



Rizzetta & Company

# **Turnbull Creek Community Development District**

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**Board of Supervisors' Meeting  
August 8, 2023**

**District Office:  
2806 N. Fifth Street, Unit 403  
St. Augustine, Florida 32084  
(904) 436-6270**

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Murabella Amenity Center  
101 Positano Avenue, St. Augustine FL 32092  
[www.turnbullcreekcdd.com](http://www.turnbullcreekcdd.com)

<b>District Board of Supervisors</b>	Brian Wing Jeremy Vencil Chris Delbene Diana Jordan-Baldwin Gianna Krol	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Carol Brown	Rizzetta & Co
<b>District Counsel</b>	Jennifer Kilinski	Kilinski/Van Wyk
<b>District Engineer</b>	Mike Yuro	Yuro & Associates

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comments portion, on Agenda Items Only, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, on General Items, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
www.turnbullcreekcdd.com

**Board of Supervisors  
Turnbull Creek Community  
Development District**

**August 1, 2023**

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District will be held on August 8, 2023, at 6:30 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS - Part A**
  - A. Landscaper Manager.....Tab 1
    - 1.) Trimac Landscape Reports, dated June 5, 2023 - June 26, 2023
  - B. District Engineer
- 4. BUSINESS ITEMS**
  - A. Consideration of Pond Bank 11 Repair Proposal(s)  
(Under Separate Cover).....Tab 2
  - B. Consideration of Trail Improvement Proposal(s)  
(Under Separate Cover).....Tab 3
  - C. Public Hearing on Fiscal Year 2023-2024 Final Budget.....Tab 4
    - 1.) Consideration of Resolution 2023-08, Approving Fiscal Year  
2023-2024 Final Budget
  - D. Public Hearing on Fiscal Year 2023-2024 Special Assessments.....Tab 5
    - 1.) Consideration of Resolution 2023-09, Imposing Special  
Assessments
  - E. Consideration of Revised Amenity Policies.....Tab 6
  - F. Consideration of Hoover Pumping Systems Renewal Proposal.....Tab 7
  - G. Ratification of E3 Electric of Northeast Florida Pool Pump  
Repair Proposal.....Tab 8
  - H. Acceptance of Arbitrage Rate Reports for Series 2015B-1, 2015B-2  
& 2016.....Tab 9
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Resolution 2023-10, Redesignating Certain  
Officers.....Tab 10

- B. Approval of Consent Agenda:.....Tab 11
  - 1.) Consideration of Minutes of the Board of Supervisors' Regular Meeting held June 13, 2023
  - 2.) Ratification of the Operation and Maintenance Expenditures for May 2023 & June 2023
  - 3.) Acceptance of Financial Statement (unaudited) for May 31, 2023 & June 30, 2023
- 6. STAFF REPORTS - Part B**
  - A. District Counsel.....Tab 12
    - 1.) Memo on Ethic Training for Supervisors
  - B. Amenity and Field Operation Managers.....Tab 13
    - 1.) Field Operation & Amenity Management Report, dated August 8, 2023
    - 2.) Hoover Pumping Systems Report, dated June 1, 2023
  - C. District Manager
- 7. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact Carol L. Brown at 904-436-6270 Ext. 4631 [CLBrown@rizzetta.com](mailto:CLBrown@rizzetta.com) or Kristi Roxas, Administrative Assistant, at 904-436-6270 Ext. 4636 [Kroxas@rizzetta.com](mailto:Kroxas@rizzetta.com).

Yours kindly,

*Carol L. Brown*

District Manager

# **Tab 1**

# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

## *Landscape Maintenance Checklist (Trimac Outdoor)*

<b>1.0 Maintenance</b>	<b>Date:6-5-2023</b>
<b>Growing Season Only (April 1st - October 31st)</b>	
<b>1.1 Mowing (by Friday of each week) 5 days / week</b>	
<b>All Turf &amp; Pond Areas</b>	
Monday - & Berm Along Pacetti Rd / Clubhouse areas    Amenity Ponds # 1- 5	Completed. Pulled large weeds and sprayed herbicide. Removed large branches
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Completed. Due to rain we had to mow around wet areas so that turf was not damaged
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Completed. Lifted trees at Pescara Park and sprayed crack weeds.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	The field had standing water. We mowed the dry areas. Pond banks were mowed
Friday - Outer berms off od SR16 & Pacetti Rd	Completed. Large weeds were removed
<b>1.2 String Trimming</b>	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	This was completed
<b>1.3 Edging</b>	
All hardscape and paved trails at each mowing cycle	This was completed
<b>1.4 Blowing</b>	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	Completed
<b>1.5 Weed Control</b>	
Weeding of plant beds, all natural areas and berms	Large weeds are pulled weekly

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Pre & Post emergents applied at appropriate times	Post emergent herbicides were applied as weather allowed
<b>1.6 Pruning</b>	
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	We are working to lift tree canopies weekly. Currently working at Piscara park.
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	Palm Tree pruning has been completed
<b>1.7 Berms</b>	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
Weeds to be removed / treated year round as needed	Branches were removed and herbicide applied
<b>2.0 Pesticide Application</b>	
<b>2.1 Turf Pest Control</b>	
Turf inspected weekly and spot treated (As Needed)	
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	ant mounds are treated during each mowing cycle
<b>2.2 Shrub &amp; Tree Pest Control</b>	
Shrubs & Trees Pest Control inspected bi-weekly	
<b>3.0 Fertilization</b>	

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

<b>3.1 Turf Areas</b>	
All lawn areas ( entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	
<b>3.2 Shrubs &amp; Trees</b>	
Shrubs / trees to be fertilized twice a year with grannular 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	
<b>4.0 Irrigation (All Inclusive Package) Guidelines</b>	
<b>Bi-Weekly Inspections (26 per year)</b>	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	inspection completed and repairs have been made
Note: This contract shall include the following at N/C	
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,	
Battery replacements, Any damage to the landscape due to irrigation related issues like under & over watering	
These are to to completed within 24 hours of notification.	
Note: Things that fall outside the contract	
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.	
<b>5.0 Mulching</b>	

# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
<b>6.0 Seasonal Color</b>	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	
Areas of seasonal color are:	
SR16 / San Giacomo entrance (420 plants per installion)	
Pacetti Rd / Terrancina Dr ( 85 plants per installation)	
Main entrance at Pacetti Rd ( 215 plants per installation)	
Amenity center beds and roundabout ( 612 plants per installation)	
Christmas color display of poinsetta's at amenity center entrance at the holidays	
<b>Signature (Trimac):</b>	Brian Stephens

# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

## *Landscape Maintenance Checklist (Trimac Outdoor)*

<b>1.0 Maintenance</b>	<b>Date:6-19-2023</b>
<b>Growing Season Only (April 1st - October 31st)</b>	
<b>1.1 Mowing (by Friday of each week) 5 days / week</b>	
<b>All Turf &amp; Pond Areas</b>	
Monday - & Berm Along Pacetti Rd / Clubhouse areas    Amenity Ponds # 1- 5	Completed. The ground was dry so we were able to mow everything
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	All areas were mowed. Lake mow height was raised 1/2"
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Completed. Lake mow height was raised 1/2"
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	All areas were mowed. Lake mow height was raised 1/2"
Friday - Outer berms off od SR16 & Pacetti Rd	All areas were mowed
<b>1.2 String Trimming</b>	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	this is completed weekly
<b>1.3 Edging</b>	
All hardscape and paved trails at each mowing cycle	this is completed weekly
<b>1.4 Blowing</b>	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	all surfaces were blown after mowing was completed
<b>1.5 Weed Control</b>	
Weeding of plant beds, all natural areas and berms	We continue to spray herbicide weekly

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Pre & Post emergents applied at appropriate times	post emergent herbicide is applied weekly
<b>1.6 Pruning</b>	
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and maintain appropriate distances between pedestrian and vehicle areas.	The ornamental Grasses at the round-a-bout were trimmed again to give traffic a clear line of sight
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	
<b>1.7 Berms</b>	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
Weeds to be removed / treated year round as needed	Large weeds are being pulled weekly
<b>2.0 Pesticide Application</b>	
<b>2.1 Turf Pest Control</b>	
Turf inspected weekly and spot treated (As Needed)	Chinch Bug control was applied to the St Augustine turf at the round-a-bout
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	
Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	ant mounds are being treated
<b>2.2 Shrub &amp; Tree Pest Control</b>	
Shrubs & Trees Pest Control inspected bi-weekly	all plant material is inspected weekly
<b>3.0 Fertilization</b>	Prepared by Jerry Lambert 7/31/2023

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

<b>3.1 Turf Areas</b>	
All lawn areas ( entries, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
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Seasonal annuals fertilized on 30 day cycles	
<b>4.0 Irrigation (All Inclusive Package) Guidelines</b>	
<b>Bi-Weekly Inspections (26 per year)</b>	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	All controllers are stilloff due to consistant rainfall
Note: This contract shall include the following at N/C	
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# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

## *Landscape Maintenance Checklist (Trimac Outdoor)*

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## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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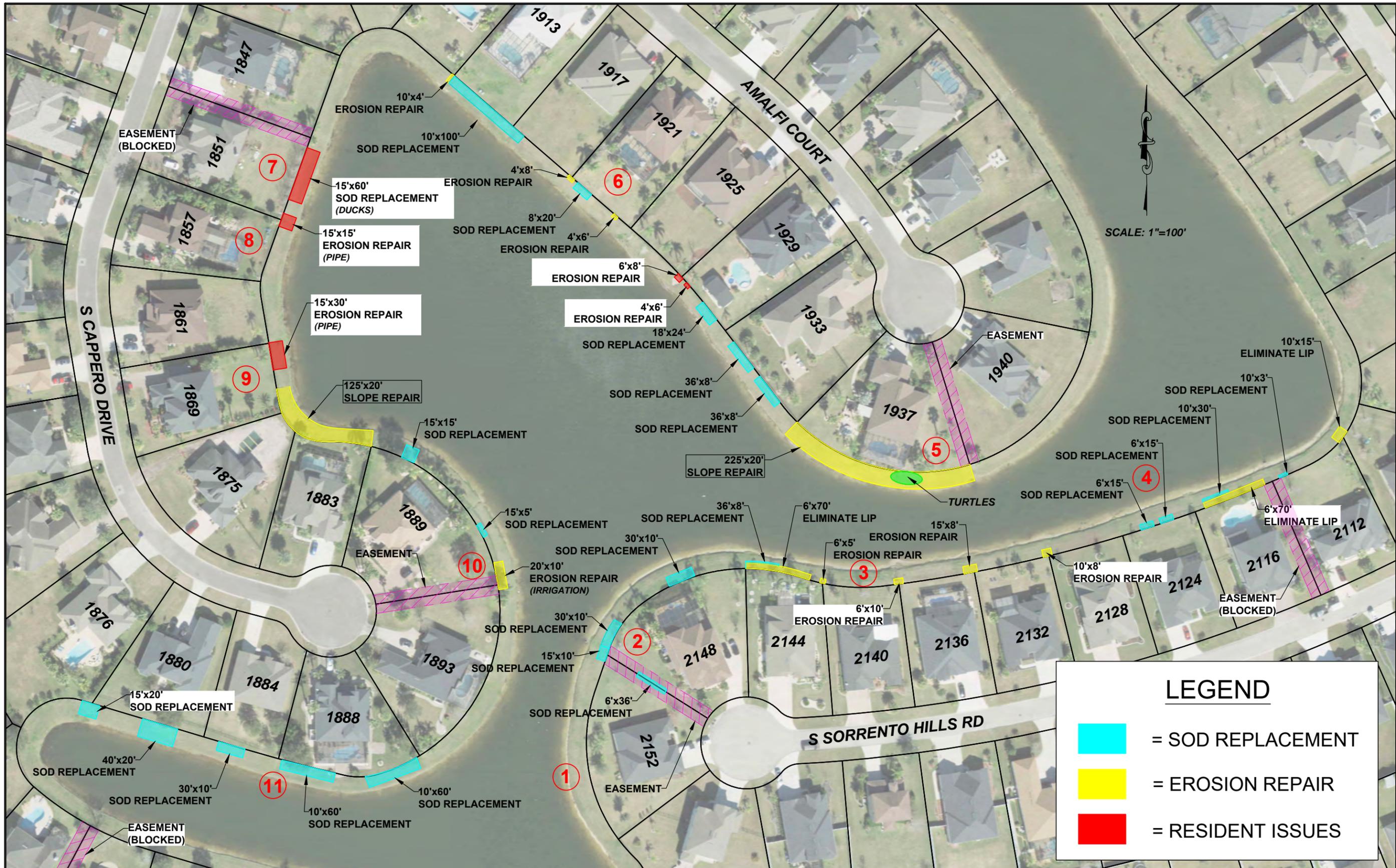
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<b>Signature (Trimac):</b>	Brian Stephens

## **Tab 2**



**LEGEND**

- = SOD REPLACEMENT
- = EROSION REPAIR
- = RESIDENT ISSUES

NO.	DATE	REVISIONS

PROJECT NO.	Y22 - 1173
DRAWN BY:	EID
CHECKED BY:	MJY
DATE:	6/13/23



145 Hilden Road, Unit 108  
 Ponte Vedra, FL 32081  
 (904) 342-5199  
 CERTIFICATE OF AUTHORIZATION NO. 28658

**MICHAEL J. YURO, P.E.**  
 FLORIDA P.E. LICENSE NO. 65247  
 REGISTERED PROFESSIONAL

MURABELLA IMPROVEMENTS  
 PREPARED FOR:  
 TURNBULL CREEK-CDD  
 POND BANK RESTORATION

SHEET NO.	23
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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

**TURNBULL CREEK CDD - POND BANK PLAN**

<i>HOUSE ADDRESS</i>	<i>EROSION REPAIR DIMENSIONS (ft)</i>	<i>EROSION AREA (ft<sup>2</sup>)</i>	<i>SOD REPLACEMENT DIMENSIONS (ft)</i>	<i>SOD REPLACEMENT AREA (ft<sup>2</sup>)</i>
1913 AMALFI COURT	10x4	40	10x100	1000+40 = 1040
1917 AMALFI COURT	4x8	32	4x8	32+32 = 64
1921 AMALFI COURT	4x6	24	8x20	160+24 = 184
1925 AMALFI COURT	6x8	48	6x8	48+48 = 96
1929 AMALFI COURT	4x6	24	18x24	432+24 = 456
1933 AMALFI COURT	-	-	2*(36x8)	576
1937 AMALFI COURT *SLOPE REPAIR	225x20	4500	225x20	4500+4500 = 9000
2112 S SORRENTO HILLS ROAD	10x15	150	10x3	30+150 = 180
2116 S SORRENTO HILLS ROAD	6x70	420	10x30	300+420 = 720
2124 S SORRENTO HILLS ROAD	-	-	2*(6x15)	180
2128 S SORRENTO HILLS ROAD	10x8	80	10x8	80+80 = 160
2132 S SORRENTO HILLS ROAD	15x8	120	15x8	120
2136 S SORRENTO HILLS ROAD	6x10	60	6x10	60+60 = 120
2140 S SORRENTO HILLS ROAD	6x5	30	6x5	30+30 = 60
2144 S SORRENTO HILLS ROAD	6x70	420	36x8	288+420 = 708
2148 S SORRENTO HILLS ROAD	-	-	2*(30x10)	600
2152 S SORRENTO HILLS ROAD	-	-	(6x36)+(15x10)	288
1851 S CAPPERO DRIVE	15x15	225	15x60	900+225 = 1125
1869 S CAPPERO DRIVE	15x30	450	15x30	450
1875 S CAPPERO DRIVE *SLOPE REPAIR	125x20	2500	125x20	2500
1876 S CAPPERO DRIVE	-	-	15x20	300
1880 S CAPPERO DRIVE	-	-	40x20	800
1884 S CAPPERO DRIVE	-	-	30x10	300
1888 S CAPPERO DRIVE	-	-	2*(10x60)	1200
1889 S CAPPERO DRIVE	20x10	200	(15x5)+(15x15)	300+200 = 500
<b>TOTAL EROSION REPAIR BY CONTRACTOR= ±8,648 ft<sup>2</sup></b>		<b>TOTAL SOD REPLACEMENT BY CONTRACTOR = ±19,300 ft<sup>2</sup></b>		
<b>TOTAL EROSION REPAIR BY HOMEOWNER = ±747 ft<sup>2</sup></b>		<b>TOTAL SOD REPLACEMENT BY HOMEOWNER = ±2,127 ft<sup>2</sup></b>		
<b>TOTAL EROSION REPAIR = ±9,395 ft<sup>2</sup></b>		<b>TOTAL SOD REPLACEMENT = ±21,427 ft<sup>2</sup></b>		

## **Tab 3**

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT (at MURABELLA)

## Walking Track Improvements



**SHEET INDEX**

- 1. COVER
- 2. PESCARA TRACK
- 3. SAN MARINO TRACK
- 4. DETAILS

**DESIGN SKETCH**  
 (FOR BIDDING ONLY)  
 7/26/23

NO.	DATE	REVISIONS	PROJECT NO. Y16 - 377	 <p>145 Hilden Road, Unit 108                  Ponte Vedra, FL 32081                  (904) 342-5199</p> <p><small>CERTIFICATE OF AUTHORIZATION NO. 28658</small></p>	MICHAEL J. YURO, P.E. <small>FLORIDA P.E. LICENSE NO. 65247</small> REGISTERED PROFESSIONAL	MURABELLA - WALKING TRACK IMPROVEMENTS <small>PREPARED FOR:</small> TURNBULL CREEK CDD PROJECT LOCATION	<small>SHEET NO.</small> 1
			DRAWN BY: EID				
			CHECKED BY: MJY				
			DATE: 7/27/23				

**DESIGN SKETCH**  
 (FOR BIDDING ONLY)  
 7/26/23

SCALE: 1"=120'

- PROPOSED IMPROVEMENTS:**
1. CUT & REMOVE TREE ROOTS AT EIGHT (8) LOCATIONS
  2. APPROX. 34,894 sf RE-PAVE OF 8' TRACK WALKWAY
  3. APPROX. 1,552 sf OF ASPHALT OVER-BUILD

- NOTES:**
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL OR BETTER CONDITION

- ALTERNATIVE TO OVERBUILD:**
1. CONSTRUCT APPROX 330 LF OF 8' WIDE ASPHALT PATHWAY (WHAT IS PRICE COMPARISON TO OVER-BUILD?)

±40' OF OVERBUILD

±150' OF OVERBUILD

ALTERNATIVE TO OVER-BUILD:  
 APPROX. 330 LF OF NEW 8' ASPHALT WALKWAY

±4500 LF RE-PAVING  
 (8' WIDE ASPHALT PATH)

CUT & REMOVE TREE ROOTS  
 (8 LOCATIONS)

PACETTI ROAD

TOSCANA LANE

PALAZZO CIRCLE

NO.	DATE	REVISIONS

PROJECT NO.	Y16 - 377
DRAWN BY:	EID
CHECKED BY:	MJY
DATE:	7/27/23

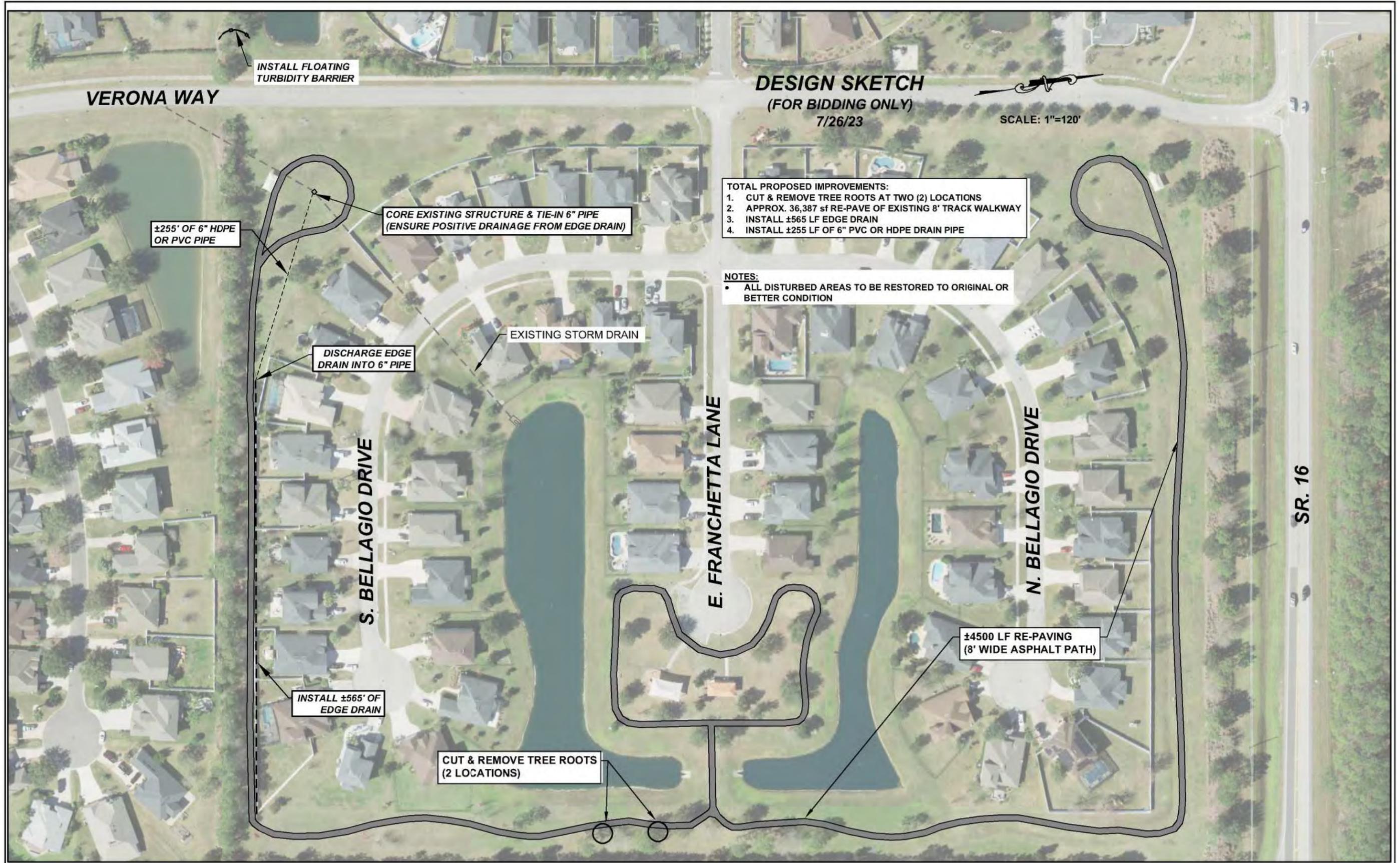


145 Hilden Road, Unit 108  
 Ponte Vedra, FL 32081  
 (904) 342-5199  
 CERTIFICATE OF AUTHORIZATION NO. 28658

**MICHAEL J. YURO, P.E.**  
 FLORIDA P.E. LICENSE NO. 65247  
 REGISTERED PROFESSIONAL

MURABELLA - WALKING TRACK IMPROVEMENTS  
 PREPARED FOR:  
**TURNBULL CREEK CDD**  
 PESCARA TRACK IMPROVEMENTS

SHEET NO.  
 2



**DESIGN SKETCH**  
(FOR BIDDING ONLY)  
7/26/23

SCALE: 1"=120'

- TOTAL PROPOSED IMPROVEMENTS:**
1. CUT & REMOVE TREE ROOTS AT TWO (2) LOCATIONS
  2. APPROX. 36,387 sf RE-PAVE OF EXISTING 8' TRACK WALKWAY
  3. INSTALL ±565 LF EDGE DRAIN
  4. INSTALL ±255 LF OF 6" PVC OR HDPE DRAIN PIPE

- NOTES:**
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL OR BETTER CONDITION

NO.	DATE	REVISIONS

PROJECT NO.	Y16 - 377
DRAWN BY:	EID
CHECKED BY:	MJY
DATE:	7/27/23

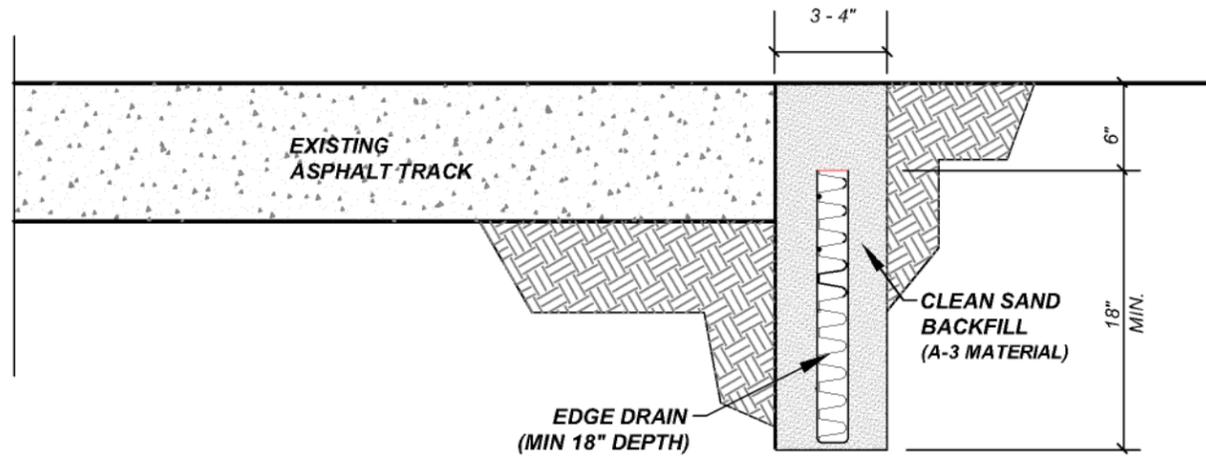


145 Hilden Road, Unit 108  
Ponte Vedra, FL 32081  
(904) 342-5199  
CERTIFICATE OF AUTHORIZATION NO. 28658

**MICHAEL J. YURO, P.E.**  
FLORIDA P.E. LICENSE NO. 65247  
REGISTERED PROFESSIONAL

MURABELLA - WALKING TRACK IMPROVEMENTS  
PREPARED FOR:  
TURNBULL CREEK CDD  
SAN MARINO TRACK IMPROVEMENTS

SHEET NO.  
3



**ASPHALT TRACK  
EDGE DRAIN TYPICAL DETAIL**  
*Not To Scale*

**NOTES:**

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. DISTURBED AREA TO BE SODDED UPON COMPLETION (SOD TO MATCH EXISTING)

**DESIGN SKETCH**  
**(FOR BIDDING ONLY)**  
7/26/23

NO.	DATE	REVISIONS	PROJECT NO.	 Yuro & Associates, LLC 145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199 CERTIFICATE OF AUTHORIZATION NO. 28658	<b>MICHAEL J. YURO, P.E.</b> FLORIDA P.E. LICENSE NO. 65247 REGISTERED PROFESSIONAL	MURABELLA - WALKING TRACK IMPROVEMENTS PREPARED FOR: TURNBULL CREEK CDD DETAILS	SHEET NO.
			DRAWN BY:				4
			CHECKED BY:				
			DATE:				

# Tab 4

## RESOLUTION 2023-08

### THE ANNUAL APPROPRIATION RESOLUTION OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Turnbull Creek Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Turnbull Creek Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND (SERIES 2015 A1-A2)	\$_____
DEBT SERVICE FUND (SERIES 2015 B1-B2)	\$_____
DEBT SERVICE FUND (SERIES 2016)	\$_____
CAPITAL RESERVE FUND	\$_____
TOTAL ALL FUNDS	\$_____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

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

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED** this 8th day of August, 2023.

