

TURNBULL CREEK
Community Development District

November 9, 2021

AGENDA

Turnbull Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.turnbullcreekcdd.com

November 2, 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, November 9, 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 (*regarding agenda items listed below*)
- III. Staff Reports
 - A. Landscape Manager (*Presenter: Trimac*)
 1. Inspection Checklist
 - B. Engineer (*Presenter: JMT*)
- IV. Consideration of Duval Landscape Final Invoice (*Presenter: Ernesto Torres*)
- V. Consideration of Request to Repaint 2nd Tennis Court with Pickleball Lines
- VI. Consideration of Landscape Enhancement
- VII. Consideration of Entry Monuments Landscape Enhancement
- VIII. Consideration of Resolution 2022-01, Designating Registered Agent and Registered Office
- IX. Consideration of Resolution 2022-02, Amending the Fiscal Year 2021 Budget

- X. Staff Reports (Part 2)
 - A. Attorney (*Presenter: Jennifer Kilinski*)
 - 1. Needs Analysis that Districts Providing Wastewater or Stormwater Management Services Must Complete by June 30, 2022
 - 2. Prompt Payment Requirements
 - 3. Public Records Exemptions for Addresses and Other Information Associated with Certain Officers, Judges, etc.
 - B. Manager (*Presenter: Ernesto Torres*)
 - C. Operation Manager – (*Presenter: James Schieszer*)
 - 1. Memorandum
 - D. Amenity Center Update (*Presenter: Erick Hutchinson*)
- XI. Supervisor's Requests and Public Comments
- XII. Approval of Consent Agenda (*Presenter: Ernesto Torres*)
 - A. Approval of Minutes of the September 14, 2021 Meeting
 - B. Balance Sheet as of October 31, 2021 and Statement of Revenues & Expenditures for the Period Ending October 31, 2021; Month-to-Month Income Statement; Assessment Receipt Schedule
 - C. Approval of Check Register
 - D. Ratification of Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank
 - E. Ratification of Hold Harmless and License Agreement
- XIII. Adjournment (*Next Scheduled Meeting – January 11, 2022 @ 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

FOURTH ORDER OF BUSINESS



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

INVOICE

Date	Invoice No.
09/01/21	12939
Terms	Due Date
Net 40	10/11/21

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
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\$25,339.00	
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Please detach top portion and return with your payment.

DESCRIPTION

TOTAL

#9694 - Turnbull Creek CDD- Renewal 2020 September 2021

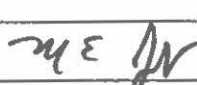
\$25,339.00

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

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 9-28-21
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 & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1 - 5	<div style="border: 1px solid black; padding: 5px; transform: rotate(-5deg);"> <p>Too wet will mow if possible near end of week Came back & mowed area after drying</p> <p>Too wet as well</p> </div>	
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,	Pipe clogged + holding water	
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 Confirmation shall be given to owner for proof & chemical	✓ Treated Ponds down from Pacetti rd	
Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda seas		
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 X X X X X X X X	
1 Turf Areas		Comments
All lawn areas (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 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, 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 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: 1 / San Giacomo entrance (420 plants per installation) 1 / Pacetti Rd / Terrancina Dr (85 plants per installation) 1 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: 9-20-21
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 & 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 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 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		
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	✓	Spot treated
Shrub & Tree Pest Control		Comments

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Shrubs & Trees Pest Control inspected bi-weekly	✓	
3.0 Fertilization	X	X X X X X X X X X X
1 Turf Areas	✓	Comments
All 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	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, 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 leaks 4" pipe, Timer repairs, vandalism.		
Mulching		Comments
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	✓	
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 / Terrancina 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: 9-13-21	
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 & 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 & 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 Confirmation shall be given to owner for proof & chemical	✓	Two Applications on Pacetti	
Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda seas			
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
Lawn areas (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)	✓	fertilizing phase material + trees all month.
the 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, 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		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, December)	✓	
Areas of seasonal color are:		
Entrance / 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): <i>ME [Signature]</i>		Signature (Operations Manager) :

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Duval)		Week Starting: 9/6/21
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	✓	
Tuesday - Verona Way, Park & SR16 Entrance / Ponds # 6, 7, 8, 9, 15 & 16	✓	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	✓	Some areas too wet to mow
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	✓	Some areas of walking paths under water
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	✓	Spraying of all berms
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)	✓	Palms trimmed including out of contract palms
Berms	Comments	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	✓	Pre-emergent applied
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 "Terminator" products (Not Top Choice) as needed	✓	Areas spot treated around playing fields
Shrub & Tree Pest Control	Comments	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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
All lawn areas (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) The 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
Check 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 timer 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 & November) 3" depth	✓ ✓	
Seasonal Color		Comments
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) 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): <i>ME [Signature]</i>		Signature (Operations Manager) :

FIFTH ORDER OF BUSINESS



QUOTE

DATE: OCTOBER 14, 2021

BILL TO: James Schieszer
Murabella
101 W Positano
St Augustine, FL
Email: jschieszer@rmsnf.com

Prepared By: Chris Manis
Project Manager
1909 Parental Home Rd. Suite 1
Jacksonville, FL. 32216
Mobile: 904.465.3362
Email: chris.prosealedasphalt@gmail.com

****THIS IS A 3-PG. DOCUMENT. PLEASE INTIAL, SIGN & RETURN****

JOB LOCATION	PAYMENT TERMS
101 W Positano St. Augustine, FL.	50% Deposit; 50% Remainder Due Upon Completion

TYPE OF SERVICE	DESCRIPTION	LINE TOTAL
Line Striping	<ul style="list-style-type: none"> Add pickle ball court striping to existing tennis court 	\$1,000.00
Advanced Clean	<ul style="list-style-type: none"> If required due to lot condition at time of contract an additional fee of \$500-\$1000.00 per day would be added to the invoice. Process-Using a 3-wheel broom power sweep and remove dust/debri prior to seal coating. 	N/A
Mobilization Fee	<ul style="list-style-type: none"> Job is priced to be completed in (1) mobilizations. Each additional mobilization due to lack of access to the job site or conditions not arising out of weather or not the result of PSA's doing, will be billed at \$1,200.00 per mobilization. 	N/A
Total Charge		\$1,000.00

****PAYMENT TERMS: 50% DEPOSIT; 50% REMAINDER DUE UPON COMPLETION. 100% OF BALANCE MUST BE PAID PRIOR TO COMPLETION OF ANY PUNCHOUT AND/OR WARRANTY WORK. INVOICES NOT PAID IN FULL WILL BE SUBJECT TO LATE FEES OUTLINED FURTHER IN THE CONTRACT.****

Please send all billing related inquiries to: ProSealedAsphalt@gmail.com-
PLEASE NOTE THAT ALL INVOICES THAT ARE NOT PAID BY THE 15TH DAY AFTER COMPLETION WILL INCUR A FEE OF 2.5%.

This is a quotation on the services described above. Price is valid for 30 days, if work has not started within 30 days of above date, price is subject to change. Work guaranteed for three (3) months against defective workmanship and material excluding normal traffic wear/tear subjected to the conditions below:

SIXTH ORDER OF BUSINESS

Trimac Outdoor
PO Box 8699, 1880 Eastwest Pkwy
Fleming Island, FL 32006 US
(904) 505-4694
Jillf@trimacoutdoor.com
www.trimacoutdoor.com



Estimate

ADDRESS

Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

SHIP TO

Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

ESTIMATE 4748
DATE 10/26/2021

JOB | SCOPE
Landscape Enhancements

ACTIVITY	QTY	RATE	AMOUNT
Amenity Area: Remove and Replace 1 Dead Sylvester palm tree 8'ct in Parking island	1	2,660.00	2,660.00
Ragusa: Replace 6 Cedar Trees 7 gal	6	55.00	330.00
Ragusa: Install Mulch around Cedars (15 Bags)	15	8.00	120.00
Entrance to Amenity: (Fill In) 100 asiatic Jasmine 1 gal	100	7.00	700.00
TOTAL			\$3,810.00

Accepted By

Accepted Date

SEVENTH ORDER OF BUSINESS

Authorization for Extra Work



Job Name:	MuraBella		
Attention:	Jim Schieszer		
RE:	Soccar Field		
City, ST:	Jacksonville, Florida		
Estimator	Todd Murphy		
Date:	September 22, 2021		
Phone:		904-891-6793	
Work Classification			
Irrigation		Tree Trimming	
Enhancements		X Other	

Material and Labor Based on the Following Landscape Enhancements

DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D COST
Option 1:			\$	\$ -
Labor based on the following	mhr	32	\$ 45.00	\$ 1,440.00
Spray Herbicide (To kill weeds)		1	\$ 500.00	\$ 500.00
Aeration of Field		1	\$ 1,500.00	\$ 1,500.00
Overseed area <u>43,200 sf</u> w/ Double eagle Bermuda Seed	80lb	5	\$ 200.00	\$ 1,000.00
Fertilizer 24-0-11	50/b	6	\$ 75.00	\$ 450.00
<i>180 X 240 ft</i>			Total	\$ 4,890.00
Option 2:			\$	\$ -
Labor based on the following	mhr	8	\$ 45.00	\$ 360.00
Spray Herbicide (To kill weeds)		1	\$ 500.00	\$ 500.00
Fertilizer (Milorganite)	50/b	6	\$ 85.00	\$ 510.00
Remove all turf and weeds, (Sod Cutter) Grade area & Install Bermuda Sod (419)	SqFt	43,200	\$ 1.63	\$ 70,200.00
			Total	\$ 71,570.00
Dispatch and deliver of Materials		1	\$ 300.00	\$ 300.00
Disposal of Debris	CY	216	\$ 15.00	\$ 3,240.00
			\$	\$ -
		Option 1	Total	\$ 5,190.00
		Option 2	Total	\$ 75,110.00

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or All materials shall conform to bid specifications.
- Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
- Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
- Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will \$1,000,000 limit of liability.
- Liability: Contractor shall indemnify the Client/Owner and its agents and employees from and against any liabilities that arise out of

the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole Client/Owner.

7. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring
8. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed become an extra charge over and above the estimate.
9. Access to Jobsite: Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. Invoicing: Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice. In the event the schedule work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within Thirty (30) days upon
11. Termination: This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) work days advance will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in
12. Assignment: The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this
13. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual company will not be liable for any additional costs or damages for additional work not described herein, or liable for any conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

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APPROVAL INFORMATION:

Note: Trimac Outdoor Can Not Warranty Any Sod and/or Plant Material With Out Proper Irrigation Coverage

Authorized By:

Date:

Work Order #:

Authorization for Extra Work



Job Name:	MuraBella		
Attention:	Jim Schieszer		Jacksonville, Florida
RE:	Landscape Enhancements		
City, ST:			Phone: 904-891-6793
Estimator	Todd Murphy		Work Classification
Date:	September 21, 2021		
			Irrigation _____ Tree Trimming _____ Enhancements <input checked="" type="checkbox"/> Other _____

Material and Labor Based on the Following Landscape Enhancements

DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D COST
SR 16 Entranceway:			\$	\$ -
			\$	\$ -
Center Island (Monument Sign)			\$	\$ -
Remove Schilling, Rose, Existing Mulch & Grade area	mhr	16	\$ 45.00	\$ 720.00
Install:			\$	\$ -
Sunshine Ligustrum	3 gal	50	\$ 35.00	\$ 1,750.00
Dwarf Bottle Brush	3 gal	24	\$ 25.00	\$ 600.00
Apostle Iris	3 gal	3	\$ 18.00	\$ 54.00
Blue Plumbago	3 gal	16	\$ 16.00	\$ 256.00
Topiary Spiral Juniper	7 gal	3	\$ 225.00	\$ 675.00
8 Relocated Schilling (Round)	mhr	3	\$ 45.00	\$ 135.00
Fox Tail Fern	3 gal	48	\$ 16.00	\$ 768.00
Sweet Potato Vine (Purple)	4"	20	\$ 2.50	\$ 50.00
			Total	\$ 5,008.00
			\$	\$ -
Center Island (rear tip)			\$	\$ -
Remove Schilling, Existing Mulch & Grade area	mhr	12	\$ 45.00	\$ 540.00
Install:			\$	\$ -
Dwarf Podocarpus (Pringles)	3 gal	56	\$ 25.00	\$ 1,400.00
Card Board Palm	3 gal	16	\$ 25.00	\$ 400.00
Thyallis	3 gal	30	\$ 16.00	\$ 480.00
Dwarf Oleander	3 gal	24	\$ 16.00	\$ 384.00
Blue Daze	1 gal	35	\$ 7.50	\$ 262.50
			Total	\$ 3,466.50
			\$	\$ -
Incomming side:			\$	\$ -
Remove Existing Plants, Mulch & Grade area	mhr	16	\$ 45.00	\$ 720.00
Install:			\$	\$ -
Queen Emma (Purple Crinum lily)	15 gal	3	\$ 125.00	\$ 375.00
Variegated Ginger	3 gal	28	\$ 20.00	\$ 560.00
Loropetalum (Plum)	7 gal	6	\$ 55.00	\$ 330.00
Thyallis	3 gal	8	\$	\$ 8.00
Sunshine Ligustrum	3 gal	30	\$ 35.00	\$ 1,050.00
Dwarf Bottle Brush	3 gal	24	\$ 25.00	\$ 600.00
Card Board Palm	3 gal	30	\$ 25.00	\$ 750.00
26 Relocated Jack Frost Ligustrum	mhr	8	\$ 45.00	\$ 360.00
Topiary Spiral Juniper	7 gal	1	\$ 225.00	\$ 225.00
Blue Daze	1 gal	60	\$ 7.50	\$ 450.00

Liriope Big Blue	1 gal	100	\$ 7.00	\$	700.00
Sweet Potato Vine (Purple)	4"	20	\$ 2.50	\$	50.00
Burmuda (419) sod	Pallet	3	\$ 600.00	\$	1,800.00
			Total	\$	7,978.00
			\$	\$	-
Outgoing side:			\$	\$	-
Remove Existing Plants, Mulch & Grade area	mhr	16	\$ 45.00	\$	720.00
Install:			\$	\$	-
Queen Emma (Purple Crinum lily)	15 gal	2	\$ 125.00	\$	250.00
Variegated Ginger	3 gal	15	\$ 20.00	\$	300.00
Loropetalum (Plum)	7 gal	6	\$ 55.00	\$	330.00
Thyallis	3 gal	18	\$	\$	18.00
Sunshine Ligustrum	3 gal	30	\$ 35.00	\$	1,050.00
Dwarf Bottle Brush	3 gal	24	\$ 25.00	\$	600.00
Card Board Palm	3 gal	30	\$ 25.00	\$	750.00
26 Relocated Jack Frost Ligustrum	mhr	8	\$ 45.00	\$	360.00
Topiary Spiral Juniper	7 gal	1	\$ 225.00	\$	225.00
Blue Daze	1 gal	60	\$ 7.50	\$	450.00
Liriope Big Blue	1 gal	100	\$ 7.00	\$	700.00
Sweet Potato Vine (Purple)	4"	20	\$ 2.50	\$	50.00
Burmuda (419) sod	Pallet	2	\$ 600.00	\$	1,200.00
			Total	\$	7,003.00
			\$	\$	-
Install Brown Mulch	CY	40	\$ 55.00	\$	2,200.00
			\$	\$	-
Dispatch and Delivery of all Materails		1	\$ 450.00	\$	450.00
			\$	\$	-
Disposal of all debris	CY	50	\$ 15.00	\$	750.00
			\$	\$	-
			\$	\$	-
SUB-TOTAL:			\$ 26,855.50		
Tax % (if Applicable)	0.00%	TAX:	\$ -		
TOTAL:			\$ 26,855.50		

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3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
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APPROVAL INFORMATION:

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Authorized By:

Date:

Work Order #:

Authorization for Extra Work



Job Name:	MuraBella		Jacksonville, Florida	
Attention:	Jim Schieszer			
RE:	Landscape Enhancements		Phone: 904-891-6793	
City, ST:			Work Classification	
Estimator	Todd Murphy		Irrigation _____ Tree Trimming _____	
Date:	September 21, 2021		Enhancements <input checked="" type="checkbox"/> Other _____	

Material and Labor Based on the Following Landscape Enhancements

DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D COST
SR 16 Entranceway:			\$	\$ -
			\$	\$ -
Center Island (Monument Sign)			\$	\$ -
Remove Schilling, Rose, Existing Mulch & Grade area	mhr	16	\$ 45.00	\$ 720.00
Install:			\$	\$ -
Sunshine Ligustrum	3 gal	50	\$ 35.00	\$ 1,750.00
Dwarf Bottle Brush	3 gal	24	\$ 25.00	\$ 600.00
Apostle Iris	3 gal	3	\$ 18.00	\$ 54.00
Blue Plumbago	3 gal	16	\$ 16.00	\$ 256.00
Topiary Spiral Juniper	7 gal	3	\$ 225.00	\$ 675.00
8 Relocated Schilling (Round)	mhr	3	\$ 45.00	\$ 135.00
Fox Tail Fern	3 gal	48	\$ 16.00	\$ 768.00
Sweet Potato Vine (Purple)	4"	20	\$ 2.50	\$ 50.00
			Total	\$ 5,008.00
			\$	\$ -
Center Island (rear tip)			\$	\$ -
Remove Schilling, Existing Mulch & Grade area	mhr	12	\$ 45.00	\$ 540.00
Install:			\$	\$ -
Dwarf Podocarpus (Pringles)	3 gal	56	\$ 25.00	\$ 1,400.00
Card Board Palm	3 gal	16	\$ 25.00	\$ 400.00
Thyallis	3 gal	30	\$ 16.00	\$ 480.00
Dwarf Oleander	3 gal	24	\$ 16.00	\$ 384.00
Blue Daze	1 gal	35	\$ 7.50	\$ 262.50
			Total	\$ 3,466.50
			\$	\$ -
Incomming side:			\$	\$ -
Remove Existing Plants, Mulch & Grade area	mhr	16	\$ 45.00	\$ 720.00
Install:			\$	\$ -
Queen Emma (Purple Crinum lily)	15 gal	3	\$ 125.00	\$ 375.00
Variegated Ginger	3 gal	28	\$ 20.00	\$ 560.00
Loropetalum (Plum)	7 gal	6	\$ 55.00	\$ 330.00
Thyallis	3 gal	8	\$	\$ 8.00
Sunshine Ligustrum	3 gal	30	\$ 35.00	\$ 1,050.00
Dwarf Bottle Brush	3 gal	24	\$ 25.00	\$ 600.00
Card Board Palm	3 gal	30	\$ 25.00	\$ 750.00
26 Relocated Jack Frost Ligustrum	mhr	8	\$ 45.00	\$ 360.00
Topiary Spiral Juniper	7 gal	1	\$ 225.00	\$ 225.00
Blue Daze	1 gal	60	\$ 7.50	\$ 450.00

Liriope Big Blue	1 gal	100	\$ 7.00	\$	700.00
Sweet Potato Vine (Purple)	4"	20	\$ 2.50	\$	50.00
Burmuda (419) sod	Pallet	3	\$ 600.00	\$	1,800.00
			Total	\$	7,978.00
			\$	\$	-
Outgoing side:			\$	\$	-
Remove Existing Plants, Mulch & Grade area	mhr	16	\$ 45.00	\$	720.00
Install:			\$	\$	-
Queen Emma (Purple Crinum lily)	15 gal	2	\$ 125.00	\$	250.00
Variegated Ginger	3 gal	15	\$ 20.00	\$	300.00
Loropetalum (Plum)	7 gal	6	\$ 55.00	\$	330.00
Thyallis	3 gal	18	\$	\$	18.00
Sunshine Ligustrum	3 gal	30	\$ 35.00	\$	1,050.00
Dwarf Bottle Brush	3 gal	24	\$ 25.00	\$	600.00
Card Board Palm	3 gal	30	\$ 25.00	\$	750.00
26 Relocated Jack Frost Ligustrum	mhr	8	\$ 45.00	\$	360.00
Topiary Spiral Juniper	7 gal	1	\$ 225.00	\$	225.00
Blue Daze	1 gal	60	\$ 7.50	\$	450.00
Liriope Big Blue	1 gal	100	\$ 7.00	\$	700.00
Sweet Potato Vine (Purple)	4"	20	\$ 2.50	\$	50.00
Burmuda (419) sod	Pallet	2	\$ 600.00	\$	1,200.00
			Total	\$	7,003.00
			\$	\$	-
Install Brown Mulch	CY	40	\$ 55.00	\$	2,200.00
			\$	\$	-
Dispatch and Delivery of all Materails		1	\$ 450.00	\$	450.00
			\$	\$	-
Disposal of all debris	CY	50	\$ 15.00	\$	750.00
			\$	\$	-
			\$	\$	-
SUB-TOTAL:			\$ 26,855.50		
Tax % (if Applicable)	0.00%	TAX:	\$ -		
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Authorized By:

Date:

Work Order #:

Authorization for Extra Work



Job Name:	MuraBella		Jacksonville, Florida	
Attention:	Jim Schieszer			
RE:	Landscape Enhancements		Phone:	904-891-6793
City, ST:			Work Classification	
Estimator	Todd Murphy		Irrigation	Tree Trimming
Date:	September 21, 2021		Enhancements	X Other

