

# *Turnbull Creek*

## *Community Development District*



*Approved Budget*  
*Fiscal Year 2023*  
*May 17, 2022*



***Turnbull Creek***  
***Community Development District***

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**Turnbull Creek Community Development District**  
**General Fund - Budget**

<b>Description</b>	<b>Adopted Budget FY 2022</b>	<b>Actual 3/31/22</b>	<b>Next 6 Months</b>	<b>Projected 9/30/22</b>	<b>Approved Budget FY 2023</b>
<b><u>Revenues</u></b>					
Maintenance Assessments	\$1,207,047	\$1,161,573	\$45,446	\$1,207,019	\$1,294,978
Interest/Miscellaneous	\$2,000	\$3,575	\$400	\$3,975	\$2,000
Amenities Revenue	\$3,000	\$4,809	\$2,000	\$6,809	\$3,000
Carry Forward Surplus	\$99,413	\$0	\$23,510	\$23,510	\$0
HOA Contribution	\$0	\$0	\$9,000	\$9,000	\$0
<b>Total Revenues</b>	<b>\$1,311,461</b>	<b>\$1,169,958</b>	<b>\$80,356</b>	<b>\$1,250,314</b>	<b>\$1,299,978</b>

**Expenditures**

**Administrative**

Supervisor Fees	\$6,400	\$2,400	\$3,200	\$5,600	\$7,000
FICA Expense	\$490	\$184	\$245	\$428	\$536
Engineering (JMT)	\$16,000	\$9,845	\$14,000	\$23,845	\$25,000
Arbitrage (Grau)	\$2,400	\$0	\$3,000	\$3,000	\$3,000
Dissemination (Rizzetta)	\$2,850	\$1,000	\$1,300	\$2,300	\$1,000
Trustee (US Bank)	\$14,620	\$3,631	\$10,259	\$13,890	\$14,620
Attorney (KE Law)	\$47,000	\$24,758	\$22,242	\$47,000	\$47,000
Tax Roll Assessments (Rizzetta)	\$5,000	\$5,000	\$0	\$5,000	\$4,800
Annual Audit (BTEGF)	\$3,745	\$0	\$3,745	\$3,745	\$3,745
Management Fees (Rizzetta)	\$45,000	\$22,500	\$21,833	\$44,333	\$43,000
Information Technology (Rizzetta)	\$1,800	\$900	\$700	\$1,600	\$1,200
Telephone	\$1,000	\$231	\$300	\$531	\$1,000
Postage	\$800	\$456	\$491	\$947	\$1,000
Printing	\$1,800	\$162	\$1,285	\$1,447	\$1,800
Insurance (FIA)	\$9,488	\$8,927	\$0	\$8,927	\$10,713
Legal Advertising	\$2,000	\$0	\$1,000	\$1,000	\$2,000
Other Current Charges	\$1,000	\$392	\$408	\$800	\$1,000
Office Supplies	\$170	\$10	\$50	\$60	\$170
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Maintenance (Rizzetta)	\$1,200	\$600	\$200	\$800	\$0
<b>Total Administrative Expenses</b>	<b>\$162,938</b>	<b>\$81,171</b>	<b>\$84,258</b>	<b>\$165,429</b>	<b>\$168,759</b>

**Amenity Center**

Insurance (FIA)	\$25,421	\$14,994	\$0	\$14,994	\$28,705
Pest Control (Turner Pest Control)	\$3,123	\$1,195	\$1,677	\$2,871	\$3,123
Repairs & Replacements	\$36,000	\$25,790	\$21,010	\$46,800	\$48,000
Recreational Passes	\$800	\$245	\$555	\$800	\$800
Office Supplies	\$1,800	\$445	\$1,355	\$1,800	\$1,800
Other Current Charges	\$540	\$270	\$270	\$540	\$540
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$1,739	\$350	\$2,089	\$2,100

**Utilities**

Water & Sewer (STCUD)	\$12,000	\$3,950	\$7,484	\$11,434	\$13,080
Electric (FPL)	\$36,000	\$15,509	\$18,600	\$34,109	\$39,240
Telephone/Cable/Internet (Comcast)	\$3,800	\$1,995	\$1,890	\$3,885	\$4,079