ATTEST:

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

# **Exhibit A**



Rizzetta & Company

# Turnbull Creek Community Development District

[www.turnbullcreekcdd.com](http://www.turnbullcreekcdd.com)

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**Approved Proposed  
Budget for  
Fiscal Year 2023-2024**

## TABLE OF CONTENTS

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2023-2024</b>	<b>1</b>
<b>Reserve Fund Budget for Fiscal Year 2023-2024</b>	<b>3</b>
<b>Debt Service Fund Budget for Fiscal Year 2023-2024</b>	<b>4</b>
<b>Assessments Charts for Fiscal Year 2023-2024</b>	<b>5</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>7</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>13</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>14</b>

Approved Proposed Budget  
Turnbull Creek Community Development District

Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	<b>REVENUES</b>							
3								
4	Special Assessments							
5	Tax Roll	\$ 1,050,401	\$ 1,050,401	\$ 1,040,591	\$ 9,810	\$ 1,311,855	\$ 271,264	
6	Other Miscellaneous Revenues							
7	Facilities Rentals	\$ 12,405	\$ 12,405	\$ 3,000	\$ (9,405)	\$ -	\$ (3,000)	
8	Interest Earnings	\$ 6,863	\$ 6,863	\$ 2,000	\$ (4,863)	\$ -	\$ (2,000)	
9								
10	<b>TOTAL REVENUES</b>	<b>\$ 1,069,669</b>	<b>\$ 1,069,669</b>	<b>\$ 1,045,591</b>	<b>\$ (4,458)</b>	<b>\$ 1,311,855</b>	<b>\$ 266,264</b>	
11								
12	<b>EXPENDITURES - ADMINISTRATIVE</b>							
13								
14	Legislative							
15	Supervisor Fees	\$ 1,400	\$ 6,000	\$ 7,000	\$ 1,000	\$ 12,000	\$ 5,000	Based on 12 meetings.
16	Employee - Payroll Taxes	\$ 127	\$ 536	\$ 536	\$ -	\$ 615	\$ 79	
17	Employee - Payroll Processing Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,100	\$ 1,100	FY 23/24 new line item.
18	Employee - Workers Comp Insurance	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ 850	FY 23/24 new line item.
19	Financial & Administrative							
20	District Management	\$ 32,250	\$ 43,000	\$ 43,000	\$ -	\$ 45,150	\$ 2,150	
21	District Engineer	\$ 7,530	\$ 12,500	\$ 16,000	\$ 3,500	\$ 16,000	\$ -	
22	Trustees Fees	\$ 13,890	\$ 14,620	\$ 14,620	\$ -	\$ 14,620	\$ -	
23	Assessment Roll	\$ 4,800	\$ 4,800	\$ 4,800	\$ -	\$ 5,040	\$ 240	
24	Printing & Binding	\$ -	\$ -	\$ 1,800	\$ 1,800	\$ -	\$ (1,800)	
25	Dissemination Agent	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	
26	Auditing Services	\$ -	\$ 3,745	\$ 3,745	\$ -	\$ 3,965	\$ 220	Reflects contract with Berger, Toombs, Elam, Gaines & Frank.
27	Arbitrage Rebate Calculation	\$ 1,200	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	Reflects contract with Grau & Associates.
28	Telephone	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ (1,000)	
29	Postage & Delivery	\$ 231	\$ 231	\$ 1,000	\$ 769	\$ -	\$ (1,000)	Reflected in line #33.
30	Public Officials Liability Insurance	\$ 4,089	\$ 4,089	\$ 10,713	\$ 6,624	\$ 4,498	\$ (6,215)	Reflects EGIS estimate.
31	Legal Advertising	\$ 619	\$ 1,585	\$ 2,000	\$ 415	\$ 2,000	\$ -	
32	Dues Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	Reflects Department of Economics annual fee.
33	Miscellaneous Fees	\$ 1,782	\$ 2,967	\$ 1,000	\$ (1,967)	\$ 2,659	\$ 1,659	Reflects Amorization Schedule, mailed Notices & FY 22/23 Worker's Comp.
34	Office Supplies	\$ -	\$ -	\$ 170	\$ 170	\$ -	\$ (170)	
35	Website Hosting, Maintenance & Backup	\$ 900	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	
36	ADA Website Compliance	\$ 900	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	
37	Legal Counsel							
38	District Counsel	\$ 41,203	\$ 53,500	\$ 47,000	\$ (6,500)	\$ 47,000	\$ -	Projected to be \$60,000 if increased to 12 meetings with recommendation of additional \$50,000 should Board seek additional "Special Counsel"
39								
40	<b>Administrative Subtotal</b>	<b>\$ 112,096</b>	<b>\$ 154,148</b>	<b>\$ 160,959</b>	<b>\$ 6,811</b>	<b>\$ 162,072</b>	<b>\$ 1,113</b>	
41								
42	<b>EXPENDITURES - FIELD OPERATIONS</b>							
43								
44	Security Operations							
45	Security Monitoring Services	\$ 10,361	\$ 19,327	\$ 7,755	\$ (11,572)	\$ 7,755	\$ -	FY 22/23 to be overbudget with additional Vector agreement and repairs to system. FY 23/24 budget adds a separate line for repairs.
46	Security Camera Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500	
47	Electric Utility Services							
48	Utility Services	\$ 36,835	\$ 49,113	\$ 39,240	\$ (9,873)	\$ 55,046	\$ 15,806	
49	Street Lights	\$ 31,567	\$ 42,089	\$ 42,111	\$ 22	\$ 45,492	\$ 3,381	
50	Garbage/Solid Waste Control Services							
51	Garbage - Recreation Facility	\$ 4,374	\$ 5,500	\$ 11,900	\$ 6,400	\$ 8,000	\$ (3,900)	
52	Water-Sewer Combination Services							
53	Utility Services	\$ 7,351	\$ 9,801	\$ 13,080	\$ 3,279	\$ 13,080	\$ -	
54	Stormwater Control							



Approved Proposed Budget  
 Turnbull Creek Community Development District  
 Reserve Fund  
 Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	<b>REVENUES</b>							
3								
4	Special Assessments							
5	Tax Roll*	\$ 166,456	\$ 166,456	\$ 166,456	\$ -	\$ 290,185	\$ 123,729	
6								
7	<b>TOTAL REVENUES</b>	<b>\$ 166,456</b>	<b>\$ 166,456</b>	<b>\$ 166,456</b>	<b>\$ -</b>	<b>\$ 290,185</b>	<b>\$ 123,729</b>	
8								
9								
10	<b>EXPENDITURES</b>							
11								
12	Contingency							
13	Capital Reserves	\$ 37,041	\$ 37,041	\$ 166,456	\$ 129,415	\$ 290,185	\$ 123,729	Reflects Reserve Study recommendation and under funding from FY 22/23.
14								
15	<b>TOTAL EXPENDITURES</b>	<b>\$ 37,041</b>	<b>\$ 37,041</b>	<b>\$ 166,456</b>	<b>\$ 129,415</b>	<b>\$ 290,185</b>	<b>\$ 123,729</b>	
16								
17	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 129,415</b>	<b>\$ 129,415</b>	<b>\$ -</b>	<b>\$ (129,415)</b>	<b>\$ -</b>	<b>\$ -</b>	

Turnbull Creek Community Development District

Debt Service

Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2015A1-2	Series 2015B1-2	Series 2016	Budget for 2023/2024
<b>REVENUES</b>				
Special Assessments				
Net Special Assessments <sup>(1)</sup>	\$983,145.32	\$78,821.03	\$286,504.77	\$1,348,471.13
<b>TOTAL REVENUES</b>	<b>\$983,145.32</b>	<b>\$78,821.03</b>	<b>\$286,504.77</b>	<b>\$1,348,471.13</b>
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Financial & Administrative				
Debt Service Obligation	\$983,145.32	\$78,821.03	\$286,504.77	\$1,348,471.13
<b>Administrative Subtotal</b>	<b>\$983,145.32</b>	<b>\$78,821.03</b>	<b>\$286,504.77</b>	<b>\$1,348,471.13</b>
<b>TOTAL EXPENDITURES</b>	<b>\$983,145.32</b>	<b>\$78,821.03</b>	<b>\$286,504.77</b>	<b>\$1,348,471.13</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

St. Johns County Collection Costs (2%) and Early Payment Discounts (4%)

6.0%

**Gross assessments**

**\$1,434,543.75**

<sup>(1)</sup> Maximum Annual Debt Service less any Prepaid Assessments received.

**Notes:**

Tax Roll Collection Costs and Early Payment Discounts are 6% of the Tax Roll. See Assessment Table.

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$1,602,040.00
St. Johns County Collection Cost @	2%	\$34,085.96
Early Payment Discount @	4%	\$68,171.91
<b>2023/2024 Total</b>		<b>\$1,704,297.87</b>
2022/2023 O&M Budget		\$1,207,047.00
2023/2024 O&M Budget		\$1,602,040.00
<b>Total Difference</b>		<b>\$394,993.00</b>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
<b><u>PHASE 1</u></b>				
Series 2015A1-2 Debt Service - Single Family	\$1,451.69	\$1,451.69	\$0.00	0.00%
Series 2015B1-2 Debt Service - Single Family	\$88.08	\$88.08	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,338.96	\$1,777.16	\$438.20	32.73%
<b>Total</b>	<b>\$2,878.73</b>	<b>\$3,316.93</b>	<b>\$438.20</b>	<b>15.22%</b>
Series 2015A1-2 Debt Service - Single Family (Partial)	\$682.48	\$682.48	\$0.00	0.00%
Series 2015B1-2 Debt Service - Single Family	\$88.08	\$88.08	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,338.96	\$1,777.16	\$438.20	32.73%
<b>Total</b>	<b>\$2,109.52</b>	<b>\$2,547.72</b>	<b>\$438.20</b>	<b>20.77%</b>
<b><u>PHASE 2</u></b>				
Series 2016 Debt Service - Single Family	\$1,427.85	\$1,427.85	\$0.00	0.00%
Series 2015B1-2 Debt Service - Single Family	\$88.08	\$88.08	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,338.96	\$1,777.16	\$438.20	32.73%
<b>Total</b>	<b>\$2,854.89</b>	<b>\$3,293.09</b>	<b>\$438.20</b>	<b>15.35%</b>
Series 2016 Debt Service - Single Family (Partial)	\$696.04	\$696.04	\$0.00	0.00%
Series 2015B1-2 Debt Service - Single Family	\$88.08	\$88.08	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,338.96	\$1,777.16	\$438.20	32.73%
<b>Total</b>	<b>\$2,123.08</b>	<b>\$2,561.28</b>	<b>\$438.20</b>	<b>20.64%</b>
Series 2016 Debt Service - Single Family (Partial)	\$713.88	\$713.88	\$0.00	0.00%
Series 2015B1-2 Debt Service - Single Family	\$88.08	\$88.08	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,338.96	\$1,777.16	\$438.20	32.73%
<b>Total</b>	<b>\$2,140.92</b>	<b>\$2,579.12</b>	<b>\$438.20</b>	<b>20.47%</b>
Series 2016 Debt Service - Single Family (Partial)	\$678.19	\$678.19	\$0.00	0.00%
Series 2015B1-2 Debt Service - Single Family	\$88.08	\$88.08	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,338.96	\$1,777.16	\$438.20	32.73%
<b>Total</b>	<b>\$2,105.23</b>	<b>\$2,543.43</b>	<b>\$438.20</b>	<b>20.81%</b>

\*Certain lots have been partially paid down, resulting in a reduction of their debt service assessment.

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$1,602,040.00
COLLECTION COSTS @	2.0%	\$34,085.96
EARLY PAYMENT DISCOUNT @	4.0%	\$68,171.91
TOTAL O&M ASSESSMENT		<u>\$1,704,297.87</u>

LOT SIZE	UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT			
	O&M	SERIES 2015A1-2 DEBT SERVICE <sup>(1)</sup>	SERIES 2015B1-2 DEBT SERVICE <sup>(1)</sup>	SERIES 2016 DEBT SERVICE <sup>(1)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
<b>PHASE 1</b>								
SINGLE FAMILY	739	720	734		1.00	739.00	77.06%	\$1,313,322.34
SINGLE FAMILY (PARTIAL)	1	1	1		1.00	1.00	0.10%	\$1,777.16
<b>PHASE 2</b>								
SINGLE FAMILY	216		214	212	1.00	216.00	22.52%	\$383,866.88
SINGLE FAMILY (PARTIAL)	1		1	1	1.00	1.00	0.10%	\$1,777.16
SINGLE FAMILY (PARTIAL)	1		1	1	1.00	1.00	0.10%	\$1,777.16
SINGLE FAMILY (PARTIAL)	1		1	1	1.00	1.00	0.10%	\$1,777.16
<b>TOTAL</b>	<u>959</u>	<u>721</u>	<u>952</u>	<u>215</u>		<u>959.00</u>	<u>100.00%</u>	<u>\$1,704,297.87</u>

PER LOT ANNUAL ASSESSMENT				
O&M	SERIES 2015A1-2	SERIES 2015B1-2	SERIES 2016	TOTAL <sup>(5)</sup>
	DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(3)</sup>	DEBT SERVICE <sup>(4)</sup>	
\$1,777.16	\$1,451.69	\$88.08	\$0.00	\$3,316.93
\$1,777.16	\$682.48	\$88.08	\$0.00	\$2,547.72
\$1,777.16	\$0.00	\$88.08	\$1,427.85	\$3,293.09
\$1,777.16	\$0.00	\$88.08	\$696.04	\$2,561.28
\$1,777.16	\$0.00	\$88.08	\$713.88	\$2,579.12
\$1,777.16	\$0.00	\$88.08	\$678.19	\$2,543.43

LESS: St. Johns County Collection Costs (2%) and Early Payment Discount (4%): (\$102,257.87)

Net Revenue to be Collected: \$1,602,040.00

- <sup>(1)</sup> Reflects the number of total lots with Series 2015A1-2, Series 2015B1-2, and Series 2016 debt outstanding.
- <sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2015A1-2 bond issuance. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.
- <sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2015B1-2 bond issuance. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.
- <sup>(4)</sup> Annual debt service assessment per lot adopted in connection with the Series 2016 bond issuance. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.
- <sup>(5)</sup> Annual assessment that will appear on November 2023 St. Johns property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.



## EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.



**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

## EXPENDITURES - FIELD OPERATIONS:

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.



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**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.



**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



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## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

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### EXPENDITURES – ADMINISTRATIVE:

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



## **Tab 5**

**RESOLUTION 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

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

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Turnbull

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

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

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

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

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

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

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption

of this Resolution by the Board.

**PASSED AND ADOPTED** this 8th day of August, 2023.

ATTEST:

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

**The Fiscal Year 2023-2024  
Adopted Budget will be attached as  
Exhibit A**

**EXHIBIT B**  
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

## **Tab 6**

**TURNBULL CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**Policies Regarding District  
Amenity Facilities**

## INDEX

<a href="#">User Fee Structure</a> .....	3
<a href="#">General Provisions</a> .....	3
<a href="#">Loss or Destruction of Property or Instances of Personal Injury</a> .....	<del>87</del>
<a href="#">Service Animal Policy</a> .....	<del>98</del>
<a href="#">General Swimming Pool Rules</a> .....	<del>98</del>
<a href="#">Swimming Pool: Thunderstorm Policy</a> .....	<del>124</del>
<a href="#">Swimming Pool: Feces Policy</a> .....	<del>124</del>
<a href="#">Fitness Center Policies</a> .....	<del>124</del>
<a href="#">Basketball Facility Policies</a> .....	<del>1413</del>
<a href="#">Tennis Facility Policies</a> .....	<del>1544</del>
<a href="#">Playground Policies</a> .....	<del>1645</del>
<a href="#">Sports Field Policies</a> .....	<del>1746</del>
<a href="#">Volleyball Court Policies</a> .....	<del>1746</del>
<a href="#">Facility Rental Policies</a> .....	<del>1948</del>
<a href="#">Suspension and Termination of Privileges</a> .....	<del>2224</del>

## USER FEE STRUCTURE

- (1) The annual user fee for non-resident fee paying families is Two Thousand Five Hundred Dollars (\$2,500.00). For Facility Rental Fees go to Page 18.
- (2) Two Facility Access Cards will be issued to each family owning property within the District and non-resident fee paying families, with a maximum of four (4) active Facility Access Cards per family at any time. There is a Twenty-Five Dollar (\$25.00) charge to replace lost or stolen Facility Access Cards. Facility Access Cards will only be issued to adult Patrons (as defined below) at least eighteen (18) years of age.
- (3) Except where specified otherwise, a Patron eighteen (18) years of age and older is limited to a maximum five guests and a Patron under the age of eighteen (18) years old is limited to a maximum of three (3) guests at any time. A guest shall include anyone that is not a Patron.
- (4) All guests must sign in or register with Amenity Facility Staff and must be accompanied by a Patron at all times.
- (5) All persons renting or leasing a home from persons owning property in the District pursuant to a current, written lease will be required to obtain Facility Access Cards and Mailbox keys from the property owner to whom the Facility Access Cards and Mailbox keys were issued. (Refer to Appendix A)

## GENERAL PROVISIONS

- (1) Definitions.
  - (a) **“Amenity Facility” or “Amenity Facilities”** includes the amenity building (offices and social hall), Pool Area as defined below, Party Pavilion as defined below, fitness center, playground, tennis facility, basketball facility, volleyball court, Sports Field as defined below, parking lots, open space and other appurtenances or related improvements, all located in the Turnbull Creek Community Development District.
  - (b) **“Amenity Facility Staff”** shall mean the persons responsible for daily operation of the Amenity Facility, including the Amenity Manager, lifeguards, facility attendants, maintenance personnel or any District employee.
  - (c) **“Amenity Manager”** shall mean the individual responsible for overseeing the Amenity Facility and Amenity Facility Staff.
  - (d) **“Board”** shall mean the District Board of Supervisors.
  - (e) **“Community Use”** shall mean social meetings and activities for only Patrons including, but not limited to, book clubs, gardening clubs, and photography clubs. Community Use social meetings or activities must: 1) be open and available to all Patrons, 2) not-for-profit, 3) free of charge to Patrons attending, and 4) limited to

one meeting or activity per month for each group. Community Use does not include private events by invitation only such as a birthday or graduation party. (Refer to Appendix B)

- (f) **“District”** shall mean the Turnbull Creek Community Development District.
  - (g) **“District Property”** shall mean all property owned by the District including, but not limited to, the Amenity Facility, common areas, parking lots and ponds.
  - (h) **“Mailbox”** shall mean Mail Kiosk #1 and all appurtenances thereto, as depicted on Tract “AA” on the Plat of MURABELLA UNIT THREE, as recorded in Plat Book 0057, Pages 94 through 109; Mail Kiosk #2 and all appurtenances thereto, located within Tract “B” on the Plat of MURABELLA UNIT ONE, as recorded in Plat Book 0052, Pages 16 through 42; and Mail Kiosk #3 and all appurtenances thereto, located within Tract “D” on the Plat of MURABELLA UNIT FIVE, as recorded in Plat Book 0058, Pages 99 through 106, all of the Public Records of St. Johns County, Florida.
  - (i) **“Party Pavilion”** shall mean either of the following:
    - (i) The tables and chairs in the Pool Area outside the kitchen.
    - (ii) The tables and chairs in the Pool Area outside the fitness center.
  - (j) **“Patron”** shall mean persons or entities who own real property within the District and those persons or entities not owning land within the District who have paid the annual user fee. Tenants shall only be considered “Patrons” if they are renting or leasing a home from persons owning property in the District pursuant to a current, written lease of not less than six months or if they pay the annual user fee. All other persons shall be considered guests.
  - (k) **“Policies”** shall mean these Policies Regarding the District Amenity Facilities.
  - (l) **“Swimming Pool”** shall mean the swimming pool, the slide and spray feature.
  - (m) **“Pool Area”** shall include the Swimming Pool and any gazebos, adjacent decks, shade structures and other property or improvements within the fenced area surrounding the Swimming Pool. The Pool Area does not include the Party Pavilion.
  - (n) **“Resident”** shall mean persons or entities who own real property within the District.
  - (o) **“Sports Field”** shall include the softball and soccer fields adjacent to the amenity building.
- (2) Patrons must present their access cards and register upon entering the Amenity Facility.

- (3) Except where specified otherwise, children under fourteen (14) years of age must be accompanied by a parent or adult eighteen (18) years of age or older.
- (4) Except where specified otherwise, the Amenity Facility's hours of operation are projected to be as follows:
  - (a) From the day after Labor Day – April 30 (excluding the week of Spring Break for St. Johns County Schools):
    - (i) Tuesday – Friday: 9 a.m. – 5 p.m.
    - (ii) Saturday and Sunday: 11 a.m. – 6 p.m.
    - (iii) Closed Mondays.
  - (b) May 1 – Labor Day and the week of Spring Break for St. Johns County Schools:
    - (i) Tuesday – Sunday: 10 a.m. – 8 p.m.
    - (ii) Closed Mondays.
  - (c) The Amenity Facility will be closed on the following Holidays: Christmas Day, Thanksgiving Day, New Year's Day, and Easter.
- (5) Alcoholic beverages are only to be consumed pursuant to the District's adopted alcohol policy, attached hereto as Appendix C.
- (6) Dogs or other pets (with the exception of "Service Animals" – see Service Animal Policy below) are not permitted at the Amenity Facilities except for the parking lots and open fields. Where dogs are permitted, they must be leashed at all times.
- (7) Vehicles must be parked in designated areas. Vehicles shall not be parked on the grass, lawns, or in any way which blocks the normal flow of traffic. The parking lot at the Amenity Facility is for the use of Patrons and their guests while using the Amenity Facility. No long-term parking is permitted at the Amenity Facility parking lot or other common area parking lots.
- (8) Fireworks of any kind are not permitted in the Amenity Facility.
- (9) No Patron, visitor or guest is allowed in the service areas of the Amenity Facility.
- (10) These Policies may be modified from time to time when necessary by:
  - (a) The Board at a publicly-noticed Board meeting; or

- (b) The Amenity Manager, but only after consultation and approval of the Board Chairperson. Any change made pursuant to this provision must be ratified by the Board at the next publicly-noticed Board meeting.
- (11) The Board, Amenity Facility Staff, and Amenity Manager have full authority to enforce the District's Policies and rules.
- (12) Facility Access Cards will be issued to Patrons upon becoming owners of real property within the District or upon payment of the annual user fee. All Patrons must use their card for entrance to the Amenity Facility. All lost or stolen Facility Access Cards should be reported immediately to the Amenity Manager. There is a Twenty-Five Dollar (\$25.00) Facility Access Card replacement fee.
- (13) Two (2) Mailbox keys will be issued to Residents upon becoming owners of real property within the District. Additional Mailbox keys may be purchased for Twenty-Five Dollars (\$25.00) each. All lost or stolen District Mailbox keys should be reported immediately to the Amenity Manager. There is a Twenty-Five Dollar (\$25.00) Mailbox key replacement fee.
- (14) Smoking is not permitted anywhere in the Amenity Facility.
- (15) Disregard for any Amenity Facility rule or Policies may result in expulsion from the Amenity Facility and/or suspension or termination of Amenity Facility privileges.
- (16) Glass and other breakable items are not permitted at the Amenity Facility, except at pre-approved special events pursuant to the Facility Rental Policies below.
- (17) Patrons and their guests shall treat Amenity Facility Staff with courtesy and respect.
- (18) The Amenity Facility does not offer child care services to Patrons or guests.
- (19) Skateboarding is not allowed at the Amenity Facility.
- (20) Use of the barbecue grill is limited to Patrons renting the Party Pavilion in accordance with the Facility Rental Policies below.
- (21) Motorized Vehicles, including but not limited to golf carts, motorcycles, motor bikes, segways, hover boards and scooters, are prohibited from use on district owned property. For purposes of this section, district owned property is defined as walking/jogging trails, athletic and open space areas and pond banks. This section shall not apply to motorized wheel chairs, other adaptive devices used by disabled individuals, or law enforcement and emergency vehicles.
- (22) Patrons whose checks are returned due to insufficient funds are subject to loss of their Amenity Facility privileges and will be responsible to reimburse the District for all bank

charges assessed to the District resulting from a Non-Sufficient Funds check submitted to the District.

- (23) The District reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc., conducted at the Amenity Facilities.
- (24) Neighborhood Parks shall be available from dawn to dusk. At all other times the Neighborhood Parks are closed and may not be occupied for any purpose without written permission from the District.
- (25) Upon prior approval by the Amenity Manager, Patrons may rent District meeting room space at published rates for purposes of hosting events such as craft fairs. Notice for such events shall be provided to the District's Amenity Manager thirty (30) days prior to the event. Such events shall be for Patrons only, require a District facility use agreement, which will be provided by the Amenity Manager, and advertisements, if any, shall state it is not a District--sponsored event.
- (26) Fundraisers on District property are prohibited unless authorized in advance by the District. Such allowance may be discontinued immediately as determined in the District's best interests.
- (27) Commercial use of public facilities is prohibited except as so herein stated and no use shall be permitted that affects the tax-exempt status of the District's bonds.
- (28) Except as permitted by the District as part of an approved civic event, no persons may campaign on behalf of political candidates, whether partisan or nonpartisan, or political issues within the District's Amenities, except in predetermined areas designated for such activities, as more specifically provided for herein. The District's intent is to ensure Patrons are able to use the Amenities without interruption by activities normally associated with political campaigns and to ensure safety and order within the facilities. The following guidelines apply:
  - (a) Political campaigns are afforded the same opportunity as other persons or groups to rent District meeting room space at published rates.
  - (b) No political campaign signs, flyers or related documents are to be posted in or on District owned property, including District bulletin boards, and if discovered, such postings will be removed immediately.
  - (c) No political campaign signs, flyers or related documents are to be disseminated while in the District's Amenities.
  - (d) To allow for the efficient and timely conduct of District business during public Board meetings, no political messages, paraphernalia (including but not limited to shirts, buttons, signs or the like), political public comments or otherwise are allowed in or during a public meeting of the Board of Supervisors in furtherance of the candidacy of any candidate for public office.
  - (e) No person shall make and no person shall solicit or knowingly accept any political contribution in a building owned by a governmental entity. For purposes of this

subsection, “accept” means to receive a contribution by personal hand delivery from a contributor or the contributor’s agent. This subsection shall not apply when a government owned building or any portion thereof is rented for the specific purpose of holding a campaign fundraiser.

#### **LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY**

Each Patron and each guest as a condition of invitation to the premises of the Amenity Facility assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored at the Amenity Facilities, whether in lockers or elsewhere.

No person shall remove from the room in which it is placed or from the Amenity Facility premises, any property or furniture belonging to the District or its contractors without written authorization. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facility, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the Patron, his or her guests or family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, guest, or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever, owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facility premises, shall do so at his or her own risk, and shall hold the Amenity Facility, the District, the Board, District employees, District representatives, District contractors, and District consultants, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting from the use of said apparatus, appliance, facility, privilege or service.

Should any party bound by these Policies bring suit against the District, the Board, or District staff or consultants in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District, the Board, or District staff or consultants, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs, attorney’s fees, paralegal fees, and expert witness fees through all appellate proceedings).

## **SERVICE ANIMAL POLICY**

Dogs or other pets (with the exception of “Service Animal(s)” trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls and fitness center), pools, tennis courts, basketball courts, playgrounds, and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

- (1) If the Service Animal is out of control and the handler does not take effective measures to control it;
- (2) If the Service Animal is not housebroken; or,
- (3) If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

## **GENERAL SWIMMING POOL RULES**

- (1) All Patrons and guests must sign in upon entry of the Pool Area. At any given time at the Pool Area, an adult Patron eighteen (18) years of age or older may have up to five (5) guests; and a Patron between fourteen and seventeen (14 – 17) years of age may have up to two (2) guests who are both fourteen (14) years of age or older provided the parents of the Patron and the parents of each guest have executed an appropriate waiver form which waiver form is on file with Amenity Center Staff. Patrons and their guests are limited to a maximum of two (2) vehicles at the Amenity Facility.
- (2) Lifeguards and Slide Attendants are on duty on a seasonal basis. Patrons and guests who use the Swimming Pool do so at their own risk.
- (3) Children thirteen (13) years of age and younger must be accompanied by an adult at least eighteen (18) years of age in the Pool Area when attendants are present. When lifeguards are not present children under eighteen (18) years of age must be accompanied by an adult at least eighteen (18) years of age in the Pool Area.
- (4) Radios, televisions and the like may be listened to if played at a volume that is not offensive to other Patrons and guests. Determination of an “offensive volume” is in the sole discretion of Amenity Facility Staff. Electrical equipment is not allowed in the Pool Area.

- (5) Swimming is permitted only during designated hours, as posted at the pool. Hours are seasonal and subject to change. Swimming after dusk is prohibited by the Florida Department of Health.
- (6) Showers are required before entering the Pool Area.
- (7) Glass and other breakable items are not permitted in the Pool Area.
- (8) Children under three (3) years of age, and those who are not reliably toilet trained, must wear appropriate swim-diapers, as well as a swimsuit over the swim-diaper, to reduce the health risks associated with human waste in the Swimming Pool.
- (9) Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices must be approved by Amenity Facility Staff prior to use. Amenity Facility Staff reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the Swimming Pool, or if the equipment provides a safety concern.
- (10) Swimming Pool availability may be changed without notice in order to facilitate maintenance of the Amenity Facility or scheduled events.
- (11) Animals of any kind (other than "Service Animals"), bicycles, skateboards, roller blades, scooters and golf carts are not permitted in the Pool Area.
- (12) Hanging on the lane lines, interfering with the lap-swimming lane, and unauthorized diving are prohibited.
- (13) The District reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc., conducted at the Swimming Pool, such as swim lessons, aquatic/recreational programs and pool parties.
- (14) Any person swimming when the Swimming Pool is closed may, in the sole discretion of the Board, be suspended from using the Amenity Facility. Swimming pool hours will be posted. The Swimming Pool will be closed from dawn until 12:59 p.m. on Mondays; the Swimming Pool is open Mondays from 1:00 p.m. until dusk. (except for Memorial Day, Labor Day and, when applicable, July 4<sup>th</sup>).
- (15) Guests must be registered and accompanied by a Patron before entering the Pool Area.
- (16) Proper swim attire must be worn in the Pool Area. Cut-offs and thong bathing suits are not allowed.
- (17) No chewing gum is permitted in the Pool Area.
- (18) Food and beverages, including but not limited to alcoholic beverages, are prohibited in the pool and on the pool wet deck area. Alcoholic beverages are not permitted in the Pool Area unless they are being served in conjunction with a rented Amenity Facility on a BYOB

basis, as defined in the District's BYOB Alcohol Policy, attached hereto at Appendix C. Glass containers are prohibited at all times in the Pool Area.

- (19) No diving, jumping, pushing, running or other horseplay is allowed in the Pool Area.
- (20) For the comfort of others, the changing of diapers or clothes is not allowed in the Pool Area.
- (21) No one shall pollute the Swimming Pool. Anyone who does pollute the Swimming Pool shall be liable for any costs incurred in treating and reopening the Swimming Pool.
- (22) Radio-controlled water craft are not allowed in the Swimming Pool.
- (23) Swimming Pool entrances must be kept clear at all times.
- (24) Smoking is not permitted around the Pool Area.
- (25) Food and drink are not allowed within six (6') feet of the Swimming Pool.
- (26) No swinging on ladders, fences, or railings is allowed.
- (27) Pool furniture is not to be removed from the Pool Area, thrown into the Swimming Pool, or otherwise disturbed.
- (28) Loud, profane, or abusive language is prohibited.
- (29) Patrons, their guests, and families ride the slide at their own risk.
- (30) Children less than forty (40") inches tall are not permitted to ride the slide.
- (31) Children may ride the slide only if they: (1) pass a swim test displaying an ability to swim the width of the recreation pool unassisted; and (2) demonstrate the ability to observe all rules and control their descent on the waterslide.
- (32) Only one person may ride the slide at a time. Parents may not ride the slide in tandem with a child.
- (33) No shorts with snaps or rivets will be allowed on the slide.
- (34) Keep arms and hands inside flumes at all times.
- (35) No flotation devices are allowed on the water slide.
- (36) For safety reasons, pregnant women and persons with health conditions or back problems should not ride the water slide.

- (37) The slide may only be used during pool hours when it is attended at the top and bottom of the slide.
- (38) The spray feature is unattended. Patrons swim at their own risk.
- (39) The spray feature is limited to children aged twelve (12) years and under, supervised by an adult eighteen (18) years of age or older.
- (40) Adult Patrons may allow guests residing temporarily or permanently in their household (“Household Guests”) to use their family-issued Facility Access Card(s) to gain access to the Amenity Facility provided that the adult Patron and all Household Guests have executed an appropriate waiver form which waiver form is on file with Amenity Center Staff.

### **SWIMMING POOL: THUNDERSTORM POLICY**

The lifeguards or Amenity Manager are in control of the operation of the Pool Area during thunderstorms, heavy rain and other inclement weather. The lifeguards or Amenity Manager will determine whether swimming is permitted or not during the times the Swimming Pool is attended. During periods of heavy rain, thunderstorms and other inclement weather, the Pool Area will be closed. If heavy rain, thunder and/or lightning occur, everyone will be required to exit the Swimming Pool and Pool Area at the first sound of thunder and/or the first sighting of lightning for a waiting period of at least 30 minutes. At any point during the 30-minute waiting period, if thunder and/or lightning is heard or seen, the waiting period will be extended 30-minutes from the last sighting or sound.