Material and Labor Based on the Following Landscape Enhancements

DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D COST
Pacetti Entranceway:			\$	\$ -
			\$	\$ -
Center Island (Monument Sign)			\$	\$ -
Remove Schilling, Rose, Existing Mulch & Grade area	mhr	20	\$ 45.00	\$ 900.00
Install:			\$	\$ -
Sunshine Ligustrum	3 gal	28	\$ 35.00	\$ 980.00
Dwarf Bottle Brush	3 gal	16	\$ 25.00	\$ 400.00
Apostle Iris	3 gal	3	\$ 18.00	\$ 54.00
Blue Plumbago	3 gal	8	\$ 16.00	\$ 128.00
Topiary Spiral Juniper	7 gal	3	\$ 225.00	\$ 675.00
Fox Tail Fern	3 gal	38	\$ 16.00	\$ 608.00
Sweet Potato Vine (Purple)	4"	20	\$ 2.50	\$ 50.00
Dwarf Oleander	3 gal	40	\$ 16.00	\$ 640.00
Thryallis	3 gal	24	\$ 16.00	\$ 384.00
Dwarf Podocarpus (Pringles)	3 gal	96	\$ 25.00	\$ 2,400.00
			Total	\$ 7,219.00
			\$	\$ -
Center Island (Middle)			\$	\$ -
Remove Holly trees, Existing Mulch, Relocate Flax Lily & Grade area	mhr	16	\$ 45.00	\$ 720.00
Install:			\$	\$ -
Arborcolia	3 gal	140	\$ 16.00	\$ 2,240.00
Relocated Flax Lily (140)	mhr	23	\$ 45.00	\$ 1,035.00
Spartin Juniper (Fill In where Holly were removed)	7 gal	20	\$ 55.00	\$ 1,100.00
			Total	\$ 5,095.00
			\$	\$ -
Center Island (rear tip)			\$	\$ -
Remove Hawthorn, Holly trees, Existing Mulch & Grade area	mhr	16	\$ 45.00	\$ 720.00
Install:			\$	\$ -
Sunshine Ligustrum	3 gal	36	\$ 35.00	\$ 1,260.00
Card Board Palm	3 gal	30	\$ 25.00	\$ 750.00
Jack Frost Ligustrum	3 gal	48	\$ 16.00	\$ 768.00
Blue Daze	1 gal	40	\$ 7.50	\$ 300.00
Liriope Big Blue	1 gal	28	\$ 7.00	\$ 196.00
Perrenial Peanut	1 gal	300	\$ 8.00	\$ 2,400.00
			Total	\$ 6,394.00
			\$	\$ -

Outgoing side:				\$	\$	-
Remove Existing Plants, Mulch & Grade area	mhr	16		\$ 45.00	\$	720.00
Install:				\$	\$	-
Loropetalum (Plum)	7 gal	5		\$ 55.00	\$	275.00
Thyallis	3 gal	8		\$	\$	8.00
Sunshine Ligustrum	3 gal	30		\$ 35.00	\$	1,050.00
Card Board Palm	3 gal	20		\$ 25.00	\$	500.00
Jack Frost Ligustrum	3 gal	32		\$ 16.00	\$	512.00
Mammy Croton (Pot)	3 gal	4		\$ 18.00	\$	72.00
Blue Daze	1 gal	60		\$ 7.50	\$	450.00
Liriope Big Blue	1 gal	30		\$ 7.00	\$	210.00
Sweet Potato Vine (Purple)	4"	20		\$ 2.50	\$	50.00
Burmuda (419) sod	Pallet	2		\$ 600.00	\$	1,200.00
				Total	\$	5,047.00
Incomming side:				\$	\$	-
Remove Existing Plants, Mulch & Grade area	mhr	16		\$ 45.00	\$	720.00
Install:				\$	\$	-
Loropetalum (Plum)	7 gal	5		\$ 55.00	\$	275.00
Thyallis	3 gal	8		\$	\$	8.00
Sunshine Ligustrum	3 gal	30		\$ 35.00	\$	1,050.00
Card Board Palm	3 gal	20		\$ 25.00	\$	500.00
Jack Frost Ligustrum	3 gal	32		\$ 16.00	\$	512.00
Mammy Croton (Pot)	3 gal	4		\$ 18.00	\$	72.00
Blue Daze	1 gal	60		\$ 7.50	\$	450.00
Liriope Big Blue	1 gal	30		\$ 7.00	\$	210.00
Sweet Potato Vine (Purple)	4"	20		\$ 2.50	\$	50.00
Burmuda (419) sod	Pallet	1		\$ 600.00	\$	600.00
				Total	\$	4,447.00
				\$	\$	-
Install Brown Mulch	CY	35		\$ 55.00	\$	1,925.00
				\$	\$	-
Dispatch and Delivery of all Materails		1		\$ 450.00	\$	450.00
				\$	\$	-
Disposal of all debris	CY	50		\$ 15.00	\$	750.00
				\$	\$	-
				\$	\$	-
			SUB-TOTAL:	\$ 31,327.00		
Tax % (If Applicable)		0.00%	TAX:	\$ -		
			TOTAL:	\$ 31,327.00		

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8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice. In the event the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within Thirty (30) days
11. **Termination:** This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) work days advance will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in
12. **Assignment:** The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual company will not be liable for any additional costs or damages for additional work not described herein, or liable for any conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Trimac Outdoor within Thirty(30) days after billing, Trimac Outdoor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

APPROVAL INFORMATION:

Note: Trimac Outdoor Can Not Warranty Any Sod and/or Plant Material With Out Proper Irrigation Coverage

Authorized By:

Date:

Work Order #:



MuraBella SR 16 Entrance





\$3466.50

MuraBella SR 16 Entrance





out going & Incoming \$14,981.00

MuraBella SR 16 Entrance





MuraBella SR 16 Entrance





MuraBella

Pacetti Road Entrance





MuraBella

Pacetti Road Entrance



EIGHTH ORDER OF BUSINESS

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of records keeping and accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

Section 1. Ernesto Torres is hereby designated as Registered Agent for the District.

Section 2. The District's Registered Office shall be located at Governmental Management Services - North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Section 3. In accordance with Section 189.014(1), *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this resolution with St. Johns County and the Florida Department of Economic Opportunity.

Section 4. This Resolution shall become effective on upon its adoption.

PASSED AND ADOPTED THIS 9TH DAY OF NOVEMBER, 2021.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

NINTH ORDER OF BUSINESS

RESOLUTION 2022-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Turnbull Creek Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for fiscal year 2021, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The Capital Reserve Fund Budget are hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 9th day of November, 2021 and be reflected in the monthly and fiscal Year End 9/30/21 Financial Statements and Audit Report of the District

*Turnbull Creek
Community Development District*

by: _____
Chairman

Attest:

by: _____
Secretary

RESOLUTION 2019-03

EXHIBIT A

Turnbull Creek
Community Development District
General Fund
Budget Amendment
For the Period ending September 30, 2021

	Adopted Budget	Add (Decrease)	Budget Amendment	Actual Thru 9/30/21
<u>Revenues:</u>				
Maintenance Assessments	\$1,126,149	\$14,333	\$1,140,482	\$1,140,482
Interest/Miscellaneous	\$2,000	\$12,623	\$14,623	\$14,623
Amenities Revenue	\$3,000	\$2,071	\$5,071	\$5,071
Total Revenues	\$1,131,149	\$29,027	\$1,160,176	\$1,160,176

Expenditures:

Administrative

Supervisor Fees	\$5,600	\$1,400	\$7,000	\$7,000
FICA Expense	\$428	\$107	\$536	\$536
Engineering (Yuro & Associates, LLC)	\$13,000	\$17,970	\$30,970	\$30,970
Arbitrage (Grau)	\$2,400	\$3,000	\$5,400	\$5,400
Dissemination (GMS & Disclosure Services)	\$2,850	\$0	\$2,850	\$2,300
Trustee (US Bank)	\$14,620	\$0	\$14,620	\$13,890
Attorney (HGS)	\$47,000	\$0	\$47,000	\$41,676
Tax Roll Assessments (GMS)	\$5,000	\$0	\$5,000	\$5,000
Annual Audit (Berger Toomb)	\$3,525	\$220	\$3,745	\$3,745
Management Fees (GMS)	\$45,000	\$0	\$45,000	\$45,000
Information Technology (GMS)	\$1,600	\$0	\$1,600	\$1,600
Telephone	\$450	\$750	\$1,200	\$1,200
Postage	\$800	\$147	\$947	\$947
Printing & Binding	\$1,800	\$0	\$1,800	\$1,447
Insurance (FIA)	\$9,035	\$0	\$9,035	\$8,625
Legal Advertising	\$1,400	\$1,869	\$3,269	\$3,269
Other Current Charges	\$1,000	\$0	\$1,000	\$741
Office Supplies	\$170	\$0	\$170	\$19
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175
Website Compliance (GMS)	\$1,200	\$0	\$1,200	\$1,200

Administrative Expenses	\$157,053	\$25,463	\$182,517	\$174,739
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Amenity Center

Insurance (FIA)	\$16,134	(\$1,649)	\$14,485	\$14,485
Pest Control (Turner Pest Control)	\$3,123	(\$300)	\$2,823	\$2,756
Repairs & Replacements	\$36,000	\$27,600	\$63,600	\$63,412
Recreational Passes	\$800	\$21	\$821	\$821
Office Supplies	\$1,100	\$2,500	\$3,600	\$3,587
Other Current Charges	\$540	\$0	\$540	\$540
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$7	\$2,007	\$2,007

Utilities

Water & Sewer (STCUD)	\$10,900	\$533	\$11,433	\$11,433
Electric (FPL)	\$36,000	(\$3,000)	\$33,000	\$29,700
Telephone/Internet (Comcast)	\$3,800	\$0	\$3,800	\$3,743

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

	Adopted Budget	Add (Decrease)	Budget Amendment	Actual Thru 9/30/21
<u>Amenity Center Cont'd.</u>				
<u>Management Contracts</u>				
Lifeguards/Pool Monitors (RMS)	\$31,245	\$0	\$31,245	\$25,819
Facilty Monitor (RMS)	\$24,200	\$0	\$24,200	\$23,852
Facility Management (RMS)	\$61,000	\$0	\$61,000	\$61,000
Facility Attendants (RMS)	\$16,200	(\$3,000)	\$13,200	\$12,515
Field Operations (RMS)	\$51,259	\$0	\$51,259	\$51,259
Facility Maintenance (RMS)	\$49,000	\$43	\$49,043	\$49,043
Pool Maintenance (RMS)	\$14,317	\$0	\$14,317	\$13,900
Pool Chemicals (POOLSURE)	\$13,524	\$0	\$13,524	\$13,524
Janitorial Services (RMS)	\$9,064	\$0	\$9,064	\$8,800
Common Area Waste Collection (RMS)	\$18,300	\$0	\$18,300	\$18,300
Program Director (RMS)	\$2,575	\$0	\$2,575	\$2,575
Refuse Service (Waste Management)	\$9,840	\$1,268	\$11,108	\$11,108
Security - ENVERA	\$6,409	\$0	\$6,409	\$5,916
Special Events	\$9,000	\$1,235	\$10,235	\$10,235
Holiday Decorations	\$2,000	\$1,380	\$3,380	\$3,380
Pressure Washing	\$0	\$2,950	\$2,950	\$2,950
<u>Amenity Center Expenses</u>	\$428,330	\$29,588	\$457,918	\$446,661
<u>Grounds Maintenance</u>				
Streetlighting (FPL)	\$38,000	\$607	\$38,607	\$38,607
Lake Maintenance (Future Horizons)	\$14,100	\$0	\$14,100	\$14,100
Landscape Maintenance (Duval Landscape)	\$308,700	\$0	\$308,700	\$304,068
Landscape Contingency	\$28,000	\$0	\$28,000	\$22,350
Irrigation Repairs	\$6,000	\$1,700	\$7,700	\$7,700
Capital Reserves	\$212,819	\$0	\$212,819	\$212,819
<u>Grounds Maintenance Expenses</u>	\$607,619	\$2,307	\$609,926	\$599,644
<u>Total Expenses</u>	\$1,193,002	\$57,359	\$1,250,361	\$1,221,044
<u>Excess Revenues (Expenditures)</u>	(\$61,853)	(\$28,331)	(\$90,185)	(\$60,868)
<u>Fund Balance - Beginning</u>	\$61,853	\$28,331	\$90,185	\$474,822
<u>Fund Balance - Ending</u>	\$0	\$0	\$0	\$413,954

TENTH ORDER OF BUSINESS

A.

1.



MEMORANDUM

To: District Manager
District Engineer

From: District Counsel

Date: October 12, 2021

Subject: Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

We are writing with an update regarding the new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s).

The Office of Economic and Demographic Research (“OEDR”) recently promulgated additional details and an excel template for reporting the stormwater needs analyses (attached hereto for reference). Similar documents for the wastewater needs analyses will be available soon at which time we will again supplement this memorandum.

A brief summary of the new law and its requirements were set forth in our previous memorandum, attached to this memorandum for your reference in **Exhibit A**. Please feel free to contact us with any questions.

When is the deadline?

For both wastewater and stormwater, the first analysis must be submitted by **June 30, 2022** and updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should the District take?

- District engineers should review the stormwater needs analysis excel workbook and submit a work authorization for approval by the District’s Board prior to commencing work. We recommend presenting the work authorization to the Board as soon as is practical, but no later than the first quarter of 2022.
- District managers should review the stormwater needs analysis excel workbook and start entering information that is readily available. The district manager may be able to complete the “background information” section and provide data on stormwater O&M expenditures, among other assistance.
- Once the work authorization is approved, the district manager should work with the district engineer to complete the remainder of the stormwater needs analyses with the final version submitted to the District no later than May 15, 2022.



- In some cases, districts may require outside consulting or evaluation to complete the needs analyses. Since the necessity of this additional step may not be immediately apparent, we recommend that district managers begin coordinating with their engineers as soon as possible.

Stormwater Needs Analysis Resources from OEDR

- OEDR website <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>
- Excel Workbook (stormwater needs analysis reporting template)
http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.xlsx
(last updated October 8, 2021)
- PDF Version for (essentially the same as the Excel workbook)
http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.pdf
(last updated October 8, 2021)

Wastewater Needs Analysis Resources from OEDR

- Forthcoming.

Exhibit A



MEMORANDUM

To: District Manager, District Engineer
From: District Counsel
Date: September 7, 2021
Subject: Wastewater Services and Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

We are writing to inform you of a new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s). The requirements relating to wastewater services are found in Section 4 of Chapter 2021-194, Laws of Florida, creating Section 403.9301, Florida Statutes, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, creating Section 403.9302, Florida Statutes (attached hereto for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

What is required?

The Office of Economic and Demographic Research (“OEDR”) is expected to promulgate additional details about the requirements of the needs analyses. However, certain general requirements are set forth in the new law.

For wastewater services, the needs analysis must include:

- a) A detailed description of the facilities used to provide wastewater services.
- b) The number of current and projected connections and residents served calculated in 5-year increments.
- c) The current and projected service area for wastewater services.
- d) The current and projected cost of providing wastewater services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.



- c) The current and projected service area for the stormwater management program or stormwater management system.
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

When is the deadline?

For both wastewater and stormwater, the first analysis must be created by **June 30, 2022**, and the analysis must be updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should districts take?

District engineers and district managers should begin by evaluating what information is already available to the district, and what new information may need to be gathered. Each district should approve a work authorization for their district engineer to create the needs analysis report and should consider proposals for any outside consulting or evaluation that may be necessary, though in most cases we expect this will not be required. In order to provide ample time for completion of the necessary needs analysis reports, we recommend presenting these items for board consideration no later than the first quarter of 2022, or as soon thereafter as is practical. OEDR is anticipated to provide further guidelines for the reporting requirements, none of which we expect to be particularly burdensome, and which will likely include information readily available to districts' engineering and/or environmental professionals. Once we receive further guidance, we will supplement this informational memorandum.

CHAPTER 2021-194

Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 53

An act relating to public works; amending s. 255.0991, F.S.; revising a prohibition relating to any solicitation for construction services paid for with state appropriated funds; amending s. 255.0992, F.S.; revising the definition of the term “public works project”; prohibiting the state or any political subdivision that contracts for a public works project from taking specified action against certain persons that are engaged in a public works project or have submitted a bid for such a project; providing applicability; amending s. 403.928, F.S.; requiring the Office of Economic and Demographic Research to include an analysis of certain expenditures in its annual assessment; creating s. 403.9301, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide wastewater services to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; creating s. 403.9302, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide stormwater management to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; providing a determination and declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 255.0991, Florida Statutes, is amended to read:

255.0991 Contracts for construction services; prohibited local government preferences.—

(2) For any a competitive solicitation for construction services paid for with any in which 50 percent or more of the cost will be paid from state-appropriated funds which have been appropriated at the time of the competitive solicitation, a state college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation to prevent a certified, licensed, or registered contractor,

subcontractor, or material supplier or carrier, from participating in the bidding process that provides a preference based upon:

- (a) ~~The contractor's~~ Maintaining an office or place of business within a particular local jurisdiction;
- (b) ~~The contractor's~~ Hiring employees or subcontractors from within a particular local jurisdiction; or
- (c) ~~The contractor's~~ Prior payment of local taxes, assessments, or duties within a particular local jurisdiction.

Section 2. Paragraph (b) of subsection (1) and subsections (2) and (3) of section 255.0992, Florida Statutes, are amended to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(b) “Public works project” means an activity exceeding \$1 million in value that is of which 50 percent or more of the cost will be paid for with any from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not take the following actions:

(a) Prevent a certified, licensed, or registered contractor, subcontractor, or material supplier or carrier, from participating in the bidding process based on the geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid on a public works project or the residences of employees of such contractor, subcontractor, or material supplier or carrier.

(b) Require that a contractor, subcontractor, or material supplier or carrier engaged in a public works such project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

~~(c)(b) The state or any political subdivision that contracts for a public works project may not~~ Prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work that who is qualified, licensed, or certified as required by state or local law to perform such work from receiving information about public works opportunities or from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to the following:

(a) Contracts executed under chapter 337.

(b) A use authorized by s. 212.055(1) which is approved by a majority vote of the electorate of the county or by a charter amendment approved by a majority vote of the electorate of the county.

Section 3. Paragraph (e) is added to subsection (1) of section 403.928, Florida Statutes, to read:

403.928 Assessment of water resources and conservation lands.—The Office of Economic and Demographic Research shall conduct an annual assessment of Florida's water resources and conservation lands.

(1) WATER RESOURCES.—The assessment must include all of the following:

(e) Beginning with the assessment due January 1, 2022, an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure. As part of this analysis, the office shall periodically survey public and private utilities.

Section 4. Section 403.9301, Florida Statutes, is created to read:

403.9301 Wastewater services projections.—

(1) The Legislature intends for each county, municipality, or special district providing wastewater services to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Domestic wastewater" has the same meaning as provided in s. 367.021.

(b) "Facility" means any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services.

(c) "Treatment works" has the same meaning as provided in s. 403.031(11).

(d) “Wastewater services” means service to a sewerage system, as defined in s. 403.031(9), or service to domestic wastewater treatment works.

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing wastewater services shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the facilities used to provide wastewater services.

(b) The number of current and projected connections and residents served calculated in 5-year increments.

(c) The current and projected service area for wastewater services.

(d) The current and projected cost of providing wastewater services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its service area is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 5. Section 403.9302, Florida Statutes, is created to read:

403.9302 Stormwater management projections.—

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) “Facility” means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) “Stormwater management program” has the same meaning as provided in s. 403.031(15).

(c) “Stormwater management system” has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the

methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 6. The Legislature determines and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:

Name of stormwater utility, if applicable:

Contact Person

Name:

Position/Title:

Email Address:

Phone Number:

Indicate the Water Management District(s) in which your service area is located.

- ☐ Northwest Florida Water Management District (NFWFMD)
- ☐ Suwannee River Water Management District (SRWMD)
- ☐ St. Johns River Water Management District (SJRWMD)
- ☐ Southwest Florida Water Management District (SWFWMD)
- ☐ South Florida Water Management District (SFWMD)

Indicate the type of local government:

- ☐ Municipality
- ☐ County
- ☐ Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

--

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:

- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):

- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	
An illicit discharge inspection and elimination program?	
A public education program?	
A program to involve the public regarding stormwater issues?	
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, <i>etc.</i> ?	
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	
Water quality or stream gage monitoring?	
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i>)?	
A system for managing stormwater complaints?	
Other specific activities?	

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	
Invasive plant management associated with stormwater infrastructure?	
Ditch cleaning?	
Sediment removal from the stormwater system (vacator trucks, other)?	
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	
Street sweeping?	
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	
Non-structural programs like public outreach and education?	
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:		
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:		
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):		
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :		
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):		
Number of stormwater pump stations:		
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):		
Number of stormwater treatment wetland systems:		
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes		
Rain gardens		
Green roofs		
Pervious pavement/pavers		
Littoral zone plantings		
Living shorelines		
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- ☐ Asset management system
- ☐ GIS program
- ☐ MS4 permit application
- ☐ Aerial photos
- ☐ Past or ongoing budget investments
- ☐ Water quality projects

Other(s):

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs					
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	0	0	0	0

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.

[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

[illegible]

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0

Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0
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November 9, 2021

Turnbull Creek Community Development District
ATTN: Ernesto Torres
475 West Town Place
Suite 114
St. Augustine, Florida 32092
P: 904.940.8550 x 403
E: etorres@gmsnf.com

**RE: Turnbull Creek CDD – Engineering Services
CDD Stormwater Management Needs Analysis (Chapter 2021-194, Laws of Florida/HB53)**

Dear Mr. Torres:

As discussed at recent board meetings by your District Counsel, a new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s). The requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, creating Section 403.9302, Florida Statutes (attached hereto for reference). The Office of Economic and Demographic Research (“OEDR”) recently promulgated additional details and an excel template for reporting the stormwater needs analyses. The first analysis must be created by June 30, 2022, and the analysis must be updated every five years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

SCOPE OF SERVICES

JMT will perform the following services to help the CDD complete the stormwater needs analysis spreadsheet:

- **Task 1 – Stormwater Inventory & Cost Estimate** – The template provided by the Office of Economic and Demographic Research requires an inventory of the stormwater facilities owned and maintained by the district be taken and reported. This data will also be required to create the cost estimates required for the 20-year needs analysis including O&M expenditures and Expansion/End of Useful Life costs. JMT will perform the inventory of the CDD’s stormwater facilities using asbuilt plans the CDD has on file already (or these will be acquired through public records). No site inspections are included. JMT will also perform a cost estimate in accordance with the requirements of the template provided for O&M expenditures and Expansion/End of Useful Life costs for the 20-year requirement in 5-year increments.
- **Task 2 – Report & District Management Coordination** – The template provided by the Office of Economic and Demographic Research requires budget information from the last 5 years of stormwater projects/O&M expenditures and budget information for future funding for the next 20-year projections. JMT will coordinate with the District Management staff to obtain the required past records and any future budget data such as reserve studies or budget projection they may have.

Exclusions

- Services provided in conjunction with easements, waivers, variances or denials, O&E reports
- Attendance any Site Visits
- Geotechnical Field & Laboratory Analysis
- Design Plans

To Be Provided By the Owner

- Access to all budget information required per the template
- Any Historical Plans and Surveys for the Site

COMPENSATION

Compensation for these services is shown below (typical direct expenses included).