**Turnbull Creek Community Development District**  
**General Fund - Budget**

<b>Description</b>	<b>Adopted Budget FY 2022</b>	<b>Actual 3/31/22</b>	<b>Next 6 Months</b>	<b>Projected 9/30/22</b>	<b>Approved Budget FY 2023</b>
<i>Management Contracts</i>					
<i>Lifeguards/Pool Monitors (RMS)</i>	\$33,312	\$2,134	\$23,686	\$25,820	\$38,975
<i>Facility Monitor (RMS)</i>	\$25,581	\$11,089	\$14,492	\$25,581	\$27,627
<i>Facility Management (RMS)</i>	\$64,481	\$32,241	\$32,241	\$64,481	\$68,608
<i>Facility Attendants (RMS)</i>	\$17,124	\$5,714	\$11,410	\$17,124	\$18,494
<i>Field Operations (RMS)</i>	\$54,184	\$27,092	\$27,092	\$54,184	\$57,652
<i>Facility Maintenance (RMS)</i>	\$51,796	\$25,898	\$25,898	\$51,796	\$55,111
<i>Pool Maintenance (RMS)</i>	\$14,317	\$6,950	\$6,950	\$13,900	\$15,233
<i>Pool Chemicals (Poolsure)</i>	\$13,524	\$5,423	\$9,129	\$14,552	\$17,463
<i>Janitorial Services (RMS)</i>	\$9,064	\$4,400	\$4,400	\$8,800	\$9,644
<i>Common Area Waste Collection (RMS)</i>	\$19,344	\$9,672	\$9,672	\$19,344	\$20,582
<i>Program Director (RMS)</i>	\$2,722	\$1,361	\$1,361	\$2,722	\$2,896
<i>Refuse Service (Waste Management)</i>	\$11,424	\$5,513	\$5,712	\$11,225	\$11,900
<i>Security (Alpha Dog and Envera)</i>	\$6,409	\$6,304	\$3,138	\$9,442	\$7,755
<i>Special Events</i>	\$9,000	\$15,840	\$6,800	\$22,640	\$20,000
<i>Holiday Decorations</i>	\$6,772	\$2,580	\$4,192	\$6,772	\$6,772
<i>Pressure Washing</i>	\$2,700	\$950	\$1,600	\$2,550	\$2,700
<b>Total Amenity Center Expenses</b>	<b>\$463,239</b>	<b>\$229,293</b>	<b>\$240,963</b>	<b>\$470,256</b>	<b>\$522,879</b>
<i>Grounds Maintenance</i>					
<i>Streetlighting (FPL)</i>	\$40,500	\$19,612	\$20,115	\$39,727	\$42,111
<i>Lake Maintenance (Future Horizons)</i>	\$14,100	\$6,122	\$7,346	\$13,468	\$16,500
<i>Landscape Maintenance (Trimac)</i>	\$350,698	\$140,724	\$140,724	\$281,448	\$289,884
<i>Landscape Contingency</i>	\$28,000	\$14,572	\$13,428	\$28,000	\$28,000
<i>Irrigation Repairs</i>	\$6,000	\$1,555	\$4,445	\$6,000	\$6,000
<b>Total Grounds Maintenance Expenses</b>	<b>\$439,298</b>	<b>\$182,584</b>	<b>\$186,058</b>	<b>\$368,643</b>	<b>\$382,495</b>
<i>Reserves</i>					
<i>Capital Reserves</i>	\$245,986	\$0	\$245,986	\$245,986	\$225,845
<b>Total Reserve Expenses</b>	<b>\$245,986</b>	<b>\$0</b>	<b>\$245,986</b>	<b>\$245,986</b>	<b>\$225,845</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,311,461</b>	<b>\$493,049</b>	<b>\$757,265</b>	<b>\$1,250,314</b>	<b>\$1,299,978</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$0</b>	<b>\$676,910</b>	<b>-\$676,910</b>	<b>\$0</b>	<b>\$0</b>

	<b>FY 2022</b>	<b>FY 2023</b>	
<i>Net Assessments</i>	<b>\$ 1,207,047</b>	<b>\$ 1,294,978</b>	
<i>Add: Discounts &amp; Collections</i>	<b>\$ 77,010</b>	<b>\$ 82,620</b>	
<i>Gross Assessments</i>	<b>\$ 1,284,057</b>	<b>\$ 1,377,597</b>	
<i>Lots:</i>			
<i>Phase I Lots</i>	<b>740</b>	<b>740</b>	
<i>Phase II Lots</i>	<b>219</b>	<b>219</b>	<b>Increase</b>
<i>Total Lots</i>	<b>959</b>	<b>959</b>	<b>7.3%</b>
<i>Per Lot Assessment</i>	<b>\$ 1,338.96</b>	<b>\$ 1,436.50</b>	<b>\$ 97.54</b>

*Turnbull Creek*  
*Community Development District*  
*GENERAL FUND BUDGET*  
*Fiscal Year 2023*

**REVENUES:**

*Maintenance Assessments*

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

*Interest Income*

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

*Miscellaneous*

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

*Amenities Revenues*

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

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

Florida Statutes allow each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon five supervisors attending an estimated 7 annual meetings.

*FICA Expense*

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

*Engineering*

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

*Arbitrage*

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

*Turnbull Creek*  
*Community Development District*  
*GENERAL FUND BUDGET*  
*Fiscal Year 2023*

*Dissemination Agent*

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

*Trustee*

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

*Attorney*

The District's legal counsel, KE Law Group PLLC, will provide general legal services to the District, i.e. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc.

*Tax Roll Assessments*

Rizzetta & Company serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector and maintain the District's Lien Book.

*Annual Audit*

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

*Management Fees*

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Rizzetta & Company.

*Information Technology*

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements. Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

*Telephone*

Telephone and fax machine

*Postage*

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

*Turnbull Creek*  
*Community Development District*  
*GENERAL FUND BUDGET*  
*Fiscal Year 2023*

Printing

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

Insurance (General Liability)

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

**Amenity Center:**

Insurance (Property)

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

Pest Control

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

Repair & Replacements

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

*Turnbull Creek*  
*Community Development District*  
*GENERAL FUND BUDGET*  
*Fiscal Year 2023*

Recreational Passes

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

Office Supplies

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

Other Current Charges

Any unanticipated cost to the Amenity Center.