### **SWIMMING POOL: FECES POLICY**

- (1) If contamination occurs, the Pool may be closed for up to twelve (12) hours and the water will be chemically treated to kill the bacteria.
- (2) Parents should take their children to the restroom before entering the Pool Area.
- (3) Children under three (3) years of age, and those who are not reliably toilet trained, must wear an appropriate lined swim-diaper, and a swimsuit over the swim-diaper.

### **FITNESS CENTER POLICIES**

All Patrons and guests using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all Policies and rules of the Turnbull Creek Community Development District governing the Amenity Facilities. Disregard or violation of the District’s Policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Fitness Center privileges.

**Please note that the Fitness Center is an unattended facility and persons using this facility do so at their own risk. Amenity Facility Staff is not present to provide personal**

**training or exercise consultation to Patrons or guests. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.**

- (1) **Hours:** The Fitness Center is available for use by Patrons and guests during the hours of 5:00 a.m. to 10:00 p.m.
- (2) **Emergencies:** For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to Amenity Facility Staff as well as the District Manager at 904-288-9130.
- (3) **Eligible Users:** Patrons and guests sixteen (16) years of age and older are permitted to use the Fitness Center during designated operating hours. Children who are twelve (12) to fifteen (15) years of age may only use the Fitness Center when accompanied by an adult Patron eighteen (18) years of age or older. No children under twelve (12) years of age are permitted in the Fitness Center. Guests may use the Fitness Center if accompanied by a Patron.

At any given time, a Patron may have up to two (2) guests at the Fitness Center.

Persons under the age of eighteen (18) must have an executed Parental Release of Liability Form on file at the Amenity Facility prior to using the Fitness Center.

- (4) **Proper Attire:** Appropriate clothing and footwear (covering the entire foot and with no sharp points that may impair the fitness flooring) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts (no tank tops), shorts (no jeans), leotards, and/or sweat suits (no swimsuits).
- (5) **Food and Beverage:** Food (including chewing gum) is not permitted within the Fitness Center. Non-alcoholic beverages are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
- (6) **General Policies:**
  - (a) Each individual is responsible for wiping off fitness equipment after use.
  - (b) Personal training is not offered in the Fitness Center. However, Patrons may retain personal trainers for use at the Fitness Center at the Patron's own expense and risk.
  - (c) Hand chalk is not permitted to be used in the Fitness Center.
  - (d) Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
  - (e) Weights or other fitness equipment may not be removed from the Fitness Center.

- (f) Please limit use of cardiovascular equipment to thirty (30) minutes.
- (g) Step away from weight equipment between sets if other persons are waiting.
- (h) Return all weights to their original location.
- (i) Any fitness program operated, established and run by the District may have priority over other users of the Fitness Center.
- (j) Wet bathing suits are not allowed in the Fitness Center.
- (k) Strollers and infant carry seats are not allowed in the Fitness Center.

### **BASKETBALL FACILITY POLICIES**

All Patrons and guests using the Basketball Facility are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all Policies and rules of the Turnbull Creek Community Development District governing the Amenity Facilities. Disregard or violation of the District's Policies and rules and misuse or destruction of Basketball Facility equipment may result in the suspension or termination of Basketball Facility privileges.

**Please note that the Basketball Facility is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Basketball Facility are encouraged to consult with a physician prior to using the facility.**

- (1) **Eligible Users:** At any given time at the Basketball Facilities, a Patron eighteen (18) years of age or older may have up to five (5) guests; and a Patron under the age of eighteen (18) may have up to three (3) guests. Anyone under the age of fourteen (14) must be accompanied by a Patron eighteen (18) years of age or older.
- (2) **Hours:** The Basketball Facility is available during daylight hours. The Basketball Facility may not be used after dark.
- (3) **Emergencies:** For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to Amenity Facility Staff as well as the District Manager at 904-288-9130.
- (4) **Proper Attire:** Proper athletic shoes and attire are required at all times while at the Basketball Facility. Shirts must be worn. No black-soled or open-toe shoes are permitted.
- (5) The Basketball Facility is available on a first come, first serve basis.

(6) **General Policies:**

- (a) Proper basketball etiquette shall be adhered to at all times. The use of profanity of disruptive behavior is prohibited.
- (b) Persons using the Basketball Facility must supply their own basketballs.
- (c) The Basketball Facility is for the play of basketball only. Pets (other than “Service Animals”), roller blades, bikes, skates, skateboards, and scooters are prohibited from the Basketball Facility.
- (d) Beverages are permitted at the Basketball Facility if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the Basketball Facility.
- (e) No chairs other than those provided by the District are permitted in the Basketball Facility.
- (f) The Basketball Facility must be left clean after use.

**TENNIS FACILITY POLICIES**

All Patrons and guests using the Tennis Facility are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all Policies and rules of the Turnbull Creek Community Development District governing the Amenity Facilities. Disregard or violation of the District’s Policies and rules and misuse or destruction of Tennis Facility equipment may result in the suspension or termination of Tennis Facility privileges.

**Please note that the Tennis Facility is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Tennis Facility are encouraged to consult with a physician prior to using the facility.**

- (1) **Eligible Users:** Patrons and guests twelve (12) years of age and older are permitted to use the Tennis Facility during designated operating hours. Children who are under twelve (12) years of age may use the Tennis Facility only when accompanied by an adult eighteen (18) years of age or older. Patrons twelve (12) years old and older may have up to three (3) guests.
- (2) **Hours:** The Tennis Facility shall be available from sunrise until 10 p.m. daily.
- (3) **Emergencies:** For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to Amenity Facility Staff as well as the District Manager at 904-288-9130.

- (4) **Proper Attire:** Proper tennis shoes and attire are required at all times while at the Tennis Facility.
- (5) The Tennis Facility is available on a first come, first serve basis. Each Patron and the Patron's guests are limited to the use of one (1) tennis court when others are waiting.
- (6) **General Policies:**
  - (a) Proper tennis etiquette shall be adhered to at all times. The use of profanity of disruptive behavior is prohibited.
  - (b) Persons using the Tennis Facility must supply their own equipment (rackets, balls, etc.).
  - (c) The Tennis Facility is for the play of tennis only. Pets (other than "Service Animals"), roller blades, bikes, skates, skateboards, and scooters are prohibited from the Tennis Facility.
  - (d) Beverages are permitted at the Tennis Facility if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted at the Tennis Facility.
  - (e) No chairs other than those provided by the District are permitted at the Tennis Facility.
  - (f) Lights at the Tennis Facility must be turned off after use
  - (g) The Tennis Facility must be left clean after each use.

#### **PLAYGROUND POLICIES**

**Please note that the Playground is an unattended facility and persons using the playground do so at their own risk.**

- (1) **Eligible Users:** Children twelve (12) years of age and older are not permitted to play on the playground equipment. Children under the age of twelve (12) must be accompanied by an adult eighteen (18) years of age or older. Patrons under the age of twelve (12) may have up to three (3) guests.
- (2) **Hours:** The playground shall be available for use from dawn to dusk.
- (3) The use of profanity or disruptive behavior is prohibited.
- (4) No roughhousing on the playground.

- (5) Persons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground.
- (6) Use of the playground may be limited from time to time due to a District-sponsored event.
- (7) Pets (other than “Service Animals”), roller blades, bikes, skates, skateboards, and scooters are prohibited from the tennis facility.
- (8) Alcoholic beverages, glass containers and other breakable items are prohibited.

### **SPORTS FIELD POLICIES**

**Please note that the Sports Field is an unattended facility and persons using the Sports Field do so at their own risk.**

- (1) **Eligible Users:** Patrons and guests eight (8) years and older are permitted to use the Sports Field. Children under the age of eight (8) must be accompanied by an adult eighteen (18) years of age or older. Patrons eight (8) years of age and older may have up to five (5) guests and Patrons under the age of eight (8) may have up to three (3) guests.
- (2) **Reservations:** Patrons may reserve the Sports Field by submitting a request to Amenity Facility Staff. Reservations may be made up to a week in advance for a period of three (3) hours. Only one (1) reservation may be held by a Patron at any given time. If the Patron is twenty (20) minutes late for his or her reservation, the reservation shall be forfeited. When not subject to a reservation, the Sports Field is available on a first come, first serve basis.
- (3) Pets (other than “Service Animals”), bicycles, skateboard, scooters, rollerblades and motorized vehicles of any kind are not permitted in the Sports Field at any time.
- (4) Alcoholic beverages, glass containers and other breakable items are prohibited.
- (5) The use of profanity or disruptive behavior is prohibited.
- (6) Patrons must bring their own sports equipment (e.g., soccer balls, softball bats, etc.).
- (8) Persons using the Sports Field must clean up all food, beverages and miscellaneous trash brought to the Sports Field.
- (9) Use of the Sports Field may be limited from time to time due to a District-sponsored event.

### **VOLLEYBALL COURT POLICIES**

All Patrons and guests using the Volleyball Court are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all Policies and rules of the Turnbull Creek Community Development District governing the Amenity Facilities. Disregard or violation

of the District's Policies and rules and misuse or destruction of Volleyball Court equipment may result in the suspension or termination of Volleyball Court privileges.

**Please note that the Volleyball Court is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Volleyball Court are encouraged to consult with a physician prior to using the facility.**

- (1) **Eligible Users.** Patrons and guests twelve (12) years of age and older are permitted to use the Volleyball Court during designated operating hours. Patrons who are under twelve (12) years of age may use the Volleyball Court only when accompanied by an adult Patron eighteen (18) years of age or older. Patrons twelve (12) years of age and older may have up to five (5) guests at the Volleyball Court. Patrons less than twelve (12) years of age may have up to three (3) guests.
- (2) **Hours.** The Volleyball Court shall be available from sunrise until 10 p.m. daily.
- (3) **Emergencies.** For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to Amenity Facility Staff as well as the District Manager at 904-288-9130.
- (4) **Proper Attire.** Proper athletic shoes and attire are required at all times while on the Volleyball Court. Shirts must be worn. No open-toe shoes are permitted.
- (5) The Volleyball Court is available on a first come, first serve basis.
- (6) **General Policies:**
  - (a) Proper volleyball etiquette shall be adhered to at all times. The use of profanity of disruptive behavior is prohibited
  - (b) Persons using the Volleyball Court must supply their own volleyballs.
  - (c) The Volleyball Court is for the play of volleyball only. Pets (other than "Service Animals"), roller blades, bikes, skates, skateboards, and scooters are prohibited from the Volleyball Court.
  - (d) Beverages are permitted at the Volleyball Court if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the Volleyball Court.
  - (e) No chairs other than those provided by the District are permitted in the Volleyball Court.
  - (f) The Volleyball Court must be left clean after use.

## FACILITY RENTAL POLICIES

Patrons, ages 18 and older, may reserve certain portions of the Amenity Facility for community and private events. The daily guest limits referenced in section one (1) of the Facility Rental and Reserve Policies shall not apply to guests attending a Patron sponsored function at a rented Amenity Facility. Generally, only one (1) room or portion of an Amenity Facility is available for Community Use or rental at any given time; however, recurring events may be approved at the discretion of the Amenity Manager.

Reservations may not be made more than three (3) months prior to the event. In addition, each Patron may rent a portion of the Amenity Facility only once per quarter of the calendar year. Patrons interested in doing so should contact the Amenity Manager regarding the anticipated date and time of the event to determine availability. Please note the Amenity Facility is unavailable for Community Use or private events during times when the Amenity Center is being utilized for a District-sponsored event and on the following holidays:

New Year's Day  
4<sup>th</sup> of July

Easter Sunday  
Labor Day

Memorial Day  
Thanksgiving

- (1) **Available Facilities:** The following areas of the Amenity Facility are available for Community Use and private functions for up to four (4) total hours (including set-up and post-event cleanup). For Community Use, rental fees shall be waived; however, a refundable damage deposit of One Hundred and Fifty Dollars (\$150.00) shall be required. For private events, the following rental fees shall apply:

Social Hall:

[Capacity: 62 persons]; Fifty Dollars (\$50.00)

Party Pavilion (each area):

[Capacity: 25 persons]; Twenty-Five Dollars (\$25.00)

The two Party Pavilion areas (outside the kitchen and outside the fitness center) may be rented together for a single event in which case the Twenty-Five Dollar (\$25.00) fee for each area will apply resulting in a total fee of Fifty Dollars (\$50.00).

**The Pool Area shall remain open to other Patrons and their guests during normal operating hours.**

**The Patron renting any portion of the Amenity Facility or the Patron reserving any portion of the Amenity Facility for Community Use shall be responsible for any and all damage and expenses arising from the event.**

- (2) **Reservations:** Patrons, ages 18 and older, interested in reserving an Amenity Facility for Community Use or private rental must submit to the Amenity Manager a completed Facility Use Application which must include the name and contact information of the individual that will be responsible and accountable for the event.

For Community Use, at the time of submission, one (1) check or money order made out to the Turnbull Creek Community Development District shall be submitted to the Amenity Manager in

order to reserve the desired area of the Amenity Facility. The check or money order shall be the amount of One Hundred Fifty Dollars (\$150.00) as a refundable damage deposit.

For private rentals, at the time of submission, two (2) checks or money orders (no cash) made out to the Turnbull Creek Community Development District shall be submitted to the Amenity Manager in order to reserve the desired area of the Amenity Facility. One (1) check shall be in the amount of the room rental fee referenced above and the other check shall be in the amount of Two Hundred Fifty Dollars (\$250.00) for parties of up to twenty-five (25) attendees and Five Hundred Dollars (\$500.00) for parties of twenty-six (26) or more attendees as a refundable damage deposit.

The Amenity Manager will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. The Board may, in its sole discretion, waive room rental fees for private events at the request of the Amenity Manager, District Manager or any Patron.

- (3) **Staffing:** During the Amenity Facility's operating hours in which Amenity Facility Staff is present, Community Use and private events with twenty-five (25) persons or less are not required to pay for additional staff unless otherwise required by the District. For events in excess of twenty-five (25) people during operating hours, or for events after operating hours, additional staff may be determined necessary at a rate set by the Amenity Manager. Checks or money orders for additional staff shall be payable to the amenity management company.
- (4) **Deposit:** As stated above, for Community Use a refundable damage deposit in the amount of One Hundred Fifty Dollars (\$150.00) is required at the time the reservation is requested through submission of a Facility Use Application. For private rentals, a deposit in the amount of either Two Hundred Fifty Dollars (\$250.00) or Five Hundred Dollars (\$500.00) is required at the time the reservation is requested through the submission of a Facility Use Application. Damage deposits for both Community Use and private rentals will be refunded in full provided:
  - (a) There is no damage to District Property, Amenity Facility, and its furnishings;
  - (b) Garbage and trash are removed and placed in the dumpster;
  - (c) All displays, favors or remnants of the event are removed;
  - (d) Furniture and other items are restored to their original position;
  - (e) Counters, table tops and sink are cleaned and wiped down;
  - (f) Trash can liners are replaced;
  - (g) The refrigerator and all cabinets/appliances used are cleaned and wiped down;  
and

- (h) In the event of any damage it must be reported immediately to the Amenity Manager.

Failure to comply with such rules, policies, and directions may result in the forfeiture of a Patron's deposit and/or privileges to use of the Amenity Facility.

If additional cleaning of Amenity Facilities is required either for a private event rental or approved Community Use, the Patron signing the Facility Use Application for the Amenity Facility will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The Amenity Manager shall determine the amount of deposit to return, if any.

Deposit checks will be returned only to the Patron who completed the Facility Use Application or to a party designated by the Patron at the time of submittal of the Facility Use Application. Photo identification shall be required for the return of deposit checks.

**(5) General Policies:**

- (a) No decorations may be affixed to the walls, doors or any fixtures.
- (b) Patron and Patron's Guests are required to adhere to all Amenity Facility rules, Policies, and directions from Amenity Facility staff.
- (c) The areas of the Amenity Facility listed above may be rented after normal operating hours until 12:00 a.m.
- (d) The volume of live or recorded music must not violate applicable St. Johns County noise ordinances.
- (e) No glass or breakable items are permitted on District property, including the Amenity Facility.
- (f) Event Liability coverage may be required, even in the absence of alcohol service, on a case-by-case basis in the sole discretion of the Board of Supervisors.

## SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (“Amenities” or “Amenity”).
- (2) **General Rule.** All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District’s Amenities. The District operates a zero-tolerance policy for Amenity violations and has adopted a prosecute to the full extent of the law policy.
- (3) **Suspension of Rights.** The District, through its Board, District Manager, and Facilities Manager, shall have the right to restrict, suspend, or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
  - (a) Submits false information on any application for use of the Amenities;
  - (b) Permits the unauthorized use of an Access Card;
  - (c) Exhibits unsatisfactory behavior, deportment or appearance;
  - (d) Fails to pay amounts owed to the District in a proper and timely manner (not including assessments);
  - (e) Fails to abide by any District rules or policies (e.g., Amenity Rules);
  - (f) Treats the District’s supervisors, staff, general/amenity management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
  - (g) Damages or destroys District property; or
  - (h) Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.
- (4) **Authority of District Manager and Facilities Manager.** The District Manager, Facilities Manager or their designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her discretion it is the District’s best interests to do so. The District Manager, Facilities Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person’s privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.

(5) **Process for Termination or Suspension of Amenity Privileges.**

(a) **Offenses:**

- (i) **First Offense:** Verbal warning by Amenity staff and, in the discretion of Amenity staff, suspension from the Amenities for up to one week from the commencement of the suspension. Violation is recorded by Amenity staff, signed by the individual offender(s), and held on file at the Amenity.
  - (ii) **Second Offense:** Automatic suspension of all Amenity privileges for up to thirty days from the commencement of the suspension, with the preparation by Amenity staff of a written report to be signed by the offender(s) and filed at the Amenity.
  - (iii) **Third Offense:** Suspension of all Amenity privileges for up to one year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses and other supporting materials will be presented to the Board for recommendation of termination of the offender(s) privileges for one calendar year. The length of the suspension is in the discretion of the Board and may be for less or more than one year.
- (b) Failure of the offender to sign the incident report does not render the rules or suspension ineffective. Each offense shall expire one year after such offense was committed, unless otherwise indicated in the notice to the offender, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses.
- (c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, is arrested for an act committed or allegedly committed offsite that poses a threat to the health, safety and welfare of the District or its residents, or violates these Policies in a manner that, in the discretion of the District Manager or Facilities Manager upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender(s) shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination

of the offender(s) privileges, which suspension or termination may include members of the offender(s) household and may, upon the first offense, equal to or exceed one year. In particular situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.

- (d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.
- (6) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.
- (7) **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

## **Tab 7**



**Date:** 5/18/2023  
**To:** Turnbull Creek CDD  
James Schieszer  
**Subject:** Hoover Maintenance Agreement, MA#5946  
**Contract Term:** 12 months 9/1/2023 - 8/31/2024  
**Site IDs:** #8522

**Phone:**

**The Hoover Maintenance Program** includes 2 preventative maintenance site visits per year by a Hoover Certified Pump Technician. The following preventative maintenance will be furnished for each pump system as required:

- **Priority Scheduling** - When repair service is required, no standard diagnostic fee for evaluation will be charged - only time and materials will apply.
- **Pump Control Panel** - Test control logic, torque electrical connections to specification, treat components with anti-oxidant protective spray, test and replace surge protection components, check HMI.
- **Variable Frequency Drive(s)** (if applicable) - Test and confirm proper operation. Change parameters if required.
- **Pump motor(s)** - Service bearings, check operation and current draw against specification, check motor connections.
- **Pump(s)** - Check condition of seal. Confirm flow and pressure performance.
- **Air Conditioner** (if applicable) - Check and confirm proper operation. Clean filter.
- **Control Valve** (if applicable) - Check pilots and service. Clean filter. Calibrate valve and replace worn diaphragm if required.
- **Flow Meter** (if applicable) - Test flow meter and pressure transducer for proper operation. Calibrate flow meter as required by Florida Water Management District upon client request.
- **Pressure Tank** (if applicable) - Check and adjust tank precharge pressure as required.
- **Suction Intake** (if applicable) - Evaluate intake performance and recommend screen cleaning as required.
- **Discharge Filter** (if applicable) - Check operation, clean command filters, and flush tubing.
- **Rain Bucket** (if applicable) - Check operation. Replace filter. Clean bucket.
- **UPS Battery** (if applicable) - Check condition.
- **RCS** (if applicable) - Check pilot operation and service. Replace worn diaphragm on shutoff valve if required
- **Level Transducer** (if applicable) - Check operation and reporting.
- **Tubing** - Flush tubing to hydraulic controls.
- **Gauges** - Replace as needed.
- **Fiberglass Enclosure** (if applicable) - Check lockable handle, hinges and opening mechanism.
- **Report** - To be submitted upon completion of service call with findings and recommendations.

The following items are excluded from the Hoover Maintenance Program:

- Suction intake cleaning or adjustments due to changing water levels
- Repairs due to failure of any electrical or mechanical components due to mistreatment of the system and other causes not covered by Hoover Pumping Systems warranty



**Date:** 5/18/2023  
**To:** Turnbull Creek CDD  
James Schieszer  
**Subject:** Hoover Maintenance Agreement, MA#5946  
**Contract Term:** 12 months 9/1/2023 - 8/31/2024  
**Site IDs:** #8522

**Phone:**

- Repairs due to failures or recurring problems caused by poor water quality including chemical or biological fouling or field irrigation system problems
- Repairs due to vandalism, accidents, negligence or natural events including wind, flood, power surge and lightning
- Repairs due to operating the irrigation system in a manner that exceeds the limits of pump system design performance, or due to repeated rapid cycling of pump system due to irrigation system leaks.
- Disc-Filter cleaning not included

**For Hoover Flowguard pump systems the Hoover Maintenance Program includes:**

- **24/7 Control** and remote automatic monitoring of the irrigation and pump system
- **Automated system alerts** and warnings via e-mail, proactive system support, and up to 8 hours assistance from the Hoover Help Desk.
- **Broadband Internet Service Connection.**
- **Graphical web display** of Water Management system status, alarm enunciators, controls, history, trends, data logs, maintenance alerts, service counters, and configuration.
- **Unlimited Free webinars** to learn best practices for using Flowguard.
- **Water restriction controls** to prevent over/under watering, save energy and water consumption, and rapid cycling due to field issues.
- **Remote system Shut-down** and Reset features with shutoff valves.
- **Protection features** to indicate low pressure, high flow rate including automatic, adjustable shut down.
- **Printable water management usage reports** for graphing, events, usage, and configurations.

**The following are the Flowguard Sites on this agreement**

<b>Site ID</b>	<b>Site Name</b>	<b>Model #</b>
8522	Murabella Pump System	HC2F-25PDV-208/3-MR3L-Z

Total Annual Price \$2,590.00

**\*\*Save Time and Costs** of additional service visits by pre-authorizing a Hoover tech to repair non-maintenance related, system performance, or safety-critical component problems while on site for maintenance. Please select ONE of two options:

- YES, I authorize Hoover to complete non-maintenance related repairs up to \$750.00 while on site during a Maintenance visit. *The Hoover Technician will call the on-site manager to discuss the repair prior to completing the work. For repairs exceeding \$750.00, approval will be obtained immediately or in advance.*
- NO, I want to approve each non-maintenance related repair. If an authorized manager is not available to provide immediate approval, an additional service visit will be scheduled after approval is obtained.

**Terms:** This agreement is automatically renewable for one year unless written notice is provided by either party 30 days prior to its expiration. We still require a signed copy for our records. Hoover Pumping systems Standard Terms and Conditions of Sales will apply.

Accepted by:  
Hoover Pumping Systems

Accepted by:  
Turnbull Creek CDD

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Kim Hudak 5/18/2023

\_\_\_\_\_  
Name Printed

\_\_\_\_\_  
P.O. Number (if required)

## **Tab 8**



# Invoice #8495

**BILL TO:**

Turnbull Creek CDD C/O Rosetta and Company  
3434 Colwell Avenue Suite 200  
Tampa FL 33614

**INVOICE DATE**

7/28/2023

**PLEASE PAY**

**\$3,560.50**

**DUE DATE**

8/27/2023

**JOB:**

Murabella Amenity  
101 West Positano Avenue  
St. Augustine FL 32092

15732 performed 6/15/23

**DESCRIPTION****SUBTOTAL**

Checked the reported pool pump not working, found the motor starter and control transformer burnt up, bypassed the motor starter so the pool pump would work. Returned and installed the motor starter and control transformer, re-connected the starter circuit and checked the pool pump for the correct operation.

\$3,560.50

Labor- \$990.00 (6 hours)

Materials- \$2,570.50

Subtotal: \$3,560.50

**TOTAL DUE: \$3,560.50**

Invoice Payments to Date: \$0.00  
**REMAINING INVOICE BALANCE: \$3,560.50**

Total Contract Value:  
Remaining Contract Value:

**COMMENTS/SPECIAL INSTRUCTIONS**

Effective 02/01/2023, a fee of 3.5% will be added on all credit card transactions.

Thank you for your business!

## **Tab 9**

**TURNBULL CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
\$1,020,000  
SENIOR SPECIAL ASSESSMENT BONDS  
SERIES 2015B-1  
ARBITRAGE REBATE REQUIREMENT  
FEBRUARY 28, 2023**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 ▪ (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

June 29, 2023

Turnbull Creek Community Development District  
St. Johns County, Florida

Re: \$1,020,000 Turnbull Creek Community Development District  
(St. Johns County, Florida),  
Senior Special Assessment Bonds, Series 2015B-1 (the "Bonds")

Turnbull Creek Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended February 28, 2023 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$48,017) for February 28, 2023. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

*Grau & Associates*

Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (February 28, 2023).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Turnbull Creek CDD  
Senior Special Assessment Bonds, Series 2015B-1  
Summary of Rebate Calculations  
\$ 1,020,000.00

Dated: 03/12/2015  
Delivered: 03/12/2015

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<i>Anniversary Date</i> . . . . .	05/01/2015
<i>Future-Value Date</i> . . . . .	02/28/2023
<i>Arbitrage Yield Limit</i> . . . . .	4.3810356
<i>Total of Purpose Expenditures</i> . . . . .	\$981,677.00
<i>Internal Rate of Return</i> . . . . .	0.3539432
<i>90% of rebate liability</i> . . . . .	-\$43,215.59
<i>Full rebate liability</i> . . . . .	-\$48,017.33

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**Turnbull Creek CDD**  
**Senior Special Assessment Bonds, Series 2015B-1**  
**Purpose Expenditures Future Value Report**  
**\$ 1,020,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015  
*Future Valued To:* 02/28/2023

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
3/12/2015	-1	COI	Beg. Arbitrage Gross Proceeds	15.9222222	-1,010,714.65	100.0000000	1.4120096	-1,427,138.83
3/12/2015	2016		COI	15.9222222	13,735.00	100.0000000	1.4120096	19,393.95
3/12/2015	2016		Underwriter's discount	15.9222222	15,300.00	100.0000000	1.4120096	21,603.75
3/16/2015	2016		COI	15.9000000	3,653.00	100.0000000	1.4113299	5,155.59
3/23/2015	2016		Construction	15.8611111	65,956.00	100.0000000	1.4101411	93,007.27
3/24/2015	2016		COI	15.8555556	8,930.00	100.0000000	1.4099713	12,591.04
4/2/2015	2016		Construction	15.8111111	2,993.00	100.0000000	1.4086141	4,215.98
5/1/2015	2016		Capitalized interest	15.6500000	5,611.00	100.0000000	1.4037051	7,876.19
6/1/2015	2016		Construction	15.4833333	134,447.00	100.0000000	1.3986449	188,043.61
6/29/2015	2016		Construction	15.3277778	133,013.00	100.0000000	1.3939384	185,411.93
7/16/2015	2016		Construction	15.2333333	1,197.00	100.0000000	1.3910886	1,665.13
7/28/2015	2016		Construction	15.1666667	103,537.00	100.0000000	1.3890805	143,821.23
8/13/2015	2016		Construction	15.0833333	18,202.00	100.0000000	1.3865745	25,238.43
8/27/2015	2016		Construction	15.0055556	55,289.00	100.0000000	1.3842396	76,533.22
9/10/2015	2016		Construction	14.9333333	2,640.00	100.0000000	1.3820750	3,648.68
9/14/2015	2016		Construction	14.9111111	6,904.00	100.0000000	1.3814097	9,537.25
10/15/2015	2016		Construction	14.7388889	90,473.00	100.0000000	1.3762641	124,514.74
11/2/2015	2016		Construction	14.6444444	20,610.00	100.0000000	1.3734505	28,306.81
11/12/2015	2016		Construction	14.5888889	64,579.00	100.0000000	1.3717981	88,589.35
12/7/2015	2016		Construction	14.4500000	-10,333.00	100.0000000	1.3676758	-14,132.19
2/10/2016	2016		Construction	14.1000000	8,122.00	100.0000000	1.3573425	11,024.34
3/17/2016	2017		Construction	13.8944444	530.00	100.0000000	1.3513102	716.19
4/13/2016	2017		Construction	13.7500000	34,310.00	100.0000000	1.3470873	46,218.57
4/28/2016	2017		Construction	13.6666667	4,772.00	100.0000000	1.3446570	6,416.70
5/4/2016	2017		Construction	13.6333333	10,485.00	100.0000000	1.3436862	14,088.55
6/2/2016	2017		Construction	13.4777778	89,551.00	100.0000000	1.3391646	119,923.53
6/16/2016	2017		Construction	13.4000000	6,492.00	100.0000000	1.3369096	8,679.22
8/16/2016	2017		Construction	13.0666667	12,750.00	100.0000000	1.3272880	16,922.92
8/18/2016	2017		Construction	13.0555556	280.00	100.0000000	1.3269685	371.55
11/1/2016	2017		Cap Interest	12.6500000	1.00	100.0000000	1.3153584	1.32
11/22/2016	2017		Construction	12.5333333	2,554.00	100.0000000	1.3120373	3,350.94
1/19/2017	2017		Construction	12.2166667	2,256.00	100.0000000	1.3030652	2,939.72
2/17/2017	2017		Construction	12.0611111	8,262.00	100.0000000	1.2986804	10,729.70
4/17/2017	2018		Construction	11.7277778	11,960.00	100.0000000	1.2893340	15,420.43
5/19/2017	2018		Construction	11.5500000	11,998.00	100.0000000	1.2843767	15,409.95
6/21/2017	2018		Construction	11.3722222	4,032.00	100.0000000	1.2794386	5,158.70
8/16/2017	2018		Construction	11.0666667	1,069.00	100.0000000	1.2709954	1,358.69
11/1/2017	2018		Reserve	10.6500000	214.00	100.0000000	1.2595717	269.55
5/1/2018	2019		Reserve	9.6500000	163.00	100.0000000	1.2325720	200.91
8/16/2018	2019		Construction	9.0666667	33,724.00	100.0000000	1.2170902	41,045.15
5/1/2020	2021		Reserve	5.6500000	1,230.00	100.0000000	1.1302380	1,390.19
11/1/2020	2021		Reserve	4.6500000	38.00	100.0000000	1.1060106	42.03
5/1/2021	2022		Reserve	3.6500000	5.00	100.0000000	1.0823026	5.41
11/1/2021	2022		Reserve	2.6500000	4.00	100.0000000	1.0591027	4.24
5/1/2022	2023		Reserve	1.6500000	3.00	100.0000000	1.0364002	3.11