TASKS	BASIC SERVICES FEE
Task 1 – Stormwater Inventory & Cost Estimate	\$4,030
Task 2 – Report & District Management Coordination	\$1,860
Total	\$5,890

Again, thank you for this opportunity.

Sincerely,

JOHNSON, MIRMIRAN & THOMPSON, INC.



Steve Collins, PhD, PE
Project Manager



CLIENT: Turnbull Creek CDD

PROJECT NAME: Stormwater Needs Analysis

DATE OF ESTIMATE: November 9, 2021

TASK	PRINCIPAL	PROJECT MANAGER	SENIOR ENGINEER	PROJECT ENGINEER	ENGINEER	SENIOR INSPECTOR	INSPECTOR	CLERICAL	TOTAL MANHOURS	TOTAL LABOR COST
Approved Hourly Rate	\$220	\$195	\$175	\$135	\$105	\$105	\$65	\$50		
BASIC SERVICES										
Task 1 - Stormwater Inventory & Cost Estimate	1	4		10	16				31	\$4,030
Task 2 - Report & District Management Coordination		4		8					12	\$1,860
BASIC SERVICES SUBTOTAL	1	8	0	18	16	0	0	0	43	\$5,890
ADDITIONAL SERVICE ALLOWANCES SUBTOTAL	0	0	0	0	0	0	0	0	0	\$0
GRAND TOTAL	1	8	0	18	16	0	0	0	43	\$5,890

C.

Turnbull Creek Community Development District

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

Memorandum

Date: November 9, 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 Timac Outdoors (Todd Murphy) in regard to landscaping issues and updates.
5. Communications with technician 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 Trimac Outdoors.
8. Pressure washing of amenity area
9. Repairs of Bocce Ball court
10. Replaced bumpers on basketball poles, had gate repaired to the dumpster and rotten wood repaired at pool restrooms. We had fence at tennis court raised and dead pines removed in 2 locations.

Amenity Manager: Erick Hutchison

- All rentals and amenities are fully operational and running smoothly
- All high touched surfaces are being sanitized daily
- Request to add additional security cameras around the amenity center
- request to replace palm tree in parking lot

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.

TWELFTH 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, September 14, 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
Chuck Labanowski	Supervisor
Jeremy Vencil	Supervisor

Also Present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Steve Collins	District Engineer
Jim Schieszer	Riverside Management
Erick Hutchinson	Amenity Manager

The following is a summary of the actions taken at the September 14, 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

Public Comments

Mr. Slevin stated we are at the end of the contract and I want to take stock of what has happened. Sharon followed up with you a lot in 2019, you turned it over to Jerry and she contacted him 20-30 times about different things and we find out there is no Exhibit E, which is in the contract. There is supposed to be Exhibit E, documented daily performance for Duval and it doesn't exist. We started to put together a checklist. Diana said she also put together a checklist to hold people accountable. The checklists are worthless, they are all checked off. Where I put the blame on this one is this board. I believe this board has not followed-up, hasn't done due diligence and has let this get out of hand. We are at the end of the contract, the performance

appraisal as far as I can see is 40 dead trees and bushes in the community, berms are a disgrace and two meetings ago there was a significant discussion and I thought there was a lot of good input, Chuck took the follow-up items and all three of you voted to follow-up and get something done. I think we missed the mark, 6-years of this and I think that this board let down the community.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Manager (Presenter: Duval Landscape)

Mr. Schieszer stated Duval is not here today. As everyone knows they are not going to be here after the first of the month. Right now they are keeping up with the grass being cut and that is just about it. We had a lot of rain days and the problems around the ponds are probably the biggest problem we have is trying to keep that cut without putting ruts around the ponds.

I have already met with the new company and meet with them again next week and they are going to try to get things under control in 30-days and I will work with them the best I can to get that done. I welcome your input and I will give that information directly to them.

Mr. DelBene stated they have a community-wide complaint system that we need to have in place before October 1st. I don't see that in the contract.

Mr. Torres stated we can discuss that and make sure that is in the agreement. Jim, did you have any discussions with them about that?

Mr. Schieszer stated we did and I don't believe that is directed towards this community. I was a little concerned about it.

Mr. Labanowski stated it is available and it was recommended that it be available for Jim or anybody on staff because he has no way of following up. If a complaint comes from a homeowner how is Jim going to know there is a complaint unless the complaint goes directly to Jim and Jim logs it in?

Mr. Vencil asked are the tickets that are submitted to you, visible to everybody so ten people don't send the same email?

Mr. DelBene stated that is not how it was pitched to us. It was pitched as a community-wide system of reporting and that is what it should remain as. If that is not what they are going to live up to then we have to have a different conversation.

Mr. Labanowski stated Duval still owes us a number of days because of bad weather. Can we recoup that?

Ms. Kilinski stated I recall we talked about that at the last meeting. In an ideal world what would happen is there would be a handoff between the companies – we would notice Duval of the deficiencies before the contract expiration and the District would withhold the last payment so that we have leverage to get the contractor to address the deficiencies and also provide services the last month of their contract. It would also require the new contractor to acknowledge the condition of the landscaping and that their contract contemplated the condition when they bid. It is a problem every time you switch landscapers. You do have some authority under your contract to do that, particularly if they are not performing the scope of services.

Mr. Torres stated Jim, I need you to ensure that you note anything not performed and you need to put a price to it so we can withhold the payment.

Mr. Schieszer stated I would hold the last check and put together whatever backup we need.

B. Engineer (Presenter: JMT)

1. 2021 Engineer's Report Notes

Mr. Collins stated we sent you photos we took after a rain. One I want to bring to your attention is the broken pipe near Verona Way, north of the pond and east of Verona Way there is a cul-de-sac on a trail with a drain in the middle and it looks like what happens when a pipe beaks or splits you start getting a lot of seepage and it creates a little sinkhole.

Mr. Schieszer stated I will take a look at that. You said there was a sinkhole last time and there was one over by the drain and we filled it in. We did not dig it up, but I will check it.

2. Jogging Trail Assessment Report

Mr. Collins stated I had a question about the soccer field where you are getting flooding. Does that happen right after a storm that there is standing water in that field or is it just that it is really spongy all the time?

Mr. Vencil stated if it rains every two or three days, that standing water does not go away. It takes 3-4 days.

Mr. Collins stated that is what I thought and that is when I told you that the design for that pond is higher than the elevation of your soccer field. I shared with you the estimate we put

together to try to drain some of that water out and raise the low portion of the jogging trail so folks could use it. When we brought that to you before you were upset about the price. I didn't know if it is something we can talk about later or just ignore.

Mr. Vencil stated it is something we are going to have to talk about later. One thing I didn't see on your report is the bocce ball court is damaged and floods as well.

Mr. Collins asked is it damaged because of flooding?

Mr. Vencil stated no, it looks like Duval ran into it. One of the brackets is bent off and a hazard. Maybe Jim can take a look at that.

Mr. Schieszer stated I will take a look at it. There has been standing water there since I have been here.

Mr. Collins stated we can design and install an underdrain system to alleviate the standing water.

The only other item that I had was the pond bank repair contract and I talked to Boudreaux and they are ready to roll as soon as you are.

Mr. DelBene asked wasn't that the contract with the \$5,000 permit fee associated with it?

Mr. Collins stated they said they were not going to be doing the permitting. The fee is \$250 top get our ----- with DEP and we drafted that application because the limit of the disturbance is greater than an acre so you need to get an ----- with DEP indicating that you are going to be performing a construction activities larger than an acre. Once they review that we will have permission to move forward with the construction.

Mr. Torres asked do you want to consider that agreement because I know it hasn't been signed.

The next item taken out of order.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Boudreaux's Pro Grade for Pond Bank Maintenance

Mr. DelBene stated it is \$126,234.20. Is there any contingency built into that price?

Mr. Torres stated there is a 10% withhold. They say payment upon completion, there are no draws.

Mr. Collins stated we also have written into the contract that they were going to have a kickoff meeting with a member of the community or your board to communicate things that would

be important to them, such as where they will be able to stockpile materials. You don't want to leave it up to the contractor to decide that.

Mr. DelBene asked shouldn't that be a member of the staff, not a member of the board?

Mr. Collins stated whoever is going to be overseeing the project.

Mr. DelBene stated I'm going to defer that to our management company.

A resident asked what assurance do you have that this repair will do what you expect it to do?

Mr. Collins stated it has been our experience that most of these ponds have steep slopes and have sod up to the edge of the water. They do tend to fail over time, the wave action of the water tends to erode the banks and they get steeper. This community is 15 years old and they are starting to see some problems. If you were to simply regrade and resod it would have a life expectancy of maybe 10-15 years, but we proposed here to put down a plastic geoweb underneath the sod, which should allow it to withstand that wave action and last much longer. We are proposing something that will hopefully will be a much longer term solution. In terms of your question, you can't warrant erosion.

A resident stated I know you can't, I meant that it was done right, that there not be defects when all was said and done.

Mr. DelBene stated there is a one-year workmanship and materials warranty built into the contract. If we have a bad storm and it wipes everything out, we have to start over. As you heard him say earlier our soccer field is below the drainage level, everything that has to do with the drains and how water runs in here just chalk it up to the developer. This is the most cost-effective option we had presented. They are not getting started until December or January I think we are okay with the contract and we may need to amend the type of grass that is in the contract. Ask the contractor which grass will do better in drought conditions and we may have to amend the contract to go with that.

On MOTION by Mr. DelBene seconded by Mr. Vencil with all in favor the agreement with Boudreaux's Pro Grade for pond bank maintenance was approved subject to amending the type of grass.
--

FOURTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Agreement with Trimac (Presenter: Ernesto Torres)

Mr. Torres stated I will take comments and Jennifer and I can go back and make those changes before sending it for signature. Paragraph 2 lists the exhibits, Exhibit A is scope of services, Exhibit B is the actual bid, Exhibit C is the maps and plans. You will see the scheduling has been pointed out in the agreement, the contractor is scheduled to be onsite a minimum of five-days per week, Monday through Friday. We will have to update the reporting services with the designee to be Jim rather Jerry as listed. We do have the deficiencies and penalties that we can add the language for the app. Under the same paragraph HII, you will see the fine to the contractor if they do not comply with the agreement and actual contract. Exhibit A points out the height of the cuts. Exhibit B is the pricing and it is \$281,428 for the contract.

Mr. DelBene asked do they have the areas established for mowing?

Mr. Torres stated I know Jerry had something like that with Duval, I think it would be easy to duplicate.

Mr. Schieszer stated I sent it to them, that starts here on Monday and ends on the perimeter on Friday.

Mr. DelBene stated let them establish their own schedule, but we want that schedule. Is one of their crew going to swing by the clubhouse daily?

Mr. Schieszer stated yes, I want to see them and know they are here and I want to know where they are going to be working. I'm going to have a daily checklist that will be a backup for the weeklies.

Mr. DelBene stated let us know how this goes and if it gets too burdensome, we need to know.

Ms. Kilinski stated I don't know if they enter the same information on the app it may be easier for Jim to compile and keep track of rather than a hard copy. We will talk to them and see if that might be feasible.

On MOTION by Mr. DelBene seconded by Ms. Burks with all in favor the landscape maintenance agreement with Trimac was approved.
--

SIXTH ORDER OF BUSINESS

Staff Reports (Part 2)

A. Attorney - (Presenter: Jennifer Kilinski)

Resolution on Meeting Notice

Ms. Kilinski stated your rules of procedure are the rules that govern general operations of the district from a legal and statutory perspective. Within those Rules, Rule 1.3, the District is required to notice all of its meetings in a newspaper seven-days in advance of regular meetings. This resolution will change that requirement and allow you to public and rely on your annual meeting notice, which you publish pursuant to Florida law, and then continue to advertise your meetings the ways you have typically been doing it, via website, and through the HOA, you send out email blasts and you also put up a bulletin board. People have plenty of opportunities for notice. There is not a statutory requirement that you notice those regular meetings 7-days in advance. It will be a cost savings to the District. However, if you have a public hearing for your budget or a special meeting, or other meetings that differ from your annual meeting schedule that was published, than you will still need to do a separate ad, but otherwise you can rely on your annual meeting publishing and continue to advertise as you normally do on your website. This is a waiver of that rule of procedure. The reason I didn't bring back rules of procedure is because you have to do rulemaking and rule development, which is pretty expensive to do and I suggest you wait to do that until there are significant statutory changes that will result in significant changes to those rules and for now rely on the resolution that would waive that rule requirement.

On MOTION by Mr. Labanowski seconded by Mr. DelBene with all in favor Resolution 2021-09 was approved.

B. Manager - (Presenter: Ernesto Torres)

There being none, the next item followed.

C. Operation Manager – (Presenter: James Schieszer)

Mr. Schieszer stated we have been dealing with ongoing issues with Duval and that has taken up a lot of our time. I met with Trimac and will meet with them again on the 22nd.

We are working on getting a swing set replaced in Pescara. I ordered it about 6-weeks ago and it will be delivered at the end of December. The drinking fountain came earlier than I thought it would and it has been installed. There is a ripped sunscreen over here and it will be about \$1,989 to replace. I didn't know if you wanted to do that right away or not. It is not ripping any more.

On MOTION by Mr. Labanowski seconded by Mr. DelBene with three in favor and Mr. Vencil opposed staff was authorized to replace the sunscreen behind the baseball field in the amount of \$1,989.

D. Amenity Center Update (Presenter: Erick Hutchinson)

1. Memorandum

Mr. Hutchinson stated you wanted me to follow-up on donations for the pool heater and at this time it is tabled until maybe next year. I was also to follow-up with amenity soccer because Ancient City Soccer said they would provide \$4,000 to repair the soccer field and the answer is Vesta will not match.

Mr. Torres stated I had a discussion with Andy and he would like to provide longer term maintenance to that field, more than we are getting now. I expressed we had a contract with Trimac and are limited to that, but I think they are looking at additional maintenance. I told him we will engage with the board when the time comes. Is this specific to the drain?

Mr. Hutchinson stated I think they just want better grass.

Mr. Schieszer stated to aerate it and such and I have requested that from Trimac and put them in touch with Andy.

2. Tree Removal

Mr. Hutchinson stated this item was tabled to give me an opportunity to talk to the county and in order to replace the River Birches we have a couple choices. Whatever we replace it with has to be some kind of canopy tree, it doesn't need to be in that exact location or we could replace it with another tree in the same location. Any canopy tree is going to give us the same problems. There is a loophole, a palm tree and if you clump them in a group of three are considered to be canopy and they have to be a minimum of 4" caliper and I have a quote for three of the cheapest palms that would fit that criteria. Three queen palms would be under \$1,400 for all three, to do six it would be \$2,800. If we replace the other River Birch with a canopy, we will push it back so we don't have the issues of the leaves going in the pool.

On MOTION by Mr. DelBene seconded by Mr. Vencil with three in favor and Mr. Labanowski opposed staff was authorized to purchase and install six queen palm trees to replace the two River Birches by the pool in the amount of \$2,800.

3. Stair Climber Proposal

This item tabled.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

Ms. Randolph asked if someone in a community has a piece of gym equipment that is in excellent condition, can they donate it to the gym?

EIGHTH ORDER OF BUSINESS

Approval of Consent Agenda (Presenter: Ernesto Torres)

- A. Approval of Minutes of the August 2, 2021 Special Meeting and August 10, 2021 Meeting**
- B. Balance Sheet as of August 31, 2021 and Statement of Revenues & Expenditures for the Period Ending August 31, 2021; Month-to-Month Income Statement; Assessment Receipt Schedule**
- C. Approval of Check Register**

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

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – November 9, 2021 at 6:30 p.m.

Mr. Torres stated the next meeting will be November 9, 2021 at 6:30 p.m.

On MOTION by Mr. Labanowski seconded by Mr. DelBene with all in favor the meeting adjourned at 8:04 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Turnbull Creek

Community Development District

Unaudited Financial Reporting
September 30, 2021

Turnbull Creek
Community Development District
Combined Balance Sheet
September 30, 2021

	<u>Governmental Fund Types</u>				
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Capital Reserve</u>	<u>Totals (Memorandum Only)</u>
<u>Assets:</u>					
Cash - Wells Fargo	---	---	---	\$371,433	\$371,433
Cash - Hancock Bank	\$170,890	---	---	---	\$170,890
<u>Investments:</u>					
Investment - SBA	\$42	---	---	---	\$42
Investment-General Account	\$266,552	---	---	---	\$266,552
<u>Series 2015 A1-A2</u>					
Revenue	---	\$228,795	---	---	\$228,795
Reserve A1	---	\$388,520	---	---	\$388,520
Reserve A2	---	\$106,797	---	---	\$106,797
Prepayment A1	---	\$518	---	---	\$518
Prepayment A2	---	\$1	---	---	\$1
Construction	---	---	\$1	---	\$1
COI	---	---	\$2,743	---	\$2,743
<u>Series 2015 B1-B2</u>					
Revenue B	---	\$29,288	---	---	\$29,288
Reserve B1	---	\$31,829	---	---	\$31,829
Reserve B2	---	\$9,554	---	---	\$9,554
Prepayment B1	---	\$2,406	---	---	\$2,406
Prepayment B2	---	\$1,634	---	---	\$1,634
Redemption	---	\$105	---	---	\$105
<u>Series 2016</u>					
Reserve	---	\$115,771	---	---	\$115,771
Revenue	---	\$70,245	---	---	\$70,245
Prepaid Expenses	\$27,552	---	---	---	\$27,552
Due From Other	\$17	---	---	---	\$17
Assessment Receivable	\$10,650	\$12,779.57	---	---	\$23,429
Total Assets	\$475,703	\$998,243	\$2,744	\$371,433	\$1,848,123
<u>Liabilities:</u>					
Accounts Payable	\$19,115	---	---	\$0	\$19,115
Accrued Expenses	\$42,634	---	---	---	\$42,634
<u>Fund Balances:</u>					
Assigned General Fund	\$61,853	---	---	---	\$61,853
Restricted for Debt Service	---	\$998,243	---	---	\$998,243
Restricted for Capital Projects	---	---	\$2,744	---	\$2,744
Nonspendable	\$27,552	---	---	---	\$27,552
Unassigned	\$324,549	---	---	\$371,433	\$695,982
Total Liabilities and Fund Equity	\$475,703	\$998,243	\$2,744	\$371,433	\$1,848,123

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

	Adopted Budget	Prorated Thru 09/30/21	Actual Thru 09/30/21	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$1,126,149	\$1,126,149	\$1,140,482	\$14,333
Interest/Miscellaneous	\$2,000	\$2,000	\$14,623	\$12,623
Amenities Revenue	\$3,000	\$3,000	\$5,071	\$2,071
Total Revenues	\$1,131,149	\$1,131,149	\$1,160,176	\$29,027

Expenditures:

Administrative

Supervisor Fees	\$5,600	\$5,600	\$7,000	(\$1,400)
FICA Expense	\$428	\$428	\$536	(\$107)
Engineering (Yuro & Associates, LLC)	\$13,000	\$13,000	\$30,970	(\$17,970)
Arbitrage (Grau)	\$2,400	\$2,400	\$5,400	(\$3,000)
Dissemination (GMS & Disclosure Services)	\$2,850	\$2,850	\$2,300	\$550
Trustee (US Bank)	\$14,620	\$14,620	\$13,890	\$730
Attorney (HGS)	\$47,000	\$47,000	\$41,676	\$5,324
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$5,000	\$0
Annual Audit (Berger Toomb)	\$3,525	\$3,525	\$3,745	(\$220)
Management Fees (GMS)	\$45,000	\$45,000	\$45,000	\$0
Information Technology (GMS)	\$1,600	\$1,600	\$1,600	\$0
Telephone	\$450	\$450	\$1,200	(\$750)
Postage	\$800	\$800	\$947	(\$147)
Printing & Binding	\$1,800	\$1,800	\$1,447	\$353
Insurance (FIA)	\$9,035	\$9,035	\$8,625	\$410
Legal Advertising	\$1,400	\$1,400	\$3,269	(\$1,869)
Other Current Charges	\$1,000	\$1,000	\$741	\$259
Office Supplies	\$170	\$170	\$19	\$152
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance (GMS)	\$1,200	\$1,200	\$1,200	\$0

Administrative Expenses	\$157,053	\$157,053	\$174,739	(\$17,686)
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Amenity Center

Insurance (FIA)	\$16,134	\$16,134	\$14,485	\$1,649
Pest Control (Turner Pest Control)	\$3,123	\$3,123	\$2,756	\$367
Repairs & Replacements	\$36,000	\$36,000	\$63,412	(\$27,412)
Recreational Passes	\$800	\$800	\$821	(\$21)
Office Supplies	\$1,100	\$1,100	\$3,587	(\$2,487)
Other Current Charges	\$540	\$540	\$540	\$0
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$2,000	\$2,007	(\$7)

Utilities

Water & Sewer (STCUD)	\$10,900	\$10,900	\$11,433	(\$533)
Electric (FPL)	\$36,000	\$36,000	\$29,700	\$6,300
Telephone/Internet (Comcast)	\$3,800	\$3,800	\$3,743	\$57