Permit Fees/Licenses

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

Water & Sewer

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

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
515577-114371	101 W Positano Ave - Water	\$ 300	\$ 3,600
532445-124596	123 E Franchetta Dr - Water	\$ 35	\$ 420
532445-124406	4106 Messina Dr - Water	\$ 38	\$ 456
532445-124405	168 Toscana Ln	\$ 15	\$ 180
515577-114371	101 W Positano Ave - Sewer	\$ 300	\$ 3,600
532445-124596	123 E Franchetta Dr - Sewer	\$ 42	\$ 504
	Contingency	\$ 360	\$ 4,320
	Total	\$ 1,090	\$ 13,080

Electric

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

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual Amount</u>
9623601409	100 Terrancina Dr # Light	\$ 40	\$ 480
9561370132	100 W Positano Ave	\$ 40	\$ 480
5841524282	111 W Positano Ave # Kiosk	\$ 30	\$ 360
8189715355	168 Toscana Lane	\$ 88	\$ 1,056
2781798307	5085 State Road 16 # Light	\$ 70	\$ 840
5191830404	5335 San Giaconio	\$ 18	\$ 216
6555783429	5335 State Rd 16 #1	\$ 40	\$ 480
5907098254	90 E Franchetta Ln # Light	\$ 15	\$ 180
2722888282	101 W Positano Ave	\$ 1,900	\$ 22,800
6889119035	101 W Positano Ave #1	\$ 390	\$ 4,680
	Contingency	\$ 639	\$ 7,668
	Total	\$ 3,270	\$ 39,240



*Turnbull Creek*  
*Community Development District*  
*GENERAL FUND BUDGET*  
*Fiscal Year 2023*

Telephone/Cable/Internet

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Comcast	340	4,079

Lifeguards/Pool Monitors

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	3,248	38,975

Facility Monitor

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	2,302	27,627

Facility Management

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	5,717	68,608

Facility Attendants

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	1,541	18,494

Field Operations

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	4,804	57,652

*Turnbull Creek*  
**Community Development District**  
*GENERAL FUND BUDGET*  
*Fiscal Year 2023*

Facility Maintenance

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	4,593	55,111

Pool Maintenance

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	1,269	15,233

Pool Chemicals

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Poolsure 6 months	928	5,570
Poolsure 6 months	1,522	9,129
Contingency	230	2,764
	2,680	17,463

Janitorial Services

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	804	9,644

Common Area Waste Collection

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	\$1,715	\$20,582

Program Director

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	\$241	\$2,896

*Turnbull Creek*  
**Community Development District**  
*GENERAL FUND BUDGET*  
*Fiscal Year 2023*

Refuse Service

Garbage disposal service is with Waste Management.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
Advance Disposal	992	11,900

Security

The District has contracted with Hidden Eyes DBA Envera for security monitoring for the Amenity Center billed quarterly and Alpha Dog for Cloud Access control monthly services.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Envera	493	5,916
Alpha Dog	30	360
	646	7,755

Special Events

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

Holiday Decorations

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

Pressure Washing

Cost to pressure clean amenity building and grounds.

**Ground Maintenance:**

Streetlighting

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

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual Amount</u>
2298893591	W Bonaventure Way	\$ 3,200	\$ 38,400
4217317033	Verona Way	\$ 90	\$ 1,080
	Contingency	\$ 219	\$ 2,631
	Total	\$ 3,509	\$ 42,111

Lake Maintenance

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

*Turnbull Creek*  
*Community Development District*  
*GENERAL FUND BUDGET*  
*Fiscal Year 2023*

Contract	Monthly	Annual Amount
Future Horizons	\$ 1,375	\$ 16,500

*Landscape Maintenance*

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual Amount</u>
Trimac	\$ 24,157	\$ 289,884

*Landscape Contingency*

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

*Irrigation Repairs*

Any miscellaneous irrigation repairs and maintenance incurred by the District.

*Capital Reserves*

Future funding needed for the upkeep of Turnbull Creek infrastructure.

# Turnbull Creek

Community Development District

## Debt Service Fund

Series 2015 A1 and A2

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual 3/31/22</i>	<i>Next 6 Months</i>	<i>Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
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### Revenues

<i>Carry Forward Surplus (1)</i>	\$229,349	\$238,646	\$0	\$238,646	\$225,949
<i>Interest Income</i>	\$250	\$92	\$174	\$266	\$250
<i>Assessments</i>	\$985,875	\$948,755	\$37,119	\$985,875	\$985,875
<i>Prepayments A1</i>	\$0	\$19,922	\$0	\$19,922	\$0
<i>Prepayments A2</i>	\$0	\$5,096	\$0	\$5,096	\$0

<b><i>Total Revenues</i></b>	<b>\$1,215,474</b>	<b>\$1,212,511</b>	<b>\$37,293</b>	<b>\$1,249,804</b>	<b>\$1,212,074</b>
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### Expenditures

#### Series 2015 A-1

<i>Interest 11/1</i>	\$165,978	\$165,978	\$0	\$165,978	\$158,556
<i>Interest 5/1</i>	\$165,978	\$0	\$165,978	\$165,978	\$158,556
<i>Principal 5/1</i>	\$445,000	\$0	\$445,000	\$445,000	\$460,000
<i>Special Call 5/1</i>	\$0	\$0	\$20,000	\$20,000	\$0