**Turnbull Creek CDD**  
**Senior Special Assessment Bonds, Series 2015B-1**  
**Purpose Expenditures Future Value Report**  
 \$ 1,020,000.00

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015  
*Future Valued To:* 02/28/2023

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
11/1/2022	2023		Reserve	0.6500000	136.00	100.0000000	1.0141843	137.93
2/28/2023	-1		Unspent Proceeds as of 02/28/2023	0.0000000	32,270.00	100.0000000	1.0000000	32,270.00
					<b>3,232.35</b>			<b>-48,017.33</b>
<b>Arbitrage Yield Limit (AYL) .....</b>					<b>4.3810356</b>			
<b>Internal Rate of Return (IRR) .....</b>					<b>0.3539432</b>			
<b>Future Valued To.. .....</b>					<b>2/28/2023</b>			

**Turnbull Creek CDD**  
**Senior Special Assessment Bonds, Series 2015B-1**  
**A.Y.L. Verification Report**  
**1,020,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015  
*MBS Capital Markets, LLC*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	05/01/2015			5,610.48	-	5,610.48	0.9941187	5,577.48
2	11/01/2015			20,609.99	-	20,609.99	0.9728091	20,049.59
3	05/01/2016	20,000.00	1.250	20,609.99	-	40,609.99	0.9519563	38,658.94
4	11/01/2016			20,484.99	-	20,484.99	0.9315505	19,082.80
5	05/01/2017	20,000.00	1.600	20,484.99	-	40,484.99	0.9115822	36,905.40
6	11/01/2017			20,324.99	-	20,324.99	0.8920418	18,130.74
7	05/01/2018	20,000.00	2.000	20,324.99	-	40,324.99	0.8729204	35,200.51
8	11/01/2018			20,124.99	-	20,124.99	0.8542088	17,190.94
9	05/01/2019	20,000.00	2.300	20,124.99	-	40,124.99	0.8358983	33,540.41
10	11/01/2019			19,894.99	-	19,894.99	0.8179803	16,273.71
11	05/01/2020	20,000.00	2.600	19,894.99	-	39,894.99	0.8004463	31,933.80
12	11/01/2020			19,634.99	-	19,634.99	0.7832883	15,379.86
13	05/01/2021	20,000.00	2.850	19,634.99	-	39,634.99	0.7664980	30,380.14
14	11/01/2021			19,349.99	-	19,349.99	0.7500676	14,513.80
15	05/01/2022	25,000.00	3.150	19,349.99	-	44,349.99	0.7339895	32,552.43
16	11/01/2022			18,956.24	-	18,956.24	0.7182559	13,615.43
17	05/01/2023	25,000.00	3.400	18,956.24	-	43,956.24	0.7028597	30,895.07
18	11/01/2023			18,531.24	-	18,531.24	0.6877934	12,745.67
19	05/01/2024	25,000.00	3.650	18,531.24	-	43,531.24	0.6730502	29,298.71
20	11/01/2024			18,074.99	-	18,074.99	0.6586229	11,904.60
21	05/01/2025	25,000.00	3.750	18,074.99	-	43,074.99	0.6445049	27,762.04
22	11/01/2025			17,606.24	-	17,606.24	0.6306895	11,104.07
23	05/01/2026	25,000.00	3.850	17,606.24	-	42,606.24	0.6171703	26,295.31
24	11/01/2026			17,124.99	-	17,124.99	0.6039409	10,342.48
25	05/01/2027	30,000.00	4.000	17,124.99	-	47,124.99	0.5909950	27,850.63
26	11/01/2027			16,524.99	-	16,524.99	0.5783267	9,556.84
27	05/01/2028	30,000.00	4.250	16,524.99	-	46,524.99	0.5659299	26,329.88
28	11/01/2028			15,887.49	-	15,887.49	0.5537988	8,798.47
29	05/01/2029	30,000.00	4.250	15,887.49	-	45,887.49	0.5419278	24,867.71
30	11/01/2029			15,249.99	-	15,249.99	0.5303112	8,087.24
31	05/01/2030	30,000.00	4.250	15,249.99	-	45,249.99	0.5189437	23,482.20
32	11/01/2030			14,612.49	-	14,612.49	0.5078198	7,420.51
33	05/01/2031	30,000.00	4.250	14,612.49	-	44,612.49	0.4969344	22,169.48
34	11/01/2031			13,974.99	-	13,974.99	0.4862823	6,795.79
35	05/01/2032	30,000.00	4.375	13,974.99	-	43,974.99	0.4758585	20,925.87
36	11/01/2032			13,318.74	-	13,318.74	0.4656582	6,201.98
37	05/01/2033	35,000.00	4.375	13,318.74	-	48,318.74	0.4556765	22,017.71
38	11/01/2033			12,553.12	-	12,553.12	0.4459088	5,597.55
39	05/01/2034	35,000.00	4.375	12,553.12	-	47,553.12	0.4363505	20,749.83
40	11/01/2034			11,787.50	-	11,787.50	0.4269970	5,033.23
41	05/01/2035	40,000.00	4.375	11,787.50	-	51,787.50	0.4178441	21,639.10

**Turnbull Creek CDD**  
**Senior Special Assessment Bonds, Series 2015B-1**  
**A.Y.L. Verification Report**  
**1,020,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015  
*MBS Capital Markets, LLC*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
42	11/01/2035			10,912.50	-	10,912.50	0.4088873	4,461.98
43	05/01/2036	40,000.00	4.500	10,912.50	-	50,912.50	0.4001226	20,371.24
44	11/01/2036			10,012.50	-	10,012.50	0.3915457	3,920.35
45	05/01/2037	40,000.00	4.500	10,012.50	-	50,012.50	0.3831527	19,162.42
46	11/01/2037			9,112.50	-	9,112.50	0.3749395	3,416.64
47	05/01/2038	45,000.00	4.500	9,112.50	-	54,112.50	0.3669025	19,854.01
48	11/01/2038			8,100.00	-	8,100.00	0.3590377	2,908.21
49	05/01/2039	45,000.00	4.500	8,100.00	-	53,100.00	0.3513415	18,656.23
50	11/01/2039			7,087.50	-	7,087.50	0.3438103	2,436.76
51	05/01/2040	45,000.00	4.500	7,087.50	-	52,087.50	0.3364405	17,524.34
52	11/01/2040			6,075.00	-	6,075.00	0.3292287	2,000.06
53	05/01/2041	50,000.00	4.500	6,075.00	-	56,075.00	0.3221714	18,065.76
54	11/01/2041			4,950.00	-	4,950.00	0.3152655	1,560.56
55	05/01/2042	50,000.00	4.500	4,950.00	-	54,950.00	0.3085076	16,952.49
56	11/01/2042			3,825.00	-	3,825.00	0.3018945	1,154.75
57	05/01/2043	55,000.00	4.500	3,825.00	-	58,825.00	0.2954232	17,378.27
58	11/01/2043			2,587.50	-	2,587.50	0.2890906	748.02
59	05/01/2044	55,000.00	4.500	2,587.50	-	57,587.50	0.2828938	16,291.15
60	11/01/2044			1,350.00	-	1,350.00	0.2768298	373.72
61	05/01/2045	60,000.00	4.500	1,350.00	-	61,350.00	0.2708958	16,619.46
		<b>1,020,000.00</b>		<b>822,891.36</b>	<b>0.00</b>	<b>1,842,891.36</b>		<b>1,010,714.37</b>

<i>True Interest Cost (TIC)</i> . . . . .	<b>4.5084732</b>
<i>Net Interest Cost (NIC)</i> . . . . .	<b>4.4759911</b>
<i>Arbitrage Yield Limit (AYL)</i> . . . . .	<b>4.3810356</b>
<i>Arbitrage Net Interest Cost (ANIC)</i> . . . . .	<b>4.4495461</b>

<i>Face value of bond Issue</i> . . . . .	<b>\$1,020,000.00</b>
<i>Accrued interest (+)</i> . . . . .	
<i>Original issue premium/discount (+)</i> . . . . .	<b>(\$9,285.35)</b>
<i>Bond surety fee (-)</i> . . . . .	<b>\$0.00</b>
<i>Lump-sum credit enhancements (-)</i> . . . . .	<b>\$0.00</b>
<i>Other AYL costs (-)</i> . . . . .	
<i>= AYL Target</i> . . . . .	<b>\$1,010,714.65</b>

Turnbull Creek CDD

Senior Special Assessment Bonds, Series 2015B-1

T.I.C. Verification Report (Regular)

1,020,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	5/1/2015			5,610.48	-	5,610.48	0.9939500	5,576.54
2	11/1/2015			20,609.99	-	20,609.99	0.9720380	20,033.69
3	5/1/2016	20,000.00	1.250	20,609.99	-	40,609.99	0.9506090	38,604.22
4	11/1/2016			20,484.99	-	20,484.99	0.9296524	19,043.92
5	5/1/2017	20,000.00	1.600	20,484.99	-	40,484.99	0.9091578	36,807.25
6	11/1/2017			20,324.99	-	20,324.99	0.8891151	18,071.26
7	5/1/2018	20,000.00	2.000	20,324.99	-	40,324.99	0.8695142	35,063.15
8	11/1/2018			20,124.99	-	20,124.99	0.8503454	17,113.19
9	5/1/2019	20,000.00	2.300	20,124.99	-	40,124.99	0.8315992	33,367.91
10	11/1/2019			19,894.99	-	19,894.99	0.8132662	16,179.92
11	5/1/2020	20,000.00	2.600	19,894.99	-	39,894.99	0.7953374	31,729.98
12	11/1/2020			19,634.99	-	19,634.99	0.7778039	15,272.17
13	5/1/2021	20,000.00	2.850	19,634.99	-	39,634.99	0.7606569	30,148.63
14	11/1/2021			19,349.99	-	19,349.99	0.7438879	14,394.22
15	5/1/2022	25,000.00	3.150	19,349.99	-	44,349.99	0.7274886	32,264.11
16	11/1/2022			18,956.24	-	18,956.24	0.7114508	13,486.43
17	5/1/2023	25,000.00	3.400	18,956.24	-	43,956.24	0.6957666	30,583.28
18	11/1/2023			18,531.24	-	18,531.24	0.6804281	12,609.18
19	5/1/2024	25,000.00	3.650	18,531.24	-	43,531.24	0.6654278	28,966.90
20	11/1/2024			18,074.99	-	18,074.99	0.6507582	11,762.45
21	5/1/2025	25,000.00	3.750	18,074.99	-	43,074.99	0.6364119	27,413.44
22	11/1/2025			17,606.24	-	17,606.24	0.6223820	10,957.81
23	5/1/2026	25,000.00	3.850	17,606.24	-	42,606.24	0.6086613	25,932.77
24	11/1/2026			17,124.99	-	17,124.99	0.5952431	10,193.53
25	5/1/2027	30,000.00	4.000	17,124.99	-	47,124.99	0.5821207	27,432.43
26	11/1/2027			16,524.99	-	16,524.99	0.5692877	9,407.47
27	5/1/2028	30,000.00	4.250	16,524.99	-	46,524.99	0.5567375	25,902.21
28	11/1/2028			15,887.49	-	15,887.49	0.5444640	8,650.17
29	5/1/2029	30,000.00	4.250	15,887.49	-	45,887.49	0.5324610	24,433.30
30	11/1/2029			15,249.99	-	15,249.99	0.5207227	7,941.02
31	5/1/2030	30,000.00	4.250	15,249.99	-	45,249.99	0.5092432	23,043.25
32	11/1/2030			14,612.49	-	14,612.49	0.4980167	7,277.26
33	5/1/2031	30,000.00	4.250	14,612.49	-	44,612.49	0.4870377	21,727.96
34	11/1/2031			13,974.99	-	13,974.99	0.4763008	6,656.30
35	5/1/2032	30,000.00	4.375	13,974.99	-	43,974.99	0.4658005	20,483.57
36	11/1/2032			13,318.74	-	13,318.74	0.4555318	6,067.11
37	5/1/2033	35,000.00	4.375	13,318.74	-	48,318.74	0.4454894	21,525.49
38	11/1/2033			12,553.12	-	12,553.12	0.4356684	5,469.00
39	5/1/2034	35,000.00	4.375	12,553.12	-	47,553.12	0.4260639	20,260.67
40	11/1/2034			11,787.50	-	11,787.50	0.4166711	4,911.51
41	5/1/2035	40,000.00	4.375	11,787.50	-	51,787.50	0.4074854	21,102.65

Turnbull Creek CDD

Senior Special Assessment Bonds, Series 2015B-1

T.I.C. Verification Report (Regular)

1,020,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	11/1/2035			10,912.50	-	10,912.50	0.3985023	4,348.66
43	5/1/2036	40,000.00	4.500	10,912.50	-	50,912.50	0.3897171	19,841.47
44	11/1/2036			10,012.50	-	10,012.50	0.3811256	3,816.02
45	5/1/2037	40,000.00	4.500	10,012.50	-	50,012.50	0.3727236	18,640.84
46	11/1/2037			9,112.50	-	9,112.50	0.3645067	3,321.57
47	5/1/2038	45,000.00	4.500	9,112.50	-	54,112.50	0.3564710	19,289.54
48	11/1/2038			8,100.00	-	8,100.00	0.3486125	2,823.76
49	5/1/2039	45,000.00	4.500	8,100.00	-	53,100.00	0.3409272	18,103.23
50	11/1/2039			7,087.50	-	7,087.50	0.3334113	2,363.05
51	5/1/2040	45,000.00	4.500	7,087.50	-	52,087.50	0.3260611	16,983.71
52	11/1/2040			6,075.00	-	6,075.00	0.3188730	1,937.15
53	5/1/2041	50,000.00	4.500	6,075.00	-	56,075.00	0.3118433	17,486.61
54	11/1/2041			4,950.00	-	4,950.00	0.3049686	1,509.59
55	5/1/2042	50,000.00	4.500	4,950.00	-	54,950.00	0.2982454	16,388.58
56	11/1/2042			3,825.00	-	3,825.00	0.2916705	1,115.64
57	5/1/2043	55,000.00	4.500	3,825.00	-	58,825.00	0.2852405	16,779.27
58	11/1/2043			2,587.50	-	2,587.50	0.2789522	721.79
59	5/1/2044	55,000.00	4.500	2,587.50	-	57,587.50	0.2728026	15,710.02
60	11/1/2044			1,350.00	-	1,350.00	0.2667886	360.16
61	5/1/2045	60,000.00	4.500	1,350.00	-	61,350.00	0.2609071	16,006.65
		<b>1,020,000.00</b>		<b>822,891.36</b>	<b>0.00</b>	<b>1,842,891.36</b>		<b>995,414.63</b>
		<b>True Interest Cost (TIC) . . . . .</b>		<b>4.5084732</b>	<b>Face value of bond Issue . . . . .</b>		<b>\$1,020,000.00</b>	
		<b>Net Interest Cost (NIC) . . . . .</b>		<b>4.4759912</b>	<b>Accrued interest (+) . . . . .</b>			
		<b>Arbitrage Yield Limit (AYL) . . . . .</b>		<b>4.3810356</b>	<b>Original issue premium/discount (+) . . . . .</b>		<b>(\$9,285.35)</b>	
		<b>Arbitrage Net Interest Cost (ANIC) . . . . .</b>		<b>4.4495461</b>	<b>Underwriter discount (+) . . . . .</b>		<b>(\$15,300.00)</b>	
					<b>Lump-sum credit enhancements (-) . . . . .</b>		<b>\$0.00</b>	
					<b>Other TIC costs (-) . . . . .</b>			
					<b>Bond surety fee (-) . . . . .</b>		<b>N/A</b>	
					<b>= TIC Target . . . . .</b>		<b>\$995,414.65</b>	

**Turnbull Creek CDD**  
**Senior Special Assessment Bonds, Series 2015B-1**  
**Unspent Proceeds Report**  
**\$ 1,020,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
03/12/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			1,010,714.65
03/12/2015	2016	Y		COI	13,735.00	100.0000000		13,735.00	996,979.65
03/12/2015	2016	Y		Underwriter's discount	15,300.00	100.0000000		15,300.00	981,679.65
03/16/2015	2016	Y		COI	3,653.00	100.0000000		3,653.00	978,026.65
03/23/2015	2016	Y		Construction	65,956.00	100.0000000		65,956.00	912,070.65
03/24/2015	2016	Y		COI	8,930.00	100.0000000		8,930.00	903,140.65
04/02/2015	2016	Y		Construction	2,993.00	100.0000000		2,993.00	900,147.65
05/01/2015	2016	Y		Capitalized interest	5,611.00	100.0000000		5,611.00	894,536.65
06/01/2015	2016	Y		Construction	134,447.00	100.0000000		134,447.00	760,089.65
06/29/2015	2016	Y		Construction	133,013.00	100.0000000		133,013.00	627,076.65
07/16/2015	2016	Y		Construction	1,197.00	100.0000000		1,197.00	625,879.65
07/28/2015	2016	Y		Construction	103,537.00	100.0000000		103,537.00	522,342.65
08/13/2015	2016	Y		Construction	18,202.00	100.0000000		18,202.00	504,140.65
08/27/2015	2016	Y		Construction	55,289.00	100.0000000		55,289.00	448,851.65
09/10/2015	2016	Y		Construction	2,640.00	100.0000000		2,640.00	446,211.65
09/14/2015	2016	Y		Construction	6,904.00	100.0000000		6,904.00	439,307.65
10/15/2015	2016	Y		Construction	90,473.00	100.0000000		90,473.00	348,834.65
11/02/2015	2016	Y		Construction	20,610.00	100.0000000		20,610.00	328,224.65
11/12/2015	2016	Y		Construction	64,579.00	100.0000000		64,579.00	263,645.65
12/07/2015	2016	Y		Construction	-10,333.00	100.0000000		-10,333.00	273,978.65
02/10/2016	2016	Y		Construction	8,122.00	100.0000000		8,122.00	265,856.65
03/17/2016	2017	Y		Construction	530.00	100.0000000		530.00	265,326.65
04/13/2016	2017	Y		Construction	34,310.00	100.0000000		34,310.00	231,016.65
04/28/2016	2017	Y		Construction	4,772.00	100.0000000		4,772.00	226,244.65
05/04/2016	2017	Y		Construction	10,485.00	100.0000000		10,485.00	215,759.65

**Turnbull Creek CDD**  
**Senior Special Assessment Bonds, Series 2015B-1**  
**Unspent Proceeds Report**  
**\$ 1,020,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
06/02/2016	2017	Y		Construction	89,551.00	100.0000000		89,551.00	126,208.65
06/16/2016	2017	Y		Construction	6,492.00	100.0000000		6,492.00	119,716.65
08/16/2016	2017	Y		Construction	12,750.00	100.0000000		12,750.00	106,966.65
08/18/2016	2017	Y		Construction	280.00	100.0000000		280.00	106,686.65
11/01/2016	2017	Y		Cap Interest	1.00	100.0000000		1.00	106,685.65
11/22/2016	2017	Y		Construction	2,554.00	100.0000000		2,554.00	104,131.65
01/19/2017	2017	Y		Construction	2,256.00	100.0000000		2,256.00	101,875.65
02/17/2017	2017	Y		Construction	8,262.00	100.0000000		8,262.00	93,613.65
04/17/2017	2018	Y		Construction	11,960.00	100.0000000		11,960.00	81,653.65
05/19/2017	2018	Y		Construction	11,998.00	100.0000000		11,998.00	69,655.65
06/21/2017	2018	Y		Construction	4,032.00	100.0000000		4,032.00	65,623.65
08/16/2017	2018	Y		Construction	1,069.00	100.0000000		1,069.00	64,554.65
11/01/2017	2018	Y		Reserve	214.00	100.0000000		214.00	64,340.65
05/01/2018	2019	Y		Reserve	163.00	100.0000000		163.00	64,177.65
08/16/2018	2019	Y		Construction	33,724.00	100.0000000		33,724.00	30,453.65
05/01/2020	2021	Y		Reserve	1,230.00	100.0000000		1,230.00	29,223.65
11/01/2020	2021	Y		Reserve	38.00	100.0000000		38.00	29,185.65
05/01/2021	2022	Y		Reserve	5.00	100.0000000		5.00	29,180.65
11/01/2021	2022	Y		Reserve	4.00	100.0000000		4.00	29,176.65
05/01/2022	2023	N		Reserve	-3.00	100.0000000	-3.00		29,173.65
05/01/2022	2023	Y		Reserve	3.00	100.0000000		3.00	29,170.65
11/01/2022	2023	N		Reserve	-136.00	100.0000000	-136.00		29,034.65
11/01/2022	2023	Y		Reserve	136.00	100.0000000		136.00	28,898.65

Turnbull Creek CDD  
 Senior Special Assessment Bonds, Series 2015B-1  
 Unspent Proceeds Report  
 \$ 1,020,000.00

Dated: 03/12/2015  
 Delivered: 03/12/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Fund Purp ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
				981,538.00		-139.00	981,677.00	

<i>First Investment Date</i> .....	<b>3/12/2015</b>
<i>Calculation Date</i> .....	<b>2/28/2023</b>
<i>Arbitrage Yield Limit (AYL)</i> .....	<b>4.3810356</b>
<i>Internal Rate of Return (IRR)</i> .....	<b>0.3539432</b>

Turnbull Creek CDD  
Senior Special Assessment Bonds, Series 2015B-1

Dated: 03/12/2015  
Delivered: 03/12/2015

I.R.R. Report Via Purpose Expenditures

\$ 1,020,000.00

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return PV Factor	** PV Amt
-1	03/12/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(1,010,714.65)	100.000	1.0000000	(1,010,714.65)
2016	03/12/2015		COI	0.0000000	13,735.00	100.000	1.0000000	13,735.00
	03/12/2015		Underwriter's discount	0.0000000	15,300.00	100.000	1.0000000	15,300.00
	03/16/2015		COI	0.0222222	3,653.00	100.000	0.9999607	3,652.86
	03/23/2015		Construction	0.0611111	65,956.00	100.000	0.9998920	65,948.87
	03/24/2015		COI	0.0666667	8,930.00	100.000	0.9998821	8,928.95
	04/02/2015		Construction	0.1111111	2,993.00	100.000	0.9998036	2,992.41
	05/01/2015		Capitalized interest	0.2722222	5,611.00	100.000	0.9995188	5,608.30
	06/01/2015		Construction	0.4388889	134,447.00	100.000	0.9992243	134,342.71
	06/29/2015		Construction	0.5944444	133,013.00	100.000	0.9989495	132,873.27
	07/16/2015		Construction	0.6888889	1,197.00	100.000	0.9987827	1,195.54
	07/28/2015		Construction	0.7555556	103,537.00	100.000	0.9986650	103,398.77
	08/13/2015		Construction	0.8388889	18,202.00	100.000	0.9985178	18,175.02
	08/27/2015		Construction	0.9166667	55,289.00	100.000	0.9983805	55,199.46
	09/10/2015		Construction	0.9888889	2,640.00	100.000	0.9982530	2,635.39
	09/14/2015		Construction	1.0111111	6,904.00	100.000	0.9982138	6,891.67
	10/15/2015		Construction	1.1833333	90,473.00	100.000	0.9979099	90,283.90
	11/02/2015		Construction	1.2777778	20,610.00	100.000	0.9977432	20,563.49
	11/12/2015		Construction	1.3333333	64,579.00	100.000	0.9976452	64,426.93
	12/07/2015		Construction	1.4722222	(10,333.00)	100.000	0.9974003	(10,306.14)
	02/10/2016		Construction	1.8222222	8,122.00	100.000	0.9967832	8,095.87
2017	03/17/2016		Construction	2.0277778	530.00	100.000	0.9964210	528.10
	04/13/2016		Construction	2.1722222	34,310.00	100.000	0.9961665	34,178.47
	04/28/2016		Construction	2.2555556	4,772.00	100.000	0.9960198	4,753.01
	05/04/2016		Construction	2.2888889	10,485.00	100.000	0.9959611	10,442.65
	06/02/2016		Construction	2.4444444	89,551.00	100.000	0.9956872	89,164.78
	06/16/2016		Construction	2.5222222	6,492.00	100.000	0.9955503	6,463.11
	08/16/2016		Construction	2.8555556	12,750.00	100.000	0.9949637	12,685.79
	08/18/2016		Construction	2.8666667	280.00	100.000	0.9949441	278.58
	11/01/2016		Cap Interest	3.2722222	1.00	100.000	0.9942309	0.99
	11/22/2016		Construction	3.3888889	2,554.00	100.000	0.9940258	2,538.74
	01/19/2017		Construction	3.7055556	2,256.00	100.000	0.9934694	2,241.27
	02/17/2017		Construction	3.8611111	8,262.00	100.000	0.9931962	8,205.79
2018	04/17/2017		Construction	4.1944444	11,960.00	100.000	0.9926110	11,871.63
	05/19/2017		Construction	4.3722222	11,998.00	100.000	0.9922991	11,905.60
	06/21/2017		Construction	4.5500000	4,032.00	100.000	0.9919872	3,999.69
	08/16/2017		Construction	4.8555556	1,069.00	100.000	0.9914514	1,059.86
	11/01/2017		Reserve	5.2722222	214.00	100.000	0.9907212	212.01
2019	05/01/2018		Reserve	6.2722222	163.00	100.000	0.9889710	161.20
	08/16/2018		Construction	6.8555556	33,724.00	100.000	0.9879515	33,317.68
2021	05/01/2020		Reserve	10.2722222	1,230.00	100.000	0.9820011	1,207.86
	11/01/2020		Reserve	11.2722222	38.00	100.000	0.9802663	37.25
2022	05/01/2021		Reserve	12.2722222	5.00	100.000	0.9785346	4.89
	11/01/2021		Reserve	13.2722222	4.00	100.000	0.9768059	3.91
2023	05/01/2022		Reserve	14.2722222	3.00	100.000	0.9750803	2.93
	11/01/2022		Reserve	15.2722222	136.00	100.000	0.9733577	132.38
99999	02/28/2023		Unspent Proceeds as of 02/28/2023	15.9222222	32,270.00	100.000	0.9722397	31,374.17

Turnbull Creek CDD  
 Senior Special Assessment Bonds, Series 2015B-1

Dated: 03/12/2015  
 Delivered: 03/12/2015

I.R.R. Report Via Purpose Expenditures  
 \$ 1,020,000.00

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>	<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>	
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
				3,232.35			(0.02)
				<i>Arbitrage Yield Limit</i> .....		4.3810356	
				<i>Internal Rate of Return</i> .....		0.3539432	
				<i>Calculation Standard</i> .....	MSRB	30/360 SEMI	4/3

**TURNBULL CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
\$260,000  
SUBORDINATE SPECIAL ASSESSMENT BONDS  
SERIES 2015B-2  
ARBITRAGE REBATE REQUIREMENT  
FEBRUARY 28, 2023**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 ▪ (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

June 29, 2023

Turnbull Creek Community Development District  
St. Johns County, Florida

Re: \$260,000 Turnbull Creek Community Development District  
(St. Johns County, Florida),  
Subordinate Special Assessment Bonds, Series 2015B-2 (the "Bonds")

Turnbull Creek Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended February 28, 2023 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$15,414) for February 2, 2023. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

*Grau & Associates*

Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (February 28, 2023).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Turnbull Creek CDD  
Subordinate Special Assessment Bonds, Series 2015B-2  
Summary of Rebate Calculations  
\$ 260,000.00

Dated: 03/12/2015  
Delivered: 03/12/2015

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<i>Anniversary Date</i> . . . . .	05/01/2015
<i>Future-Value Date</i> . . . . .	02/28/2023
<i>Arbitrage Yield Limit</i> . . . . .	4.9337011
<i>Total of Purpose Expenditures</i> . . . . .	\$248,553.00
<i>Internal Rate of Return</i> . . . . .	0.3669463
<i>90% of rebate liability</i> . . . . .	-\$13,872.39
<i>Full rebate liability</i> . . . . .	-\$15,413.77

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**Turnbull Creek CDD**  
**Subordinate Special Assessment Bonds, Series 2015B-2**  
**Purpose Expenditures Future Value Report**  
**\$ 260,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015  
*Future Valued To:* 02/28/2023