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

	Adopted Budget	Prorated Thru 09/30/21	Actual Thru 09/30/21	Variance
<u>Amenity Center Cont'd.</u>				
<u>Management Contracts</u>				
Lifeguards/Pool Monitors (RMS)	\$31,245	\$31,245	\$25,819	\$5,426
Facility Monitor (RMS)	\$24,200	\$24,200	\$23,852	\$348
Facility Management (RMS)	\$61,000	\$61,000	\$61,000	\$0
Facility Attendants (RMS)	\$16,200	\$16,200	\$12,515	\$3,685
Field Operations (RMS)	\$51,259	\$51,259	\$51,259	\$0
Facility Maintenance (RMS)	\$49,000	\$49,000	\$49,043	(\$43)
Pool Maintenance (RMS)	\$14,317	\$14,317	\$13,900	\$417
Pool Chemicals (POOLSURE)	\$13,524	\$13,524	\$13,524	(\$0)
Janitorial Services (RMS)	\$9,064	\$9,064	\$8,800	\$264
Common Area Waste Collection (RMS)	\$18,300	\$18,300	\$18,300	\$0
Program Director (RMS)	\$2,575	\$2,575	\$2,575	\$0
Refuse Service (Waste Management)	\$9,840	\$9,840	\$11,108	(\$1,268)
Security - ENVERA	\$6,409	\$6,409	\$5,916	\$493
Special Events	\$9,000	\$9,000	\$10,235	(\$1,235)
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	\$428,330	\$446,661	(\$18,331)
<u>Grounds Maintenance</u>				
Streetlighting (FPL)	\$38,000	\$38,000	\$38,607	(\$607)
Lake Maintenance (Future Horizons)	\$14,100	\$14,100	\$14,100	\$0
Landscape Maintenance (Duval Landscape)	\$308,700	\$308,700	\$304,068	\$4,632
Landscape Contingency	\$28,000	\$28,000	\$22,350	\$5,650
Irrigation Repairs	\$6,000	\$6,000	\$7,700	(\$1,700)
Capital Reserves	\$212,819	\$212,819	\$212,819	\$0
<u>Grounds Maintenance Expenses</u>	\$607,619	\$607,619	\$599,644	\$7,975
<u>Total Expenses</u>	\$1,193,002	\$1,193,002	\$1,221,044	(\$28,041)
<u>Excess Revenues (Expenditures)</u>	(\$61,853)		(\$60,868)	
<u>Fund Balance - Beginning</u>	\$61,853		\$474,822	
<u>Fund Balance - Ending</u>	\$0		\$413,954	

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>
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Revenues:

<i>Maintenance Assessments</i>	\$0	\$97,446	\$328,618	\$619,232	\$39,215	\$7,345	\$19,788	\$0	\$18,188	\$0	\$0	\$10,650	\$1,140,482
<i>Interest/Miscellaneous</i>	\$96	\$1,001	\$51	\$2	\$4	\$10,142	\$530	\$4	\$3	\$2,502	\$202	\$85	\$14,623
<i>Amenities Revenue</i>	\$250	\$0	\$1,441	\$0	\$0	\$407	\$481	\$553	\$0	\$1,191	\$749	\$0	\$5,071

Total Revenues

\$346	\$98,447	\$330,110	\$619,234	\$39,220	\$17,894	\$20,799	\$557	\$18,191	\$3,693	\$951	\$10,735	\$1,160,176
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Expenditures:

Administrative

<i>Supervisor Fees</i>	\$800	\$800	\$0	\$600	\$200	\$800	\$0	\$800	\$800	\$0	\$1,600	\$600	\$7,000
<i>FICA Expense</i>	\$61	\$61	\$0	\$46	\$15	\$61	\$0	\$61	\$61	\$0	\$122	\$46	\$536
<i>Engineering</i>	\$688	\$500	\$0	\$375	\$438	\$5,760	\$0	\$5,915	\$0	\$0	\$0	\$17,295	\$30,970
<i>Arbitrage</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400	\$0	\$0	\$3,000	\$0	\$5,400
<i>Dissemination</i>	\$167	\$267	\$167	\$167	\$167	\$367	\$167	\$167	\$167	\$167	\$167	\$167	\$2,300
<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	\$3,208	\$2,912	\$5,443	\$3,608	\$41,676
<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	\$3,745	\$0	\$3,745
<i>Management Fees</i>	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$45,000
<i>Computer Time</i>	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$1,600
<i>Telephone</i>	\$0	\$0	\$0	\$555	\$0	\$225	\$0	\$0	\$0	\$0	\$219	\$201	\$1,200
<i>Postage</i>	\$9	\$11	\$264	\$7	\$56	\$13	\$9	\$41	\$508	\$7	\$0	\$23	\$947
<i>Printing & Binding</i>	\$0	\$6	\$89	\$4	\$41	\$17	\$197	\$18	\$687	\$97	\$26	\$264	\$1,447
<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	\$476	\$2,351	\$0	\$74	\$3,269
<i>Other Current Charges</i>	\$53	\$93	\$125	\$45	\$163	\$36	\$50	\$44	\$12	\$45	\$31	\$44	\$741
<i>Office Supplies</i>	\$1	\$1	\$0	\$0	\$6	\$1	\$0	\$0	\$1	\$0	\$0	\$7	\$19
<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	\$100	\$100	\$100	\$1,200

Administrative Expenses

\$24,416	\$11,067	\$5,780	\$9,906	\$6,914	\$23,370	\$10,471	\$18,703	\$9,903	\$9,562	\$18,337	\$26,312	\$174,739
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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	\$194	\$194	\$647	\$2,756
<i>Repairs & Replacements</i>	\$622	\$3,455	\$2,877	\$15,197	\$4,745	\$2,904	\$5,987	\$2,068	\$2,459	\$2,425	\$4,973	\$15,701	\$63,412
<i>Recreational Passes</i>	\$0	\$0	\$0	\$235	\$0	\$0	\$0	\$245	\$0	\$0	\$0	\$341	\$821
<i>Office Supplies</i>	\$0	\$340	\$743	\$135	\$70	\$43	\$0	\$1,327	\$12	\$689	\$70	\$158	\$3,587
<i>Other Current Charges</i>	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$540
<i>Permit Fees</i>	\$0	\$368	\$0	\$1,289	\$0	\$0	\$0	\$0	\$0	\$350	\$0	\$0	\$2,007

Utilities

<i>Water & Sewer</i>	\$522	\$652	\$769	\$745	\$595	\$2,312	\$823	\$1,133	\$1,091	\$980	\$695	\$1,116	\$11,433
<i>Electric</i>	\$2,756	\$1,770	\$2,132	\$1,940	\$2,330	\$2,227	\$2,528	\$2,455	\$2,566	\$3,031	\$3,041	\$2,924	\$29,700
<i>Telephone/Cable/Internet</i>	\$307	\$307	\$307	\$311	\$313	\$313	\$313	\$315	\$315	\$315	\$315	\$315	\$3,743

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<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	\$6,825	\$5,359	\$0	\$25,819
<i>Facility Monitor</i>	\$1,824	\$1,920	\$2,000	\$2,000	\$2,000	\$2,008	\$2,003	\$2,006	\$2,017	\$2,026	\$2,021	\$2,029	\$23,852
<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	\$5,083	\$5,083	\$5,083	\$61,000
<i>Facility Attendants</i>	\$817	\$978	\$632	\$789	\$1,129	\$910	\$926	\$777	\$1,443	\$1,365	\$1,434	\$1,315	\$12,515
<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	\$4,272	\$4,272	\$4,272	\$51,259
<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	\$4,083	\$4,083	\$4,083	\$49,043
<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	\$1,158	\$1,158	\$1,158	\$13,900
<i>Pool Chemicals (854.91 and 1399.10)</i>	\$855	\$855	\$855	\$855	\$855	\$855	\$1,399	\$1,399	\$1,399	\$1,399	\$1,399	\$1,399	\$13,524
<i>Janitorial Services (733.33)</i>	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$733	\$8,800
<i>Common Area Waste Collection</i>	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$1,525	\$18,300
<i>Program Director (214.58)</i>	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$2,575
<i>Refuse Service</i>	\$848	\$848	\$848	\$952	\$952	\$952	\$952	\$947	\$952	\$952	\$952	\$952	\$11,108
<i>Security - Envera (493)</i>	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$493	\$5,916
<i>Special Events</i>	\$0	\$369	\$91	\$507	\$228	\$314	\$2,776	\$230	\$1,027	\$388	\$1,839	\$2,467	\$10,235
<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	\$34,661	\$36,578	\$38,547	\$39,898	\$46,971	\$446,661
<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	\$3,225	\$3,225	\$3,225	\$38,607
<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	\$1,175	\$1,175	\$1,175	\$14,100
<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	\$25,339	\$25,339	\$25,339	\$304,068
<i>Landscape Contingency</i>	\$9,680	\$0	\$2,250	\$0	\$1,715	\$0	\$0	\$300	\$4,905	\$0	\$0	\$3,500	\$22,350
<i>Irrigation Repairs</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$6,650	\$550	\$0	\$7,700
<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	\$36,389	\$30,289	\$33,239	\$599,644
<i>Total Expenses</i>	\$105,700	\$70,446	\$70,182	\$82,389	\$69,376	\$85,233	\$77,384	\$296,214	\$81,625	\$84,498	\$88,525	\$106,522	\$1,221,044
<i>Excess Revenues (Expenditures)</i>	(\$105,354)	\$28,001	\$259,928	\$536,845	(\$30,156)	(\$67,340)	(\$56,585)	(\$295,657)	(\$63,434)	(\$80,804)	(\$87,574)	(\$95,787)	(\$60,868)

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

	<i>Adopted Budget</i>	<i>Prorated Thru 09/30/21</i>	<i>Actual Thru 09/30/21</i>	<i>Variance</i>
<u>Revenues:</u>				
Interest Income	\$5,000	\$5,000	\$261	(\$4,739)
Assessments	\$985,875	\$985,875	\$998,423	\$12,548
Prepayments A1	\$0	\$0	\$0	\$0
Prepayments A2	\$0	\$0	\$0	\$0
Total Revenues	\$990,875	\$990,875	\$998,684	\$7,809
<u>Expenditures</u>				
<u>Series 2015A-1</u>				
Interest 11/1	\$172,176	\$172,176	\$172,176	\$0
Interest 5/1	\$172,176	\$172,176	\$172,176	\$0
Principal 5/1	\$435,000	\$435,000	\$435,000	\$0
<u>Series 2015A-2</u>				
Interest 11/1	\$51,181	\$51,181	\$51,181	\$0
Interest 5/1	\$51,181	\$51,181	\$51,181	\$0
Principal 5/1	\$100,000	\$100,000	\$100,000	\$0
Special Call 5/1	\$0	\$0	\$15,000	(\$15,000)
Total Expenditures	\$981,715	\$981,715	\$996,715	(\$15,000)
Excess Revenues (Expenditures)	\$9,160	\$9,160	\$1,969	(\$7,191)
<u>Other Sources (Uses)</u>				
Operating Transfer In (Out)	\$0	\$0	\$0	\$0
Total Other Sources(Uses)	\$0	\$0	\$0	\$0
Net Change in Fund Balance	\$9,160	\$9,160	\$1,969	\$7,191
Fund Balance - Beginning	\$235,202	\$235,202	\$731,985	\$496,783
Fund Balance - Ending	\$244,362	\$244,362	\$733,954	\$496,783

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

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>09/30/21</i>	<i>09/30/21</i>	

Revenues:

<i>Interest Income</i>	\$700	\$700	\$25	(\$675)
<i>Assessments</i>	\$78,987	\$78,987	\$79,992	\$1,005
<i>Prepayments B1</i>	\$0	\$0	\$0	\$0
<i>Prepayments B2</i>	\$0	\$0	\$0	\$0

Total Revenues

\$79,687	\$79,687	\$80,017	\$330
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Expenditures

Series 2015B-1

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

Series 2015B-2

<i>Interest 11/1</i>	\$5,313	\$5,313	\$5,431	(\$119)
<i>Interest 5/1</i>	\$5,313	\$5,313	\$5,431	(\$119)
<i>Principal 5/1</i>	\$5,000	\$5,000	\$5,000	\$0
<i>Special Call 5/1</i>	\$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	\$4,992	\$84	
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Other Sources (Uses)

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

\$0	\$0		
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Net Change in Fund Balance

\$4,992 \$84

Fund Balance - Beginning

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

\$38,968	\$75,563
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Turnbull Creek
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For the Period ending September 30, 2021

	<i>Adopted Budget</i>	<i>Prorated Thru 09/30/21</i>	<i>Actual Thru 09/30/21</i>	<i>Variance</i>
<u>Revenues:</u>				
<i>Interest Income</i>	\$1,900	\$1,900	\$52	(\$1,848)
<i>Assessments</i>	\$286,505	\$286,505	\$290,151	\$3,647
<i>Total Revenues</i>	\$288,405	\$288,405	\$290,203	\$1,798
<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	\$94	(\$7,923)	
<i>Fund Balance - Beginning</i>	\$74,388		\$196,649	
<i>Fund Balance - Ending</i>	\$74,482		\$188,726	

Turnbull Creek
Community Development District
Capital Projects Fund

*Statement of Revenues & Expenditures
For the Period ending September 30, 2021*

<i>Series 2015A-1 & A-2</i>

Revenues:

Interest Income	\$1
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Total Revenues	\$1
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Expenditures

Capital Outlay (1) - Series 2016	\$0
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Capital Outlay - Series 2015A-1-A2	\$0
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Capital Outlay - Series 2015 B-1-B2	\$0
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Cost of Issuance	\$0
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Total Expenditures	\$0
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Excess Revenues (Expenditures)	\$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 September 30, 2021

	<i>Adopted Budget</i>	<i>Prorated Thru 09/30/21</i>	<i>Actual Thru 09/30/21</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	\$50,000	\$1,866	\$48,134
<i>Capital Outlay</i>	\$50,000	\$50,000	\$29,739	\$20,261
<i>Other Current Charges</i>	\$240	\$240	\$220	\$20
<i>Total Expenditures</i>	\$100,240	\$100,240	\$31,825	\$68,415
<i>Excess Revenues (Expenditures)</i>	\$112,579		\$180,994	
<i>Fund Balance - Beginning</i>	\$323,544		\$190,439	
<i>Fund Balance - Ending</i>	\$436,123		\$371,433	

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:	\$495,317
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:	\$41,383
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:	\$115,771
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
10/28/2021	EXCESS FEES	23,429.31	9,323.20	2,709.41	746.96	10,649.74
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		2,509,048.19	998,422.53	290,151.35	79,991.94	1,140,482.37

PERCENT COLLECTED	101.27%	101.27%	101.27%	101.27%	101.27%
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C.

Turnbull Creek Community Development District

Check Run Summary

8/1/2021 - 9/30/2021

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>
<u>General Fund</u>			
<i>Accounts Payable</i>	8/1/21 - 8/31/21	1395-1418	\$ 84,607.75
	9/1/21 - 9/30/21	1419-1440	\$ 85,750.83
<i>Subtotal</i>			\$ 170,358.58
<u>Capital Reserve Fund</u>			
<i>Accounts Payable</i>	9/22/21	108	\$ 480.00
<i>Subtotal</i>			\$ 480.00
<i>Total</i>			\$ 170,838.58

*Fedex invoices available upon request.

*** CHECK DATES 08/01/2021 - 09/30/2021 *** 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 #
8/17/21	00304	8/13/21 08132021	202108 330-57200-49400	ATOMIC BUNGEE (3HRS)8/13	*	650.00	
		8/13/21 08132021	202108 330-57200-49400	MEDIUM COMBO 8/13/21	*	200.00	
				BOUNCERS,SLIDES,AND MORE INC.			850.00 001404
8/17/21	00277	8/01/21 12505	202108 320-53800-46600	AUG LANDSCAPE MAINTENANCE	*	25,339.00	
				DUVAL LANDSCAPE MAINTENANCE LLC			25,339.00 001405
8/17/21	00277	8/03/21 12784	202108 320-57200-43400	PUMP REPAIRS	*	550.00	
				DUVAL LANDSCAPE MAINTENANCE LLC			550.00 001406
8/17/21	00356	8/13/21 4248	202108 330-57200-49400	VIDEO GAME 8/13	*	450.00	
				FIRST COAST FUN & GAMES			450.00 001407
8/17/21	00205	5/17/21 67829	202105 330-57200-63100	REINSTALL FTN & LIGHTS	*	105.00	
				FUTURE HORIZONS INC			105.00 001408
8/17/21	00205	6/30/21 68438	202106 320-53800-46800	JUNE LAKE MAINTENANCE	*	1,175.00	
		7/19/21 68686	202107 330-57200-63100	RPLC CAPAC RBLT COMPRSSR	*	197.56	
				FUTURE HORIZONS INC			1,372.56 001409
8/17/21	00173	8/09/21 161494	202108 330-57200-63100	RPLC MURABELLA PUMP SYSTM	*	830.87	
				HOOVER			830.87 001410
8/17/21	00015	7/31/21 124334	202106 310-51300-31500	JUNE MONTHLY MEETING	*	1,707.80	
				HOPPING GREEN & SAMS			1,707.80 001411
8/17/21	00346	8/01/21 MURA5871	202108 330-57200-49000	AUG PREMIUM WEBSITE	*	45.00	
				NEIGHBORHOOD PUBLICATIONS, INC.			45.00 001412
8/17/21	00163	7/31/21 63	202107 330-57200-34600	JULY LIFE GUARD SRVS	*	6,824.70	
				RIVERSIDE MANAGEMENT SERVICES, INC			6,824.70 001413
8/17/21	00163	8/01/21 62	202108 330-57200-34800	AUG FAC MONITOR	*	2,016.67	

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/07/21	00046	9/01/21 170128	202109 330-57200-63100 INSPECT ADA LFTS&FLTR SYS	COMMERCIAL ENERGY SPECIALISTS, INC.	*	355.27	355.27 001420
9/07/21	00277	9/01/21 12939	202109 320-53800-46600 SEPT LANDSCAPE MAINT	DUVAL LANDSCAPE MAINTENANCE LLC	*	25,339.00	.00 001421
		9/01/21 12939	202109 320-53800-46600 SEPT LANDSCAPE MAINT		V	25,339.00-	
9/07/21	00205	8/31/21 69428	202108 320-53800-46800 AUG LAKE MAINTENANCE	FUTURE HORIZONS INC	*	1,175.00	1,175.00 001422
9/07/21	00023	8/31/21 21614	202108 310-51300-31200 ARBIT SE2016 3/31/21	GRAU & ASSOCIATES	*	3,000.00	3,000.00 001423
9/07/21	00173	9/01/21 161400	202109 330-57200-63100 ONE YR SRVC AGREEMENT	HOOVER	*	2,590.00	2,590.00 001424
9/07/21	00015	7/31/21 124333	202106 310-51300-31500 JUN GENERAL COUNSEL	HOPPING GREEN & SAMS	*	2,911.50	2,911.50 001425
9/07/21	00041	9/01/21 13129560	202109 330-57200-46500 SEPT POOL CHEMICALS	POOLSURE	*	1,399.10	1,399.10 001426
9/22/21	00362	9/08/21 90821	202109 330-57200-63100 ELECT INSTLL FRM FOUNTAIN	ALFRED W GROVER	*	1,381.51	1,381.51 001427
9/22/21	00088	9/03/21 76965	202107 330-57200-63100 BACKFLOW TEST 7/30/21	BOB'S BACKFLOW & PLUMBING CO, INC	*	135.00	135.00 001428
9/22/21	00103	9/09/21 14227	202109 300-15500-10000 FY22 INSURANCE RENEWAL	EGIS INSURANCE ADVISORS, LLC	*	23,921.00	23,921.00 001429
9/22/21	00016	9/01/21 280	202109 310-51300-34000 SEPT MANAGEMENT FEES		*	3,750.00	
		9/01/21 280	202109 310-51300-55000 SEPT WEBSITE ADMIN		*	100.00	

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		9/01/21 280	202109 310-51300-35100		*	133.33	
		SEPT INFORMATION TECH					
		9/01/21 280	202109 310-51300-31300		*	166.67	
		SEPT DISSEM AGENT SRVS					
		9/01/21 280	202109 310-51300-51000		*	7.33	
		OFFICE SUPPLIES					
		9/01/21 280	202109 310-51300-42000		*	23.15	
		POSTAGE					
		9/01/21 280	202109 310-51300-42500		*	264.15	
		COPIES					
		9/01/21 280	202109 310-51300-41000		*	200.69	
		TELEPHONE					
GOVERNMENTAL MANAGEMENT SERVICES						4,645.32	001430
9/22/21 00375		9/01/21 157	202108 310-51300-31500		*	5,443.28	
		AUG GENERAL COUNSEL					
KE LAW GROUP						5,443.28	001431
9/22/21 00374		9/06/21 0217B	202109 330-57200-49400		*	250.00	
		LABOR DAY FACE PAINTING					
LIZ VALERIO						250.00	001432
9/22/21 00346		9/01/21 MURA5872	202109 330-57200-49000		*	45.00	
		SEPT PREMIUM WEBSITE					
NEIGHBORHOOD PUBLICATIONS, INC.						45.00	001433
9/22/21 00163		8/31/21 65	202108 330-57200-34600		*	5,358.60	
		AUG LIFEGUARD HOURS					
RIVERSIDE MANAGEMENT SERVICES, INC						5,358.60	001434
9/22/21 00163		9/01/21 64	202109 330-57200-34800		*	2,016.67	
		SEPT FAC MONITOR					
		9/01/21 64	202109 330-57200-34800		*	11.97	
		SEPT FAC MONITOR					
		9/01/21 64	202109 330-57200-34000		*	5,083.33	
		SEPT FAC MANAGEMENT					
		9/01/21 64	202109 330-57200-34300		*	1,350.00	
		SEPT FAC ATTENDANTS					
		9/01/21 64	202109 330-57200-34300		*	34.64	
		(PER MEMO)FAC ATTENDANTS					
		9/01/21 64	202109 330-57200-34100		*	4,271.58	
		SEPT FIELD OPERATIONS					
		9/01/21 64	202109 330-57200-34400		*	4,083.33	
		SEPT FAC MAINTENANCE					
		9/01/21 64	202109 330-57200-46400		*	1,158.33	
		SEPT POOL MAINTENANCE SRV					

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/01/21 64	202109 330-57200-34200	SEPT JANITORIAL SERVICES	*	733.33	
		9/01/21 64	202109 330-57200-34900	SEPT COM AREA WASTE COLL	*	1,525.00	
		9/01/21 64	202109 330-57200-34700	SEPT PROGRAM DIRECTOR	*	214.58	
				RIVERSIDE MANAGEMENT SERVICES, INC			20,413.48 001435
9/22/21 00004		7/31/21 I0336168	202107 310-51300-48000	NOTICE OF PUB HRG 8/10/21	*	2,315.56	
		7/31/21 I0336762	202107 310-51300-48000	NOTICE OF MEETING 8/2/21	*	35.88	
				THE ST. AUGUSTINE RECORD			2,351.44 001436
9/22/21 00303		9/06/21 09062021	202109 300-20700-10500	4/14/21 STJC TAX DIST 9	*	5,032.02	
		9/06/21 09062021	202109 300-20700-10500	6/15/21 STJC DIST DLQ&TAX	*	4,627.13	
				TURNBULL CREEK CDD-HANCOCK 2016			9,659.15 001437
9/22/21 00039		8/04/21 7770793	202108 330-57200-46600	AUG PEST CONTROL	*	78.75	
				TURNER PEST CONTROL			78.75 001438
9/30/21 00041		9/01/21 13129559	202109 300-13100-10200	FINANCE CHARGE APR	*	16.86	
				POOLSURE			16.86 001439
9/30/21 00163		9/21/21 66	202109 330-57200-63100	SEPT HARDWARE SUPPLIES	*	167.57	
				RIVERSIDE MANAGEMENT SERVICES, INC			167.57 001440
				TOTAL FOR BANK C		170,358.58	
				TOTAL FOR REGISTER		170,358.58	

TURN TURNBULL CREEK BPEREGRINO



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

INVOICE

Date	Invoice No.
07/31/21	12652
Terms	Due Date
Net 40	09/09/21

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
\$6,200.00	

Please detach top portion and return with your payment.