#### Series 2015 A-2

<i>Interest 11/1</i>	\$48,450	\$48,450	\$0	\$48,450	\$45,363
<i>Interest 5/1</i>	\$48,450	\$0	\$48,450	\$48,450	\$45,363
<i>Principal 5/1</i>	\$105,000	\$0	\$105,000	\$105,000	\$110,000
<i>Special Call 5/1</i>	\$0	\$0	\$25,000	\$25,000	\$0

<b><i>Total Expenditures</i></b>	<b>\$978,855</b>	<b>\$214,428</b>	<b>\$809,428</b>	<b>\$1,023,855</b>	<b>\$977,836</b>
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<b><i>EXCESS REVENUES / (EXPENDITURES)</i></b>	<b>\$236,619</b>	<b>\$998,083</b>	<b>-\$772,134</b>	<b>\$225,949</b>	<b>\$234,238</b>
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(1) Net of Debt Service Reserve Funds

### Debt Service for 11/01/2022

<i>Interest</i>	<b>\$150,736</b>
<i>Interest</i>	<b>\$42,750</b>
<i>Total</i>	<b>\$193,486</b>

<i>Net Assessments</i>	<b>\$985,875</b>
<i>Add: Disc. and Collections (6%)</i>	<b>\$62,899</b>
<i>Gross Assessments</i>	<b>\$1,048,774</b>
<i>Units</i>	<b>740</b>

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

<b>DATE</b>		<b>BALANCE</b>	<b>RATE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/22	\$	7,675,000.00		- \$	158,555.63	\$ 158,555.63
05/01/23	\$	7,675,000.00	3.400%	\$ 460,000.00	158,555.63	-
11/01/23	\$	7,215,000.00		- \$	150,735.63	\$ 769,291.26
05/01/24	\$	7,215,000.00	3.650%	\$ 475,000.00	150,735.63	-
11/01/24	\$	6,740,000.00		- \$	142,066.88	\$ 767,802.51
05/01/25	\$	6,740,000.00	3.750%	\$ 495,000.00	142,066.88	
11/01/25	\$	6,245,000.00		- \$	132,785.63	\$ 769,852.51
05/01/26	\$	6,245,000.00	3.800%	\$ 515,000.00	132,785.63	
11/01/26	\$	5,730,000.00		- \$	122,871.88	\$ 770,657.51
05/01/27	\$	5,730,000.00	4.000%	\$ 525,000.00	122,871.88	
11/01/27	\$	5,205,000.00		- \$	112,371.86	\$ 760,243.74
05/01/28	\$	5,205,000.00	4.250%	\$ 560,000.00	112,371.86	
11/01/28	\$	4,645,000.00		- \$	100,471.88	\$ 772,843.74
05/01/29	\$	4,645,000.00	4.250%	\$ 580,000.00	100,471.88	
11/01/29	\$	4,065,000.00		- \$	88,146.88	\$ 768,618.76
05/01/30	\$	4,065,000.00	4.250%	\$ 605,000.00	88,146.88	
11/01/30	\$	3,460,000.00		- \$	75,290.63	\$ 768,437.51
05/01/31	\$	3,460,000.00	4.250%	\$ 635,000.00	75,290.63	-
11/01/31	\$	2,825,000.00		- \$	61,796.88	\$ 772,087.51
05/01/32	\$	2,825,000.00	4.375%	\$ 660,000.00	61,796.88	-
11/01/32	\$	2,165,000.00		- \$	47,359.38	\$ 769,156.26
05/01/33	\$	2,165,000.00	4.375%	\$ 690,000.00	47,359.38	-
11/01/33	\$	1,475,000.00		- \$	32,265.63	\$ 769,625.01
05/01/34	\$	1,475,000.00	4.375%	\$ 720,000.00	32,265.63	-
11/01/34	\$	755,000.00		- \$	16,515.63	\$ 768,781.26
05/01/35	\$	755,000.00	4.375%	\$ 755,000.00	16,515.63	-
11/01/35	\$	-		-		\$ 771,515.63
				\$ 7,675,000.00	\$ 2,482,468.84	\$ 10,157,468.84