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
3/12/2015	-1	COI	Beg. Arbitrage Gross Proceeds	15.9222222	-257,317.50	100.0000000	1.4740460	-379,297.84
3/12/2015	2016		COI	15.9222222	3,185.00	100.0000000	1.4740460	4,694.84
3/12/2015	2016		Underwriter's discount	15.9222222	3,900.00	100.0000000	1.4740460	5,748.78
3/16/2015	2016		COI	15.9000000	847.00	100.0000000	1.4732480	1,247.84
3/23/2015	2016		Construction	15.8611111	16,489.00	100.0000000	1.4718525	24,269.38
3/24/2015	2016		COI	15.8555556	2,070.00	100.0000000	1.4716532	3,046.32
4/2/2015	2016		Construction	15.8111111	748.00	100.0000000	1.4700602	1,099.61
5/1/2015	2016		Capitalized interest	15.6500000	1,707.00	100.0000000	1.4642999	2,499.56
6/1/2015	2016		Construction	15.4833333	33,612.00	100.0000000	1.4583646	49,018.55
6/29/2015	2016		Construction	15.3277778	33,253.00	100.0000000	1.4528468	48,311.51
7/16/2015	2016		Construction	15.2333333	299.00	100.0000000	1.4495069	433.40
7/28/2015	2016		Construction	15.1666667	25,884.00	100.0000000	1.4471539	37,458.13
8/13/2015	2016		Construction	15.0833333	4,551.00	100.0000000	1.4442180	6,572.64
8/27/2015	2016		Construction	15.0055556	13,822.00	100.0000000	1.4414833	19,924.18
9/10/2015	2016		Construction	14.9333333	660.00	100.0000000	1.4389485	949.71
9/14/2015	2016		Construction	14.9111111	1,726.00	100.0000000	1.4381695	2,482.28
10/15/2015	2016		Construction	14.7388889	22,618.00	100.0000000	1.4321463	32,392.28
11/2/2015	2016		Capitalized interest	14.6444444	6,269.00	100.0000000	1.4288539	8,957.49
11/12/2015	2016		Construction	14.5888889	16,145.00	100.0000000	1.4269208	23,037.64
12/7/2015	2016		Construction	14.4500000	-2,583.00	100.0000000	1.4220994	-3,673.28
2/10/2016	2016		Construction	14.1000000	2,031.00	100.0000000	1.4100216	2,863.75
3/17/2016	2017		Construction	13.8944444	123.00	100.0000000	1.4029762	172.57
4/13/2016	2017		Construction	13.7500000	7,955.00	100.0000000	1.3980464	11,121.46
4/28/2016	2017		Construction	13.6666667	1,193.00	100.0000000	1.3952102	1,664.49
5/4/2016	2017		Construction	13.6333333	2,431.00	100.0000000	1.3940773	3,389.00
6/2/2016	2017		Construction	13.4777778	22,388.00	100.0000000	1.3888027	31,092.51
6/16/2016	2017		Construction	13.4000000	1,623.00	100.0000000	1.3861729	2,249.76
8/16/2016	2017		Construction	13.0666667	3,188.00	100.0000000	1.3749585	4,383.37
8/18/2016	2017		Construction	13.0555556	70.00	100.0000000	1.3745863	96.22
11/22/2016	2017		Construction	12.5333333	639.00	100.0000000	1.3572040	867.25
1/19/2017	2017		Construction	12.2166667	564.00	100.0000000	1.3467709	759.58
2/17/2017	2017		Construction	12.0611111	2,066.00	100.0000000	1.3416753	2,771.90
4/17/2017	2018		Construction	11.7277778	2,773.00	100.0000000	1.3308209	3,690.37
5/19/2017	2018		Construction	11.5500000	2,782.00	100.0000000	1.3250679	3,686.34
6/21/2017	2018		Construction	11.3722222	1,008.00	100.0000000	1.3193397	1,329.89
8/16/2017	2018		Construction	11.0666667	248.00	100.0000000	1.3095522	324.77
5/1/2018	2019		Reserve	9.6500000	113.00	100.0000000	1.2651141	142.96
8/16/2018	2019		Construction	9.0666667	11,629.00	100.0000000	1.2472573	14,504.35
11/1/2018	2019		Reserve	8.6500000	79.00	100.0000000	1.2346569	97.54
8/22/2019	2020		Construction	7.0333333	104.00	100.0000000	1.1869611	123.44
11/1/2019	2020		Reserve	6.6500000	210.00	100.0000000	1.1759247	246.94
5/1/2020	2021		Reserve	5.6500000	78.00	100.0000000	1.1476148	89.51
11/1/2020	2021		Reserve	4.6500000	11.00	100.0000000	1.1199864	12.32
5/1/2021	2022		Reserve	3.6500000	1.00	100.0000000	1.0930232	1.09
11/1/2021	2022		Reserve	2.6500000	2.00	100.0000000	1.0667090	2.13

**Turnbull Creek CDD**  
**Subordinate Special Assessment Bonds, Series 2015B-2**  
**Purpose Expenditures Future Value Report**  
**\$ 260,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015  
*Future Valued To:* 02/28/2023

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
5/1/2022	2023		Reserve	1.6500000	1.00	100.0000000	1.0410284	1.04
11/1/2022	2023		Reserve	0.6500000	41.00	100.0000000	1.0159661	41.65
2/28/2023	-1		Unspent Proceeds as of 02/28/2023	0.0000000	9,687.00	100.0000000	1.0000000	9,687.00
					<b>922.50</b>			<b>-15,413.77</b>

<i>Arbitrage Yield Limit (AYL)</i> .....	<b>4.9337011</b>
<i>Internal Rate of Return (IRR)</i> .....	<b>0.3669463</b>
<i>Future Valued To..</i> .....	<b>2/28/2023</b>

**Turnbull Creek CDD**  
**Subordinate Special Assessment Bonds, Series 2015B-2**

**A.Y.L. Verification Report**  
**260,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015  
*MBS Capital Markets, LLC*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	05/01/2015			1,706.50	-	1,706.50	0.9933881	1,695.22
2	11/01/2015			6,268.75	-	6,268.75	0.9694727	6,077.38
3	05/01/2016	5,000.00	4.750	6,268.75	-	11,268.75	0.9461330	10,661.74
4	11/01/2016			6,150.00	-	6,150.00	0.9233552	5,678.63
5	05/01/2017	5,000.00	4.750	6,150.00	-	11,150.00	0.9011258	10,047.55
6	11/01/2017			6,031.25	-	6,031.25	0.8794315	5,304.07
7	05/01/2018	5,000.00	4.750	6,031.25	-	11,031.25	0.8582595	9,467.68
8	11/01/2018			5,912.50	-	5,912.50	0.8375973	4,952.29
9	05/01/2019	5,000.00	4.750	5,912.50	-	10,912.50	0.8174324	8,920.23
10	11/01/2019			5,793.75	-	5,793.75	0.7977531	4,621.98
11	05/01/2020	5,000.00	4.750	5,793.75	-	10,793.75	0.7785475	8,403.45
12	11/01/2020			5,675.00	-	5,675.00	0.7598042	4,311.89
13	05/01/2021	5,000.00	4.750	5,675.00	-	10,675.00	0.7415122	7,915.64
14	11/01/2021			5,556.25	-	5,556.25	0.7236606	4,020.84
15	05/01/2022	5,000.00	4.750	5,556.25	-	10,556.25	0.7062387	7,455.23
16	11/01/2022			5,437.50	-	5,437.50	0.6892363	3,747.72
17	05/01/2023	5,000.00	4.750	5,437.50	-	10,437.50	0.6726432	7,020.71
18	11/01/2023			5,318.75	-	5,318.75	0.6564496	3,491.49
19	05/01/2024	5,000.00	4.750	5,318.75	-	10,318.75	0.6406458	6,610.66
20	11/01/2024			5,200.00	-	5,200.00	0.6252225	3,251.16
21	05/01/2025	5,000.00	4.750	5,200.00	-	10,200.00	0.6101705	6,223.74
22	11/01/2025			5,081.25	-	5,081.25	0.5954809	3,025.79
23	05/01/2026	5,000.00	4.750	5,081.25	-	10,081.25	0.5811449	5,858.67
24	11/01/2026			4,962.50	-	4,962.50	0.5671541	2,814.50
25	05/01/2027	5,000.00	4.750	4,962.50	-	9,962.50	0.5535000	5,514.24
26	11/01/2027			4,843.75	-	4,843.75	0.5401747	2,616.47
27	05/01/2028	5,000.00	4.750	4,843.75	-	9,843.75	0.5271702	5,189.33
28	11/01/2028			4,725.00	-	4,725.00	0.5144788	2,430.91
29	05/01/2029	5,000.00	4.750	4,725.00	-	9,725.00	0.5020929	4,882.85
30	11/01/2029			4,606.25	-	4,606.25	0.4900052	2,257.09
31	05/01/2030	10,000.00	4.750	4,606.25	-	14,606.25	0.4782085	6,984.83
32	11/01/2030			4,368.75	-	4,368.75	0.4666959	2,038.88
33	05/01/2031	10,000.00	4.750	4,368.75	-	14,368.75	0.4554603	6,544.40
34	11/01/2031			4,131.25	-	4,131.25	0.4444953	1,836.32
35	05/01/2032	10,000.00	4.750	4,131.25	-	14,131.25	0.4337942	6,130.05
36	11/01/2032			3,893.75	-	3,893.75	0.4233508	1,648.42
37	05/01/2033	10,000.00	4.750	3,893.75	-	13,893.75	0.4131588	5,740.33
38	11/01/2033			3,656.25	-	3,656.25	0.4032122	1,474.24
39	05/01/2034	10,000.00	4.750	3,656.25	-	13,656.25	0.3935050	5,373.80
40	11/01/2034			3,418.75	-	3,418.75	0.3840315	1,312.91
41	05/01/2035	10,000.00	4.750	3,418.75	-	13,418.75	0.3747861	5,029.16

**Turnbull Creek CDD**  
**Subordinate Special Assessment Bonds, Series 2015B-2**  
**A.Y.L. Verification Report**  
**260,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015  
*MBS Capital Markets, LLC*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
42	11/01/2035			3,181.25	-	3,181.25	0.3657633	1,163.58
43	05/01/2036	10,000.00	4.750	3,181.25	-	13,181.25	0.3569576	4,705.15
44	11/01/2036			2,943.75	-	2,943.75	0.3483640	1,025.50
45	05/01/2037	10,000.00	4.750	2,943.75	-	12,943.75	0.3399773	4,400.58
46	11/01/2037			2,706.25	-	2,706.25	0.3317925	897.91
47	05/01/2038	10,000.00	4.750	2,706.25	-	12,706.25	0.3238047	4,114.34
48	11/01/2038			2,468.75	-	2,468.75	0.3160092	780.15
49	05/01/2039	10,000.00	4.750	2,468.75	-	12,468.75	0.3084014	3,845.38
50	11/01/2039			2,231.25	-	2,231.25	0.3009768	671.55
51	05/01/2040	15,000.00	4.750	2,231.25	-	17,231.25	0.2937309	5,061.35
52	11/01/2040			1,875.00	-	1,875.00	0.2866594	537.49
53	05/01/2041	15,000.00	5.000	1,875.00	-	16,875.00	0.2797582	4,720.92
54	11/01/2041			1,500.00	-	1,500.00	0.2730231	409.53
55	05/01/2042	15,000.00	5.000	1,500.00	-	16,500.00	0.2664502	4,396.43
56	11/01/2042			1,125.00	-	1,125.00	0.2600355	292.54
57	05/01/2043	15,000.00	5.000	1,125.00	-	16,125.00	0.2537752	4,092.13
58	11/01/2043			750.00	-	750.00	0.2476657	185.75
59	05/01/2044	15,000.00	5.000	750.00	-	15,750.00	0.2417032	3,806.83
60	11/01/2044			375.00	-	375.00	0.2358843	88.46
61	05/01/2045	15,000.00	5.000	375.00	-	15,375.00	0.2302055	3,539.41
		<b>260,000.00</b>		<b>242,081.50</b>	<b>0.00</b>	<b>502,081.50</b>		<b>257,317.49</b>

<i>True Interest Cost (TIC)</i> . . . . .	<b>5.0655710</b>
<i>Net Interest Cost (NIC)</i> . . . . .	<b>4.9878556</b>
<i>Arbitrage Yield Limit (AYL)</i> . . . . .	<b>4.9337011</b>
<i>Arbitrage Net Interest Cost (ANIC)</i> . . . . .	<b>4.9510297</b>

<i>Face value of bond Issue</i> . . . . .	<b>\$260,000.00</b>
<i>Accrued interest (+)</i> . . . . .	
<i>Original issue premium/discount (+)</i> . . . . .	<b>(\$2,682.50)</b>
<i>Bond surety fee (-)</i> . . . . .	<b>\$0.00</b>
<i>Lump-sum credit enhancements (-)</i> . . . . .	<b>\$0.00</b>
<i>Other AYL costs (-)</i> . . . . .	
<i>= AYL Target</i> . . . . .	<b>\$257,317.50</b>

Turnbull Creek CDD

Subordinate Special Assessment Bonds, Series 2015B-2

T.I.C. Verification Report (Regular)

260,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	5/1/2015			1,706.50	-	1,706.50	0.9932142	1,694.92
2	11/1/2015			6,268.75	-	6,268.75	0.9686796	6,072.41
3	5/1/2016	5,000.00	4.750	6,268.75	-	11,268.75	0.9447511	10,646.16
4	11/1/2016			6,150.00	-	6,150.00	0.9214137	5,666.69
5	5/1/2017	5,000.00	4.750	6,150.00	-	11,150.00	0.8986527	10,019.98
6	11/1/2017			6,031.25	-	6,031.25	0.8764540	5,286.11
7	5/1/2018	5,000.00	4.750	6,031.25	-	11,031.25	0.8548037	9,429.55
8	11/1/2018			5,912.50	-	5,912.50	0.8336881	4,929.18
9	5/1/2019	5,000.00	4.750	5,912.50	-	10,912.50	0.8130942	8,872.89
10	11/1/2019			5,793.75	-	5,793.75	0.7930090	4,594.50
11	5/1/2020	5,000.00	4.750	5,793.75	-	10,793.75	0.7734199	8,348.10
12	11/1/2020			5,675.00	-	5,675.00	0.7543148	4,280.74
13	5/1/2021	5,000.00	4.750	5,675.00	-	10,675.00	0.7356815	7,853.40
14	11/1/2021			5,556.25	-	5,556.25	0.7175086	3,986.66
15	5/1/2022	5,000.00	4.750	5,556.25	-	10,556.25	0.6997845	7,387.10
16	11/1/2022			5,437.50	-	5,437.50	0.6824983	3,711.08
17	5/1/2023	5,000.00	4.750	5,437.50	-	10,437.50	0.6656391	6,947.61
18	11/1/2023			5,318.75	-	5,318.75	0.6491963	3,452.91
19	5/1/2024	5,000.00	4.750	5,318.75	-	10,318.75	0.6331598	6,533.42
20	11/1/2024			5,200.00	-	5,200.00	0.6175193	3,211.10
21	5/1/2025	5,000.00	4.750	5,200.00	-	10,200.00	0.6022652	6,143.11
22	11/1/2025			5,081.25	-	5,081.25	0.5873880	2,984.67
23	5/1/2026	5,000.00	4.750	5,081.25	-	10,081.25	0.5728782	5,775.33
24	11/1/2026			4,962.50	-	4,962.50	0.5587268	2,772.68
25	5/1/2027	5,000.00	4.750	4,962.50	-	9,962.50	0.5449251	5,428.82
26	11/1/2027			4,843.75	-	4,843.75	0.5314642	2,574.28
27	5/1/2028	5,000.00	4.750	4,843.75	-	9,843.75	0.5183359	5,102.37
28	11/1/2028			4,725.00	-	4,725.00	0.5055318	2,388.64
29	5/1/2029	5,000.00	4.750	4,725.00	-	9,725.00	0.4930441	4,794.85
30	11/1/2029			4,606.25	-	4,606.25	0.4808648	2,214.98
31	5/1/2030	10,000.00	4.750	4,606.25	-	14,606.25	0.4689864	6,850.13
32	11/1/2030			4,368.75	-	4,368.75	0.4574014	1,998.27
33	5/1/2031	10,000.00	4.750	4,368.75	-	14,368.75	0.4461026	6,409.94
34	11/1/2031			4,131.25	-	4,131.25	0.4350829	1,797.44
35	5/1/2032	10,000.00	4.750	4,131.25	-	14,131.25	0.4243354	5,996.39
36	11/1/2032			3,893.75	-	3,893.75	0.4138533	1,611.44
37	5/1/2033	10,000.00	4.750	3,893.75	-	13,893.75	0.4036302	5,607.94
38	11/1/2033			3,656.25	-	3,656.25	0.3936597	1,439.32
39	5/1/2034	10,000.00	4.750	3,656.25	-	13,656.25	0.3839354	5,243.12
40	11/1/2034			3,418.75	-	3,418.75	0.3744514	1,280.16
41	5/1/2035	10,000.00	4.750	3,418.75	-	13,418.75	0.3652016	4,900.55



**Turnbull Creek CDD**  
**Subordinate Special Assessment Bonds, Series 2015B-2**  
**Unspent Proceeds Report**  
**\$ 260,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
03/12/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			257,317.50
03/12/2015	2016	Y		COI	3,185.00	100.0000000		3,185.00	254,132.50
03/12/2015	2016	Y		Underwriter's discount	3,900.00	100.0000000		3,900.00	250,232.50
03/16/2015	2016	Y		COI	847.00	100.0000000		847.00	249,385.50
03/23/2015	2016	Y		Construction	16,489.00	100.0000000		16,489.00	232,896.50
03/24/2015	2016	Y		COI	2,070.00	100.0000000		2,070.00	230,826.50
04/02/2015	2016	Y		Construction	748.00	100.0000000		748.00	230,078.50
05/01/2015	2016	Y		Capitalized interest	1,707.00	100.0000000		1,707.00	228,371.50
06/01/2015	2016	Y		Construction	33,612.00	100.0000000		33,612.00	194,759.50
06/29/2015	2016	Y		Construction	33,253.00	100.0000000		33,253.00	161,506.50
07/16/2015	2016	Y		Construction	299.00	100.0000000		299.00	161,207.50
07/28/2015	2016	Y		Construction	25,884.00	100.0000000		25,884.00	135,323.50
08/13/2015	2016	Y		Construction	4,551.00	100.0000000		4,551.00	130,772.50
08/27/2015	2016	Y		Construction	13,822.00	100.0000000		13,822.00	116,950.50
09/10/2015	2016	Y		Construction	660.00	100.0000000		660.00	116,290.50
09/14/2015	2016	Y		Construction	1,726.00	100.0000000		1,726.00	114,564.50
10/15/2015	2016	Y		Construction	22,618.00	100.0000000		22,618.00	91,946.50
11/02/2015	2016	Y		Capitalized interest	6,269.00	100.0000000		6,269.00	85,677.50
11/12/2015	2016	Y		Construction	16,145.00	100.0000000		16,145.00	69,532.50
12/07/2015	2016	Y		Construction	-2,583.00	100.0000000		-2,583.00	72,115.50
02/10/2016	2016	Y		Construction	2,031.00	100.0000000		2,031.00	70,084.50
03/17/2016	2017	Y		Construction	123.00	100.0000000		123.00	69,961.50
04/13/2016	2017	Y		Construction	7,955.00	100.0000000		7,955.00	62,006.50
04/28/2016	2017	Y		Construction	1,193.00	100.0000000		1,193.00	60,813.50
05/04/2016	2017	Y		Construction	2,431.00	100.0000000		2,431.00	58,382.50

**Turnbull Creek CDD**  
**Subordinate Special Assessment Bonds, Series 2015B-2**  
**Unspent Proceeds Report**  
**\$ 260,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
06/02/2016	2017	Y		Construction	22,388.00	100.0000000		22,388.00	35,994.50
06/16/2016	2017	Y		Construction	1,623.00	100.0000000		1,623.00	34,371.50
08/16/2016	2017	Y		Construction	3,188.00	100.0000000		3,188.00	31,183.50
08/18/2016	2017	Y		Construction	70.00	100.0000000		70.00	31,113.50
11/22/2016	2017	Y		Construction	639.00	100.0000000		639.00	30,474.50
01/19/2017	2017	Y		Construction	564.00	100.0000000		564.00	29,910.50
02/17/2017	2017	Y		Construction	2,066.00	100.0000000		2,066.00	27,844.50
04/17/2017	2018	Y		Construction	2,773.00	100.0000000		2,773.00	25,071.50
05/19/2017	2018	Y		Construction	2,782.00	100.0000000		2,782.00	22,289.50
06/21/2017	2018	Y		Construction	1,008.00	100.0000000		1,008.00	21,281.50
08/16/2017	2018	Y		Construction	248.00	100.0000000		248.00	21,033.50
05/01/2018	2019	Y		Reserve	113.00	100.0000000		113.00	20,920.50
08/16/2018	2019	Y		Construction	11,629.00	100.0000000		11,629.00	9,291.50
11/01/2018	2019	Y		Reserve	79.00	100.0000000		79.00	9,212.50
08/22/2019	2020	Y		Construction	104.00	100.0000000		104.00	9,108.50
11/01/2019	2020	Y		Reserve	210.00	100.0000000		210.00	8,898.50
05/01/2020	2021	Y		Reserve	78.00	100.0000000		78.00	8,820.50
11/01/2020	2021	Y		Reserve	11.00	100.0000000		11.00	8,809.50
05/01/2021	2022	Y		Reserve	1.00	100.0000000		1.00	8,808.50
11/01/2021	2022	Y		Reserve	2.00	100.0000000		2.00	8,806.50
05/01/2022	2023	Y		Reserve	1.00	100.0000000		1.00	8,805.50
11/01/2022	2023	Y		Reserve	41.00	100.0000000		41.00	8,764.50

**Turnbull Creek CDD**  
**Subordinate Special Assessment Bonds, Series 2015B-2**  
**Unspent Proceeds Report**  
**\$ 260,000.00**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Fund Purp ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
				<b>248,553.00</b>		<b>0.00</b>	<b>248,553.00</b>	

<i>First Investment Date</i> .....	<b>3/12/2015</b>
<i>Calculation Date</i> .....	<b>2/28/2023</b>
<i>Arbitrage Yield Limit (AYL)</i> .....	<b>4.9337011</b>
<i>Internal Rate of Return (IRR)</i> .....	<b>0.3669463</b>

**Turnbull Creek CDD**  
**Subordinate Special Assessment Bonds, Series 2015B-2**

*Dated:* 03/12/2015  
*Delivered:* 03/12/2015

**I.R.R. Report Via Purpose Expenditures**

\$ 260,000.00

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>	<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>		
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Description</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
-1	03/12/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(257,317.50)	100.000	1.0000000	(257,317.50)
2016	03/12/2015		COI	0.0000000	3,185.00	100.000	1.0000000	3,185.00
	03/12/2015		Underwriter's discount	0.0000000	3,900.00	100.000	1.0000000	3,900.00
	03/16/2015		COI	0.0222222	847.00	100.000	0.9999593	846.97
	03/23/2015		Construction	0.0611111	16,489.00	100.000	0.9998880	16,487.15
	03/24/2015		COI	0.0666667	2,070.00	100.000	0.9998778	2,069.75
	04/02/2015		Construction	0.1111111	748.00	100.000	0.9997963	747.85
	05/01/2015		Capitalized interest	0.2722222	1,707.00	100.000	0.9995011	1,706.15
	06/01/2015		Construction	0.4388889	33,612.00	100.000	0.9991958	33,584.97
	06/29/2015		Construction	0.5944444	33,253.00	100.000	0.9989109	33,216.79
	07/16/2015		Construction	0.6888889	299.00	100.000	0.9987380	298.62
	07/28/2015		Construction	0.7555556	25,884.00	100.000	0.9986160	25,848.18
	08/13/2015		Construction	0.8388889	4,551.00	100.000	0.9984635	4,544.01
	08/27/2015		Construction	0.9166667	13,822.00	100.000	0.9983211	13,798.79
	09/10/2015		Construction	0.9888889	660.00	100.000	0.9981890	658.80
	09/14/2015		Construction	1.0111111	1,726.00	100.000	0.9981483	1,722.80
	10/15/2015		Construction	1.1833333	22,618.00	100.000	0.9978332	22,568.99
	11/02/2015		Capitalized interest	1.2777778	6,269.00	100.000	0.9976605	6,254.33
	11/12/2015		Construction	1.3333333	16,145.00	100.000	0.9975589	16,105.59
	12/07/2015		Construction	1.4722222	(2,583.00)	100.000	0.9973050	(2,576.04)
	02/10/2016		Construction	1.8222222	2,031.00	100.000	0.9966653	2,024.23
2017	03/17/2016		Construction	2.0277778	123.00	100.000	0.9962899	122.54
	04/13/2016		Construction	2.1722222	7,955.00	100.000	0.9960261	7,923.39
	04/28/2016		Construction	2.2555556	1,193.00	100.000	0.9958740	1,188.08
	05/04/2016		Construction	2.2888889	2,431.00	100.000	0.9958131	2,420.82
	06/02/2016		Construction	2.4444444	22,388.00	100.000	0.9955292	22,287.91
	06/16/2016		Construction	2.5222222	1,623.00	100.000	0.9953873	1,615.51
	08/16/2016		Construction	2.8555556	3,188.00	100.000	0.9947793	3,171.36
	08/18/2016		Construction	2.8666667	70.00	100.000	0.9947590	69.63
	11/22/2016		Construction	3.3888889	639.00	100.000	0.9938073	635.04
	01/19/2017		Construction	3.7055556	564.00	100.000	0.9932305	560.18
	02/17/2017		Construction	3.8611111	2,066.00	100.000	0.9929474	2,051.43
2018	04/17/2017		Construction	4.1944444	2,773.00	100.000	0.9923409	2,751.76
	05/19/2017		Construction	4.3722222	2,782.00	100.000	0.9920175	2,759.79
	06/21/2017		Construction	4.5500000	1,008.00	100.000	0.9916943	999.63
	08/16/2017		Construction	4.8555556	248.00	100.000	0.9911390	245.80
2019	05/01/2018		Reserve	6.2722222	113.00	100.000	0.9885685	111.71
	08/16/2018		Construction	6.8555556	11,629.00	100.000	0.9875121	11,483.78
	11/01/2018		Reserve	7.2722222	79.00	100.000	0.9867581	77.95
2020	08/22/2019		Construction	8.8888889	104.00	100.000	0.9838382	102.32
	11/01/2019		Reserve	9.2722222	210.00	100.000	0.9831472	206.46
2021	05/01/2020		Reserve	10.2722222	78.00	100.000	0.9813467	76.55
	11/01/2020		Reserve	11.2722222	11.00	100.000	0.9795495	10.78
2022	05/01/2021		Reserve	12.2722222	1.00	100.000	0.9777555	0.98
	11/01/2021		Reserve	13.2722222	2.00	100.000	0.9759649	1.95
2023	05/01/2022		Reserve	14.2722222	1.00	100.000	0.9741775	0.97
	11/01/2022		Reserve	15.2722222	41.00	100.000	0.9723935	39.87
99999	02/28/2023		Unspent Proceeds as of 02/28/2023	15.9222222	9,687.00	100.000	0.9712356	9,408.36



**TURNBULL CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
\$4,196,000  
SPECIAL ASSESSMENT REFUNDING BONDS  
SERIES 2016  
ARBITRAGE REBATE REQUIREMENT  
MARCH 31, 2023**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
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Fax (561) 994-5823  
www.graucpa.com

July 5, 2023

Turnbull Creek Community Development District  
St. Johns County, Florida

Re: \$4,196,000 Turnbull Creek Community Development District  
(St. Johns County, Florida),  
Special Assessment Refunding Bonds, Series 2016 (the "Bonds")

Turnbull Creek Community Development District has requested that we prepare certain computations related to the above-described Bonds for the five-year period ended March 31, 2023 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$25,683) for March 31, 2023. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

*Grau & Associates*

Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (March 31, 2023).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Turnbull Creek Community Development District  
Special Assessment Refunding and Revenue Bonds Series 2016  
Summary of Rebate Calculations  
\$ 4,196,000.00

Dated: 04/28/2016  
Delivered: 04/28/2016

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<i>Anniversary Date</i> . . . . .	11/01/2016
<i>Future-Value Date</i> . . . . .	03/31/2023
<i>Arbitrage Yield Limit</i> . . . . .	3.6999699
<i>Total of Purpose Expenditures</i> . . . . .	\$4,087,605.00
<i>Internal Rate of Return</i> . . . . .	1.0237876
<i>90% of rebate liability</i> . . . . .	-\$23,115.02
<i>Full rebate liability</i> . . . . .	-\$25,683.36

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Turnbull Creek Community Development District  
 Special Assessment Refunding and Revenue Bonds Series 2016  
 Purpose Expenditures Future Value Report

Dated: 04/28/2016

Delivered: 04/28/2016

Future Valued To: 03/31/2023

\$ 4,196,000.00

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
4/28/2016	-1	COI	Beg. Arbitrage Gross Proceeds	13.8500000	-4,196,000.00	100.0000000	1.2890193	-5,408,725.03
4/28/2016	2016		A & Q	13.8500000	3,861,555.00	100.0000000	1.2890193	4,977,618.97
4/28/2016	2016		A & Q	13.8500000	215,230.00	100.0000000	1.2890193	277,435.63
4/28/2016	2016		Transferred funds from S2006	13.8500000	-469,161.00	100.0000000	1.2890193	-604,757.59
4/28/2016	2016		Payment to escrow	13.8500000	358,417.00	100.0000000	1.2890193	462,006.43
4/28/2016	2016		Payment to Gunster 4 Def Cost	13.8500000	38,207.00	100.0000000	1.2890193	49,249.56
7/1/2016	2016		A & Q	13.5000000	985.00	100.0000000	1.2807757	1,261.56
9/1/2016	2016		A & Q	13.1666667	3,091.00	100.0000000	1.2729737	3,934.76
11/1/2016	2016		Interest	12.8333333	72,610.00	100.0000000	1.2652192	91,867.57
3/1/2017	2016		Interest	12.1666667	16.00	100.0000000	1.2498516	20.00
9/25/2017	2017		Reserve	11.0333333	405.00	100.0000000	1.2241539	495.78
9/28/2020	2021		Reserve	5.0166667	6,250.00	100.0000000	1.0963205	6,852.00
3/31/2023	-1		Unspent Proceeds as of 03/31/2023	0.0000000	117,057.00	100.0000000	1.0000000	117,057.00
					<b>8,662.00</b>			<b>-25,683.36</b>
<b>Arbitrage Yield Limit (AYL) .....</b>					<b>3.6999699</b>			
<b>Internal Rate of Return (IRR) .....</b>					<b>1.0237876</b>			
<b>Future Valued To.. .....</b>					<b>3/31/2023</b>			