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

#12841 - Drainage at Pescara Field

We propose to regrade area in Pescara Field where it is low to allow water to flow .

Install new drain box to relieve standing water in same area and route to pond.

Enhancement/Extra Services

277C
irrig.
1-320-5720243400 \$6,200.00

Total	\$6,200.00
Payments/Credits	(\$0.00)
Balance Due	\$6,200.00



Phone: (904) 885-3616 | Email: accounting@duvallandscape.com

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: 68828
Invoice Date: Jul 30, 2021
Page: 1

Bill To:

Tumbl 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		9/13/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Tumbl creek for the month of July	1,175.00	1,175.00
<div>1.320.53800.46800 205C</div> <div>RECEIVED AUG 03 2021 By _____</div> <div>Approved & Email to B+M 8-3-21 AS</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 #: 279

Invoice Date: 8/1/21

Due Date: 8/1/21


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
Management Fees - August 2021 1.310.573.340		3,750.00	3,750.00
Website Administration - August 2021 1.310.513.550		100.00	100.00
Information Technology - August 2021 1.310.573.357		133.33	133.33
Dissemination Agent Services - August 2021 1.310.573.313		166.67	166.67
Copies 1.310.513.42500		25.80	25.80
Telephone 1.310.573.410		219.47	219.47
			

Total \$4,395.27**Payments/Credits** \$0.00**Balance Due** \$4,395.27

From: Gabriel McKee GabrielM@hgslaw.com
Subject: Turnbull Creek CDD - 120412 (Bill)
Date: February 24, 2021 at 11:40 AM
To: Accounting Accounting@hgslaw.com, bperegrino@gmsnf.com

GM

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 8528
Tallahassee, FL 32314
850.222.7500

15C
1,310.573.315

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 120412
Billed through 01/31/2021

Monthly Meeting

TURNBL 00101 JLK

FOR PROFESSIONAL SERVICES RENDERED

01/12/21 JLK Attend Board meeting.

Total fees for this matter \$1,500.00

MATTER SUMMARY

TOTAL FEES \$1,500.00

TOTAL CHARGES FOR THIS MATTER \$1,500.00

BILLING SUMMARY

TOTAL FEES \$1,500.00

TOTAL CHARGES FOR THIS BILL \$1,500.00

Please include the bill number with your payment.





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

Attn: District Manager

Remit to: Johnson, Mirmiran & Thompson, Inc.
Attn: Accounts Receivable
40 Wight Avenue
Hunt Valley, MD 21030

Invoice Date: July 27, 2021
Invoice Number: 1-175072
Period Ending: March 30, 2021
JMT Project Number: ~~20-02086-001~~
Prepared By: Nicole Doame
Email: ndoame@jmt.com

372C
1,310.51300.31100

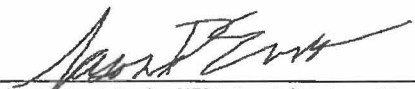
Turnbull Creek Community Development District - FY21

Period Ending	Employee	Description	Hours	Rate	Amount
1/31/2021	Stephen Brletic	Project Manager	0.50	\$195.00	\$97.50
1/31/2021	Sybil Gyengo	Senior Environmental Scientist	0.50	\$150.00	\$75.00
1/31/2021	Jennifer Nunn	Engineering Technician	2.50	\$60.00	\$150.00
1/31/2021	Alexandra Serra	Engineer	4.00	\$105.00	\$420.00
3/31/2021	Jason Evert	Project Engineer	25.50	\$135.00	\$3,442.50
3/31/2021	Steven Collins	Senior Engineer	9.00	\$175.00	\$1,575.00

Total Services: **\$5,760.00**

Amount Due This Invoice: **\$5,760.00**

"Certified that all invoicing is true and correct and payment has not yet been received."


Jason Evert, Senior NEPA Specialist, Associate



Federal I.D. Number 52-0963531



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

Attn: District Manager

Remit to: Johnson, Mirmiran & Thompson, Inc.
Attn: Accounts Receivable
40 Wight Avenue
Hunt Valley, MD 21030

Invoice Date: July 27, 2021
Invoice Number: 1-175072
Period Ending: March 30, 2021
JMT Project Number: 20-02086-001
Prepared By: Nicole Doame
Email: ndoame@jmt.com

Turnbull Creek Community Development District - FY21
Work Performed Notes

Jason Evert 1/4 Coord new task with Jerry/operations
Jason Evert 1/7 field prep
Jason Evert 1/9 pond flooding/jogging trail evaluation/ WL defin
Jason Evert 1/11 GIS data mgmt.
Jason Evert 1/12 graphics prep, CDD mtg, travel
Jason Evert 1/25 GIS, field prep
Jason Evert 2/11 Murabella mailbox site drainage inspection
Jason Evert 2/14 client corresp
Jason Evert 2/16 new scope/sketch for surveyor/client coord
Jason Evert 2/17 survey and engineering coord
Jason Evert 2/21 surveyor research, specs, coordination
Jason Evert 2/22 surveyor coord, map
Jason Evert 3/1 - Monthly meeting planning conf call
Jason Evert 3/4 - Amalfi Court field assessment, incl travel
Jason Evert 3/5 - Report
Jason Evert 3/7 - Final engineer report
Jason Evert 3/9 - Photo/file coord; prep monthly meeting
Jason Evert 3/10 - Coord new survey bids
Jason Evert 3/16 - Call w/manager in AM; internal pond discussions, pool/easement discussion
Jason Evert 3/22 - Survey coord
Jason Evert 3/25 - Resident pool issue research
Jason Evert 3/26 - Resident pool easement issue write-up, re-draft, final and submittal in email
Jason Evert 3/28 - Cooresp CDD atty
Jason Evert 3/29 - Corresp, operations mgr (pond erosion), survey sub- Pacetti side flooding

Steven Collins 3/8 - Review existing permits. Review erosion & drainage problem documentation
Steven Collins 3/9 - Site visit to review proposed residential pool. CDD meeting
Steven Collins 3/16 - Conference call with Ernesto. Internal discussion
Steven Collins 3/26 - Pool approval review

Jennifer Nunn 1/12 - Post process GPS Map figure

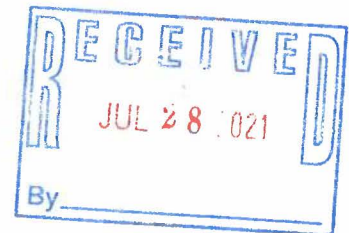
Sybil Gyengo 1/11 - Process GPS data/create GIS files

Alexandra Serra 1/11 - Process GPS data/create GIS files

"Certified that all invoicing is true and correct and payment has not yet been received."


Jason Evert, Senior NEPA Specialist, Associate

Federal I.D. Number 52-0963531





P.O. Box 60335
Jacksonville, FL 32236-0335
CAC-022425 CAC-043986

TO

T 13975

DATE 7-22-21

SALESPERSON

VIA

SERIAL #.

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	Bond water filter .		
	Correctly installed water filter. Adjusted regulator stream height. Unit is up & running.		
Signature	<i>[Signature]</i>	<input type="checkbox"/> Credit Card <input type="checkbox"/> Check <input type="checkbox"/> Cash	<i>Total</i> \$ 123 ⁶⁰ / ₁₀₀

Thank You!

☐ Cash

Total	123	60
-------	-----	----

373c

1-320-57200-43400





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

Invoice

Date

8/1/2021

Invoice #

131295601056

Terms	Net 20
Due Date	8/21/2021
PO #	
For Invoice Grouping	No

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
<div>RECEIVED JUL 19 2021</div> <div>41C 1-330-57200-46500 Aug Pool Chemicals</div>				

Total Amount Due 1,399.10
\$1,399.10

Remittance Slip

Customer
13MUR100
Invoice #
131295601056

Amount Due \$1,399.10
Amount Paid _____
Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295601056

INVOICE

Alfred W. Grover, Electrical Contractor

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

DATE: 8/9/2021
INVOICE # 80921

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

362 C

1.330.572.63100

DESCRIPTION OF WORK	AMOUNT
1) Trouble shoot problem with number 2 pool pump 15 hp motor: a) check motor windings and retape connections b) adjust output setting on WEG-VFD motor starter	
2) Install grounding lug and reattach grounding wire to pool pump motor number 2.	
Materials	20.00
Labor: 1 electrician 4 hrs @ \$70 per hour 1.330.572.631	280.00
Worked ordered by Jim Schieszer Work completed 8/9/2021	
TOTAL	\$ 300.00



Please make check payable to: **Alfred W. Grover**

THANK YOU FOR YOUR BUSINESS!



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE, STE 114
ST. AUGUSTINE, FL 32092



Invoice No. 355032
Date 08/02/2021
Client No. 19846

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2020.

Total Invoice Amount \$ 3,745.00

1840
1,310.573.322

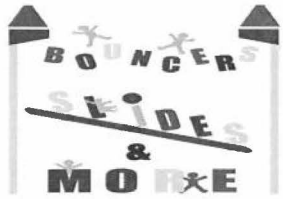
Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

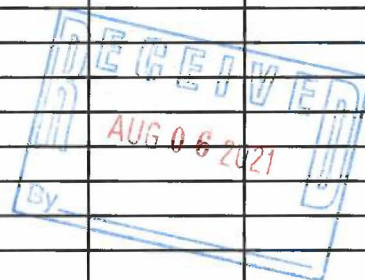
Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: 13 August, 2021 Invoice Number: 08132021.03		
<u>Name / Address</u> Attn: Erick Hutchinson Riverside Mgmt. 101 E. Positano Ave St. Augustine, FL 32092 <i>Turn bull Creek CSD</i>		<u>Additional Details:</u> <i>1. 330.572.494</i> <i>304C</i>				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Atomic Bungee (3hrs)	1	\$1,200.00			\$650.00
2	Medium Combo	1	\$230.00			\$200.00
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		Subtotal				\$850.00
		Sales Tax (0.0%)				N/A
		Total				\$850.00





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

INVOICE

Date	Invoice No.
08/01/21	12505
Terms	Due Date
Net 40	09/10/21

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 August 2021

\$25,339.00

277C
1.320.53800.46600
aug. Landscaping
main. Renewal
2020-8/2021

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.
08/09/21	12784
Terms	Due Date
Net 40	09/18/21

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
\$550.00	

Please detach top portion and return with your payment.

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

#15286 - Pump repairs Aug 21

Irrigation Service/Repairs					\$550.00
2" Check Valve (Equipment)	2"	1.00	\$300.00	\$300.00	
Irrigation Labor	Hr	2.00	\$100.00	\$200.00	
Misc Irrigation Parts & Fittings	Dollars	1.00	\$50.00	\$50.00	

Total	\$550.00
Payments/Credits	(\$0.00)
Balance Due	\$550.00

277c
1. 320.572.434
Irrig. rprs





First Coast Fun & Games
1413 Avondale Ave
Jacksonville, FL 32205
(904)900-0880 | kim.goodman@gametruck.com

Invoice # 4248
Event # 329218
Date 08/13/2021
T1 _____

Murabella on Aug 13, 2021

Event Location: Erick Hutchison
Murabella
101 West Positano Ave
Jacksonville, FL 32092
(904)940-1157
murabellamanager@rmsnf.com ***

of Guests:

No payment method on file
☐ CARD ☐ CASH ☐ CHECK # _____

Notes:

Description	Qty	Rate	Total
Fri, Aug 13, 2021 03:00pm - 05:00pm Video Game (Group Event) Unit: T1	2 hrs	225.00	450.00

Make business checks payable to:
First Coast Fun & Games
1413 Avondale Ave, Jacksonville, FL 32205

Customer agrees to pay all amounts shown on this invoice and acknowledges receipt and completion of service. If you have questions concerning your invoice please contact our offices at (904)900-0880 or email kim.goodman@gametruck.com

Gratuity is appreciated!
10% \$45.00
15% \$67.50
20% \$90.00

Sub Total	450.00
Tax (7.0000%)	0.00
Total	450.00
Payments Made	0.00
Amount Due	450.00
Gratuity	
Total	

Name: _____ Signed: _____

PAYMENT: There is a \$50 deposit taken at the time of booking.

CANCELLATIONS: Event cancellations or date/time changes that occur **within 14 calendar days** from the scheduled event will receive a full refund less a \$50 cancellation fee for the first two hours booked and \$25 per hour for each additional hour booked. Events that are canceled or changed **within 48 hours** from the scheduled event, or where no one is present upon arrival at the address provided by the contact, will be billed the full amount. If the event is rescheduled within 30 days of the original event, the entire cancellation fee will be used as partial payment for the rescheduled event.

Sp. Ev. 001. 330.572.494
356c



Thank you for your business!

Page 1 of 1

Future Horizons, Inc.

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

INVOICE

Invoice Number: 67829
Invoice Date: May 17, 2021
Page: 1

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

Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Turnbull01	Verbal	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver	5/11/21	7/1/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Service Call to pull and reinstall fountain and lights. Parts and labor covered under warranty 205 C 001.330.572.631 R/R	105.00	105.00



Subtotal	105.00
Sales Tax	
Freight	
Total Invoice Amount	105.00
Payment/Credit Applied	
TOTAL	105.00

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: 68438
Invoice Date: Jun 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		8/14/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Tumbull creek for the month of June 205C 1.320.538.468 Surre Lake Maint.	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: 68686
Invoice Date: Jul 19, 2021
Page: 1

Bill To:

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

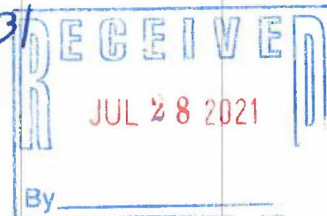
Ship to:

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

Customer ID	Customer PO	Payment Terms	
Turnbull01	Verbal	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver	6/17/21	9/2/21

Quantity	Item	Description	Unit Price	Amount
2.00	771014	Air Filter Paper Element, Compressor	8.78	17.56
1.00	Aerator Service	Aerator Service Call Performed service call for diffused air not working per customer's request. Rebuilt compressor and replaced start/run capacitor under warranty.	180.00	180.00

205C
001.330.572.23/
R/R



Check/Credit Memo No:

Subtotal	197.56
Sales Tax	
Freight	
Total Invoice Amount	197.56
Payment/Credit Applied	
TOTAL	197.56

Overdue invoices are subject to finance charges.



Invoice

Scheduled: 8/9/2021 Tech: TAB
Warranty Expires: 5/17/2018
Maint Expires: 8/31/2022

Invoice#: **161494**
Invoice Date: 8/9/2021
Due Date: 8/9/2021
Service Date:
Terms: Due Upon Receipt

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 855-365-PUMP (7867)

Bill to Customer #:
Turnbull Creek CDD
Attn: Margaret Bronson
Attn: Margaret Bronson
475 West Town Place
St. Augustine, FL, 32092
Tel: Fax:
Cust. P.O.#

Job Site: Site ID# **8522**
Murabella Pump System Replaces ID4782
101 West Positano Ave
St. Augustine,
Tel: 904-376-0212 Contact: Joshua Boucher
Maintenance: FG2
Model: HC2F-25PDV-208/3-MR3L-Z

Pump System

Station Design: 600 GPM at 70 PSI

Job Completed YES ☒ NO ☐

Hoover Additional Work Required YES ☐ NO ☒

System Operating YES ☒ NO ☐

Additional Work Required By Customer YES ☐ NO ☒

Nature of Call

Execute Service Proposal 94463.

S/O -- Rain Gauge Installation
Revised from 09/24/2020 & 05/04/2020

Hoover proposes the following:

- Furnish and install all material and labor for one Rain Sensor assembly and auto sensory controls.
- Connect to existing panel PLC controller.
- Upgrade PLC program to activate this feature.

Features/benefits of Rain Gauge:

- Remotely adjustable Shutoff and Restart levels, and remotely settable drying rate.
- Measurement of rainfall, with one-hundredth of an inch resolution.
- Recording of daily rainfall amounts
- rainfall reports to be added soon.
- Display of the day's total rainfall.
- Display of estimated time to restart when system shuts-down due



Invoice#: 161494
Remittance: PO Box 31561, Tampa FL 33631-3561
2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791



2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 855-365-PUMP (7867)

Invoice

Scheduled: 8/9/2021 Tech: TAB
Warranty Expires: 5/17/2018
Maint Expires: 8/31/2022

Invoice#: **161494**
Invoice Date: 8/9/2021
Due Date: 8/9/2021
Service Date:
Terms: Due Upon Receipt

Work Performed

Hoover technician Tomas performed and observed the following while onsite:

- arrived to station and sent email to contact
- installed rain bucket and set up on Flowguard.
- tested rain bucket
- left station operational

Sub Total: \$830.87

Sales Tax \$0.00
Grand Total: \$830.87

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

July 31, 2021

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

Bill Number 124334
Billed through 06/30/2021

Monthly Meeting

TURNBL 00101 JLK

1.310.913.315
150

FOR PROFESSIONAL SERVICES RENDERED

06/08/21 LMG Prepare for and attend Board meeting; travel to and from same; follow-up from same.

Total fees for this matter \$1,500.00

DISBURSEMENTS

Travel 194.45

Travel - Meals 13.35

Total disbursements for this matter \$207.80

MATTER SUMMARY

TOTAL FEES \$1,500.00

TOTAL DISBURSEMENTS \$207.80

TOTAL CHARGES FOR THIS MATTER \$1,707.80

BILLING SUMMARY

TOTAL FEES \$1,500.00

TOTAL DISBURSEMENTS \$207.80

TOTAL CHARGES FOR THIS BILL \$1,707.80

Please include the bill number with your payment.



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

346C

1.330.57200.49000

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
MURA5871	08/01/2021	\$45.00	08/31/2021	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Premium Version of Website	Fee for Premium Version of Website - <u>www.mymurabella.com</u>	1	45.00	45.00

BALANCE DUE

\$45.00

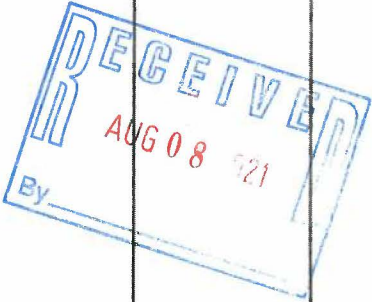


Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 63
Invoice Date: 7/31/2021
Due Date: 7/31/2021
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 July 2021 330.572.3460	454.98	15.00	6,824.70
			
Total			\$6,824.70
Payments/Credits			\$0.00
Balance Due			\$6,824.70

8/5/21
CA

TURNBULL CREEK CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
454.98	Lifeguard Services for TURNBULL CREEK Covers July 2021 GL #1.330.572.3460	\$ 15.00	\$ 6,824.70
TOTAL DUE:			<u>\$ 6,824.70</u>

**TURBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS JULY 2021**

Date	Hours	Employee	Description
7/1/21	6.72	M.C.	Lifeguarding
7/1/21	4.07	A.G.	Lifeguarding
7/1/21	4.08	C.H.	Lifeguarding
7/2/21	6.97	R.P.	Lifeguarding
7/2/21	6.7	A.G.	Lifeguarding
7/2/21	4.13	C.H.	Lifeguarding
7/2/21	4.33	L.D.	Lifeguarding
7/3/21	6.57	R.P.	Lifeguarding
7/3/21	6.65	N.S.	Lifeguarding
7/3/21	6.65	C.H.	Lifeguarding
7/4/21	6.23	M.C.	Lifeguarding
7/4/21	6.67	C.H.	Lifeguarding
7/4/21	4.12	R.P.	Lifeguarding
7/4/21	4.05	B.M.P.	Lifeguarding
7/5/21	4.82	M.C.	Lifeguarding
7/5/21	4.17	C.H.	Lifeguarding
7/5/21	4.05	D.M.	Lifeguarding
7/6/21	6.75	M.C.	Lifeguarding
7/6/21	4	D.M.	Lifeguarding
7/6/21	3.98	N.S.	Lifeguarding
7/6/21	6.83	A.G.	Lifeguarding
7/6/21	4.17	C.H.	Lifeguarding
7/6/21	4.07	I.S.	Lifeguarding
7/9/21	6.72	B.P.	Lifeguarding
7/9/21	6.57	A.G.	Lifeguarding
7/9/21	4	D.M.	Lifeguarding
7/9/21	4.15	B.M.P.	Lifeguarding
7/10/21	6.72	A.G.	Lifeguarding
7/10/21	6.57	N.S.	Lifeguarding
7/10/21	4.28	C.H.	Lifeguarding
7/10/21	4.23	B.M.P.	Lifeguarding
7/11/21	6.67	C.H.	Lifeguarding
7/11/21	6.72	N.S.	Lifeguarding
7/11/21	4.15	B.P.	Lifeguarding
7/11/21	4.07	D.M.	Lifeguarding
7/13/21	6.77	A.G.	Lifeguarding
7/13/21	4.05	D.M.	Lifeguarding
7/13/21	4.02	B.P.	Lifeguarding
7/14/21	6.82	M.C.	Lifeguarding
7/14/21	4.07	D.M.	Lifeguarding
7/14/21	4.05	N.S.	Lifeguarding
7/15/21	6.83	M.C.	Lifeguarding
7/15/21	4.18	L.D.	Lifeguarding
7/15/21	4.1	B.P.	Lifeguarding
7/15/21	6.85	M.C.	Lifeguarding
7/16/21	6.53	A.G.	Lifeguarding
7/16/21	4.22	L.D.	Lifeguarding
7/16/21	4.17	B.M.P.	Lifeguarding
7/17/21	6.75	M.C.	Lifeguarding
7/17/21	6.5	A.G.	Lifeguarding
7/17/21	3.95	N.S.	Lifeguarding
7/17/21	4.2	B.M.P.	Lifeguarding
7/18/21	6.75	M.C.	Lifeguarding
7/18/21	6.55	C.H.	Lifeguarding
7/18/21	4	A.G.	Lifeguarding
7/19/21	2.28	A.G.	Lifeguarding
7/19/21	1.28	B.M.P.	Lifeguarding
7/20/21	4.28	M.C.	Lifeguarding
7/20/21	6.76	A.G.	Lifeguarding
7/20/21	4.1	N.S.	Lifeguarding
7/21/21	6.76	M.C.	Lifeguarding
7/21/21	4.03	C.H.	Lifeguarding
7/21/21	4.02	D.M.	Lifeguarding
7/22/21	6.72	M.C.	Lifeguarding
7/22/21	4.03	A.G.	Lifeguarding
7/22/21	3.97	B.M.P.	Lifeguarding
7/23/21	6.57	A.G.	Lifeguarding
7/23/21	6.72	M.L.	Lifeguarding
7/23/21	4.05	C.H.	Lifeguarding
7/23/21	3.02	D.M.	Lifeguarding
7/24/21	6.77	A.G.	Lifeguarding
7/24/21	6.55	C.H.	Lifeguarding
7/24/21	4.03	D.M.	Lifeguarding
7/24/21	4.12	M.L.	Lifeguarding
7/25/21	6.85	C.H.	Lifeguarding
7/25/21	4.13	R.M.	Lifeguarding
7/25/21	4.18	M.L.	Lifeguarding
7/27/21	4.85	A.G.	Lifeguarding
7/27/21	3.98	B.P.	Lifeguarding
7/27/21	2.25	D.M.	Lifeguarding
7/28/21	5.83	M.C.	Lifeguarding
7/28/21	5.58	C.H.	Lifeguarding
7/29/21	5.73	M.C.	Lifeguarding
7/29/21	4.05	A.G.	Lifeguarding
7/29/21	3.07	N.S.	Lifeguarding
7/30/21	6.77	C.H.	Lifeguarding
7/30/21	6.58	A.G.	Lifeguarding
7/31/21	6.88	C.H.	Lifeguarding
7/31/21	3.98	I.S.	Lifeguarding
7/31/21	3.98	D.M.	Lifeguarding