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

<b>DATE</b>		<b>BALANCE</b>	<b>RATE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/22	\$	1,910,000.00		- \$	45,362.50	\$ 45,362.50
05/01/23	\$	1,910,000.00	4.750%	\$ 110,000.00	\$ 45,362.50	-
11/01/23	\$	1,800,000.00		- \$	42,750.00	\$ 198,112.50
05/01/24	\$	1,800,000.00	4.750%	\$ 115,000.00	\$ 42,750.00	-
11/01/24	\$	1,685,000.00		- \$	40,018.75	\$ 197,768.75
05/01/25	\$	1,685,000.00	4.750%	\$ 120,000.00	\$ 40,018.75	-
11/01/25	\$	1,565,000.00		- \$	37,168.75	\$ 197,187.50
05/01/26	\$	1,565,000.00	4.750%	\$ 125,000.00	\$ 37,168.75	-
11/01/26	\$	1,440,000.00		- \$	34,200.00	\$ 196,368.75
05/01/27	\$	1,440,000.00	4.750%	\$ 130,000.00	\$ 34,200.00	-
11/01/27	\$	1,310,000.00		- \$	31,112.50	\$ 195,312.50
05/01/28	\$	1,310,000.00	4.750%	\$ 140,000.00	\$ 31,112.50	-
11/01/28	\$	1,170,000.00		- \$	27,787.50	\$ 198,900.00
05/01/29	\$	1,170,000.00	4.750%	\$ 145,000.00	\$ 27,787.50	-
11/01/29	\$	1,025,000.00		- \$	24,343.75	\$ 197,131.25
05/01/30	\$	1,025,000.00	4.750%	\$ 150,000.00	\$ 24,343.75	-
11/01/30	\$	875,000.00		- \$	20,781.25	\$ 195,125.00
05/01/31	\$	875,000.00	4.750%	\$ 160,000.00	\$ 20,781.25	-
11/01/31	\$	715,000.00		- \$	16,981.25	\$ 197,762.50
05/01/32	\$	715,000.00	4.750%	\$ 165,000.00	\$ 16,981.25	-
11/01/32	\$	550,000.00		- \$	13,062.50	\$ 195,043.75
05/01/33	\$	550,000.00	4.750%	\$ 175,000.00	\$ 13,062.50	-
11/01/33	\$	375,000.00		- \$	8,906.25	\$ 196,968.75
05/01/34	\$	375,000.00	4.750%	\$ 185,000.00	\$ 8,906.25	-
11/01/34	\$	190,000.00		- \$	4,512.50	\$ 198,418.75
05/01/35	\$	190,000.00	4.750%	\$ 190,000.00	\$ 4,512.50	-
11/01/35	\$	-		- \$	-	\$ 194,512.50
				\$ 1,910,000.00	\$ 693,975.00	\$ 2,603,975.00

**Turnbull Creek**  
Community Development District

**Debt Service Fund**  
Pond Bank Remediation Series 2015B

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual 3/31/22</i>	<i>Next 6 Months</i>	<i>Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
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**Revenues**

<i>Carry Forward Surplus (1)</i>	\$33,435	\$34,181	\$0	\$34,181	\$39,543
<i>Interest Income</i>	\$0	\$9	\$12	\$21	\$0
<i>Assessments</i>	\$78,986	\$76,013	\$2,974	\$78,987	\$78,986
<i>Prepayments B1</i>	\$0	\$1,787	\$0	\$1,787	\$0
<i>Prepayments B2</i>	\$0	\$455	\$0	\$455	\$0

<b><i>Total Revenues</i></b>	<b>\$112,421</b>	<b>\$112,444</b>	<b>\$2,986</b>	<b>\$115,430</b>	<b>\$118,529</b>
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**Expenditures**

**Series 2015B1**

<i>Interest 11/1</i>	\$19,535	\$19,250	\$0	\$19,250	\$18,856
<i>Interest 5/1</i>	\$19,535	\$0	\$19,250	\$19,250	\$18,856
<i>Principal 5/1</i>	\$20,000	\$0	\$25,000	\$25,000	\$25,000

**Series 2015B2**

<i>Interest 11/1</i>	\$5,075	\$5,194	\$0	\$5,194	\$4,956
<i>Interest 5/1</i>	\$5,075	\$0	\$5,194	\$5,194	\$4,956
<i>Principal 5/1</i>	\$5,000	\$0	\$2,000	\$2,000	\$5,000

<b><i>Total Expenditures</i></b>	<b>\$74,220</b>	<b>\$24,444</b>	<b>\$51,444</b>	<b>\$75,888</b>	<b>\$77,625</b>
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<b><i>EXCESS REVENUES / (EXPENDITURES)</i></b>	<b>\$38,201</b>	<b>\$88,001</b>	<b>-\$48,458</b>	<b>\$39,543</b>	<b>\$40,904</b>
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(1) Net of Debt Service Reserve Funds

**Debt Service for 11/01/2022**

<i>Interest</i>	<b>\$18,431</b>
	<b>\$4,838</b>
<i>Total</i>	<b>\$23,269</b>

<i>Net Assessments</i>	<b>\$79,318</b>
<i>Add: Disc. and Collections (6%)</i>	<b>\$5,063</b>
<i>Gross Assessments</i>	<b>\$84,381</b>
<i>Units</i>	<b>959</b>