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

**A.Y.L. Verification Report**  
**4,196,000.00**

*Dated:* 04/28/2016  
*Delivered:* 04/28/2016  
*MBS Capital Markets, LLC*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
2	11/01/2016			78,919.79	-	78,919.79	0.9815363	77,462.64
3	05/01/2017	135,000.00	3.700	77,626.00	-	212,626.00	0.9637078	204,909.34
4	11/01/2017			75,128.50	-	75,128.50	0.9462032	71,086.83
5	05/01/2018	140,000.00	3.700	75,128.50	-	215,128.50	0.9290165	199,857.93
6	11/01/2018			72,538.50	-	72,538.50	0.9121420	66,165.42
7	05/01/2019	145,000.00	3.700	72,538.50	-	217,538.50	0.8955741	194,821.84
8	11/01/2019			69,856.00	-	69,856.00	0.8793070	61,424.87
9	05/01/2020	150,000.00	3.700	69,856.00	-	219,856.00	0.8633354	189,809.47
10	11/01/2020			67,081.00	-	67,081.00	0.8476540	56,861.48
11	05/01/2021	156,000.00	3.700	67,081.00	-	223,081.00	0.8322573	185,660.80
12	11/01/2021			64,195.00	-	64,195.00	0.8171403	52,456.32
13	05/01/2022	162,000.00	3.700	64,195.00	-	226,195.00	0.8022980	181,475.79
14	11/01/2022			61,198.00	-	61,198.00	0.7877252	48,207.20
15	05/01/2023	168,000.00	3.700	61,198.00	-	229,198.00	0.7734171	177,265.64
16	11/01/2023			58,090.00	-	58,090.00	0.7593689	44,111.74
17	05/01/2024	174,000.00	3.700	58,090.00	-	232,090.00	0.7455758	173,040.69
18	11/01/2024			54,871.00	-	54,871.00	0.7320333	40,167.40
19	05/01/2025	181,000.00	3.700	54,871.00	-	235,871.00	0.7187368	169,529.16
20	11/01/2025			51,522.50	-	51,522.50	0.7056818	36,358.49
21	05/01/2026	188,000.00	3.700	51,522.50	-	239,522.50	0.6928639	165,956.49
22	11/01/2026			48,044.50	-	48,044.50	0.6802788	32,683.66
23	05/01/2027	195,000.00	3.700	48,044.50	-	243,044.50	0.6679224	162,334.86
24	11/01/2027			44,437.00	-	44,437.00	0.6557904	29,141.36
25	05/01/2028	202,000.00	3.700	44,437.00	-	246,437.00	0.6438787	158,675.53
26	11/01/2028			40,700.00	-	40,700.00	0.6321834	25,729.86
27	05/01/2029	210,000.00	3.700	40,700.00	-	250,700.00	0.6207005	155,609.62
28	11/01/2029			36,815.00	-	36,815.00	0.6094262	22,436.03
29	05/01/2030	218,000.00	3.700	36,815.00	-	254,815.00	0.5983567	152,470.27
30	11/01/2030			32,782.00	-	32,782.00	0.5874883	19,259.04
31	05/01/2031	226,000.00	3.700	32,782.00	-	258,782.00	0.5768173	149,269.92
32	11/01/2031			28,601.00	-	28,601.00	0.5663400	16,197.89
33	05/01/2032	235,000.00	3.700	28,601.00	-	263,601.00	0.5560531	146,576.17
34	11/01/2032			24,253.50	-	24,253.50	0.5459531	13,241.27
35	05/01/2033	243,000.00	3.700	24,253.50	-	267,253.50	0.5360365	143,257.63
36	11/01/2033			19,758.00	-	19,758.00	0.5263000	10,398.64
37	05/01/2034	252,000.00	3.700	19,758.00	-	271,758.00	0.5167404	140,428.34
38	11/01/2034			15,096.00	-	15,096.00	0.5073544	7,659.02
39	05/01/2035	262,000.00	3.700	15,096.00	-	277,096.00	0.4981389	138,032.31
40	11/01/2035			10,249.00	-	10,249.00	0.4890908	5,012.69
41	05/01/2036	272,000.00	3.700	10,249.00	-	282,249.00	0.4802071	135,537.96
42	11/01/2036			5,217.00	-	5,217.00	0.4714847	2,459.74

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

**A.Y.L. Verification Report**  
 4,196,000.00

*Dated:* 04/28/2016  
*Delivered:* 04/28/2016  
*MBS Capital Markets, LLC*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
43	05/01/2037	282,000.00	3.700	5,217.00	-	287,217.00	0.4629207	132,958.70
		<b>4,196,000.00</b>		<b>1,917,412.79</b>	<b>0.00</b>	<b>6,113,412.79</b>		<b>4,196,000.04</b>

<i>True Interest Cost (TIC)</i> . . . . .	<b>3.6999699</b>
<i>Net Interest Cost (NIC)</i> . . . . .	<b>3.7000000</b>
<i>Arbitrage Yield Limit (AYL)</i> . . . . .	<b>3.6999699</b>
<i>Arbitrage Net Interest Cost (ANIC)</i> . . . . .	<b>3.7000000</b>

<i>Face value of bond Issue</i> . . . . .	<b>\$4,196,000.00</b>
<i>Accrued interest (+)</i> . . . . .	
<i>Original issue premium/discount (+)</i> . . . . .	<b>\$0.00</b>
<i>Bond surety fee (-)</i> . . . . .	<b>\$0.00</b>
<i>Lump-sum credit enhancements (-)</i> . . . . .	<b>\$0.00</b>
<i>Other AYL costs (-)</i> . . . . .	
<i>= AYL Target</i> . . . . .	<b>\$4,196,000.00</b>

Turnbull Creek Community Development District  
 Special Assessment Refunding and Revenue Bonds Series 2011  
 T.I.C. Verification Report (Regular)

4,196,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
2	11/1/2016			78,919.79	-	78,919.79	0.9815363	77,462.64
3	5/1/2017	135,000.00	3.700	77,626.00	-	212,626.00	0.9637078	204,909.34
4	11/1/2017			75,128.50	-	75,128.50	0.9462032	71,086.83
5	5/1/2018	140,000.00	3.700	75,128.50	-	215,128.50	0.9290165	199,857.93
6	11/1/2018			72,538.50	-	72,538.50	0.9121420	66,165.42
7	5/1/2019	145,000.00	3.700	72,538.50	-	217,538.50	0.8955741	194,821.84
8	11/1/2019			69,856.00	-	69,856.00	0.8793070	61,424.87
9	5/1/2020	150,000.00	3.700	69,856.00	-	219,856.00	0.8633354	189,809.47
10	11/1/2020			67,081.00	-	67,081.00	0.8476540	56,861.48
11	5/1/2021	156,000.00	3.700	67,081.00	-	223,081.00	0.8322573	185,660.80
12	11/1/2021			64,195.00	-	64,195.00	0.8171403	52,456.32
13	5/1/2022	162,000.00	3.700	64,195.00	-	226,195.00	0.8022980	181,475.79
14	11/1/2022			61,198.00	-	61,198.00	0.7877252	48,207.20
15	5/1/2023	168,000.00	3.700	61,198.00	-	229,198.00	0.7734171	177,265.64
16	11/1/2023			58,090.00	-	58,090.00	0.7593689	44,111.74
17	5/1/2024	174,000.00	3.700	58,090.00	-	232,090.00	0.7455758	173,040.69
18	11/1/2024			54,871.00	-	54,871.00	0.7320333	40,167.40
19	5/1/2025	181,000.00	3.700	54,871.00	-	235,871.00	0.7187368	169,529.16
20	11/1/2025			51,522.50	-	51,522.50	0.7056818	36,358.49
21	5/1/2026	188,000.00	3.700	51,522.50	-	239,522.50	0.6928639	165,956.49
22	11/1/2026			48,044.50	-	48,044.50	0.6802788	32,683.66
23	5/1/2027	195,000.00	3.700	48,044.50	-	243,044.50	0.6679224	162,334.86
24	11/1/2027			44,437.00	-	44,437.00	0.6557904	29,141.36
25	5/1/2028	202,000.00	3.700	44,437.00	-	246,437.00	0.6438787	158,675.53
26	11/1/2028			40,700.00	-	40,700.00	0.6321834	25,729.86
27	5/1/2029	210,000.00	3.700	40,700.00	-	250,700.00	0.6207005	155,609.62
28	11/1/2029			36,815.00	-	36,815.00	0.6094262	22,436.03
29	5/1/2030	218,000.00	3.700	36,815.00	-	254,815.00	0.5983567	152,470.27
30	11/1/2030			32,782.00	-	32,782.00	0.5874883	19,259.04
31	5/1/2031	226,000.00	3.700	32,782.00	-	258,782.00	0.5768173	149,269.92
32	11/1/2031			28,601.00	-	28,601.00	0.5663400	16,197.89
33	5/1/2032	235,000.00	3.700	28,601.00	-	263,601.00	0.5560531	146,576.17
34	11/1/2032			24,253.50	-	24,253.50	0.5459531	13,241.27
35	5/1/2033	243,000.00	3.700	24,253.50	-	267,253.50	0.5360365	143,257.63
36	11/1/2033			19,758.00	-	19,758.00	0.5263000	10,398.64
37	5/1/2034	252,000.00	3.700	19,758.00	-	271,758.00	0.5167404	140,428.34
38	11/1/2034			15,096.00	-	15,096.00	0.5073544	7,659.02
39	5/1/2035	262,000.00	3.700	15,096.00	-	277,096.00	0.4981389	138,032.31
40	11/1/2035			10,249.00	-	10,249.00	0.4890908	5,012.69
41	5/1/2036	272,000.00	3.700	10,249.00	-	282,249.00	0.4802071	135,537.96
42	11/1/2036			5,217.00	-	5,217.00	0.4714847	2,459.74

Turnbull Creek Community Development District  
Special Assessment Refunding and Revenue Bonds Series 2011  
T.I.C. Verification Report (Regular)

4,196,000.00

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Credit Enhancements</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
43	5/1/2037	282,000.00	3.700	5,217.00	-	287,217.00	0.4629207	132,958.70
		<b>4,196,000.00</b>		<b>1,917,412.79</b>	<b>0.00</b>	<b>6,113,412.79</b>		<b>4,196,000.04</b>
<i>True Interest Cost (TIC)</i> . . . . .				<b>3.6999699</b>	<i>Face value of bond Issue</i> . . . . . <b>\$4,196,000.00</b>			
<i>Net Interest Cost (NIC)</i> . . . . .				<b>3.7000000</b>	<i>Accrued interest (+)</i> . . . . .			
<i>Arbitrage Yield Limit (AYL)</i> . . . . .				<b>3.6999699</b>	<i>Original issue premium/discount (+)</i> . . . . . <b>\$0.00</b>			
<i>Arbitrage Net Interest Cost (ANIC)</i> . . . . .				<b>3.7000000</b>	<i>Underwriter discount (+)</i> . . . . . <b>\$0.00</b>			
					<i>Lump-sum credit enhancements (-)</i> . . . . . <b>\$0.00</b>			
					<i>Other TIC costs (-)</i> . . . . .			
					<i>Bond surety fee (-)</i> . . . . . <b>N/A</b>			
					<i>= TIC Target</i> . . . . . <b>\$4,196,000.00</b>			

**Turnbull Creek Community Development District**  
**Special Assessment Refunding and Revenue Bonds Series 2016**  
**Unspent Proceeds Report**  
**\$ 4,196,000.00**

*Dated:* 04/28/2016  
*Delivered:* 04/28/2016

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
04/28/2016	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			4,196,000.00
04/28/2016	2016	Y		A & Q	3,861,555.00	100.0000000		3,861,555.00	334,445.00
04/28/2016	2016	Y		A & Q	215,230.00	100.0000000		215,230.00	119,215.00
04/28/2016	2016	Y		Transferred funds from S2006	-469,161.00	100.0000000		-469,161.00	588,376.00
04/28/2016	2016	Y		Payment to escrow	358,417.00	100.0000000		358,417.00	229,959.00
04/28/2016	2016	Y		Payment to Gunster 4 Def Cost	38,207.00	100.0000000		38,207.00	191,752.00
07/01/2016	2016	Y		A & Q	985.00	100.0000000		985.00	190,767.00
09/01/2016	2016	Y		A & Q	3,091.00	100.0000000		3,091.00	187,676.00
11/01/2016	2016	Y		Interest	72,610.00	100.0000000		72,610.00	115,066.00
03/01/2017	2016	Y		Interest	16.00	100.0000000		16.00	115,050.00
09/25/2017	2017	Y		Reserve	405.00	100.0000000		405.00	114,645.00
09/28/2020	2021	Y		Reserve	6,250.00	100.0000000		6,250.00	108,395.00
					<b>4,087,605.00</b>		<b>0.00</b>	<b>4,087,605.00</b>	

<i>First Investment Date</i> . . . . .	<b>4/28/2016</b>
<i>Calculation Date</i> . . . . .	<b>3/31/2023</b>
<i>Arbitrage Yield Limit (AYL)</i> . . . . .	<b>3.6999699</b>
<i>Internal Rate of Return (IRR)</i> . . . . .	<b>1.0237876</b>

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

Dated: 04/28/2016  
 Delivered: 04/28/2016

I.R.R. Report Via Purpose Expenditures

\$ 4,196,000.00

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>		<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>	
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Description</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
-1	04/28/2016		Beg. Arbitrage Gross Proceeds	0.0000000	(4,196,000.00)	100.000	1.0000000	(4,196,000.00)
2016	04/28/2016		A & Q	0.0000000	215,230.00	100.000	1.0000000	215,230.00
	04/28/2016		A & Q	0.0000000	3,861,555.00	100.000	1.0000000	3,861,555.00
	04/28/2016		Payment to Gunster 4 Def Cost	0.0000000	38,207.00	100.000	1.0000000	38,207.00
	04/28/2016		Payment to escrow	0.0000000	358,417.00	100.000	1.0000000	358,417.00
	04/28/2016		Transferred funds from S2006	0.0000000	(469,161.00)	100.000	1.0000000	(469,161.00)
	07/01/2016		A & Q	0.3500000	985.00	100.000	0.9982145	983.24
	09/01/2016		A & Q	0.6833333	3,091.00	100.000	0.9965171	3,080.23
	11/01/2016		Interest	1.0166667	72,610.00	100.000	0.9948225	72,234.06
	03/01/2017		Interest	1.6833333	16.00	100.000	0.9914419	15.86
2017	09/25/2017		Reserve	2.8166667	405.00	100.000	0.9857214	399.22
2021	09/28/2020		Reserve	8.8333333	6,250.00	100.000	0.9559000	5,974.38
99999	03/31/2023		Unspent Proceeds as of 03/31/2023	13.8500000	117,057.00	100.000	0.9317260	109,065.06
					<b>8,662.00</b>			<b>0.05</b>

<i>Arbitrage Yield Limit</i> . . . . .	<b>3.6999699</b>
<i>Internal Rate of Return</i> . . . . .	<b>1.0237876</b>
<i>Calculation Standard</i> . . . . .	<b>MSRB 30/360 SEMI 4/3</b>

# **Tab 10**

**RESOLUTION 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT  
REDESIGNATING THE SECRETARY OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Turnbull Creek Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2023-01; and

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

Section 1.      Scott Brizendine is appointed Secretary

Section 2.      This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 8<sup>th</sup> DAY OF AUGUST, 2023.**

**ATTEST:**

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

# Tab 11

MINUTES OF MEETING

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

TURNBULL CREEK  
COMMUNITY DEVELOPMENT DISTRICT

The **regular meeting** of the Board of Supervisors of Turnbull Creek Community Development District was held on **June 13, 2023, at 6:30 p.m.** at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.

**Present and constituting a quorum:**

Brian Wing	Board Supervisor, Chairman
Jeremy Vencil	Board Supervisor, Vice Chairman
Diana Jordan-Baldwin	Board Supervisor, Assistant Secretary

**Also present were:**

Carol Brown	District Manager, Rizzetta & Co., Inc.
Jennifer Kiliniski	District Counsel, Kilinski/Van Wyk (via speakerphone)
Grace Kobitter	District Counsel, Kilinski/Van Wyk
Mike Yuro	District Engineer, Yuro & Associates
Erick Hutchinson	Amenity Manager, RMS
Jim Schieszer	Field Operations Manager, RMS
Brian Stevens	Account Manager, Trimac Outdoors

Audience members present.

Audience members via speakerphone.

**FIRST ORDER OF BUSINESS**

**Call to Order / Roll Call**

Mr. Wing called the meeting to order at 6:32 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments on  
Agenda Items**

Audience members provided comments on landscaping, mowing, grass clipping discharge, berm maintenance, washout areas, sod installation, swim practice, restroom usage, physical presence of staff, name tags for staff, security concerns, lifeguards and feedback on supervisor's response to audience comments.

**THIRD ORDER OF BUSINESS**

**Staff Reports – Part A**

**A. District Engineer**

**1.) Update on Pond Bank Repairs**

51  
52 Mr. Yuro provided the Board with an updated map of pond bank 11. He stated three  
53 easements are blocked by fences and the District needs to work with a contractor to obtain  
54 cost for repairs.

55  
56 The Board directed Mr. Yuro to obtain proposals for the next meeting and Mr. Vencil  
57 requested Ms. Brown oversee as project manager. Discussion ensued.

58  
59 **2.) Discussion on Repaving of Trails**

60  
61 Mr. Yuro also updated the Board that he is working on obtaining proposals for repairing  
62 and repaving the trails.

63  
64 The Board excused Mr. Yuro at 7:03 p.m.

65  
66 **B. Landscaper**

67  
68 **1.) Trimac Outdoor Landscape Maintenance Checklist, dated**  
69 **May 1, 2023 through May 26, 2023**

70  
71 Mr. Stevens introduced himself as the new Trimac Account Manager. He reviewed the  
72 recent work completed within the District that included the improvements at the  
73 roundabout, mulch and pine straw installation, and have modified mowing scheduled  
74 because of excessive moisture.

75  
76 The Board expressed concerns about pest control and Top Choice ant treatment  
77 effectiveness.

78  
79 Mr. Stevens was excused from the meeting at 7:11 p.m.

80  
81 The Board accepted audience comments on the approved proposed budget.

82  
83 Audience comments included parking lot concerns, revenue from vendors/instructors,  
84 reserve funds, raising fees for instructors, reducing utility fees and installing solar panels,  
85 stop allowing outside vendors to use community, swim team, field usage charges,  
86 repaving trails, cars at swim team events, irrigation leak, Board meeting frequency, E-blast  
87 supervisor contact information.

88  
89 The Board took a brief recess at 7:54 p.m.

90  
91 The Board resumed at 8:01 p.m.

92  
93 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution**  
**2023-06; Amending Date of**  
**Public Hearing**

94  
95  
96  
97  
98  
99  
100

101

On motion by Mr. Vencil, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors adopted Resolution 2023-06; Amending the Date of Public Hearing for Adopting and Restated Rules, Rates, Fees and Charges, for Turnbull Creek Community Development District.

102  
103  
104  
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109

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Adopting  
Amended and Restated Rules,  
Rates, Fees & Charges of the  
District**

**Open Public Hearing**

On motion by Mr. Wing, seconded by Mr. Vencil, with all in favor, the Board of Supervisors opened the Public Hearing, for Turnbull Creek Community Development District.

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117

**Public Hearing Comments**

Public comments included liability of parents of minors, enforcement of policies, playground lock, and inquiring of progressive fines.

**Close Public Hearing**

On motion by Mr. Wing, seconded by Mr. Vencil, with all in favor, the Board of Supervisors closed the Public Hearing, for Turnbull Creek Community Development District.

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121

**1.) Consideration of Resolution 2023-07; Adopting Disciplinary Rules,  
Rates, Charges and Fees**

On motion by Mr. Wing, seconded by Mr. Vencil, with all in favor, the Board of Supervisors adopted Resolution 2023-07; Adopting, as presented, Disciplinary Rules, Rates, Charges and Fees, for Turnbull Creek Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Acceptance of Arbitrage Rate  
Reports for Series 2015A-1 and  
2015A-2, dated  
February 28, 2023**

On motion by Mr. Wing, seconded by Ms. Jordan-Baldwin, with all in favor, the Board of Supervisors accepted Arbitrage Rate Reports for Series 2015A-1 and 2015A-2, dated February 28, 2023, for Turnbull Creek Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Discussion of Investment  
Options**

132  
133 Ms. Brown reviewed the balances in the District's bank accounts, reminded the Board that  
134 she is not a financial advisor, and suggested the Board to further review these accounts.  
135 Board directed staff to place this discussion on the September agenda and to have  
136 investment options available for Board review.

137  
138 The Board tabled the discussion and requested it be put on the September agenda.

139  
140 **EIGHTH ORDER OF BUSINESS** **Consideration of Gift of Dance**  
141 **Renewal Proposal**  
142

On motion by Mr. Wing, seconded by Mr. Vencil, with all in favor, the Board of Supervisors approved Gift of Dance renewal proposal for a two-year term, for Turnbull Creek Community Development District.

143  
144 **NINTH ORDER OF BUSINESS** **Consideration of Suspension of**  
145 **Amenity Privileges**  
146

147 Mr. Hutchinson informed the Board that the minor and parents have been cooperative and  
148 no property damage occurred. The Staff recommended suspension of privileges be re-  
149 instated as of the meeting date of June 13, 2023.

150  
151 The Board accepted recommendation and no further action has been taken by the Board.

152  
153 **TENTH ORDER OF BUSINESS** **Consideration of Amenity**  
154 **Center Door Re-Painting**  
155 **Proposal(s)**  
156

157 Tabled by the Board. The Board requested for the Staff to consider doing the work and to  
158 E-blast the community regarding general requests for proposals for improvements within  
159 the District.

160  
161 **ELEVENTH ORDER OF BUSINESS** **Consideration of Commercial**  
162 **Energy Specialists Lift Chair**  
163 **Repair Proposal**  
164

165 The Board reviewed proposals and directed the Staff to obtain a revised proposal to repair  
166 one of the chair lifts.

167  
168 Ms. Kobitter advised the Board that the ADA requires pools to have two accessible entry  
169 points, such as either two chair lifts or one chair lift and a zero-entry access and the  
170 District would be in requirement with 1 chair lift operating and the zero-entry access.

171  
172 **TWELFTH ORDER OF BUSINESS** **Consideration of Commercial**  
173 **Energy Specialist Preventative**  
174 **Maintenance Program Proposal**  
175

176 The Board directed the Staff to obtain a revised proposal for 1 lift chair and present to the  
177 Chairman to execute prior to the next meeting.

178  
179 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Future Horizon**  
180 **Pond Aeration Proposal(s)**  
181

182 Tabled by the Board and directed the Staff to obtain additional proposals for September  
183 meeting.

184  
185  
186 **FOURTEENTH ORDER OF BUSINESS** **Approval of Consent Agenda**  
187

188 **1.) Consideration of Minutes of the Board of Supervisors' Regular**  
189 **Meeting held May 9, 2023**

190  
191 **2.) Ratification of the Operation & Maintenance Expenditures for**  
192 **April 2023**

193  
194 **3.) Acceptance of Financial Statement (unaudited) for April 30, 2023**  
195

On motion by Mr. Wing, seconded by Mr. Vencil, with all in favor, the Board of Supervisors approved consent agenda of 1.) minutes of the Board of Supervisors' regular meeting held May 9, 2023, 2.) ratification of the Operation & Maintenance Expenditures for April 2023, in the amount of \$146,432.70, and 3.) accepted the financial statement (unaudited) for April 30, 2023, for Turnbull Creek Community Development District.

196  
197 **FIFTEENTH ORDER OF BUSINESS** **Staff Reports – Part B**  
198

199 **A. District Counsel**

200  
201 The Board continued pond bank discussion and requested all activity and direction flows  
202 through District Manager. The Board requested three proposals be received for pond  
203 bank repair and directed District Counsel to draft Notice of Claim.

204  
205 Ms. Kobitter informed the Board that legislation passed requiring CDD Board Supervisors  
206 to complete 4 hours of ethics training annually. Discussion ensued.

207  
208 Ms. Kobitter informed the Board that their office can present a CDD 101 presentation, and  
209 it can be given in conjunction with a meeting or workshop.

210  
211 Mr. Vencil suggested providing it in video format.

212  
213 The Board directed the Staff to include CDD 101 questions and answers in Budget Mailed  
214 Notice.

215  
216 **B. Amenity & Field Operation Managers**  
217

218 **1.) Field Operations & Amenity Management Report, dated**  
219 **June 13, 2023**

220  
221 Mr. Hutchinson informed the Board that a resident has requested to use the room for a

222 craft fair.

223

224 The Board directed the Staff that room can be rented, waivers to be completed by  
225 participants, 30-day advance notice to the Staff, disclaimer language regarding resident  
226 only, non-CDD event, CDD would not guarantee purchases, Board approved to be  
227 included in the newsletter and time limit on rental space.

228

229 Mr. Hutchinson informed the Board that a resident is interested in using the District's  
230 property to hold a canned good fundraiser. The Board provided clear direction that  
231 fundraisers would be considered for registered organizations and not for one-off fundraiser  
232 requests.

233

234 Mr. Hutchinson sought the Board's direction for the use of the room for political events.

235

236 The Board directed the Staff that the room is to be treated as a room rental, available to  
237 residents and not for commercial use.

238

239 Ms. Kilinski asked the Board if they would like counsel to work with the Staff in revising  
240 policies to be consistent in language and directed District Counsel to revise the policies.

241

242 **C. District Manager**

243

244 Ms. Brown reviewed the District Manager's report and reminded the Board their next  
245 meeting is scheduled for August 8<sup>th</sup> at 6:30 p.m. in the Amenity Center.

246

247 Ms. Brown also informed the Board that Mr. Vencil selected Pay Chex for the supervisor  
248 payroll processing.

249

250 **SIXTEENTH ORDER OF BUSINESS**

**Audience Comments and  
Supervisors' Requests**

251

252

253 **Audience Comments**

254

255 Mr. Mossing, President of RMS, thanked the Board and offered to reduce next year's  
256 renewal proposal amount by \$5,000 from what was proposed.

257

258 Audience members commented on pool maintenance and slime around the pool's edge.

259

260 **Supervisors' Requests**

261

262 Mr. Vencil and Ms. Jordan-Baldwin both stated there were dead trees behind their homes  
263 and requested the Staff to review.

264

265 **SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

266

On a motion by Mr. Vencil, seconded by Ms. Jordan-Baldwin, with all unanimously in favor,  
the Board adjourned the Board of Supervisors' Meeting at 9:50 p.m., for Turnbull Creek  
Community Development District.

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Secretary /Assistant Secretary

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Chairman / Vice Chairman

DRAFT

# **Exhibit A**



**TURNBULL CREEK CDD - POND BANK PLAN**

<i>HOUSE ADDRESS</i>	<i>EROSION REPAIR DIMENSIONS (ft)</i>	<i>EROSION AREA (ft<sup>2</sup>)</i>	<i>SOD REPLACEMENT DIMENSIONS (ft)</i>	<i>SOD REPLACEMENT AREA (ft<sup>2</sup>)</i>
1913 AMALFI COURT	10x4	40	10x100	1000+40 = 1040
1917 AMALFI COURT	4x8	32	4x8	32+32 = 64
1921 AMALFI COURT	4x6	24	8x20	160+24 = 184
1925 AMALFI COURT	6x8	48	6x8	48+48 = 96
1929 AMALFI COURT	4x6	24	18x24	432+24 = 456
1933 AMALFI COURT	-	-	2*(36x8)	576
1937 AMALFI COURT *SLOPE REPAIR	225x20	4500	225x20	4500+4500 = 9000
2112 S SORRENTO HILLS ROAD	10x15	150	10x3	30+150 = 180
2116 S SORRENTO HILLS ROAD	6x70	420	10x30	300+420 = 720
2124 S SORRENTO HILLS ROAD	-	-	2*(6x15)	180
2128 S SORRENTO HILLS ROAD	10x8	80	10x8	80+80 = 160
2132 S SORRENTO HILLS ROAD	15x8	120	15x8	120
2136 S SORRENTO HILLS ROAD	6x10	60	6x10	60+60 = 120
2140 S SORRENTO HILLS ROAD	6x5	30	6x5	30+30 = 60
2144 S SORRENTO HILLS ROAD	6x70	420	36x8	288+420 = 708
2148 S SORRENTO HILLS ROAD	-	-	2*(30x10)	600
2152 S SORRENTO HILLS ROAD	-	-	(6x36)+(15x10)	288
1851 S CAPPERO DRIVE	15x15	225	15x60	900+225 = 1125
1869 S CAPPERO DRIVE	15x30	450	15x30	450
1875 S CAPPERO DRIVE *SLOPE REPAIR	125x20	2500	125x20	2500
1876 S CAPPERO DRIVE	-	-	15x20	300
1880 S CAPPERO DRIVE	-	-	40x20	800
1884 S CAPPERO DRIVE	-	-	30x10	300
1888 S CAPPERO DRIVE	-	-	2*(10x60)	1200
1889 S CAPPERO DRIVE	20x10	200	(15x5)+(15x15)	300+200 = 500
<b>TOTAL EROSION REPAIR BY CONTRACTOR= ±8,648 ft<sup>2</sup></b>		<b>TOTAL SOD REPLACEMENT BY CONTRACTOR = ±19,300 ft<sup>2</sup></b>		
<b>TOTAL EROSION REPAIR BY HOMEOWNER = ±747 ft<sup>2</sup></b>		<b>TOTAL SOD REPLACEMENT BY HOMEOWNER = ±2,127 ft<sup>2</sup></b>		
<b>TOTAL EROSION REPAIR = ±9,395 ft<sup>2</sup></b>		<b>TOTAL SOD REPLACEMENT = ±21,427 ft<sup>2</sup></b>		

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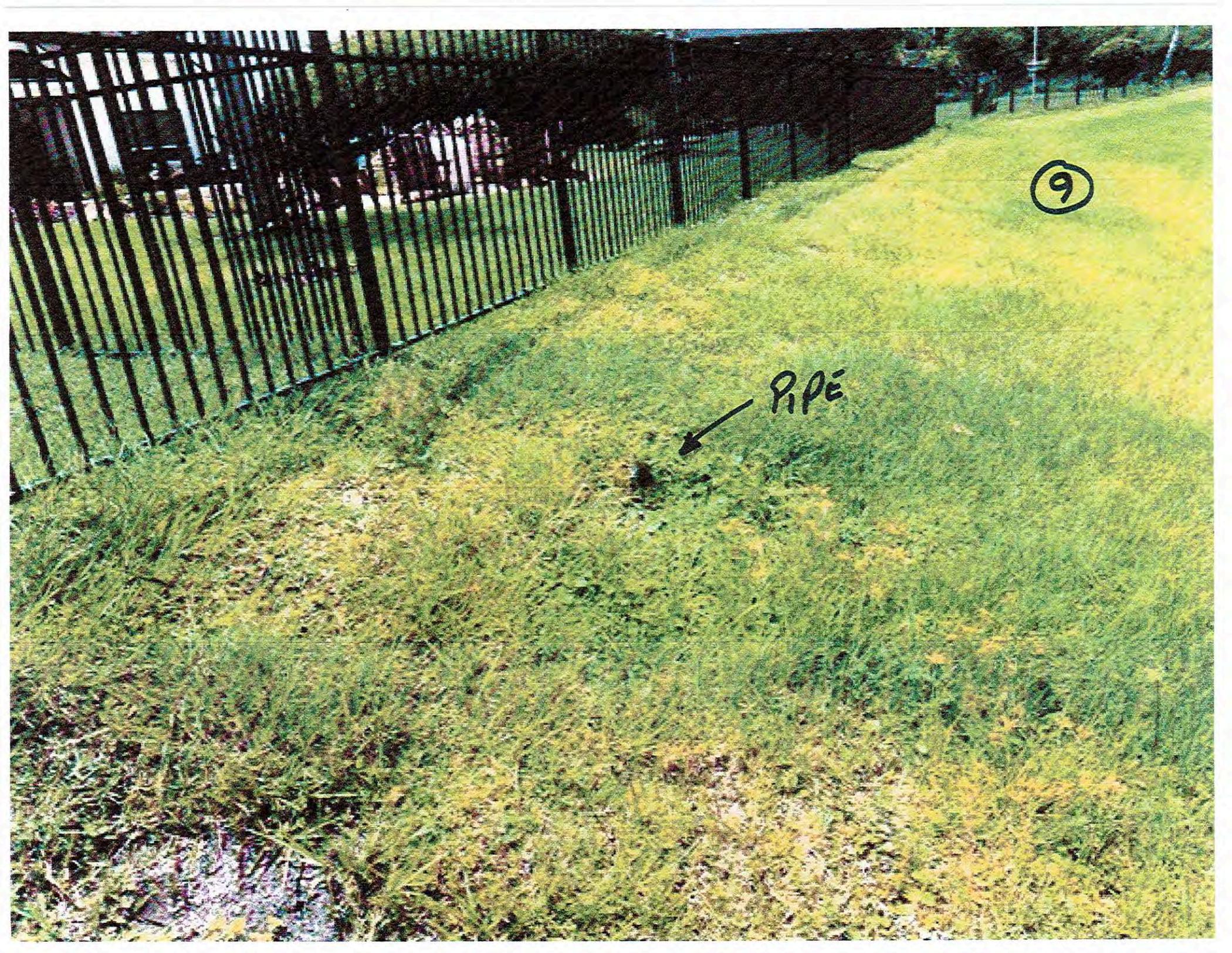