TOTAL **454.98**

Lifeguarding 454.98

Riverside Management Services, Inc

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

Invoice

Invoice #: 62

Invoice Date: 8/1/2021

Due Date: 8/1/2021

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 - August 2021		2,016.67	2,016.67
Facility Monitor - 1.330.57200.34800 - Turnbull Creek - (Per 8/4/21 Credit Memo)		4.13	4.13
Facility Management - 1.330.57200.34000 - Turnbull Creek - August 2021		5,083.33	5,083.33
Facility Attendants - 1.330.57200.34300 - Turnbull Creek - August 2021		1,350.00	1,350.00
Facility Attendants - 1.330.57200.34300 - Turnbull Creek - (Per 8/4/21 Credit Memo)		83.60	83.60
Field Operations - 1.330.57200.34100 - Turnbull Creek - August 2021		4,271.58	4,271.58
Facility Maintenance - 1.330.57200.34400 - Turnbull Creek - August 2021		4,083.33	4,083.33
Pool Maintenance Services - 1.330.57200.46400 - August 2021		1,158.33	1,158.33
Janitorial Services - 1.330.57200.34200 - August 2021		733.33	733.33
Common Area Waste Collection - 1.330.57200.34900 - Turnbull Creek - August 2021		1,525.00	1,525.00
Program Director - 1.330.57200.34700 - Turnbull Creek - August 2021		214.58	214.58

**Total** \$20,523.88**Payments/Credits** \$0.00**Balance Due** \$20,523.888/5/21
COO

Riverside Management Services

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



Turnbull Creek CDD
Monthly Credit Memorandum

DATE: August 4, 2021
FROM: Rich Whetsel
TO: RMS Billing Department
SUBJECT: July Adjustment – Monthly Invoice Adjustment for July 2021 Hourly Services

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

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>	<u>Billed</u>
• Facility Monitor	126.3	\$16.00	\$2,020.80	\$2,016.67
• Facility Attendant	89.6	\$16.00	\$1,433.60	\$1,350.00

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/21	5.27	B.W.	Completed daily checklist, answered calls, closed up
7/2/21	5.3	J.M.	Completed daily checklist, answered calls, closed up
7/5/21	8.02	D.W.	Completed daily checklist, answered calls, closed up
7/6/21	7	T.W.	Completed daily checklist, answered calls, closed up
7/7/21	5.22	J.M.	Completed daily checklist, answered calls, closed up
7/8/21	5.1	D.W.	Completed daily checklist, answered calls, closed up
7/9/21	5.23	J.M.	Completed daily checklist, answered calls, closed up
7/12/21	8.1	D.W.	Completed daily checklist, answered calls, closed up
7/13/21	5.28	J.M.	Completed daily checklist, answered calls, closed up
7/14/21	5.05	B.W.	Completed daily checklist, answered calls, closed up
7/15/21	4.18	D.W.	Completed daily checklist, answered calls, closed up
7/16/21	5.25	J.M.	Completed daily checklist, answered calls, closed up
7/19/21	8.07	D.W.	Completed daily checklist, answered calls, closed up
7/20/21	5.1	J.M.	Completed daily checklist, answered calls, closed up
7/21/21	5.15	J.M.	Completed daily checklist, answered calls, closed up
7/22/21	5.05	D.W.	Completed daily checklist, answered calls, closed up
7/23/21	5.17	J.M.	Completed daily checklist, answered calls, closed up
7/26/21	8.12	D.W.	Completed daily checklist, answered calls, closed up
7/27/21	5.12	J.M.	Completed daily checklist, answered calls, closed up
7/28/21	5.07	J.M.	Completed daily checklist, answered calls, closed up
7/29/21	5.1	D.W.	Completed daily checklist, answered calls, closed up
7/30/21	5.35	J.M.	Completed daily checklist, answered calls, closed up

126.3

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/3/21	9.28	D.W.	Amenity Center/Fitness Center Attendant
7/4/21	8.03	B.W.	Amenity Center/Fitness Center Attendant
7/4/21	8.03	D.W.	Amenity Center/Fitness Center Attendant
7/10/21	8.98	J.M.	Amenity Center/Fitness Center Attendant
7/11/21	9.33	D.W.	Amenity Center/Fitness Center Attendant
7/17/21	9.08	B.W.	Amenity Center/Fitness Center Attendant
7/18/21	4.6	D.W.	Amenity Center/Fitness Center Attendant
7/18/21	5	B.W.	Amenity Center/Fitness Center Attendant
7/24/21	8.75	D.W.	Amenity Center/Fitness Center Attendant
7/25/21	9.25	D.W.	Amenity Center/Fitness Center Attendant
7/31/21	9.27	J.M.	Amenity Center/Fitness Center Attendant
<hr/> 89.6 <hr/>			

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 # 16022A

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:	LF BICEPCURL S/N 101849811193 - CABLE. DO SAME TIME AS PM #16207 904-940-1157

Date: 10-Aug-2021

Payment is due within 30 days of
invoice date.

Description	Part #	Part Cost	QTY	Total
MINIMUM SHIPPING: MINIMUM SHIPPING	MINIMUM SHIPPING	25.00	1.00	25.00
LABOR PER HOUR 1 TECH: LABOR PER HOUR 1 TECH		60.00	1.00	60.00
PM - FLAT RATE: TRAVEL + FIRST HOUR LABOR		375.00	1.00	375.00
LF - BICEP CURL - CABLE: LF - BICEP CURL - CABLE	8978601	160.29	1.00	160.29
Comments:			Parts Total	620.29
			Tax	0.00
			Balance	620.29

Technician: FRANK HARDY

1.330.572.631.

Thank you for your business.

124C





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

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
02/28		Balance Forward						\$139.12	
03/08	P166170	Payment - Lockbox 1302						\$-139.12	
03/01 03/01	I03339830-03012021	meeting Tuesday, March 9, 2021	SA St Augustine Record	1.00 x 7.0000	7	1	\$8.98	\$62.86	
03/01 03/01	I03339830-03012021	meeting Tuesday, March 9, 2021	SA St Aug Record Online	1.00 x 7.0000	7	1	\$8.97	\$62.79	
03/26 03/26	I03346356-03262021	RFP Landscape and Irrigation Maintenance	SA St Augustine Record	1.00 x 19.5000	19.5	1	\$8.98	\$175.11	
03/26 03/26	I03346356-03262021	RFP Landscape and Irrigation Maintenance	SA St Aug Record Online	1.00 x 19.5000	19.5	1	\$8.97	\$174.92	
PREVIOUS AMOUNT OWED:				\$139.12					
NEW CHARGES THIS PERIOD:				\$475.68					
CASH THIS PERIOD:				(\$139.12)					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
4C				We appreciate your business.					

I 03346356- 1. 310.51300 - 48000

I 03339830 - 1. 310.51300. 48000

RECEIVED
JUL 15 2021
By _____

I 03346356 - 1.310.51300 - 48000
I 03339830 - 1.310.51300. 48000



INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$475.68		\$0.00	\$0.00	\$0.00	\$0.00		\$475.68
ADVERTISER INFORMATION								
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME	
	03/01/2021 - 03/31/2021		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		
	03/01/2021 - 03/31/2021		TURNBULL CREEK CDD/MURA BELLA/		
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT
SA 7		\$475.68	\$0.00		NET 15 DAYS
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS
	\$475.68		\$0.00	\$0.00	\$0.00
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER
			03/31/2021		18409
				7	ADVERTISER/CLIENT NUMBER
					18409
				24	STATEMENT NUMBER
					0000088116

8	BILLING ACCOUNT NAME AND ADDRESS
---	----------------------------------

9	REMITTANCE ADDRESS
---	--------------------



7
8 - 2285

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

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# 0003339830-01

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 meeting Tuesday, March 9, 2021 was published in said newspaper on 03/01/2021.

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.

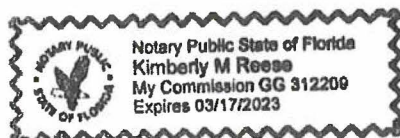
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day MAR 01 2021

by [Signature] who is personally known to
me or who has produced as identification

[Signature]
(Signature of Notary Public)



TURNBULL CREEK
COMMUNITY DEVELOPMENT DIS-
TRICT NOTICE OF
MEETING OF THE BOARD OF SU-
PERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of the Turnbull Creek Community Development District ("District") will hold a meeting on Tuesday, March 9, 2021, at 6:30 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092, where the Board may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, c/o Governmental Management Services LLC - North Florida, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District Manager's Office") during normal business hours.

As a public health precaution, all those attending the meeting of the District in person may be subject to screening questions, temperature checks and will be required to wear a mask. The District fully encourages public participation in a safe and efficient manner in light of the COVID-19 public health emergency. To that end, any member of the public interested in listening to and participating in the meeting remotely may do so by calling 1-800-264-8432, Participant Code 833497. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager in advance at (904) 940-5850 x 403 or etorres@gmsnf.com to facilitate the Board's consideration of such questions and comments during the meeting.

The meeting ("Meeting") is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager
0003339830 March 1, 2021



proposed amendments, or proposals for the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after the Proposal Pick-Up Time. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to decisions, plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the District's operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the District's Staff may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, irregularities or irregularities if it determines in its discretion it is in the best interest of the District to do so.

Notice of Public Meeting for Bid Opening

A special meeting of the Turnbull Creek Community Development District will be held on 11:00 a.m. (EST), Thursday, April 29, 2021 at Governmental Management Services, LLC, 475 West Town Place, STE #114, St. Augustine, FL 32092. No official action of the District Board will be taken at this meeting, it is held for the limited purpose of opening and announcing the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Genesis Torres, Governmental Management Services, LLC, 475 West Town Place, STE #114, St. Augustine, FL 32092. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5960 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-455-8771 (TTY) or 800-955-8770 (Voice), for aid in contacting the District Office.

Any and all questions relative to this request for proposals shall be directed in writing only to Genesis Torres at gtorres@gmsmll.com, with e-mail copy to Jennifer Kilinski at jkilinski@gmsmll.com. Questions must be submitted on or before 5:00 PM on April 28, 2021. 0003146366 March 26, 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# 0003346356-01

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 BRENDA RAMIREZ who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **REQUISITION OF PROPOSALS** in the matter of RFP Landscape and Irrigation Maintenance was published in said newspaper on 03/26/2021.

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.

Brenda Ramirez

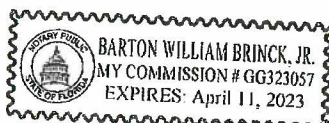
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this 29th day of Mar '21

by Brenda Ramirez who is personally known to
me or who has produced as identification

[Signature]
(Signature of Notary Public)



REQUEST FOR PROPOSALS (RFP)
LANDSCAPE AND IRRIGATION
MAINTENANCE SERVICES FOR
TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT
AND NOTICE OF PUBLIC MEETING
TO OPEN RFP RESPONSES

St. Johns County, Florida

Request for Proposals

Notice is hereby given that Turnbull Creek Community Development District (the "District") will accept proposals from all qualified companies interested in providing landscape and irrigation maintenance services. The project manual, including contract documents, project scope and any technical specifications ("Project Manual"), will be available for public inspection and may be obtained beginning Monday, March 29, 2021, at 9:00 a.m. (EST) ("Proposal Pick-Up Time") from Kuroto Torres, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092. A fee of \$75.00 is required for a complete copy of the Project Manual. This fee is payable to the Turnbull Creek Community Development District.

Firms desiring to submit proposals for this project must attend a mandatory pre-proposal meeting, Monday, April 12, 2021 at 10:00AM, at the Minibella Amenity Center, 101 Palmetto Avenue, St. Augustine, FL 32092. Any firm attending the pre-proposal meeting must have purchased a Project Manual on or before the time of the pre-proposal meeting. Firms desiring to submit proposals must submit one (1) electronic copy of the proposal in PDF format and one jump drive/electronic drive of the required proposal no later than 11:00 a.m. (EST), Thursday, April 29, 2021, to the Turnbull Creek Community Development District, c/o Kuroto Torres, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092, e-mail address: g.groen@comcast.net. As noted below, all submitted proposals will be publicly opened at the time, day and location. Additionally, as further described in the Project Manual, each proposer shall supply a bid bond or cashier's check in the amount of five thousand dollars (\$5,000.00) with its proposal.

Failure to attend the mandatory pre-proposal meeting as specified may disqualify the proposer. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package and shall clearly identify the project as "Turnbull Creek Community Development District Landscape and Irrigation Maintenance Services Proposal." Hard copies of the proposals may be either mailed or hand-delivered. Proposals received after the time and date stipulated above will not be considered. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District's discretion. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The District shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this RFP shall be borne by the proposer.

In order to submit a bid, each bidder must: (1) be authorized to do business in Florida, and hold all required state and federal licenses, including those with St. Johns County, in good standing; (2) have at least three (3) years' experience with landscape maintenance projects of similar size and scope; (3) attend the mandatory pre-bid meeting; and (4) comply with Florida's e-certify requirements. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those proposers who have purchased a Project Manual and issued through advertisement.

Pursuant to provisions of the Americans with Disabilities Act, 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 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TDD) / 1-800-955-8770 (Voice). For aid in contacting the District Office.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal





PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com


Service Slip/Invoice

INVOICE: 7770169
DATE: 8/4/2021
ORDER: 7770169

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
8/4/2021	12:23 PM			12:23 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	8/4/2021		01:03 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$115.50
<i>Aug. Pest Control</i> <i>1.330.57200.466 00</i> <i>390</i>		
RECEIVED AUG 12 2021		
SUBTOTAL		\$115.50
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$115.50
AMOUNT DUE		\$115.50
		
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.



Weather Engineers, Inc.

PO Box 37068
Jacksonville, FL 32236
Phone: (904) 356-3963
Fax: (904) 356-4969
www.weatherengineers.com
CAC041190
Tax ID: 59-3076169

Invoice

Number	Date
C24507	08/19/21

BILL TO: #29005

MURABELLA COMMUNITY CENTER

**101 W. POSITANO AVENUE
ST. AUGUSTINE, FL 32092**

SERVICE PERFORMED AT:

**MURABELLA COMMUNITY CENTER
101 W. POSITANO AVENUE
ST. AUGUSTINE FL 32092**

Site Number: 29005-001

Return this portion with payment

Amount Paid: _____

Invoice Date	Customer #	P.O. Number	Salesman	Terms	Contract #
08/19/21	29005			30	SA001

DESCRIPTION

Service Date: 8/18/21

Performed an inspection on your HVAC equipment as per
agreement.

inspection

1,330.57200.63100

2850



TOTAL : \$ 199.50

We are an equal opportunity employer and do not discriminate against applicants due to race, ethnicity, gender, veterans status, or on the basis of disability or any other federal, state or local protected class. THIS CONTRACTOR AND SUBCONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF 41 CFR 60-300.5 (A). THIS REGULATION PROHIBITS DISCRIMINATION AGAINST QUALIFIED PROTECTED VETERANS, AND REQUIRES AFFIRMATIVE ACTION BY COVERED PRIME CONTRACTORS AND SUBCONTRACTORS TO EMPLOY AND ADVANCE IN EMPLOYMENT QUALIFIED PROTECTED VETERANS



MURABELLA COMMUNITY CENTER
101 W. POSITANO AVENUE
ST. AUGUSTINE FL 32092

08/18/21
Page 1

84399

Check electrical componets,operating pressures,amperage draws, heating operation & defrost controls,supplemental heat, etc.Visual check for refrigerant leaks.Clean condensate drain lines/pan(s). Check indoor coil & outdoor coil, clean outdoor coils as required. Adjust belts,Oil & grease motors wher applicable.Safety controls, pilot;if oil or gas.Calibrate/adjust controls.

Brand	Model	Serial #
AMER STAN	TWE065E13FBZ	53748SJ2V
Location: OFFICE ROOM		

performed maintenance service on the units listed above checked operation, refrigerant PSIG, coil TD, washed CDU coil per agreement, adjusted and or replaced belt per agreement, tightened electrical connections, verified operation and cleaned condensate drain.

Brand	Model	Serial #
AMER STAN	2A6C0060A3000AB	5455PL52F
Location: L SIDE OF GYM.		

performed maintenance service on the units listed above checked operation, refrigerant PSIG, coil TD, washed CDU coil per agreement, adjusted and or replaced belt per agreement, tightened electrical connections, verified operation and cleaned condensate drain.



Work Order

08/18/21
Page 2

Weather Engineers, Inc.
P.O. BOX 37068
Jacksonville, FL 32236
(904) 356-3963 Fax: (904) 356-4969
CAC041190

MURABELLA COMMUNITY CENTER
101 W. POSITANO AVENUE
ST. AUGUSTINE, FL 32092

MURABELLA COMMUNITY CENTER
101 W. POSITANO AVENUE
ST. AUGUSTINE FL 32092

Call Slip Number

84399

Brand	Model	Serial #
TRANE	4TWA4060A3000AB	20273PNY2F

performed maintenance service on the units listed above checked operation, refrigerant PSIG, coil TD, washed CDU coil per agreement, adjusted and or replaced belt per agreement, tightened electrical connections, verified operation and cleaned condensate drain.

Brand	Model	Serial #
TRANE	TEM6A06A0C60H51SBA	20182J3B3V

Location: CLOSET

performed maintenance service on the units listed above checked operation, refrigerant PSIG, coil TD, washed CDU coil per agreement, adjusted and or replaced belt per agreement, tightened electrical connections, verified operation and cleaned condensate drain.

Qty	Material
(40)	ALKABRITE COIL CLEANER (OZ)
(4)	GEL TABS(UP TO 3TONS)RED "EACH

Description	Amount
COUPON 100	0.00

All service labor and diagnostics will be warranted thirty (30) days from the date of initial service. Weather Engineers, Inc. warrants all service parts for a period of one (1) year from date of original installation provided time does not exceeds the manufactures warranty period. Weather Engineers, Inc. shall provide new materials under warranty without charge for the part itself. This warranty does not include labor beyond the initial thirty (30) days or other cost incurred for diagnosis, repairing, removing, installing, shipping, servicing or handling of either the defective part or the replacement part or material. Warranty will be performed during normal business hours of 8:00 AM - 4:30 PM Monday thru Friday (only) excluding holidays. Thank You For Your Business!!

08/18/2021 03:33PM



Authorized Signature



EXTERMINATING CO., INC.

215 OSCEOLA STREET • JACKSONVILLE, FL 32204
(904) 389-3323 • (866) 829-1913 • FAX (904) 389-9606



TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT
475 W TOWN PL
STE 114
ST. AUGUSTINE, FL 32092-3648

MURABELLA AMENITIES
101-1 POSITANO AVE.
ST. AUGUSTINE, FL 32092

RENEWAL NOTICE

Account #: 136241
RENEWAL DATE 9/1/2021

RENEWAL AMOUNT \$453.00

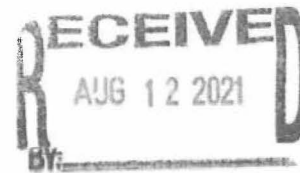
IMPORTANT RENEWAL NOTICE

THIS WARRANTY PROVIDES GUARANTEED PROTECTION AGAINST THE DREADED E. SUBTERRANEAN TERMITE! WE REQUIRE A THOROUGH INSPECTION, EVALUATION AND/OR TREATMENT EACH YEAR TO CONTINUE THIS SUPERIOR SERVICE. PLEASE CALL OUR FRIENDLY PEST MANAGEMENT PROFESSIONALS WITHIN 14 DAYS TO SCHEDULE YOUR NEXT APPOINTMENT. WE WILL ACCOMMODATE ALL UNSCHEDULED ACCOUNT HOLDERS WITH OUR "AUTOMATIC" SERVICE FOR YOUR CONVENIENCE. PLEASE ASK ABOUT OUR COMPLETE LINE OF SERVICES FOR YOUR SPECIAL PRICING.

45C

1,330.57200,46600

Damage Repair Warranty



Payment Receipt. Please Return with Payment Remittance.