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

<b>DATE</b>		<b>BALANCE</b>	<b>RATE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/22	\$	870,000.00	3.150%	-	\$ 18,856.25	\$ 63,106.25
05/01/23	\$	870,000.00	3.400%	\$ 25,000.00	\$ 18,856.25	-
11/01/23	\$	845,000.00	3.400%	-	\$ 18,431.25	\$ 62,287.50
05/01/24	\$	845,000.00	3.750%	\$ 25,000.00	\$ 18,431.25	-
11/01/24	\$	820,000.00	3.750%	-	\$ 17,975.00	\$ 61,406.25
05/01/25	\$	820,000.00	3.850%	\$ 25,000.00	\$ 17,975.00	-
11/01/25	\$	795,000.00	3.850%	-	\$ 17,506.25	\$ 60,481.25
05/01/26	\$	795,000.00	4.000%	\$ 25,000.00	\$ 17,506.25	-
11/01/26	\$	770,000.00	4.000%	-	\$ 17,025.00	\$ 59,531.25
05/01/27	\$	770,000.00	4.000%	\$ 25,000.00	\$ 17,025.00	-
11/01/27	\$	745,000.00	4.000%	-	\$ 16,525.00	\$ 58,550.00
05/01/28	\$	745,000.00	4.250%	\$ 30,000.00	\$ 16,525.00	-
11/01/28	\$	715,000.00	4.250%	-	\$ 15,887.50	\$ 62,412.50
05/01/29	\$	715,000.00	4.250%	\$ 30,000.00	\$ 15,887.50	-
11/01/29	\$	685,000.00	4.250%	-	\$ 15,250.00	\$ 61,137.50
05/01/30	\$	685,000.00	4.250%	\$ 30,000.00	\$ 15,250.00	-
11/01/30	\$	655,000.00	4.250%	-	\$ 14,612.50	\$ 59,862.50
05/01/31	\$	655,000.00	4.250%	\$ 30,000.00	\$ 14,612.50	-
11/01/31	\$	625,000.00	4.250%	-	\$ 13,975.00	\$ 58,587.50
05/01/32	\$	625,000.00	4.375%	\$ 30,000.00	\$ 13,975.00	-
11/01/32	\$	595,000.00	4.375%	-	\$ 13,318.75	\$ 57,293.75
05/01/33	\$	595,000.00	4.375%	\$ 35,000.00	\$ 13,318.75	-
11/01/33	\$	560,000.00	4.375%	-	\$ 12,553.13	\$ 60,871.88
05/01/34	\$	560,000.00	4.375%	\$ 35,000.00	\$ 12,553.13	-
11/01/34	\$	525,000.00	4.375%	-	\$ 11,787.50	\$ 59,340.63
05/01/35	\$	525,000.00	4.375%	\$ 40,000.00	\$ 11,787.50	-
11/01/35	\$	485,000.00	4.375%	-	\$ 10,912.50	\$ 62,700.00
05/01/36	\$	485,000.00	4.500%	\$ 40,000.00	\$ 10,912.50	-
11/01/36	\$	445,000.00	4.500%	-	\$ 10,012.50	\$ 60,925.00
05/01/37	\$	445,000.00	4.500%	\$ 40,000.00	\$ 10,012.50	-
11/01/37	\$	405,000.00	4.500%	-	\$ 9,112.50	\$ 59,125.00
05/01/38	\$	405,000.00	4.500%	\$ 45,000.00	\$ 9,112.50	-
11/01/38	\$	360,000.00	4.500%	-	\$ 8,100.00	\$ 62,212.50
05/01/39	\$	360,000.00	4.500%	\$ 45,000.00	\$ 8,100.00	-
11/01/39	\$	315,000.00	4.500%	-	\$ 7,087.50	\$ 60,187.50
05/01/40	\$	315,000.00	4.500%	\$ 45,000.00	\$ 7,087.50	-
11/01/40	\$	270,000.00	4.500%	-	\$ 6,075.00	\$ 58,162.50
05/01/41	\$	270,000.00	4.500%	\$ 50,000.00	\$ 6,075.00	-
11/01/41	\$	220,000.00	4.500%	-	\$ 4,950.00	\$ 61,025.00
05/01/42	\$	220,000.00	4.500%	\$ 50,000.00	\$ 4,950.00	-
11/01/42	\$	170,000.00	4.500%	-	\$ 3,825.00	\$ 58,775.00
05/01/43	\$	170,000.00	4.500%	\$ 55,000.00	\$ 3,825.00	-
11/01/43	\$	115,000.00	4.500%	-	\$ 2,587.50	\$ 61,412.50
05/01/44	\$	115,000.00	4.500%	\$ 55,000.00	\$ 2,587.50	-
11/01/44	\$	60,000.00	4.500%	-	\$ 1,350.00	\$ 58,937.50
05/01/45	\$	60,000.00	4.500%	\$ 60,000.00	\$ 1,350.00	-
11/01/45						\$ 61,350.00
				\$ 870,000.00	\$ 535,431.26	\$ 1,449,681.26