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PIPE

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# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FL 33614

## Operations and Maintenance Expenditures May 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2023 through May 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures:           **\$113,778.31**

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

**Company name:** Turnbull Creek Community Development District  
**Report name:** Check register  
**Created on:** 6/11/2023  
**Location:** 616-001--616 General Fund

Bank	Date	Payee	Document no.	Amount	Cleared
616HANCOCKOP - Hancock Bank	<b>Account no: 0047999151</b>				
	5/2/2023	V02843--Riverside Management Services, Inc	100226	\$ 650.00	5/31/2023
	5/2/2023	V0956--Future Horizons, Inc.	100223	\$ 453.43	5/31/2023
	5/2/2023	V2219--St Johns Utility Department	100227	\$ 565.42	5/31/2023
	5/2/2023	V03505--Kilinski / Van Wyk, PLLC	100225	\$ 3,526.00	In Transit
	5/2/2023	V02878--Alfred W Grover	100222	\$ 1,150.00	5/31/2023
	5/2/2023	V1954--Rizzetta & Company, Inc.	100221	\$ 3,683.33	5/31/2023
	5/2/2023	V03403--James M Teter	100224	\$ 1,100.00	5/31/2023
	5/3/2023	V02930--Hi-Tech System Associates	EFT	\$ 30.00	5/31/2023
	5/5/2023	V02863--Florida Power & Light Company	EFT	\$ 397.16	5/31/2023
	5/5/2023	V02878--Alfred W Grover	100228	\$ 211.00	5/31/2023
	5/5/2023	V2539--Vector Security, Inc	100229	\$ 54.90	5/31/2023
	5/12/2023	V1037--Grau & Associates, P.A.	100230	\$ 1,200.00	5/31/2023
	5/12/2023	V2198--Southern Recreation, Inc.	100231	\$ 2,649.50	In Transit
	5/12/2023	V2539--Vector Security, Inc	100232	\$ 325.00	5/31/2023
	5/17/2023	V02863--Florida Power & Light Company	EFT	\$ 3,511.18	5/31/2023
	5/19/2023	V0550--COMCAST	EFT	\$ 210.51	5/31/2023
	5/19/2023	V2539--Vector Security, Inc	100242	\$ 510.00	In Transit
	5/19/2023	V02722--Neighborhood Publications, Inc	100237	\$ 45.00	In Transit
	5/19/2023	V2502--Turner Pest Control, LLC	100241	\$ 180.00	In Transit
	5/19/2023	V0956--Future Horizons, Inc.	100234	\$ 1,375.00	In Transit
	5/19/2023	V2399--The Ledger / News Chief/ CA Florida Holdings, LLC	100239	\$ 251.60	In Transit
	5/19/2023	V03725--LifeSafe Services LLC	100236	\$ 210.00	In Transit
	5/19/2023	V1996--Republic Services	100238	\$ 179.47	5/31/2023
	5/19/2023	V0119--Always Improving, LLC	100233	\$ 212.00	In Transit
	5/19/2023	V2487--Trimac Outdoor	100240	\$ 23,454.00	In Transit
	5/19/2023	V03024--Governmental Management Services, LLC	100235	\$ 100.00	In Transit
	5/22/2023	V0550--COMCAST	EFT	\$ 122.55	5/31/2023
	5/23/2023	V02863--Florida Power & Light Company	EFT	\$ 76.07	5/31/2023
	5/23/2023	V02863--Florida Power & Light Company	EFT	\$ 3,096.94	5/31/2023
	5/23/2023	V2487--Trimac Outdoor	100246	\$ 24,157.00	5/31/2023
	5/23/2023	V1902--Poolsure	100244	\$ 1,589.68	5/31/2023
	5/23/2023	V02843--Riverside Management Services, Inc	100245	\$ 21,167.36	5/31/2023
5/23/2023	V1075--Hancock Bank	100243	\$ 4,500.00	5/31/2023	
5/24/2023	Hancock Whitney	EFT	\$ 4,383.43	5/24/2023	
5/24/2023	V02863--Florida Power & Light Company	EFT	\$ 307.93	5/31/2023	
5/31/2023	V2219--St Johns Utility Department	100249	\$ 707.68	In Transit	
5/31/2023	V03505--Kilinski / Van Wyk, PLLC	100247	\$ 3,645.00	In Transit	
5/31/2023	V02843--Riverside Management Services, Inc	100248	\$ 2,790.17	In Transit	
5/31/2023	V2487--Trimac Outdoor	100250	\$ 1,000.00	In Transit	

**Total for 616HANCOCKOP**

**\$ 113,778.31**

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FL 33614

## **Operations and Maintenance Expenditures June 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures:           **\$101,089.08**

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

**Company name:** Turnbull Creek Community Development District  
**Report name:** Check register  
**Created on:** 7/11/2023  
**Location:** 616--Turnbull Creek

Bank	Date	Vendor	Document no.	Amount	Cleared
616HANCOCKOP - Hancock Bank	<b>Account no: 0047999151</b>				
	6/2/2023	V02930--Hi-Tech System Associates	EFT	30.00	6/30/2023
	6/6/2023	V03361--Yuro & Associates, LLC	100256	500.00	6/30/2023
	6/6/2023	V02878--Alfred W Grover	100252	160.00	6/30/2023
	6/6/2023	V0119--Always Improving, LLC	100253	3,311.71	6/30/2023
	6/6/2023	V2539--Vector Security, Inc	100255	13,074.50	6/30/2023
	6/6/2023	V1954--Rizzetta & Company, Inc.	100251	3,683.33	6/30/2023
	6/12/2023	V0956--Future Horizons, Inc.	100259	1,375.00	6/30/2023
	6/12/2023	V02843--Riverside Management Services	100261	22,083.76	6/30/2023
	6/12/2023	V0811--Hidden Eyes, LLC	100260	3,828.97	6/30/2023
	6/12/2023	V0908--Florida Department of Health in S	100258	350.00	6/30/2023
	6/12/2023	V0879--First Coast Franchising	100257	1,418.00	6/30/2023
	6/14/2023	V2219--St Johns Utility Department	100264	546.45	6/30/2023
	6/14/2023	V02878--Alfred W Grover	100262	210.00	6/30/2023
	6/14/2023	V03505--Kilinski / Van Wyk, PLLC	100263	3,265.50	In Transit
	6/14/2023	V2539--Vector Security, Inc	100265	564.90	6/30/2023
	6/19/2023	V02722--Neighborhood Publications, Inc	100267	45.00	In Transit
	6/19/2023	V2502--Turner Pest Control, LLC	100270	180.00	6/30/2023
	6/19/2023	V03024--Governmental Management Ser	100266	100.00	6/30/2023
	6/19/2023	V2487--Trimac Outdoor	100269	2,275.00	6/30/2023
	6/19/2023	V1996--Republic Services	100268	178.79	6/30/2023
	6/21/2023	V0550--COMCAST	EFT	131.25	6/30/2023
	6/21/2023	V0550--COMCAST	EFT	486.45	6/30/2023
	6/21/2023	Paychecks	EFT	63.60	6/21/2023
	6/22/2023	V02863--Florida Power & Light Company	EFT	4,027.59	6/30/2023
	6/22/2023	V02863--Florida Power & Light Company	EFT	98.52	6/30/2023
	6/22/2023	V02863--Florida Power & Light Company	EFT	3,501.06	6/30/2023
	6/22/2023	V03451--Dilorio Property Services, Inc.	100271	995.00	In Transit
	6/22/2023	V2487--Trimac Outdoor	100274	24,157.00	6/30/2023
	6/22/2023	V1902--Poolsure	100272	1,589.68	6/30/2023
	6/22/2023	V02843--Riverside Management Services	100273	3,942.35	In Transit
	6/26/2026	Hancock Whitney	EFT	3,795.36	6/26/2023
	6/27/2023	V2219--St Johns Utility Department	100278	518.21	In Transit
	6/27/2023	V02704--Jeremy Vencil	100277	184.70	In Transit
	6/27/2023	V02705--Brian Wing	100275	184.70	In Transit
	6/29/2023	Paychecks	EFT	232.70	6/29/2023

Total for 616HANCOCKOP

101,089.08



Rizzetta & Company

# **Turnbull Creek Community Development District**

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**Financial Statements  
(Unaudited)**

**May 31, 2023**

**Prepared by: Rizzetta & Company, Inc.**

**turnbullcreekcdd.com  
rizzetta.com**

**Turnbull Creek Community Development District**

Balance Sheet

As of 05/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>							
Cash In Bank	186,766	0	0	0	186,766	0	0
Investments	470,519	583,839	976,975	2,825	2,034,157	0	0
Accounts Receivable	12,639	0	14,120	0	26,760	0	0
Prepaid Expenses	3,913	0	0	0	3,913	0	0
Refundable Deposits	100	0	0	0	100	0	0
Fixed Assets	0	0	0	0	0	17,269,423	0
Amount Available in Debt Service	0	0	0	0	0	0	991,095
Amount To Be Provided Debt Service	0	0	0	0	0	0	12,129,905
<b>Total Assets</b>	<b>673,937</b>	<b>583,839</b>	<b>991,095</b>	<b>2,825</b>	<b>2,251,696</b>	<b>17,269,423</b>	<b>13,121,000</b>
<b>Liabilities</b>							
Accounts Payable	19,223	0	0	0	19,223	0	0
Accrued Expenses	3,943	0	0	0	3,943	0	0
Other Current Liabilities	3,795	0	0	0	3,795	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	13,121,000
<b>Total Liabilities</b>	<b>26,961</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26,961</b>	<b>0</b>	<b>13,121,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	372,441	454,424	985,267	2,756	1,814,888	0	0
Investment In General Fixed Assets	0	0	0	0	0	17,269,423	0
Net Change in Fund Balance	274,534	129,415	5,828	69	409,847	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>646,975</b>	<b>583,839</b>	<b>991,095</b>	<b>2,825</b>	<b>2,224,735</b>	<b>17,269,423</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>673,937</b>	<b>583,839</b>	<b>991,095</b>	<b>2,825</b>	<b>2,251,696</b>	<b>17,269,423</b>	<b>13,121,000</b>

See Notes to Unaudited Financial Statements

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	2,000	2,000	3,782	(1,782)
Special Assessments				
Tax Roll	1,040,591	1,040,591	1,050,401	(9,810)
Other Misc. Revenues				
Facility Rentals	3,000	3,000	11,650	(8,650)
Miscellaneous Revenue	0	0	150	(150)
<b>Total Revenues</b>	<b>1,045,591</b>	<b>1,045,591</b>	<b>1,065,983</b>	<b>(20,392)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	7,000	4,667	800	3,866
Employee - Payroll Taxes	536	357	61	297
Employee - Workers Comp Insurance	0	0	792	(793)
<b>Total Legislative</b>	<b>7,536</b>	<b>5,024</b>	<b>1,653</b>	<b>3,370</b>
Financial & Administrative				
District Management	43,000	28,667	28,667	0
District Engineer	16,000	10,666	7,530	3,137
Trustees Fees	14,620	14,620	13,890	730
Assessment Roll	4,800	4,800	4,800	0
Printing & Binding	1,800	1,200	0	1,200
Dissemination Agent	1,000	667	1,000	(333)
Auditing Services	3,745	2,496	0	2,496
Arbitrage Rebate Calculation	3,000	3,000	1,200	1,800
Telephone	1,000	667	0	667
Postage & Delivery	1,000	666	231	436
Public Officials Liability Insurance	10,713	10,713	4,089	6,624
Legal Advertising	2,000	1,333	619	715
Dues, Licenses & Fees	175	175	175	0
Miscellaneous Fees	1,000	667	1,114	(448)
Office Supplies	170	113	0	113
Website Hosting, Maintenance, Backup & Email	1,200	800	800	0
ADA Website Compliance	1,200	800	800	0
<b>Total Financial &amp; Administrative</b>	<b>106,423</b>	<b>82,051</b>	<b>64,914</b>	<b>17,138</b>
Legal Counsel				
District Counsel	47,000	31,334	39,203	(7,870)
<b>Total Legal Counsel</b>	<b>47,000</b>	<b>31,334</b>	<b>39,203</b>	<b>(7,870)</b>

See Notes to Unaudited Financial Statements

## Turnbull Creek Community Development District

## Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Security Operations</b>				
Security Monitoring Services	7,755	5,170	5,938	(768)
Total Security Operations	7,755	5,170	5,938	(768)
<b>Electric Utility Services</b>				
Utility Services	39,240	26,160	32,819	(6,659)
Utility - Street Lights	42,111	28,074	27,897	177
Total Electric Utility Services	81,351	54,234	60,716	(6,482)
<b>Garbage/Solid Waste Control Services</b>				
Garbage - Recreation Facility	11,900	7,933	4,195	3,738
Total Garbage/Solid Waste Control Services	11,900	7,933	4,195	3,738
<b>Water-Sewer Combination Services</b>				
Utility Services	13,080	8,720	6,287	2,434
Total Water-Sewer Combination Services	13,080	8,720	6,287	2,434
<b>Stormwater Control</b>				
Lake Maintenance	16,500	11,000	12,574	(1,575)
Total Stormwater Control	16,500	11,000	12,574	(1,575)
<b>Other Physical Environment</b>				
General Liability & Property Insurance	20,000	20,000	22,112	(2,112)
Landscape Maintenance	289,884	193,256	190,444	2,812
Irrigation Maintenance & Repair	6,000	4,000	9,616	(5,616)
Landscape Miscellaneous	28,000	18,667	84,698	(66,031)
Total Other Physical Environment	343,884	235,923	306,870	(70,947)
<b>Parks &amp; Recreation</b>				
Licenses, Fees & Permits	2,100	1,400	1,884	(484)
Facility Management	68,608	45,739	45,739	0
Telephone, Internet, Cable	4,079	2,719	3,053	(333)
Pest Control	3,123	2,082	1,583	498
Pressure Washing	2,700	1,800	2,800	(1,000)
Maintenance & Repairs	48,000	32,000	43,802	(11,802)
Field Services	57,652	38,435	38,435	0
Clubhouse Janitorial Services	9,644	6,429	5,766	663
Clubhouse Facility Maintenance	55,111	36,741	61,206	(24,466)
Pool Chemicals & Permits	17,463	11,642	10,362	1,281
Pool Repair & Maintenance	15,233	10,155	11,622	(1,467)
Program Director	2,896	1,931	1,931	0
Miscellaneous Expense	540	360	584	(225)
ID & Access Cards	800	533	373	161

See Notes to Unaudited Financial Statements

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Office Supplies	1,800	1,200	1,780	(580)
Lifeguard/Pool Monitors	38,975	25,983	8,518	17,466
Facility Monitors	27,627	18,418	10,495	7,923
Facility Attendants	18,494	12,329	9,595	2,733
Garbage Collection - Common Areas	20,582	13,722	13,722	0
Total Parks & Recreation	395,427	263,618	273,250	(9,632)
Special Events				
Holiday Decorations	4,735	4,735	2,980	1,755
Special Events	10,000	6,667	12,869	(6,202)
Total Special Events	14,735	11,401	15,849	(4,447)
Total Expenditures	1,045,591	716,408	791,449	(75,041)
Total Excess of Revenues Over(Under) Expenditures	0	329,183	274,534	54,648
Fund Balance, Beginning of Period	0	0	372,441	(372,441)
Total Fund Balance, End of Period	0	329,183	646,975	(317,793)

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	166,456	166,456	166,456	0
Total Revenues	<u>166,456</u>	<u>166,456</u>	<u>166,456</u>	<u>0</u>
Expenditures				
Contingency				
Capital Reserve	166,456	166,456	37,041	129,415
Total Contingency	<u>166,456</u>	<u>166,456</u>	<u>37,041</u>	<u>129,415</u>
Total Expenditures	<u><u>166,456</u></u>	<u><u>166,456</u></u>	<u><u>37,041</u></u>	<u><u>129,415</u></u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>129,415</u>	<u>(129,415)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>454,424</u>	<u>(454,424)</u>
Total Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>583,839</u></u>	<u><u>(583,839)</u></u>

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	24,255	(24,255)
Special Assessments				
Tax Roll	1,061,966	1,061,966	1,079,167	(17,201)
<b>Total Revenues</b>	<u>1,061,966</u>	<u>1,061,966</u>	<u>1,103,422</u>	<u>(41,456)</u>
<b>Expenditures</b>				
Debt Service				
Interest	491,966	491,966	455,467	36,499
Principal	570,000	570,000	650,000	(80,000)
<b>Total Debt Service</b>	<u>1,061,966</u>	<u>1,061,966</u>	<u>1,105,467</u>	<u>(43,501)</u>
<b>Total Expenditures</b>	<u>1,061,966</u>	<u>1,061,966</u>	<u>1,105,467</u>	<u>(43,501)</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>(2,045)</u>	<u>2,045</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>800,995</u>	<u>(800,995)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>798,950</u>	<u>(798,950)</u>

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	5,906	(5,906)
Special Assessments				
Tax Roll	286,505	286,505	290,253	(3,748)
<b>Total Revenues</b>	<u>286,505</u>	<u>286,505</u>	<u>296,159</u>	<u>(9,654)</u>
<b>Expenditures</b>				
Debt Service				
Interest	118,505	118,505	121,286	(2,782)
Principal	168,000	168,000	167,000	1,000
<b>Total Debt Service</b>	<u>286,505</u>	<u>286,505</u>	<u>288,286</u>	<u>(1,782)</u>
<b>Total Expenditures</b>	<u>286,505</u>	<u>286,505</u>	<u>288,286</u>	<u>(1,782)</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>7,873</u>	<u>(7,873)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>184,272</u>	<u>(184,272)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>192,145</u>	<u>(192,145)</u>

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 05/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 05/31/2023	Year To Date 05/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	69	(69)
Total Revenues	<u>0</u>	<u>0</u>	<u>69</u>	<u>(69)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>69</u>	<u>(69)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>2,756</u>	<u>(2,756)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>2,825</u>	<u>(2,825)</u>

**Turnbull Creek CDD  
Investment Summary  
May 31, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of May 31, 2023</u>
State Board of Administration	Money Market	\$ 44
US Bank Custodial Agreement/General Account	US Bank Money Market 5 - Ct	470,475
	<b>Total General Fund Investments</b>	<b>\$ 470,519</b>
Wells Fargo Bank Commercial Account	Commercial Checking Account	\$ 208,043
US Bank Custodial Agreement/General Account	US Bank Money Market 5 - Ct	375,796
	<b>Total Reserve Fund Investments</b>	<b>\$ 583,839</b>
US Bank Custodial Agreement/General Account	US Bank Money Market 5 - Ct	\$ 31,705
US Bank Series 2015A Revenue	First American Government Obligation Fund Class Z	186,014
US Bank Series 2015A-1 Reserve	First American Government Obligation Fund Class Z	391,474
US Bank Series 2015A-2 Reserve	First American Government Obligation Fund Class Z	107,609
US Bank Series 2015A-1 Prepayment	First American Government Obligation Fund Class Z	4,463
US Bank Series 2015A-2 Prepayment	First American Government Obligation Fund Class Z	4,791
US Bank Series 2015B Revenue	First American Government Obligation Fund Class Z	23,161
US Bank Series 2015B-1 Reserve	First American Government Obligation Fund Class Z	32,071
US Bank Series 2015B-2 Reserve	First American Government Obligation Fund Class Z	9,627
US Bank Series 2015B-1 Prepayment	First American Government Obligation Fund Class Z	57
US Bank Series 2015B-2 Prepayment	First American Government Obligation Fund Class Z	3,487
US Bank Series 2015 Bond Redemption	First American Government Obligation Fund Class Z	108
Hancock Whitney Series 2016 Revenue	Goldman Sachs Government Fund - Class Inst #465	64,351
Hancock Whitney Series 2016 Reserve	Goldman Sachs Government Fund - Class Inst #465	117,968
Hancock Whitney Series 2016 Interest	Goldman Sachs Government Fund - Class Inst #465	24
Hancock Whitney Series 2016 Sinking Fund	Goldman Sachs Government Fund - Class Inst #465	65
	<b>Total Debt Service Fund Investments</b>	<b>\$ 976,975</b>
US Bank Series 2015 Construction	First American Government Obligation Fund Class Z	\$ 2,825
	<b>Total Capital Projects Fund Investments</b>	<b>\$ 2,825</b>

**Turnbull Creek Community Development District  
Summary A/R Ledger  
From 05/01/2023 to 05/31/2023**

	<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>616, 2806</b>	616-001	616 General Fund	St Johns County Tax Collector	AR00000457	12110	10/01/2022	12,639.38
<b>Sum for 616, 2806</b>							<b>12,639.38</b>
<b>616, 2812</b>	616-200	616 Debt Service Fund S2015	St Johns County Tax Collector	AR00000457	12110	10/01/2022	10,295.08
	616-200	616 Debt Service Fund S2015	St Johns County Tax Collector	AR00000457	12110	10/01/2022	825.39
<b>Sum for 616, 2812</b>							<b>11,120.47</b>
<b>616, 2813</b>	616-201	616 Debt Service Fund S2016	St Johns County Tax Collector	AR00000457	12110	10/01/2022	3,000.14
<b>Sum for 616, 2813</b>							<b>3,000.14</b>
<b>Sum for 616</b>							<b>26,759.99</b>
<b>Sum Total</b>							<b>26,759.99</b>

See Notes to Unaudited Financial Statements

**Turnbull Creek Community Development District  
Summary A/P Ledger  
From 05/1/2023 to 05/31/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
<b>616, 2806</b>					
616 General Fund	05/18/2023	Alfred W Grover	51823	Remove & Install Fan/Light Unit in Patio Area 05/23	160.00
616 General Fund	05/26/2023	Always Improving, LLC	29865	Fitness Equipment Repairs 05/23	3,311.71
616 General Fund	05/01/2023	First Coast Franchising	JAK05230268	Janitorial Services 05/23	709.00
616 General Fund	05/25/2023	Florida Power & Light Company	22988-93591 05/23 Autopay 616	Electric Services 05/23	3,501.06
616 General Fund	05/31/2023	Florida Power & Light Company	27817-98307 06/23 Autopay 616	Electric Services 05/23	98.52
616 General Fund	05/31/2023	Florida Power & Light Company	Monthly Summary 06/23 Autopay 616	Electric Services 05/23	3,924.77
616 General Fund	05/31/2023	Florida Power & Light Company	Monthly Summary 06/23 Autopay 616	Electric Services 05/23	102.82
616 General Fund	05/31/2023	Future Horizons, Inc.	78771	Aquatic Weed Control Service 05/23	1,375.00
616 General Fund	05/31/2023	Kiliński / Van Wyk, PLLC	6855	Legal Services 05/23	3,265.50
616 General Fund	05/31/2023	Trimac Outdoor	TMNE 74613	Install Pine Straw 05/23	2,275.00
616 General Fund	05/26/2023	Yuro & Associates, LLC	3306	Engineering Services 04/23	500.00
<b>Sum for 616, 2806</b>					<b>19,223.38</b>
<b>Sum for 616</b>					<b>19,223.38</b>
<b>Sum Total</b>					<b>19,223.38</b>

**Turnbull Creek Community Development District**  
**Notes to Unaudited Financial Statements**  
**May 31, 2023**

**Balance Sheet**

1. Trust statement activity has been recorded through 05/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.



Rizzetta & Company

# **Turnbull Creek Community Development District**

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**Financial Statements  
(Unaudited)**

**June 30, 2023**

**Prepared by: Rizzetta & Company, Inc.**

**turnbullcreekcdd.com  
rizzetta.com**

**Turnbull Creek Community Development District**

Balance Sheet

As of 06/30/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>							
Cash In Bank	86,406	0	0	0	86,406	0	0
Investments	485,907	583,839	994,656	2,836	2,067,239	0	0
Accounts Receivable	332	0	372	0	704	0	0
Prepaid Expenses	3,913	0	0	0	3,912	0	0
Refundable Deposits	100	0	0	0	100	0	0
Fixed Assets	0	0	0	0	0	17,295,572	0
Amount Available in Debt Service	0	0	0	0	0	0	995,028
Amount To Be Provided Debt Service	0	0	0	0	0	0	12,125,972
<b>Total Assets</b>	<b>576,658</b>	<b>583,839</b>	<b>995,028</b>	<b>2,836</b>	<b>2,158,361</b>	<b>17,295,572</b>	<b>13,121,000</b>
<b>Liabilities</b>							
Accounts Payable	12,588	0	0	0	12,588	0	0
Accrued Expenses	5,500	0	0	0	5,500	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	13,121,000
<b>Total Liabilities</b>	<b>18,088</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,088</b>	<b>0</b>	<b>13,121,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	372,441	454,424	985,267	2,756	1,814,888	0	0
Investment In General Fixed Assets	0	0	0	0	0	17,295,572	0
Net Change in Fund Balance	186,128	129,415	9,761	80	325,385	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>558,569</b>	<b>583,839</b>	<b>995,028</b>	<b>2,836</b>	<b>2,140,273</b>	<b>17,295,572</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>576,658</b>	<b>583,839</b>	<b>995,028</b>	<b>2,836</b>	<b>2,158,361</b>	<b>17,295,572</b>	<b>13,121,000</b>

See Notes to Unaudited Financial Statements

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	2,000	2,000	6,863	(4,863)
Special Assessments				
Tax Roll	1,040,591	1,040,591	1,050,401	(9,810)
Other Misc. Revenues				
Facility Rentals	3,000	3,000	12,025	(9,025)
Miscellaneous Revenue	0	0	380	(380)
<b>Total Revenues</b>	<b>1,045,591</b>	<b>1,045,591</b>	<b>1,069,669</b>	<b>(24,078)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	7,000	5,250	1,400	3,850
Employee - Payroll Taxes	536	402	127	275
Employee - Workers Comp Insurance	0	0	792	(793)
<b>Total Legislative</b>	<b>7,536</b>	<b>5,652</b>	<b>2,319</b>	<b>3,332</b>
Financial & Administrative				
District Management	43,000	32,250	32,250	0
District Engineer	16,000	12,000	7,530	4,470
Trustees Fees	14,620	14,620	13,890	731
Assessment Roll	4,800	4,800	4,800	0
Printing & Binding	1,800	1,350	0	1,350
Dissemination Agent	1,000	750	1,000	(250)
Auditing Services	3,745	2,809	0	2,809
Arbitrage Rebate Calculation	3,000	3,000	1,200	1,800
Telephone	1,000	750	0	750
Postage & Delivery	1,000	750	231	519
Public Officials Liability Insurance	10,713	10,713	4,089	6,624
Legal Advertising	2,000	1,500	619	881
Dues, Licenses & Fees	175	175	175	0
Miscellaneous Fees	1,000	750	990	(240)
Office Supplies	170	128	0	128
Website Hosting, Maintenance, Backup & Email	1,200	900	900	0
ADA Website Compliance	1,200	900	900	0
<b>Total Financial &amp; Administrative</b>	<b>106,423</b>	<b>88,144</b>	<b>68,573</b>	<b>19,571</b>
Legal Counsel				
District Counsel	47,000	35,250	41,203	(5,953)
<b>Total Legal Counsel</b>	<b>47,000</b>	<b>35,250</b>	<b>41,203</b>	<b>(5,953)</b>

See Notes to Unaudited Financial Statements

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Security Operations</b>				
Security Monitoring Services	7,755	5,816	10,361	(4,545)
Total Security Operations	7,755	5,816	10,361	(4,545)
<b>Electric Utility Services</b>				
Utility Services	39,240	29,430	36,835	(7,405)
Utility - Street Lights	42,111	31,583	31,567	16
Total Electric Utility Services	81,351	61,014	68,402	(7,388)
<b>Garbage/Solid Waste Control Services</b>				
Garbage - Recreation Facility	11,900	8,925	4,374	4,551
Total Garbage/Solid Waste Control Services	11,900	8,925	4,374	4,551
<b>Water-Sewer Combination Services</b>				
Utility Services	13,080	9,810	7,351	2,459
Total Water-Sewer Combination Services	13,080	9,810	7,351	2,459
<b>Stormwater Control</b>				
Lake Maintenance	16,500	12,375	13,950	(1,575)
Total Stormwater Control	16,500	12,375	13,950	(1,575)
<b>Other Physical Environment</b>				
General Liability & Property Insurance	20,000	20,000	22,112	(2,112)
Landscape Maintenance	289,884	217,413	214,601	2,812
Irrigation Maintenance & Repair	6,000	4,500	9,616	(5,116)
Landscape Miscellaneous	28,000	21,000	86,238	(65,238)
Total Other Physical Environment	343,884	262,913	332,566	(69,654)
<b>Parks &amp; Recreation</b>				
Licenses, Fees & Permits	2,100	1,575	1,885	(309)
Facility Management	68,608	51,456	51,456	0
Telephone, Internet, Cable	4,079	3,059	3,670	(611)
Pest Control	3,123	2,343	1,764	578
Pressure Washing	2,700	2,025	2,800	(775)
Maintenance & Repairs	48,000	36,000	46,610	(10,610)
Field Services	57,652	43,239	43,239	0
Clubhouse Janitorial Services	9,644	7,233	6,476	757
Clubhouse Facility Maintenance	55,111	41,333	78,872	(37,539)
Pool Chemicals & Permits	17,463	13,097	12,302	796
Pool Repair & Maintenance	15,233	11,425	12,892	(1,467)
Program Director	2,896	2,172	2,172	0
Miscellaneous Expense	540	405	764	(360)
ID & Access Cards	800	600	373	228