Bill-To: TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT
475 W TOWN PL
STE 114
ST. AUGUSTINE, FL 32092-3648

Account #: 136241 Date: 9/1/2021

SERVICE: DR

**Renewal
Acceptance**

\$453.00
Amount Paid: _____

Check No. _____

Remit To: B & B Exterminating Co., Inc.
215 Osceola St
Jacksonville, FL 32204-2623
904-389-3323



INVOICE

MuraBella

Courtesy: Mura Bella - Main Pool

Invoice # 170128
Date 09/01/21
Billing Terms Due on Receipt
Date Due 09/01/21
Order # SO-195938
Ordered By Jim Schieszer

Bill To

Turnbull Creek Community Development District
101 W Positano Ave
Saint Augustine, FL 32092

Ship To

Mura Bella
101 W Positano Ave
Saint Augustine, FL 32092

46E

1.330.57200.63100

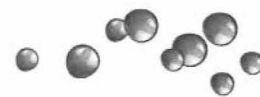
Service Requested

Site visit to inspect ADA lifts and filter system

Invoice Items

Line Item Code	Description	Qty	Unit Price	Total
Courtesy Service	Courtesy Service Call	1	0.00	0.00
MB 1001600	Hand Control, 2-Channel (4 Button)	2	159.13	318.26
HF 81953409	Gauge 2.5" SS 0-60PSI Lower Connect Liquid	1	37.01	37.01

Subtotal 355.27
Adjustment 0.00
Total 355.27
Shipping 0.00
Tax 0.00
Grand Total 355.27
Balance 355.27





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

INVOICE

Date	Invoice No.
09/01/21	12939
Terms	Due Date
Net 40	10/11/21

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 September 2021	\$25,339.00

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

277C
1,320.53800, 46600
Sept Landscape Maint



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: 69428
Invoice Date: Aug 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		10/15/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Tumbull creek for the month of <u>August</u> <i>1.320.53800.46800</i> <i>Aug.</i> <i>Lake Maunt.</i> <i>205C</i> <div data-bbox="863 1110 1182 1325"><div>RECEIVED</div><div>AUG 30 2021</div><div>By _____</div></div>	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.

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. 21614
Date 08/31/2021 exp 8/2021

SERVICE

AMOUNT

Arbitrage - Series 2016 3/31/21 (5 Year)

\$ 3,000.00

Current Amount Due

\$ 3,000.00

1,310,513.00, 3/200

23C



0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
3,000.00	0.00	0.00	0.00	0.00	3,000.00

Payment due upon receipt.



Invoice

Scheduled: 9/1/2021 Tech: NTA
Warranty Expires: 5/17/2018
Maint Expires: 8/31/2022

Invoice#: **161400**
Invoice Date: 9/1/2021
Due Date: 9/1/2021
Service Date:
Terms: Due Upon Receipt

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 855-365-PUMP (7867)

Bill to Customer #: 8349
Turnbull Creek CDD
Attn: David deNagy
Attn: Margaret Bronson
475 West Town Place
St. Augustine, FL, 32092
Tel: 248-807-2763 Fax:
Cust. P.O.#

Job Site: Site ID# **8522**
Murabella Pump System Replaces ID4782
101 West Positano Ave
St. Augustine, FL 32092
Tel: 904-376-0212 Contact: Joshua Boucher
Maintenance: FG2
Model: HC2F-25PDV-208/3-MR3L-Z

173C

1.330.572.631

Pump System

Station Design: 600 GPM at 70 PSI

Job Completed YES ☐ NO ☒

Hoover Additional Work Required YES ☐ NO ☒

System Operating YES ☐ NO ☒

Additional Work Required By Customer YES ☐ NO ☒

Nature of Call

One Year Service Agreement MA #4580. , -- Yr 1 of 1 year agreement. Sites: 8522 Murabella Pump System
Replaces ID4782

Work Performed

Sub Total: \$2,590.00

Sales Tax \$0.00

Grand Total: \$2,590.00

Invoice#: 161400

Remittance: PO Box 31561, Tampa FL 33631-3561

2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

July 31, 2021

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

Bill Number 124333
Billed through 06/30/2021

General Counsel

TURNBL 00001 JLK

15C
1.310.57300.31500



FOR PROFESSIONAL SERVICES RENDERED

06/01/21	JLK	Review Duval Landscape notice and disseminate the same.	0.20 hrs
06/02/21	JLG	Draft FY 2022 budget appropriation resolution.	0.20 hrs
06/04/21	LMG	Analyze Duval deficiency letter, memorandum regarding funding options for improvements, surplus property resolution, proposed budget and declaring resolution, operation manager report, and amenity center requests.	1.10 hrs
06/07/21	LMG	Confer with District Manager regarding swim team request, landscape deficiency letter, proposed amenity events, and financing options; analyze landscaping agreement.	1.30 hrs
06/08/21	JLK	Confer with Gentry regarding meeting preparation and post meeting follow up; review notices to Duval; review updates to fighting turtles agreement, JMT agreement and related services.	1.00 hrs
06/09/21	BEL	Revise Fighting Turtles swim team agreement; draft mailed and published budget/assessment notices; draft form vendor agreement; draft Ancient City soccer license agreement; draft pond work authorization.	3.50 hrs
06/10/21	JLK	Review/edit and disseminate ACS contract; review/edit and disseminate mailed and published notice of assessments and budget documents; review/edit and disseminate draft vendor fair agreement; review/edit and disseminate Vesta agreement; review updated assessment charts from District manager and transmit comments to same; update/finalize turtles agreement and confer regarding same.	1.70 hrs
06/10/21	LMG	Send update on status of outstanding items.	0.10 hrs
06/11/21	BEL	Prepare license agreement with Vesta for soccer.	1.10 hrs
06/14/21	JLK	Review JMT work authorization and transmit the same; review edits to ACS agreement and transmit same.	0.40 hrs
06/14/21	LMG	Follow up on outstanding items from meeting.	0.20 hrs
06/15/21	LMG	Review and revise JMT work authorization for Pond 11; send for signatures.	0.30 hrs

06/18/21	LMG	Review and provide comments on June minutes.	0.40 hrs
06/28/21	JLK	Confer regarding ACS agreement status and update exhibits.	0.20 hrs
06/28/21	JLG	Review Ancient City Soccer agreement and confer with staff regarding schedule for same.	0.30 hrs
06/30/21	JLK	Update ACS agreement and confer regarding meeting information.	0.20 hrs
06/30/21	JLG	Prepare revisions to Ancient City Soccer agreement.	0.40 hrs
Total fees for this matter			\$2,886.50

DISBURSEMENTS

Document Reproduction	25.00
Total disbursements for this matter	\$25.00

MATTER SUMMARY

Lewis, Brooke E.	4.60 hrs	235 /hr	\$1,081.00
Gillis, Jennifer L. - Paralegal	0.90 hrs	125 /hr	\$112.50
Kilinski, Jennifer L.	3.70 hrs	260 /hr	\$962.00
Gentry, Lauren M.	3.40 hrs	215 /hr	\$731.00

TOTAL FEES	\$2,886.50
TOTAL DISBURSEMENTS	\$25.00

TOTAL CHARGES FOR THIS MATTER	\$2,911.50
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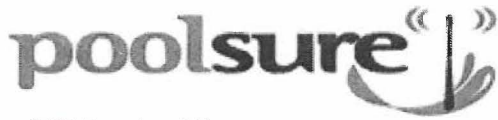
BILLING SUMMARY

Lewis, Brooke E.	4.60 hrs	235 /hr	\$1,081.00
Gillis, Jennifer L. - Paralegal	0.90 hrs	125 /hr	\$112.50
Kilinski, Jennifer L.	3.70 hrs	260 /hr	\$962.00
Gentry, Lauren M.	3.40 hrs	215 /hr	\$731.00

TOTAL FEES	\$2,886.50
TOTAL DISBURSEMENTS	\$25.00

TOTAL CHARGES FOR THIS BILL	\$2,911.50
------------------------------------	-------------------

Please include the bill number with your payment.



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

Invoice

Date 9/1/2021

Invoice # 131295601796

Terms	Net 20
Due Date	9/21/2021
PO #	
For Invoice Grouping	No

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>Sept Pool chemicals</i></p> <p><i>1,330.57200 + 46500</i></p> <p><i>410</i></p> <p>RECEIVED AUG 23 2021 BY: _____</p>				

Total 1,399.10
Amount Due \$1,399.10

Remittance Slip

Customer
13MUR100
Invoice #
131295601796

Amount Due \$1,399.10

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295601796

INVOICE

Alfred W. Grover, Electrical Contractor

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

DATE: 9/8/2021
INVOICE # 90821

Bill To:


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



362C
1,330.57200.63100

Job Location:

Murabella Amenty Center, St Augustine, Florida

DESCRIPTION OF WORK	AMOUNT
1) Removed existing electrical installation from fountain 2) Installed two outdoor GFCI protected receptacles 3) Installed drain line, water supply line and masonry anchors for new fountain	
Materials:	366.51
Labor: 1 electrician 14.5 hours @ \$70 per hour	1,015.00
Worked ordered by Jim Schieszer Work completed 9/8/2021	
	
TOTAL	\$ 1,381.51

Please make check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

Bob's Backflow & Plumbing Services, Inc.
4640 Subchaser Ct, Ste 113
Jacksonville, FL 32244



Invoice
76965

Invoice Date
9/3/2021

Bill To

Governmental Management Services
Attn: Murabella CCD
475 West Town Place #114
St Augustine, FL 32092

Job Location

Murabella CDD
4106 Messina Dr
St Augustine, FL 32092

Bob's Backflow & Plumbing Services, Inc.
4640 Subchaser Ct, Ste 113
Jacksonville, FL 32244
Phone # 904-268-8009 Fax # 904-292-4403

Please detach and return top portion with payment

P.O. Number	Terms	Due Date
	Net 30	10/3/2021

Serviced	Description	Quantity	Price Each	Amount
7/30/2021	1" Wilkins 975XL2 S#: 4650826- Potable (Material Warranty) Labor: replaced the #1 check rubber, cleaned, flushed, tested, and certified	1.5	90.00	135.00
	Wilkins RK34-950XLR 950/975 Double Check Kit .75"-1"	0.5	0.00	0.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	0.00	0.00

88C
1.330.57200.63100

RECEIVED
SEP 08 2021
By _____

Please note there was a small increase for testing on 2/1/2021. Due to circumstances out of our control, we had to raise our cost for testing for the first time in over eight years. We appreciate your understanding and continued business.

Thank you for your business. We appreciate your prompt payment.

Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$135.00
Payments/Credits	\$0.00
Balance Due	\$135.00

St. Johns County Utility Department Backflow Device Test Report

COMPANY: GMS/Governmental Mgmt Svcs Inc

NAME: Steve Andersen

Account # 532445-124596

BILLING ADDRESS: c/o 475 West Town Place Suite 114 St Augustine, FL 32092

LOCATION OF ASSEMBLY: 123 Franchetta Dr St Augustine, FL 32092 Playground under rock: Turnbull

TYPE OF ASSEMBLY: RP ☒ DC ☐ PVB ☐ SIZE 1" Water Meter #:

MANUFACTURER: Wilkins MODEL: 975XL2 SERIAL #: 4650826

GAUGE MANU Mid-West Serial# 02180103 TYPE OF SERVICE: Potable

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vacuum Breaker
<input checked="" type="checkbox"/> leaked <input type="checkbox"/> closed tight	opened at: <u>2.4</u> or did not open <input type="checkbox"/>	<input type="checkbox"/> leaked <input checked="" type="checkbox"/> closed tight	Air inlet: did not ope <input type="checkbox"/> or opened at _____ psi
differential pressure across check valve <u>0.0</u> psi	Outlet shut-off valve: <input type="checkbox"/> leaked <input checked="" type="checkbox"/> closed tight	OPTIONAL TEST differential pressure across check valve <u>1.6</u> psi	Check valve: leaked <input type="checkbox"/> or held at _____ psi
<input type="checkbox"/> cleaned only Replaced: rubber kit <input checked="" type="checkbox"/> CV assembly <input type="checkbox"/> or disc <input type="checkbox"/> O-rings <input type="checkbox"/> Seat <input type="checkbox"/> spring <input type="checkbox"/> stem/guide <input type="checkbox"/> retainer <input type="checkbox"/> lock nuts <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> RV cleaned only Replaced: RV rubber kit <input type="checkbox"/> RV assembly <input type="checkbox"/> or disc <input type="checkbox"/> diaphragm(s) <input type="checkbox"/> seat <input type="checkbox"/> spring <input type="checkbox"/> guide <input type="checkbox"/> O-rings <input type="checkbox"/> Other <input type="checkbox"/>	<input checked="" type="checkbox"/> cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> or disc <input type="checkbox"/> O-rings <input type="checkbox"/> Seat <input type="checkbox"/> spring <input type="checkbox"/> stem/guide <input type="checkbox"/> retainer <input type="checkbox"/> lock nuts <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> disc, air inlet <input type="checkbox"/> disc, CV <input type="checkbox"/> seat, CV <input type="checkbox"/> spring, air inlet <input type="checkbox"/> sprint, CV <input type="checkbox"/> retainer <input type="checkbox"/> guide <input type="checkbox"/> O-rings <input type="checkbox"/> Other <input type="checkbox"/>
differential pressure across check valve <u>6.9</u> psi	Relief valve opened at <u>2.5</u> psi	differential pressure across check valve <u>1.4</u> psi	air inlet _____ psi check valve _____ psi

REMARKS: Replaced#1 rubber and cleaned #2 to pass

I hereby certify that this data is accurate and reflects the proper operation and maintenance of the assembly. Note: All repairs shall be completed within ten (10) working days.

Company Name: Bob's Backflow & Plumbing Services, Inc.

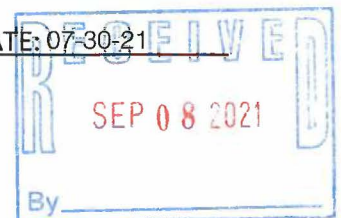
Testers Name: Matthew Smith

Cert#: V02-21-10852

DATE: 07-30-21

Testers Signature: 

THIS ASSEMBLY: ☒ PASSED ☐ FAILED





Turnbull Creek Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

INVOICE

Customer	Turnbull Creek Community Development District
Acct #	297
Date	09/09/2021
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 23,921.00
Payment Amount	
Payment for:	Invoice#14227
100121555	

Thank You

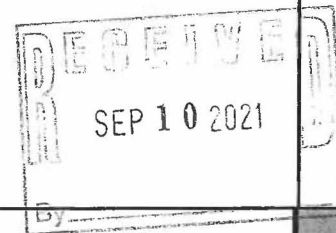
Please detach and return with payment



Customer: Turnbull Creek Community Development District

1030

Invoice	Effective	Transaction	Description	Amount
14227	10/01/2021	Renew policy	Policy #100121555 10/01/2021-10/01/2022 Florida Insurance Alliance <i>FL 2022</i> Package - <u>Renew</u> policy Due Date: 9/9/2021	23,921.00
				Total
				\$ 23,921.00



Thank You

1.300.15580.10000

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021	sclimer@egisadvisors.com	09/09/2021
Chicago, IL 60689-4002		

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 280

Invoice Date: 9/1/21

Due Date: 9/1/21

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2021	1,310.57300.34000	3,750.00	3,750.00
Website Administration - September 2021	1,310.57300.55000	100.00	100.00
Information Technology - September 2021	1,310.57300.35100	133.33	133.33
Dissemination Agent Services - September 2021	1,310.57300.31300	166.67	166.67
Office Supplies	1,310.573.51000	7.33	7.33
Postage	1,310.573.42000	23.15	23.15
Copies	1,310.573.42500	264.15	264.15
Telephone	1,310.57300.41000	200.69	200.69

**Total** \$4,645.32**Payments/Credits** \$0.00**Balance Due** \$4,645.32



P.O. Box 6386
Tallahassee, Florida 32314

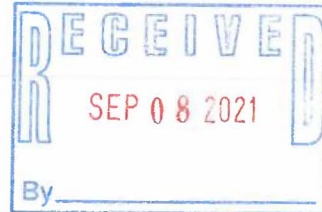
Turnbull CDD

TURNBL-01

Turnbull Creek CDD - General

INVOICE

Invoice # 157
Date: 09/01/2021
Due On: 10/01/2021



375C

1.310.57300.31500

Type	Date	Notes	Quantity	Rate	Total
Service	08/01/2021	Review agenda package and prepare for Board meeting	0.30	\$285.00	\$85.50
Service	08/03/2021	Draft assessment resolution; draft appropriation resolution; update landscape award resolution; confer re: tentative agenda and assessment hearing	0.90	\$260.00	\$234.00
Service	08/06/2021	Draft notice of award letters for landscape maintenance contracts	0.40	\$260.00	\$104.00
Service	08/12/2021	Confer re: agreement for Boureaux's Pro Grade and RFP documents and agreement for same; confer re: unit pricing and timeline for establishment of same	0.20	\$260.00	\$52.00
Service	08/13/2021	Begin preparing landscape maintenance contract	0.50	\$260.00	\$130.00
Service	08/15/2021	Review adopted meeting schedule and add to calendar.	0.20	\$240.00	\$48.00
Service	08/16/2021	Prepare second addendum to license agreement with Gift of Dance and transmit to staff.	0.60	\$225.00	\$135.00
Service	08/17/2021	Review finalized second addendum to Gift of Dance license agreement; email Collins requesting updated proposal from Boudreaux's Pro Grade; prepare form of agreement.	0.70	\$225.00	\$157.50
Service	08/17/2021	Review gift of dance addendum and transmit same; confer with staff on revised construction proposal documents; review records request and confer re: response and policy on same	0.30	\$260.00	\$78.00
Service	08/19/2021	Review revised proposal and confer with staff regarding pond bank repair agreement; begin drafting same.	1.00	\$225.00	\$225.00
Service	08/20/2021	Review correspondence from District Engineer and prepare pond bank maintenance agreement with Boudreaux's Pro Grade; transmit to staff.	1.50	\$225.00	\$337.50

Service	08/20/2021	Review pond bank construction agreement and edit same; transmit for signatures	0.30	\$260.00	\$78.00
Service	08/24/2021	Edit agreement with Boudreaux's and transmit to District Manager and staff.	0.70	\$225.00	\$157.50
Service	08/26/2021	Analyze statutory requirements for stormwater needs assessment and prepare memorandum to district manager and district engineer regarding same.	0.20	\$260.00	\$52.00
Service	08/27/2021	Analyze statutory requirements for meeting notice; prepare memorandum to district manager regarding same.	0.10	\$0.00	\$0.00
Service	08/30/2021	Review/update and transmit resolution and information re: meeting notice requirements and waiver thereof; transmit stormwater management planning requirements; confer on same	0.20	\$260.00	\$52.00
				Subtotal	\$1,926.00

TURNBL-101**Turnbull Creek CDD - Monthly Meeting**

Type	Date	Notes	Quantity	Rate	Total
Service	08/02/2021	Monthly flat fee: Travel to/from and attend Board meeting	1.00	\$1,500.00	\$1,500.00
Expense	08/02/2021	Mileage: IRS mileage	388.00	\$0.56	\$217.28
Service	08/10/2021	Monthly flat fee: Travel to/from and attend Board meeting	1.00	\$1,800.00	\$1,800.00
				Subtotal	\$3,517.28
				Total	\$5,443.28

Detailed Statement of Account**Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
157	10/01/2021	\$5,443.28	\$0.00	\$5,443.28

Invoice # 157 - 09/01/2021

Outstanding Balance	\$5,443.28
Total Amount Outstanding	\$5,443.28

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.

Face Painting by Liz

INVOICE

352-464-0230

Lizv_217@yahoo.com

INVOICE : 0217B

INVOICE DATE: 09/06/2021

Liz Valerio

8433 Southside Blvd #2211

Jacksonville, FL 32256

BILL TO

Murabella Amenity Center

% Eric

101 E. Positano Ave

St. Augustine, FL 32092

374C
1,330.57200.49400

Event Information: Labor Day - Amenity Center Community Event held Monday Sept. 06, 2021
Face painting from 1:00 pm - 4:00 pm, total 3 hrs.

\$ 250.00



TOTAL \$250.00

Please make check payable to Liz Valerio

Thank You!