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

<b>DATE</b>		<b>BALANCE</b>	<b>RATE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/22	\$	205,000.00	4.750%	-	\$ 4,956.25	\$ 4,956.25
05/01/23	\$	205,000.00	4.750%	\$ 5,000.00	\$ 4,956.25	-
11/01/23	\$	200,000.00	4.750%	-	\$ 4,837.50	\$ 14,793.75
05/01/24	\$	200,000.00	4.750%	\$ 5,000.00	\$ 4,837.50	-
11/01/24	\$	195,000.00	4.750%	-	\$ 4,718.75	\$ 14,556.25
05/01/25	\$	195,000.00	4.750%	\$ 5,000.00	\$ 4,718.75	-
11/01/25	\$	190,000.00	4.750%	-	\$ 4,600.00	\$ 14,318.75
05/01/26	\$	190,000.00	4.750%	\$ 5,000.00	\$ 4,600.00	-
11/01/26	\$	185,000.00	4.750%	-	\$ 4,481.25	\$ 14,081.25
05/01/27	\$	185,000.00	4.750%	\$ 5,000.00	\$ 4,481.25	-
11/01/27	\$	180,000.00	4.750%	-	\$ 4,362.50	\$ 13,843.75
05/01/28	\$	180,000.00	4.750%	\$ 5,000.00	\$ 4,362.50	-
11/01/28	\$	175,000.00	4.750%	-	\$ 4,243.75	\$ 13,606.25
05/01/29	\$	175,000.00	4.750%	\$ 5,000.00	\$ 4,243.75	-
11/01/29	\$	170,000.00	4.750%	-	\$ 4,125.00	\$ 13,368.75
05/01/30	\$	170,000.00	4.750%	\$ 5,000.00	\$ 4,125.00	-
11/01/30	\$	165,000.00	4.750%	-	\$ 4,006.25	\$ 13,131.25
05/01/31	\$	165,000.00	4.750%	\$ 5,000.00	\$ 4,006.25	-
11/01/31	\$	160,000.00	4.750%	-	\$ 3,887.50	\$ 12,893.75
05/01/32	\$	160,000.00	4.750%	\$ 10,000.00	\$ 3,887.50	-
11/01/32	\$	150,000.00	4.750%	-	\$ 3,650.00	\$ 17,537.50
05/01/33	\$	150,000.00	4.750%	\$ 10,000.00	\$ 3,650.00	-
11/01/33	\$	140,000.00	4.750%	-	\$ 3,412.50	\$ 17,062.50
05/01/34	\$	140,000.00	4.750%	\$ 10,000.00	\$ 3,412.50	-
11/01/34	\$	130,000.00	4.750%	-	\$ 3,175.00	\$ 16,587.50
05/01/35	\$	130,000.00	4.750%	\$ 10,000.00	\$ 3,175.00	-
11/01/35	\$	120,000.00	4.750%	-	\$ 2,937.50	\$ 16,112.50
05/01/36	\$	120,000.00	4.750%	\$ 10,000.00	\$ 2,937.50	-
11/01/36	\$	110,000.00	4.750%	-	\$ 2,700.00	\$ 15,637.50
05/01/37	\$	110,000.00	4.750%	\$ 10,000.00	\$ 2,700.00	-
11/01/37	\$	100,000.00	4.750%	-	\$ 2,462.50	\$ 15,162.50
05/01/38	\$	100,000.00	4.750%	\$ 10,000.00	\$ 2,462.50	-
11/01/38	\$	90,000.00	4.750%	-	\$ 2,225.00	\$ 14,687.50
05/01/39	\$	90,000.00	4.750%	\$ 10,000.00	\$ 2,225.00	-
11/01/39	\$	80,000.00	4.750%	-	\$ 1,987.50	\$ 14,212.50
05/01/40	\$	80,000.00	4.750%	\$ 10,000.00	\$ 1,987.50	-
11/01/40	\$	70,000.00	4.750%	-	\$ 1,750.00	\$ 13,737.50
05/01/41	\$	70,000.00	5.000%	\$ 10,000.00	\$ 1,750.00	-
11/01/41	\$	60,000.00	5.000%	-	\$ 1,500.00	\$ 13,250.00
05/01/42	\$	60,000.00	5.000%	\$ 15,000.00	\$ 1,500.00	-
11/01/42	\$	45,000.00	5.000%	-	\$ 1,125.00	\$ 17,625.00
05/01/43	\$	45,000.00	5.000%	\$ 15,000.00	\$ 1,125.00	-
11/01/43	\$	30,000.00	5.000%	-	\$ 750.00	\$ 16,875.00
05/01/44	\$	30,000.00	5.000%	\$ 15,000.00	\$ 750.00	-
11/01/44	\$	15,000.00	5.000%	-	\$ 375.00	\$ 16,125.00
05/01/45	\$	15,000.00	5.000%	\$ 15,000.00	\$ 375.00	-
11/01/45						\$ 15,375.00
				\$ 205,000.00	\$ 144,537.50	\$ 349,537.50

# Turnbull Creek

Community Development District

Debt Service Fund

Series 2016

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual 3/31/22</i>	<i>Next 6 Months</i>	<i>Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
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## Revenues

<i>Carry Forward Surplus</i>	\$70,251	\$72,940	\$0	\$72,940	\$72,320
<i>Interest Income</i>	\$0	\$19	\$62	\$81	\$0
<i>Assessments - Tax Collector</i>	\$286,513	\$275,718	\$10,787	\$286,505	\$286,513

<b><i>Total Revenues</i></b>	<b>\$356,764</b>	<b>\$348,677</b>	<b>\$10,849</b>	<b>\$359,526</b>	<b>\$358,833</b>
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## Expenditures

### Series 2016

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

<b><i>Total Expenditures</i></b>	<b>\$287,206</b>	<b>\$63,603</b>	<b>\$223,603</b>	<b>\$287,206</b>	<b>\$287,206</b>
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<b><i>EXCESS REVENUES / (EXPENDITURES)</i></b>	<b>\$69,558</b>	<b>\$285,074</b>	<b>-\$212,754</b>	<b>\$72,320</b>	<b>\$71,627</b>
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### Debt Service for 11/01/2023:

