2. SCOPE OF SERVICES; TERM.

- A.** Contractor agrees to provide all materials, tools, skill, and labor necessary to perform the Services, as described in **Exhibit A**. The Services include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including but not limited to, the Mulch, all tools, supplies, insurance, and other materials or services (including without limitation all packing, loading, or freight) necessary to deliver and install the goods. The Mulch shall be of merchantable quality and shall be fit for the use intended, including but not limited to industry standards. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.
- B.** Contractor shall commence the Services identified in **Exhibit A** on no later than the Effective Date of this Agreement, and the Services shall be completed on or before **August 1, 2021**. Time is of the essence with respect to the Services, and Contractor shall not deviate from the schedule without District's prior written consent. District may terminate this Agreement or any part thereof or reject delivery of goods or the performance of Services if such delivery or performance is not in material accordance with the specifications of this Agreement, including the schedule. Contractor shall indemnify the District for all loss and damage of whatever nature caused by such delay or failure, excepting only delays for causes beyond Contractor's reasonable control.
- C.** Contractor agrees to perform the Services to the satisfaction of the District, in a first-class and workmanlike manner, and using the highest level of professional skill, care and diligence. Contractor shall perform the Services in conformity with accepted standards of safety and the District's specifications as may be promulgated by the District from time to time. This Agreement further grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** In the event the District, in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of services satisfactorily completed and for materials actually incorporated into the Services.
- E.** Contractor shall report directly to the District Manager or his or her designee. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to commence repairs for any damage resulting from Contractor's activities and work within twenty-four (24) hours, and Contractor agrees to complete such repairs within a reasonable amount of time.

- F. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery, and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A. The District shall pay Contractor the amount of **Four Thousand Nine Hundred Five Dollars (\$4,905.00)** for the Services and the provision of the Mulch, as identified in **Exhibit A**. This compensation includes all materials and labor provided for in **Exhibit A**, permitting, installation, shipping and delivery costs, and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services. The Contractor shall remit to the District an invoice upon the completion of Services and the invoice shall be due and payable within thirty days (30) days of receipt by the District.
- B. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY; DAMAGE TO PROPERTY. The Contractor warrants to the District that all Mulch furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. Contractor warrants that the materials and labor involved in the provision of the Mulch shall conform at a minimum to the 2010 and 2012 ADA Standards for Accessible Design, as may be updated from time to time. Contractor shall replace, or repair warranted items to the District's satisfaction and at the District's discretion.

Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient, or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

SECTION 5. INSURANCE.

- A.** Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Worker's Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

- B.** The District, its agents, staff, consultants, and supervisors shall be named as an additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.
- C.** If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

- A.** Contractor agrees to defend, indemnify, and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, or for the materials provided hereunder, including litigation, mediation, arbitration, appellate, or settlement

proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault.

- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including but not limited to all applicable local, State, and Federal laws, ADA regulations, and other rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanics' liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within five (5) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions

and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 11. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 12. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement, shall be obtained and paid for by the Contractor.

SECTION 13. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 14. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 15. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 16. AGREEMENT. This instrument, together with **Exhibit A**, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to

the subject matter of this Agreement. **Exhibit A** is incorporated herein only to the extent that it states the Services for the labor and materials to be provided under this Agreement. To the extent of any conflict between this instrument and **Exhibit A**, this instrument shall control.

SECTION 17. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 18. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 19. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be hand-delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the parties, as follows:

A. If to District: Turnbull Creek Community
Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32746
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: Cour Valant, LLC
d/b/a First Coast Mulch
4672 Race Track Road
St. Johns, Florida 32259
Attn: _____

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 District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. 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 in this Agreement.

SECTION 20. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of

the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 21. APPLICABLE LAW AND VENUE. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA WITHOUT REFERENCE TO THE PRINCIPLES OF CONFLICT OF LAWS. EXCEPT FOR ACTIONS SEEKING INJUNCTIVE RELIEF (WHICH MAY BE BROUGHT IN ANY APPROPRIATE JURISDICTION), SUITS UNDER THIS AGREEMENT SHALL ONLY BE BROUGHT IN A COURT OF COMPETENT JURISDICTION IN THE COUNTY OF ST. JOHNS, STATE OF FLORIDA. THIS CHOICE OF VENUE IS INTENDED BY THE PARTIES TO BE MANDATORY AND NOT PERMISSIVE IN NATURE, AND TO PRECLUDE THE POSSIBILITY OF LITIGATION BETWEEN THE PARTIES WITH RESPECT TO, OR ARISING OUT OF, THIS AGREEMENT IN ANY JURISDICTION OTHER THAN THAT SPECIFIED IN THIS SECTION. EACH PARTY WAIVES ANY RIGHT IT MAY HAVE TO ASSERT THE DOCTRINE OF FORUM NON CONVENIENS OR SIMILAR DOCTRINE OR TO OBJECT TO VENUE WITH RESPECT TO ANY PROCEEDING BROUGHT IN ACCORDANCE WITH THIS SECTION.

SECTION 22. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Ernesto Torres ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor 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 Contractor 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 Contractor'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 Contractor, the Contractor 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE

CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT ETORRES@GMSNF.COM, (904) 940-5850, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 23. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 24. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT

DocuSigned by:

Ernesto Torres

DocuSigned by:

Secretary/Assistant Secretary

DocuSigned by:

[Signature]

DocuSigned by:

Chairperson, Board of Supervisors

WITNESS:

COUR VALANT, LLC,
D/B/A FIRST COAST MULCH

By: _____

Print Witness Name

By: *[Signature]*

Its: *MR*

Exhibit A: Scope of Services

EXHIBIT A Scope of Services



First Coast Mulch
4672 Race Track Rd
St Johns, FL 32259
(904) 254-5366
bobbyk@firstcoastmulch.com

Estimate

ADDRESS

Riverside Management
Services
9555 Florida Mining
Blvd. W, Bldg. 300,
Suite 305
Jacksonville, FL 32257

SHIP TO

Mirra Bella H.O.A.
165 Toscana Lane
St Augustine FL
Jerry: 248 807 2763

ESTIMATE #

2645

DATE

03/23/2021

ACTIVITY

QTY RATE

AMOUNT

Mulch Installation: Playground Chips

Installation of IPEMA Certified chips
<https://www.cpsc.gov/safety-education/safety-guides/playgrounds>
101 West Postano Ave
Photo 1, 2 and 3

41 45.00 1,845.00

Mulch Installation: Playground Chips

Installation of IPEMA Certified chips
<https://www.cpsc.gov/safety-education/safety-guides/playgrounds>
165 Toscana Ln
Photo 4, 5 and 6

29 45.00 1,305.00

Mulch Installation: Playground Chips

Installation of IPEMA Certified chips
<https://www.cpsc.gov/safety-education/safety-guides/playgrounds>
121 East Franchetta
Photos 7, 8 and 9

39 45.00 1,755.00

Thank you for the opportunity to bid your project. We look forward to working with you soon! Please note that there is a 3% surcharge for all credit card payments.

TOTAL

\$4,905.00

Accepted By _____

Accepted Date _____

Please note that there is a 3% surcharge for all credit card payments.