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
MURA5872	09/01/2021	\$45.00	10/01/2021	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

1.330.57200.49000
346c



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

Invoice

Invoice #: 65
Invoice Date: 8/31/2021
Due Date: 8/31/2021
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 - (August 2021 - September 6, 2021) 1,330, 572.3460 163 C	357.24	15.00	5,358.60



Total	\$5,358.60
Payments/Credits	\$0.00
Balance Due	\$5,358.60

9/14/21
[Signature]

TURNBULL CREEK CDD
LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
357.24	Lifeguard Services for TURNBULL CREEK Covers August 2021 - September 6, 2021	\$ 15.00	\$ 5,358.60
GL #1.330.572.3460			
TOTAL DUE:			<u>\$ 5,358.60</u>

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS AUGUST 2021 - SEPTEMBER 6, 2021

1001

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/21	9.28	C.H.	Lifeguarding
8/1/21	8.5	N.S.	Lifeguarding
8/1/21	6.23	B.P.	Lifeguarding
8/1/21	3.95	I.S.	Lifeguarding
8/2/21	4.77	M.C.	Lifeguarding
8/2/21	4.73	B.M.P.	Lifeguarding
8/2/21	4.77	B.P.	Lifeguarding
8/3/21	4.3	C.H.	Lifeguarding
8/3/21	4.1	M.L.	Lifeguarding
8/3/21	3.47	A.G.	Lifeguarding
8/4/21	4.13	B.P.	Lifeguarding
8/4/21	4.55	B.M.P.	Lifeguarding
8/5/21	7.07	C.H.	Lifeguarding
8/5/21	6.63	B.M.P.	Lifeguarding
8/7/21	6.78	C.H.	Lifeguarding
8/7/21	6.55	N.S.	Lifeguarding
8/8/21	6.82	C.H.	Lifeguarding
8/8/21	4.07	N.S.	Lifeguarding
8/8/21	4.12	B.M.P.	Lifeguarding
8/9/21	4.77	B.M.P.	Lifeguarding
8/9/21	4.75	B.P.	Lifeguarding
8/10/21	6.97	C.H.	Lifeguarding
8/10/21	6.72	M.L.	Lifeguarding
8/11/21	6.82	C.H.	Lifeguarding
8/11/21	4.07	B.M.P.	Lifeguarding
8/11/21	4	B.P.	Lifeguarding
8/12/21	6.85	C.H.	Lifeguarding
8/12/21	6.73	M.L.	Lifeguarding
8/13/21	6.72	C.H.	Lifeguarding
8/13/21	6.4	B.P.	Lifeguarding
8/13/21	6	M.L.	Lifeguarding
8/14/21	6.9	C.H.	Lifeguarding
8/14/21	6.67	N.S.	Lifeguarding
8/14/21	6.5	B.M.P.	Lifeguarding
8/15/21	6.9	C.H.	Lifeguarding
8/15/21	6.63	N.S.	Lifeguarding
8/15/21	6.63	M.L.	Lifeguarding
8/21/21	6.88	C.H.	Lifeguarding
8/21/21	6.42	B.M.P.	Lifeguarding
8/21/21	4	N.S.	Lifeguarding
8/21/21	4.05	D.M.	Lifeguarding
8/22/21	6.73	C.H.	Lifeguarding
8/22/21	6.48	N.S.	Lifeguarding
8/22/21	4.02	B.P.	Lifeguarding
8/22/21	4	D.M.	Lifeguarding
8/28/21	7.02	C.H.	Lifeguarding
8/28/21	6.2	N.S.	Lifeguarding
8/28/21	6.78	M.L.	Lifeguarding
8/29/21	6.82	C.H.	Lifeguarding
8/29/21	6.62	B.M.P.	Lifeguarding
8/29/21	4.05	B.P.	Lifeguarding
8/29/21	4.02	N.S.	Lifeguarding
9/4/21	6.95	C.H.	Lifeguarding
9/4/21	8.7	B.M.P.	Lifeguarding
9/4/21	4	N.S.	Lifeguarding
9/4/21	4.32	M.L.	Lifeguarding
9/5/21	6.67	C.H.	Lifeguarding
9/5/21	6.6	N.S.	Lifeguarding
9/5/21	6.43	M.L.	Lifeguarding
9/5/21	4.03	D.M.	Lifeguarding
9/6/21	4.8	C.H.	Lifeguarding
9/6/21	4.5	M.L.	Lifeguarding
9/6/21	4	D.M.	Lifeguarding

TOTAL 357.24

Lifeguarding 357.24

Riverside Management Services, Inc

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

Invoice

Invoice #: 64

Invoice Date: 9/1/2021

Due Date: 9/1/2021

Case:

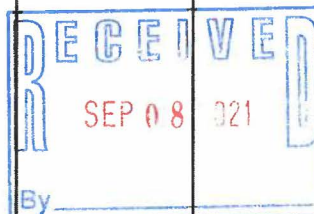
P.O. Number:

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 - September 2021		2,016.67	2,016.67
Facility Monitor - 1.330.57200.34800 - Turnbull Creek - September 2021 (Per 9/1/21 Memo)		11.97	11.97
Facility Management - 1.330.57200.34000 - Turnbull Creek - September 2021		5,083.33	5,083.33
Facility Attendants - 1.330.57200.34300 - Turnbull Creek - September 2021		1,350.00	1,350.00
Facility Attendants - 1.330.57200.34300 - Turnbull Creek - September 2021 (Per 9/1/21 Memo)		-34.64	-34.64
Field Operations - 1.330.57200.34100 - Turnbull Creek - September 2021		4,271.58	4,271.58
Facility Maintenance - 1.330.57200.34400 - Turnbull Creek - September 2021		4,083.33	4,083.33
Pool Maintenance Services - 1.330.57200.46400 - September 2021		1,158.33	1,158.33
Janitorial Services - 1.330.57200.34200 - September 2021		733.33	733.33
Common Area Waste Collection - 1.330.57200.34900 - Turnbull Creek - September 2021		1,525.00	1,525.00
Program Director - 1.330.57200.34700 - Turnbull Creek - September 2021		214.58	214.58

**Total** \$20,413.48**Payments/Credits** \$0.00**Balance Due** \$20,413.489/9/21
or

Riverside Management Services

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



Turnbull Creek CDD
Monthly Credit Memorandum

DATE: September 1, 2021
FROM: Rich Whetsel
TO: RMS Billing Department
SUBJECT: August Adjustment – Monthly Invoice Adjustment for August 2021 Hourly Services

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

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>	<u>Billed</u>	<u>Credit Amount</u>
• Facility Monitor	126.79	\$16.00	\$2,028.64	\$2,016.67	
• Facility Attendant	82.21	\$16.00	\$1,315.36	\$1,350.00	\$34.64

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/2/21	8.18	D.W.	Completed daily checklist, answered calls, closed up
8/3/21	4.07	B.W.	Completed daily checklist, answered calls, closed up
8/3/21	5.17	J.M.	Completed daily checklist, answered calls, closed up
8/4/21	4.07	B.W.	Completed daily checklist, answered calls, closed up
8/4/21	5.48	J.M.	Completed daily checklist, answered calls, closed up
8/5/21	5.05	B.W.	Completed daily checklist, answered calls, closed up
8/5/21	5.2	D.W.	Completed daily checklist, answered calls, closed up
8/6/21	5	B.W.	Completed daily checklist, answered calls, closed up
8/9/21	8.07	B.W.	Completed daily checklist, answered calls, closed up
8/10/21	3.12	D.W.	Completed daily checklist, answered calls, closed up
8/10/21	5.02	B.W.	Completed daily checklist, answered calls, closed up
8/11/21	5.07	J.M.	Completed daily checklist, answered calls, closed up
8/11/21	5.13	D.W.	Completed daily checklist, answered calls, closed up
8/12/21	4.97	D.W.	Completed daily checklist, answered calls, closed up
8/12/21	5.07	B.W.	Completed daily checklist, answered calls, closed up
8/13/21	5.12	D.W.	Completed daily checklist, answered calls, closed up
8/17/21	5.05	J.M.	Completed daily checklist, answered calls, closed up
8/18/21	5.13	J.M.	Completed daily checklist, answered calls, closed up
8/20/21	5.18	J.M.	Completed daily checklist, answered calls, closed up
8/24/21	5.23	J.M.	Completed daily checklist, answered calls, closed up
8/24/21	4	T.W.	Completed daily checklist, answered calls
8/25/21	5.18	J.M.	Completed daily checklist, answered calls, closed up
8/26/21	3	T.W.	Completed daily checklist, answered calls, closed up
8/27/21	5	J.M.	Completed daily checklist, answered calls, closed up
8/31/21	5.23	J.M.	Completed daily checklist, answered calls, closed up

126.79

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/21	9.15	J.M.	Amenity Center/Fitness Center Attendant
8/7/21	9.1	B.W.	Amenity Center/Fitness Center Attendant
8/8/21	9.05	D.W.	Amenity Center/Fitness Center Attendant
8/14/21	9.05	D.W.	Amenity Center/Fitness Center Attendant
8/15/21	9.02	B.W.	Amenity Center/Fitness Center Attendant
8/21/21	9.45	J.M.	Amenity Center/Fitness Center Attendant
8/22/21	9.05	J.M.	Amenity Center/Fitness Center Attendant
8/28/21	9.12	M.S.	Amenity Center/Fitness Center Attendant
8/29/21	9.22	J.M.	Amenity Center/Fitness Center Attendant
<hr/>			
82.21			



Questions on this invoice call:
(866) 470-7133 Option 2
Ghbillinginquiries@ccc.gannett.com

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
06/30		Balance Forward						\$700.88	
07/02	P177594	Payment - Lockbox 1377						\$-71.80	
07/31	MC-586749-07312021	Finance Charges						\$9.33	
07/13 07/20	I03361686-07202021	NOTICE OF PUBLIC HEARING	SA St Augustine Record	3.00 x 21.5000	64.5	2	\$8.98	\$1,158.42	
07/13 07/20	I03361686-07202021	NOTICE OF PUBLIC HEARING	SA St Aug Record Online	3.00 x 21.5000	64.5	2	\$8.97	\$1,157.14	
07/22 07/22	I03367628-07222021	Notice Special Meeting	SA St Aug Record Online	1.00 x 4.0000	4	1	\$8.97	\$35.88	
07/28 07/28	I03369005-07282021	SPEC MTG BOS 8/2/21	SA St Augustine Record	1.00 x 4.0000	4	1	\$0.00	\$0.00	
07/28 07/28	I03369005-07282021	SPEC MTG BOS 8/2/21	SA St Aug Record Online	1.00 x 4.0000	4	1	\$0.00	\$0.00	

PREVIOUS AMOUNT OWED: \$700.88
NEW CHARGES THIS PERIOD: \$2,351.44
CASH THIS PERIOD: (\$71.80)
DEBIT ADJUSTMENTS THIS PERIOD: \$9.33
CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

We appreciate your business.

Your account remains past due. Past due balances are reported to credit reporting bureaus. You must send us your payment immediately in order to continue advertising schedules. Protect your credit.



4C
1.310.57300.48000

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$2,360.77		\$7.14	\$146.26	\$0.00	\$0.00		\$2,989.85
2351.44								
ADVERTISER INFORMATION								
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME	
	07/01/2021 - 07/31/2021		18409		18409		TURNBULL CREEK CDD/MURA BELLA/	

MAKE CHECKS PAYABLE TO

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

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	07/01/2021 - 07/31/2021		TURNBULL CREEK CDD/MURA BELLA/
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT
SA 7		\$2,989.85	\$0.00
TERMS OF PAYMENT			
NET 15 DAYS			
21	CURRENT NET AMOUNT	22	30 DAYS
	\$2,360.77		\$7.14
24	PAGE #	5	BILLING DATE
	1		07/31/2021
6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
	18409		18409
24	STATEMENT NUMBER		
	0000095231		

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



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

ADVERTISING INVOICE and STATEMENT

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



8 - 2116

TURNBULL CREEK CDD/MURA BELLA/
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649



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# 0003361686-01

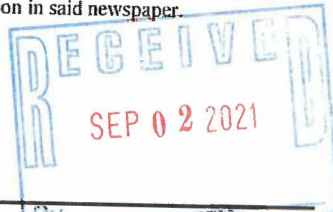
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA Legal Classified in the matter of NOTICE OF PUBLIC HEARING was published in said newspaper on 07/13/2021, 07/20/2021.

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.



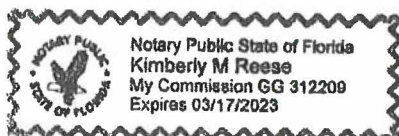
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of JUL 20 2021

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

Kimberly M. Reese
(Signature of Notary Public)



TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings and Regular Meeting
The Board of Supervisors ("Board") for the Turnbull Creek Community Development District ("District") will hold two public hearings and a regular meeting as set forth below:

DATE: August 10, 2021
TIME: 6:30 P.M.
LOCATION: Murabella Amenity Center
101 Positano Avenue
St. Augustine, Florida 32092

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operation and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments
The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operation, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the District (i.e., the property potentially subject to the proposed O&M Assessments) is identified in the map attached herein. The District adopts its budgets for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

All benefited lands within the District pay these assessments. The table below shows the schedule of the proposed O&M Assessments for each product type within the District and which are subject to choice at the hearing:

FY 2020/2021 O&M Assessment	Proposed FY 2021/2022 O&M Assessment (excluding collection costs / early payment discounts)	Proposed Assessment Increase
\$1,197,997	\$1,358,697	\$167.57

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.19(3)(a), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.19(3)(a), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the office of the District Manager, located at Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. Tel: (904) 940-5850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager

VICINITY MAP
The map shows the location of the Turnbull Creek Community Development District within St. Johns County, Florida. The map includes major roads such as US Highway 1, US Highway 92, and various local roads like Muriel Avenue, Positano Avenue, and others. The district's project site is highlighted within the map area.

England-Thompson
AFFIRMED, Inc.
DATE: JUL 20, 2021
COUNTY: ST. JOHNS
DISTRICT: 1

DISTRICT MANAGER: PUBLISH FOR TWO CONSECUTIVE WEEKS WITH THE FIRST PUBLICATION AT LEAST 30 DAYS PRIOR TO THE PUBLIC HEARING. TO SAVE COSTS, YOU CAN RUN THIS NOTICE 30 DAYS OUT AND THEN RUN ONLY A BUDGET NOTICE THE SECOND TIME.

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# 0003369005-01

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 **SPEC MTG BOS 8/2/21** was published in said newspaper on **07/28/2021**.

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.

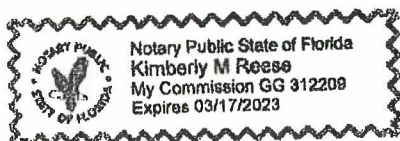
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of JUL 28 2021

by [Signature] who is personally known to
me or who has produced as identification

[Signature]
(Signature of Notary Public)



NOTICE OF SPECIAL MEETING
TURNBULL CREEK
COMMUNITY DEVELOPMENT
DISTRICT

A special meeting of the Board of Supervisors of the Turnbull Creek Community Development District will be held on Monday, August 2, 2021, at 4:00 p.m., at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from 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
0003369005, July 28, 2021



General Fund

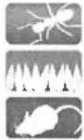
Date	Amount	Authorized By
September 6, 2021	\$ 9,659.15	Sheryl Fulks

Turnbull Creek CDD- Hancock 2016 Revenue Account #303 *C*

ASAP	001-300-20700-10500
------	---------------------

Intended Use of Funds Requested:		
4/14/21 St Johns Cty Tax Dist	9	5,032.02
6/15/21 St Johns Cty Tax Dist	Delq & Tax	4,627.13
	\$	<u>9,659.15</u>
(Attach supporting documentation for request.)		





Turner Pest Control

PAYMENT ADDRESS:

Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 7770793
DATE: 8/4/2021
ORDER: 7770793

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

391C

Work Date	Time	Target Pest	Technician	Time In
8/4/2021	12:23 PM			12:23 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	8/4/2021		01:01 PM

1.330.572.466
Avg

Friendly Reminder, Invoice is
due, please submit your
payment today!

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

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



Statement

Date

9/1/2021

Bill To

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

Amount Due

\$1,415.96

Terms

Net 20

41C

Date	Due Date	Description	Delivery Location	Amount	Credit/Pymt	Open Amt	Balance	Group Index	Invoice Group
4/30/2021	5/20/2021	Finance Charge #131295599378		16.86		16.86	16.86		
9/1/2021	9/21/2021	Invoice #131295601796	Turnbull Creek CDD	1,399.10		1,399.10	1,415.96		
<p>1,300.13100.10200</p> <p>RECEIVED SEP 21 2021</p>									
Current 1-30 Days 31-60 Days 61-90 Days Over 90 Days Amount Due									
1,399.10		0.00		0.00		0.00		16.86	\$1,415.96

Remittance Slip

Customer
13MUR100

Date
9/1/2021

Amount Due

\$1,415.96

Amount Paid

Mail Checks To

PO Box 55372
Houston, TX 77255-5372

Aquasol 800.444.0675 - Poolsure 800.858.7665 - Purify 713.463.1929

Riverside Management Services, Inc

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

Invoice

Invoice #: 66

Invoice Date: 9/21/2021

Due Date: 9/21/2021

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		167.57	167.57
Repairs + Replacements 1.330.57200.63100 163C			
<div>RECEIVED SEP 27 2021 By _____</div>			

Total \$167.57**Payments/Credits** \$0.00**Balance Due** \$167.57

9/23/21
CAR

Period Ending 09/05/21

DISTRICT

TURNBULL CREEK

<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
7/8/21	Screws & Bolts for No Fishing Signs	14.80	J.S.
8/12/21	Nuts & Bolts (4)	2.30	J.S.
8/12/21	Refund on Screws & Bolts	-0.85	J.S.
8/12/21	Bolts (4)	2.78	J.S.
8/12/21	Screws (4)	2.67	J.S.
8/13/21	Gas	60.00	F.S.
8/14/21	Lock/Cable Combo	10.68	J.S.
8/14/21	Spray Lube	5.00	J.S.
8/16/21	Caulk 2pc Set	9.19	J.S.
8/16/21	Sandpaper 400 grit	2.10	J.S.
8/16/21	Sandpaper 200 grit	2.10	J.S.
8/17/21	HX WH SMS 6x3/4	4.66	J.S.
8/17/21	MAG NUT DR 1/4x1-7/8	5.33	J.S.
8/17/21	Tube Strap Galvanize (4)	4.21	J.S.
8/18/21	PVP Pipe 2"x2' (2)	16.16	J.S.
8/18/21	PVP Pipe 1"x2' (2)	16.16	J.S.
8/18/21	Tube Strap Galvanize (2)	2.12	J.S.
8/26/21	U Post 4' (2)	12.75	J.S.
8/26/21	SCREW M Comb 24x3/4	2.55	J.S.
8/27/21	Nuts (2)	0.85	J.S.
8/27/21	Bolts (2)	0.85	J.S.
8/27/21	Washers (2)	1.26	J.S.

TOTAL \$167.57

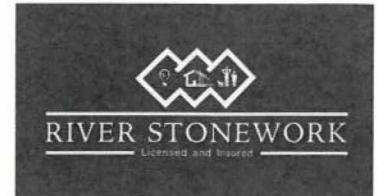
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/22/21	00042	9/08/21 1740	202109 600-53800-60000		*	480.00	
		POOL RENOV-INSTAL PAVERS		RIVER STONEWORK			480.00 000108

						TOTAL FOR BANK B	480.00
						TOTAL FOR REGISTER	480.00

TURN TURNBULL CREEK BPEREGRINO

River Stonework

8638 Philips Hwy suite #5
Jacksonville, FL 32256
(904) 9047337077
phill@riverstonework.com
www.riverstonework.com



INVOICE

BILL TO
Eric
Murabella
101 W Positano Ave
Saint Augustine, Florida
32092

R/R

INVOICE 1740
DATE 09/08/2021
DUE DATE 09/08/2021

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Services:Paver Installation Repair Labor and materials	1	480.00	480.00

Pool renovations, will require professional cleaning.

-RSW can cap sprinklers for an additional fee but are not responsible for the functionality of the sprinklers or the moving of sprinklers.

-Weather greatly impacts ability to complete projects within the projected timeframe. Certain steps in the project cannot be completed in overly wet or damp environments.

-If the customer decides to go AGAINST HOA (Not getting approval, submitting a different 2D, etc.) RSW is NOT responsible and will NOT issue a refund. If needed the job can be re-done for an additional cost.

A 7% fee applies if the customer decides to cancel the project after signing their initial contract for any reason (except emergency situations in which RSW will review to waive the fee or not) for cost of 3D drawing, HOA documents provided, etc

BALANCE DUE

USD 480.00



Estimate Summary

Estimate 4624	480.00
This invoice 1740	USD 480.00
Total invoiced	480.00

42B
33 - 600. 53800 - 60000

-Terms of Payment: 50% down and 50% is Due Upon
Completion. Cards accepted with 3% fee.

-Damage to SOD may occur as part of normal construction processes. Customer understands and agrees that River StoneWork (RSW) may replace with new SOD for a unit price of \$350 per pallet. This cost is not included in the proposal price.

D.



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

September 15, 2021

Turnbull Creek Community Development District
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Turnbull Creek Community Development District, which comprise governmental activities and each major fund as of and for the year ended September 30, 2021 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2021.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

The Responsibilities of the Auditor

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies practice Section

Member FICPA

Turnbull Creek Community Development District
September 15, 2021
Page 2

- Obtain an understanding of internal control relevant to the audit 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 District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.



Turnbull Creek Community Development District
September 15, 2021
Page 3

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



Turnbull Creek Community Development District
September 15, 2021
Page 4

- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of Turnbull Creek Community Development District's financial statements. Our report will be addressed to the Board of Turnbull Creek Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the Turnbull Creek Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Teresa Viscarra. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.

Turnbull Creek Community Development District
September 15, 2021
Page 5

Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2021 will not exceed \$3,745, unless the scope of the engagement is changed, the assistance which Turnbull Creek Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by Turnbull Creek Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Turnbull Creek Community Development District, Turnbull Creek Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.

Turnbull Creek Community Development District
September 15, 2021
Page 6

Information Security – Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Turnbull Creek Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Turnbull Creek Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Turnbull Creek Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Turnbull Creek Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Turnbull Creek Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Sampson Creek Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and Turnbull Creek Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



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

Turnbull Creek Community Development District
September 15, 2021
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

[Signature]

September 30, 2021



Judson B. Baggett | 6815 Dairy Road
MBA, CPA, CVA, Partner | Zephyrhills, FL 33542
Marci Reutimann | (813) 788-2155
CPA, Partner | (813) 782-8606

Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

Baggett, Reutimann & Associates, CPAs, PA
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA
Signed Electronically by Baggett, Reutimann & Associates, CPAs, PA. CS:JK101 and jdb@baggett.com

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT
(DATED SEPTEMBER 15, 2021)**

Public Records. Auditor 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:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. 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
- c. 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 Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor 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.

Auditor 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 Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GMS, LLC
475 WEST TOWN PLAZA, SUITE 114
ST. AUGUSTINE, FL 32092
TELEPHONE: 904-239-5309**

Auditor: J.W. Gaines

By: _____

Title: Director

Date: September 15, 2021

District: Turnbull Creek CDD

By: _____

Title: _____

Date: _____

E.



Hold Harmless and License Agreement

This Hold Harmless and License Agreement ("License") is entered into this 20th day of September, 2021 between Turnbull Creek CDD ("Licensor"), address 475 W. Town Place, Suite 114, St. Augustine, Florida, and United Parcel Service, Inc., an Ohio corporation ("Licensee"), address: 2855 Industry Center Road, St. Augustine, FL.

The parties agree as follows:

1. Premises, Use and Term. Licensor hereby agrees to allow Licensee to place Storage Container located at 167 Toscana Lane, St. Augustine, Florida 32092, for the period beginning on or after 10/15/21 and ending on or before 1/15/22 (the "Expiration Date").

2. Hold Harmless and General Liability Insurance. Licensee hereby agrees to indemnify and hold harmless Licensor from and against any liability for personal injury or property damage caused by the Licensee. Licensee shall at all times during the term of this License carry commercial general liability insurance covering Licensee's operations on the Premises, insuring against liability for personal injury, bodily injury, including death and property damage for a minimum of \$1,000,000.00 per occurrence.

Licensor:

Turnbull Creek CDD

By: [Signature]
Name: ERNESTO TORRES
Title: Secretary

Licensee:

United Parcel Service, Inc.

By: [Signature]
Name: Steven Smith
Its: UPS St Augustine