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

<i>Net Assessments</i>	<b>\$286,513</b>
<i>Add: Discounts and Collections (6%)</i>	<b>\$18,280</b>
<i>Gross Assessments</i>	<b>\$304,792</b>
<i>Units</i>	<b>219</b>

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

**AMORTIZATION SCHEDULE**

<b><i>DATE</i></b>	<b><i>BALANCE</i></b>	<b><i>RATE</i></b>	<b><i>PRINCIPAL</i></b>	<b><i>INTEREST</i></b>	<b><i>TOTAL</i></b>
11/01/22	\$ 3,278,000.00	3.70%	- \$	60,643.00	\$ 60,643.00
05/01/23	\$ 3,278,000.00	3.70%	\$ 167,000.00	\$ 60,643.00	-
11/01/23	\$ 3,111,000.00	3.70%	- \$	57,553.50	\$ 285,196.50
05/01/24	\$ 3,111,000.00	3.70%	\$ 173,000.00	\$ 57,553.50	-
11/01/24	\$ 2,938,000.00	3.70%	- \$	54,353.00	\$ 284,906.50
05/01/25	\$ 2,938,000.00	3.70%	\$ 179,000.00	\$ 54,353.00	-
11/01/25	\$ 2,759,000.00	3.70%	- \$	51,041.50	\$ 284,394.50
05/01/26	\$ 2,759,000.00	3.70%	\$ 186,000.00	\$ 51,041.50	-
11/01/26	\$ 2,573,000.00	3.70%	- \$	47,600.50	\$ 284,642.00
05/01/27	\$ 2,573,000.00	3.70%	\$ 193,000.00	\$ 47,600.50	-
11/01/27	\$ 2,380,000.00	3.70%	- \$	44,030.00	\$ 284,630.50
05/01/28	\$ 2,380,000.00	3.70%	\$ 200,000.00	\$ 44,030.00	-
11/01/28	\$ 2,180,000.00	3.70%	- \$	40,330.00	\$ 284,360.00
05/01/29	\$ 2,180,000.00	3.70%	\$ 208,000.00	\$ 40,330.00	-
11/01/29	\$ 1,972,000.00	3.70%	- \$	36,482.00	\$ 284,812.00
05/01/30	\$ 1,972,000.00	3.70%	\$ 216,000.00	\$ 36,482.00	-
11/01/30	\$ 1,756,000.00	3.70%	- \$	32,486.00	\$ 284,968.00
05/01/31	\$ 1,756,000.00	3.70%	\$ 224,000.00	\$ 32,486.00	-
11/01/31	\$ 1,532,000.00	3.70%	- \$	28,342.00	\$ 284,828.00
05/01/32	\$ 1,532,000.00	3.70%	\$ 232,000.00	\$ 28,342.00	-
11/01/32	\$ 1,300,000.00	3.70%	- \$	24,050.00	\$ 284,392.00
05/01/33	\$ 1,300,000.00	3.70%	\$ 241,000.00	\$ 24,050.00	-
11/01/33	\$ 1,059,000.00	3.70%	- \$	19,591.50	\$ 284,641.50
05/01/34	\$ 1,059,000.00	3.70%	\$ 250,000.00	\$ 19,591.50	-
11/01/34	\$ 809,000.00	3.70%	- \$	14,966.50	\$ 284,558.00
05/01/35	\$ 809,000.00	3.70%	\$ 260,000.00	\$ 14,966.50	-
11/01/35	\$ 549,000.00	3.70%	- \$	10,156.50	\$ 285,123.00
05/01/36	\$ 549,000.00	3.70%	\$ 269,000.00	\$ 10,156.50	-
11/01/36	\$ 280,000.00	3.70%	- \$	5,180.00	\$ 284,336.50
05/01/37	\$ 280,000.00	3.70%	\$ 280,000.00	\$ 5,180.00	-
11/01/37	\$ 280,000.00	3.70%			\$ 285,180.00
					-
			\$ 3,278,000.00	\$ 1,053,612.00	\$ 4,331,612.00

# Turnbull Creek

## Community Development District

## Capital Reserve Fund

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual 3/31/22</i>	<i>Next 6 Months</i>	<i>Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
<b><u>REVENUES:</u></b>					
Capital Reserve - Transfer In	\$245,986	\$0	\$245,986	\$245,986	\$225,845
Carry Forward Surplus	\$331,853	\$371,433	\$0	\$371,433	\$519,029
<b><u>Total Revenues</u></b>	<b>\$577,839</b>	<b>\$371,433</b>	<b>\$245,986</b>	<b>\$617,419</b>	<b>\$744,874</b>
<b><u>EXPENDITURES:</u></b>					
Repair and Replacement	\$50,000	\$31,327	\$0	\$31,327	\$50,000
Capital Outlay	\$50,000	\$66,862	\$0	\$66,862	\$50,000
Other Current Charges	\$300	\$46	\$156	\$202	\$300
<b><u>Total Expenditures</u></b>	<b>\$100,300</b>	<b>\$98,235</b>	<b>\$156</b>	<b>\$98,391</b>	<b>\$100,300</b>
<b><u>EXCESS REVENUES / (EXPENDITURES)</u></b>	<b>\$477,539</b>	<b>\$273,199</b>	<b>\$245,830</b>	<b>\$519,029</b>	<b>\$644,574</b>