See Notes to Unaudited Financial Statements

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Office Supplies	1,800	1,350	1,780	(431)
Lifeguard/Pool Monitors	38,975	29,231	12,018	17,214
Facility Monitors	27,627	20,721	12,697	8,023
Facility Attendants	18,494	13,870	11,137	2,734
Garbage Collection - Common Areas	20,582	15,437	15,436	0
Total Parks & Recreation	395,427	296,570	318,343	(21,772)
Special Events				
Holiday Decorations	4,735	4,735	2,980	1,755
Special Events	10,000	7,500	13,119	(5,619)
Total Special Events	14,735	12,235	16,099	(3,864)
Total Expenditures	1,045,591	798,704	883,541	(84,838)
Total Excess of Revenues Over(Under) Expenditures	0	246,887	186,128	60,759
Fund Balance, Beginning of Period	0	0	372,441	(372,441)
Total Fund Balance, End of Period	0	246,887	558,569	(311,682)

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	166,456	166,456	166,456	0
Total Revenues	<u>166,456</u>	<u>166,456</u>	<u>166,456</u>	<u>0</u>
Expenditures				
Contingency				
Capital Reserve	166,456	166,456	37,041	129,415
Total Contingency	<u>166,456</u>	<u>166,456</u>	<u>37,041</u>	<u>129,415</u>
Total Expenditures	<u><u>166,456</u></u>	<u><u>166,456</u></u>	<u><u>37,041</u></u>	<u><u>129,415</u></u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>129,415</u>	<u>(129,415)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>454,424</u>	<u>(454,424)</u>
Total Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>583,839</u></u>	<u><u>(583,839)</u></u>

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	27,419	(27,419)
Special Assessments				
Tax Roll	1,061,966	1,061,966	1,079,168	(17,202)
<b>Total Revenues</b>	<b>1,061,966</b>	<b>1,061,966</b>	<b>1,106,587</b>	<b>(44,621)</b>
<b>Expenditures</b>				
Debt Service				
Interest	491,966	491,966	455,467	36,499
Principal	570,000	570,000	650,000	(80,000)
<b>Total Debt Service</b>	<b>1,061,966</b>	<b>1,061,966</b>	<b>1,105,467</b>	<b>(43,501)</b>
<b>Total Expenditures</b>	<b>1,061,966</b>	<b>1,061,966</b>	<b>1,105,467</b>	<b>(43,501)</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>0</b>	<b>1,120</b>	<b>(1,120)</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>800,995</b>	<b>(800,995)</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>0</b>	<b>802,115</b>	<b>(802,115)</b>

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	6,674	(6,674)
Special Assessments				
Tax Roll	286,505	286,505	290,253	(3,748)
<b>Total Revenues</b>	<u>286,505</u>	<u>286,505</u>	<u>296,927</u>	<u>(10,422)</u>
<b>Expenditures</b>				
Debt Service				
Interest	118,505	118,505	121,286	(2,782)
Principal	168,000	168,000	167,000	1,000
<b>Total Debt Service</b>	<u>286,505</u>	<u>286,505</u>	<u>288,286</u>	<u>(1,782)</u>
<b>Total Expenditures</b>	<u>286,505</u>	<u>286,505</u>	<u>288,286</u>	<u>(1,782)</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>8,641</u>	<u>(8,641)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>184,272</u>	<u>(184,272)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>192,913</u>	<u>(192,913)</u>

**Turnbull Creek Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	81	(81)
Total Revenues	<u>0</u>	<u>0</u>	<u>81</u>	<u>(81)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>81</u>	<u>(81)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>2,755</u>	<u>(2,755)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>2,836</u>	<u>(2,836)</u>

**Turnbull Creek CDD  
Investment Summary  
June 30, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2023</u>
State Board of Administration	Money Market	\$ 44
US Bank Custodial Agreement/General Account	US Bank Money Market 5 - Ct	485,863
	<b>Total General Fund Investments</b>	<b>\$ 485,907</b>
Wells Fargo Bank Commercial Account	Commercial Checking Account	\$ 208,043
US Bank Custodial Agreement/General Account	US Bank Money Market 5 - Ct	375,796
	<b>Total Reserve Fund Investments</b>	<b>\$ 583,839</b>
US Bank Custodial Agreement/General Account	US Bank Money Market 5 - Ct	\$ 45,454
US Bank Series 2015A Revenue	First American Government Obligation Fund Class Z	186,785
US Bank Series 2015A-1 Reserve	First American Government Obligation Fund Class Z	393,099
US Bank Series 2015A-2 Reserve	First American Government Obligation Fund Class Z	108,056
US Bank Series 2015A-1 Prepayment	First American Government Obligation Fund Class Z	4,481
US Bank Series 2015A-2 Prepayment	First American Government Obligation Fund Class Z	4,810
US Bank Series 2015B Revenue	First American Government Obligation Fund Class Z	23,257
US Bank Series 2015B-1 Reserve	First American Government Obligation Fund Class Z	32,204
US Bank Series 2015B-2 Reserve	First American Government Obligation Fund Class Z	9,667
US Bank Series 2015B-1 Prepayment	First American Government Obligation Fund Class Z	57
US Bank Series 2015B-2 Prepayment	First American Government Obligation Fund Class Z	3,501
US Bank Series 2015 Bond Redemption	First American Government Obligation Fund Class Z	108
Hancock Whitney Series 2016 Revenue	Goldman Sachs Government Fund - Class Inst #465	64,622
Hancock Whitney Series 2016 Reserve	Goldman Sachs Government Fund - Class Inst #465	118,465
Hancock Whitney Series 2016 Interest	Goldman Sachs Government Fund - Class Inst #465	24
Hancock Whitney Series 2016 Sinking Fund	Goldman Sachs Government Fund - Class Inst #465	66
	<b>Total Debt Service Fund Investments</b>	<b>\$ 994,656</b>
US Bank Series 2015 Construction	First American Government Obligation Fund Class Z	\$ 2,836
	<b>Total Capital Projects Fund Investments</b>	<b>\$ 2,836</b>

**Turnbull Creek Community Development District  
Summary A/R Ledger  
From 06/01/2023 to 06/30/2023**

	<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>616, 2806</b>	616-001	616 General Fund	St Johns County Tax Collector	AR00000457	12110	10/01/2022	332.57
<b>Sum for 616, 2806</b>							<b>332.57</b>
<b>616, 2812</b>	616-200	616 Debt Service Fund S2015	St Johns County Tax Collector	AR00000457	12110	10/01/2022	270.90
	616-200	616 Debt Service Fund S2015	St Johns County Tax Collector	AR00000457	12110	10/01/2022	21.73
<b>Sum for 616, 2812</b>							<b>292.63</b>
<b>616, 2813</b>	616-201	616 Debt Service Fund S2016	St Johns County Tax Collector	AR00000457	12110	10/01/2022	78.93
<b>Sum for 616, 2813</b>							<b>78.93</b>
<b>Sum for 616</b>							<b>704.13</b>
<b>Sum Total</b>							<b>704.13</b>

See Notes to Unaudited Financial Statements

**Turnbull Creek Community Development District  
Summary A/P Ledger  
From 06/1/2023 to 06/30/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
<b>616, 2806</b>					
616 General Fund	06/01/2023	Always Improving, LLC	28981	Fitness Equipment Maintenance 06/23	427.90
616 General Fund	06/23/2023	Bob's Backflow & Plumbing Services, Inc.	92442	Backflow Test & Certification 06/23	135.00
616 General Fund	06/01/2023	Elizabeth Valerio	0217D	Easter Event - Face Painting 04/23	250.00
616 General Fund	06/30/2023	Florida Power & Light Company	Monthly Summary 07/23 Autopay 616	Electric Services 06/23	4,015.36
616 General Fund	06/30/2023	Florida Power & Light Company	Monthly Summary 07/23 Autopay 616	Electric Services 06/23	3,670.21
616 General Fund	06/30/2023	Future Horizons, Inc.	79270	Aquatic Weed Control Service 06/23	1,375.00
616 General Fund	06/21/2023	Stonebridge Construction Services LLC	39348	Tile Roof Repair 06/23	1,175.00
616 General Fund	06/19/2023	Trimac Outdoor	TMNE 74968	Tree Removal 06/23	1,540.00
<b>Sum for 616, 2806</b>					<b>12,588.47</b>
<b>Sum for 616</b>					<b>12,588.47</b>
<b>Sum Total</b>					<b>12,588.47</b>

**Turnbull Creek Community Development District**  
**Notes to Unaudited Financial Statements**  
**June 30, 2023**

**Balance Sheet**

1. Trust statement activity has been recorded through 06/30/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

## **Tab 12**



**KILINSKI | VAN WYK**

## **MEMORANDUM**

To: Board of Supervisors  
From: Kilinski | Van Wyk PLLC  
Date: July 7, 2023  
Re: Ethics Training for Special District Supervisors

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The purpose of this memorandum is to provide you with information regarding new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, Florida Statutes, which were passed during the recent legislative session. The new requirements will apply beginning with the 2024 calendar year.

### **Who is affected?**

The new requirement applies to all elected officers of independent special districts as defined in Section 189.012, Florida Statutes, including those elected officers who are appointed to fill a vacancy for an unexpired term of office. This includes Supervisors of Community Development Districts and “Special Act” Districts, among others. It does not apply to non-elected officers of a special district, such as a secretary or treasurer, unless that person is also an elected officer. The training requirement previously applied only to specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies.

### **What is required?**

Supervisors will be required to complete four (4) hours of training each calendar year. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida’s public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered.

### **How do I report compliance?**

The Commission on Ethics has not announced special procedures for special district supervisors. For other officers subject to the training requirement, compliance is self-reported by marking a check box on the annual financial disclosure form. Supervisors should keep detailed records on the name of each course, length of each course, and date completed in the event that verification is required.

**When is the deadline?**

This requirement will apply beginning in the 2024 calendar year. Training should be completed as close as possible to the date an officer assumes office. Officers who assume a new office or a new term of office before March 31 must complete the training on or before December 31 of the same year. Officers who assume a new office or a new term of office after March 31 are not required to complete the training until the following calendar year.

**Where can I find training materials?**

The Florida Commission on Ethics has provided links to approved courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. Kilinski | Van Wyk will be offering customized training sessions at discounted rate for existing clients. If you have questions about whether a particular course meets the requirements, or if you would like to request a customized training session, please consult your Kilinski | Van Wyk attorney. There is also the ability to include training within your regular Board meeting schedule.

# Tab 13

# Turnbull Creek

Community Development District

Field Operations & Amenity Management Report

08/08/23



**Jim Schieszer**

FIELD OPERATIONS MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

**Erick Hutchinson**

AMENITY MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

Turnbull Creek  
Community Development District

Field Operations & Amenity Management Report  
August 8, 2023

To: Board of Supervisors

From: Jim Schieszer  
Field Operations Manager

Erick Hutchinson  
Amenity Manager

RE: Murabella Field Operations & Amenity Management Report – August 8,  
2023

The following is a summary of items related to the field operations,  
maintenance and amenity management of Murabella.

# Community Events

## Community Clubs:

- Coffee Hour – Fridays 10am
- Ladies Book Club – First Tuesday monthly 12pm
- Mahjong – Second and Fourth Mondays 1:30pm
- Book Exchange Club – Located in the Social Room

## Community Information:

- HOA Board Meeting – Monday, August 21<sup>st</sup> 6:30pm
- New Homeowners Meeting – Wednesday, August 16<sup>th</sup> 6:30pm
- Food Truck Tuesday – 3<sup>rd</sup> Tuesday Monthly

## Summer Slide Hours

(Started May 27<sup>th</sup>)

Mondays 1pm-6pm

Tuesday – Sunday 11am-6pm

## Private Rentals:

- July – 9 Rentals

## Topics for Discussion:

- Create-a-Cook
  - Children's cooking class
  - 10-20 students per class

Maria Crann Bio  
Create-a-Cook

Born and raised in South Philadelphia I learned to cook old school Italian favorites with my father and grandmother. I would prepare all kinds of Italian favorites making food for friends and family throughout the year. Cooking became my favorite hobby until I decided to turn it into a business.

In 2017 I retired from her 29-year career in law enforcement with the Federal Government. Three years before I retired, I went to culinary school in the evenings and received my Associates Degree in Culinary Arts. Upon my retirement I worked as a Culinary Instructor for Julian Krinsky summer camp program. This opportunity encouraged me open Create-a-Cook LLC., a cooking camp for kids in a suburb of Philadelphia.

The camp was open for two years a when the Covid pandemic happened which caused my cooking camp to take a hiatus. During 2020 and 2021 I spent most of my time at my home in St. Augustine where I volunteered with Epic-Cure Inc. as a cooking instructor providing cooking classes to underserved children and Veterans in the St. John's County area. In addition to my work with Epic-Cure, I was also a virtual Culinary Instructor with Vetri Community Partnership providing instruction to middle school students. Once the pandemic was over, I reopened Create-a-Cook and continue to provide cooking classes for students.

Create-a-Cook has been the best decision of my life. I enjoy teaching children and am elated when I see their expression after they have created something on their own. Everyday is a new adventure and not only am I teaching the students, everyday one of them teaches me something new as well!

## Bethany Mitidieri Bio

My Name is Bethany Mitidieri. In 2022, I retired from having been an educator for the past 28 years, half of that time as an elementary school principal in St John's County. I have led and managed schools with more than 700 children and 100 employees, dedicating my life and career to caring for others. I am invested in my community. I have spent the last three decades loving and inspiring underserved youth to think big and chase their dreams. Daily, I tell them things like, "Be your best self", "Hard work pays off" and "Nothing is out of reach with effort and inspiration". Shortly after my 50<sup>th</sup> birthday, I made the decision to follow my own advice and chase my own dream.

I am a self-taught chef. I was raised in a family of exceptional cooks and even better home bakers. I often kid with others stating that baking is my "love language". While my career as an educator was so rewarding in so many ways, I feel that now I am being called to nurture people in a new and exciting way.

I still have a desire to support young people in the community that has been my home for 15 years.

I own and operate Cutie Pies Bake Shop, a from scratch bake shop that focuses on pie. The pie shop is a tribute to generations of women who used the best ingredients and did not compromise on quality. Everything completely scratch, using the best available ingredients.

Previously, my husband Rick and I have owned and operated other types of business such as property management and an organic farm, where we did a considerable amount of catering.

I am so excited to be a part of Create a Cook. I feel that the perfect synergy of my two passions; children and culinary arts.



# MARKEL INSURANCE COMPANY

## MEMBER CERTIFICATE

CERTIFICATE NUMBER: 2002787855 07/26/2023 DATE: July 26, 2023

THIS CERTIFICATE REPRESENTS INSURANCE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:

MASTER POLICY NUMBER: M1RPG0000000161400

**FIRST NAMED INSURED (MASTER POLICY HOLDER):** Sports, Leisure and Entertainment Risk Purchasing Group

**IN RETURN FOR THE PAYMENT OF THE PREMIUM AND SUBJECT TO ALL THE TERMS OF THE MASTER POLICY, WE AGREE TO PROVIDE THE INSURANCE AS STATED IN THIS CERTIFICATE.**

### NAMED INSURED (CERTIFICATE HOLDER)

Name and Mailing Address (No., Street, Town or City, State, Zip Code):

Maria Crann  
DBA: Create-a-Cook 2 -Saint Augustine  
8 Barcelona Ave.  
Saint Augustine, FL 32080

Effective Date: 07/21/23 at 12:01 a.m. Standard Time at the address shown above.

Expiration Date: 07/21/24

This replaces prior Certificate Number:

### Plan Administered By

K&K Insurance Group, Inc.  
1712 Magnavox Way  
Fort Wayne, IN 46804

### Contact Information

Name: MM - Independent Instructor of Arts/Sciences  
Phone: 1-800-506-4856  
Fax: 1-260-459-5502  
Email: info@fitnessinsurance-kk.com

### Insurer

Markel Insurance Company  
10275 West Higgins Road, Suite 750  
Rosemont, IL 60018

### Producer Name And Mailing Address

K&K Insurance Group, Inc  
1712 Magnavox Way  
Fort Wayne, IN 46804

### To Report A Claim

By Phone: 1-800-237-2917  
By Fax: 1-312-381-9077  
By E-mail: KK.Claims@kandkinsurance.com  
K&K Insurance Group, Inc.  
By Mail: 1712 Magnavox Way P.O. Box 2338  
Fort Wayne, Indiana 46801  
Online: www.kandkinsurance.com

**Description Of Operations, Premises, And Operations**

**Description Of Operations:** Instructor of: Culinary

**Premises And Operations**

<b>Location No.</b>	<b>Address</b>	<b>Operations</b>
	Refer to MGL 1576	

**Limits Of Insurance**

**Commercial General Liability**

General Aggregate:	\$5,000,000	
Products/Completed Operations Aggregate:	\$2,000,000	
Personal And Advertising Injury:	\$2,000,000	Any One Person Or Organization
Each Occurrence:	\$2,000,000	
Damage To Premises Rented To You:	\$1,000,000	Any One Premises
Medical Expense:	\$5,000	Any One Person

**Additional Coverages**

In addition to the Commercial General Liability coverages shown above, the following additional coverages are provided. If a coverage is not listed below, such coverage, including its corresponding endorsement, does not apply to this Member Certificate.

**Limit Of Insurance**

Bodily Injury to Participants	\$2,000,000	Each Occurrence
Professional Liability	\$2,000,000	Each Wrongful Act Limit

**Endorsements**

Forms and endorsements applying to this Member Certificate and made part of this policy at time of issue:

Refer to master policy including all state amendatory endorsements applicable to the state of this Member Certificate.

**This Member Certificate, together with the Coverage Form and any Endorsement(s) attached to the Master Policy, complete the above numbered certificate. Coverage is subject to all terms, conditions, limitations, exclusions, and other provisions contained therein.**

**Member Certificate Premium**

Commercial General Liability Premium: \$210.00

**To review the Master Policy:** Please send a written request to the Plan Administrator shown above.

Countersigned: July 26, 2023

\_\_\_\_\_ Date

By:



\_\_\_\_\_ AUTHORIZED REPRESENTATIVE

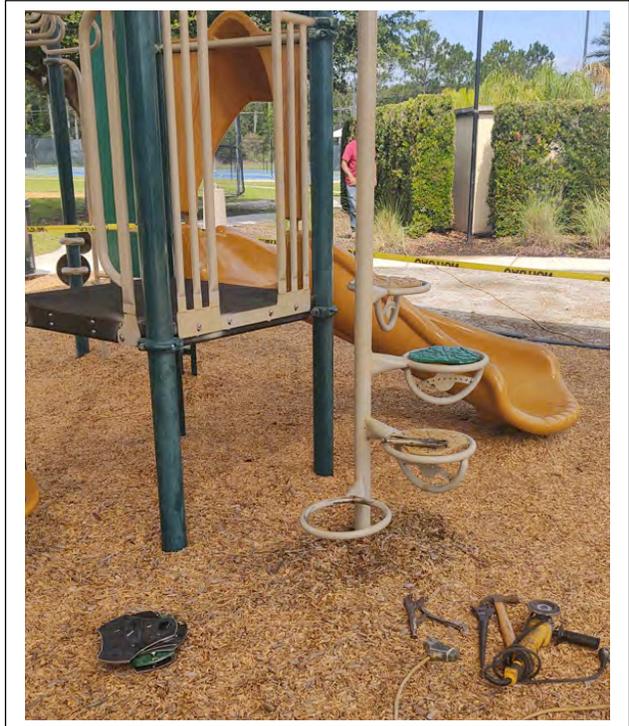
## Weekly Maintenance

Below is a list of maintenance responsibilities that are completed weekly:

- Debris is removed throughout the community including the lake banks, roadways, tennis courts, soccer field, playgrounds, pool area, mail kiosks, sports complex and parking lot
- All trash receptacles are emptied and bags replaced
- All dog pot waste receptacles are emptied and restocked
- All pool furniture on the pool deck is straightened and organized
- Lighting inspections are conducted and bulbs are replaced
- Minor repairs to signage, paint, fencing, handrails, etc. are handled

Additional maintenance tasks and projects are conducted on an as needed basis. Examples of these projects are detailed on the following pages.

# Completed Projects



- Rusted playground stairs were refurbished



# Completed Projects



- The second ADA pool lift chair was repaired and is operational
- One chair was repaired last month



## Completed Projects



- Playground sunshade was repaired after a storm

- New fans were installed around the pool area



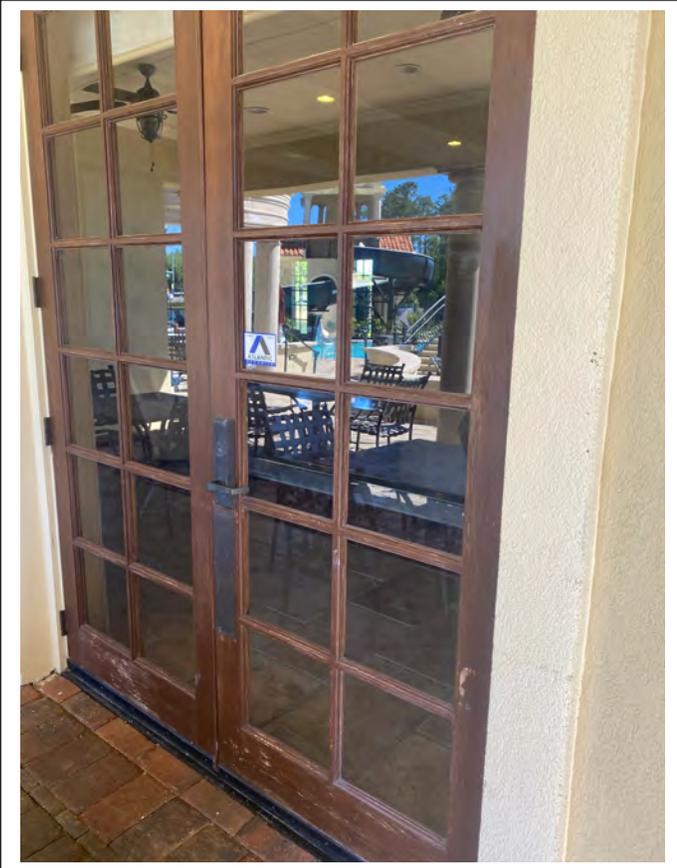
## Completed Projects



- Roof leak was repaired at the amenity center



## In Progress Projects



- Proposals to paint all amenity center brown doors are being requested

## In Progress Projects



- Staff continues to find dirt bike trails and jumps throughout CDD property and landscaping berms
- Planted grasses are being torn out and holes dug throughout landscaping areas
- Staff has sent out email blasts about the issue
  - Staff suggests signage installed stating potential prosecution in these areas
  - Trail cams could be installed to identify individuals



# Resident Request



- Resident Schroeder at 1013 West Terra Nova has pond bank issue on pond #2
  - Steep slope with mushy ground
  - Has brought issue to the board in prior years
  - Requests to be added to the queue for pond Bank work handled by District Engineer



## Conclusion

For any questions or comments regarding the above information please contact Jim Schieszer, Field Operations Manager, at [jschieszer@rmsnf.com](mailto:jschieszer@rmsnf.com) and Erick Hutchinson, Amenity Manager, at [murabellamanager@rmsnf.com](mailto:murabellamanager@rmsnf.com) .

Respectfully,

Jim Schieszer  
Erick Hutchinson



## Summary of Station Performance

8522 - Murabella Pump System

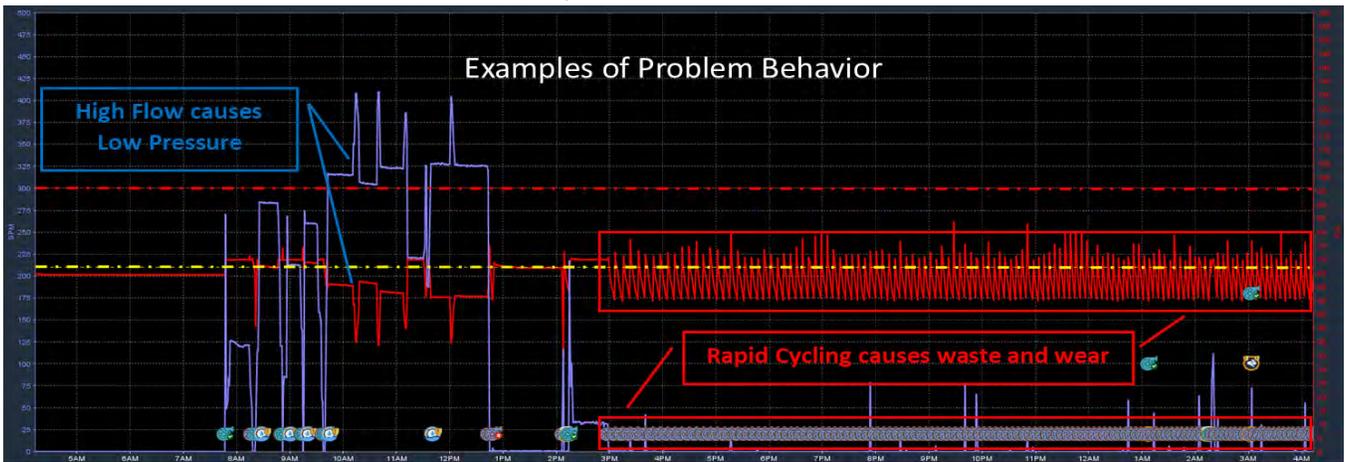
6 Month Status Report for Period Ending 06/01/23

- ✘ Pump Starts - 12/01/22 to 06/01/23
- ✓ Water Windows
- ✓ Valve Control
- ✘ Min / Max Usage Alerts
- ✓ High Flow - Past 1 Month
- ✓ Monthly Water Usage

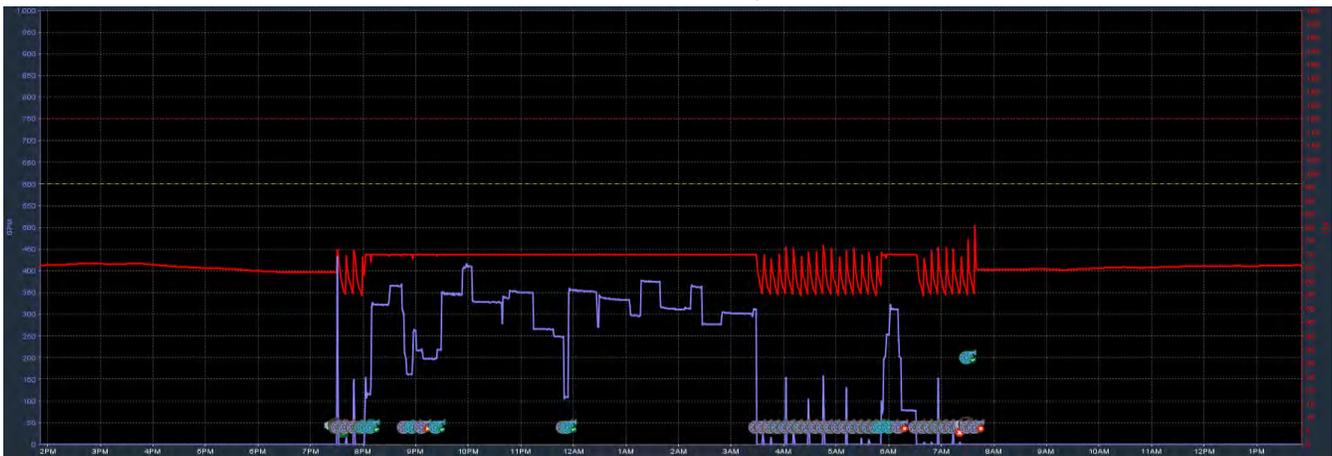
Sample Normal Station



Samples of Common Issues



Your Station Sample



**Tasks to Focus On for Site #8522, Murabella Pump System**

- This station averaged 15.8 daily Main Pump starts, best practice is only a few pump starts per day.
- Consider setting up Min / Max Usage Alerts to send emails when daily irrigation uses more or less water than expected.
- This station has a total of 2 Flowguard Users. Please review the User list.
- Hoover is here to help by phone (954) 971-7350 or email support@hooverpumping.com

**Station Health for Site #8522, Murabella Pump System**

✘ **Pump Starts - 12/01/22 to 06/01/23**

Best practice is to see the motors turn on only a few times per day to start and run irrigation. Reducing motor starts prolongs their life and decreases stress on field piping.

	Pump 1	Pump 2	Pump 3	Jockey	Total
Total Pump Starts	2,878	2,889	-	-	5,767
Average Daily Starts	15.8	15.9	-	-	31.7

✔ **Water Windows**

Water Windows set the schedule for when this station is open to the field to provide water for irrigation. Closely matching the irrigation schedule allows the station to prevent cycling by not feeding minor field leaks while not irrigating.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Water Window 1	12:00 AM to 7:30 AM						
Water Window 2	7:30 PM to 12:00 AM						
Water Window 3							

✔ = Following Best Practices

✘ = Needs Attention

**✓ Valve Control**

Only when the Shutoff Valve is set to Auto will Flowguard provide its full benefits, using Water Windows and protecting the field when field leaks are detected. When the valve is Open, Flowguard can no longer protect against leaks and breaks.

	Auto	Open	Closed
% of Time Valve Set to:	100.0%	0.0%	0.0%

**\* Min / Max Usage Alerts**

Setting Minimum and Maximum Alerts that match the irrigation schedule lets you receive emails whenever the irrigation doesn't run as expected. This makes you aware of missing zones/irrigation and field leaks before they cause damage to the field.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Minimum Usage Setting	-	-	-	-	-	-	-
Maximum Usage Setting	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Minimum Usage Alerts	0	0	0	0	0	0	0
Maximum Usage Alerts	0	0	0	0	0	0	0

**✓ High Flow - Past 1 Month**

Using station capacity effectively and efficiently allows the station to use less energy and reduces the wear and tear on the system so it can last longer. Underdemanding the system is wasteful, just as overdemanding is harmful.

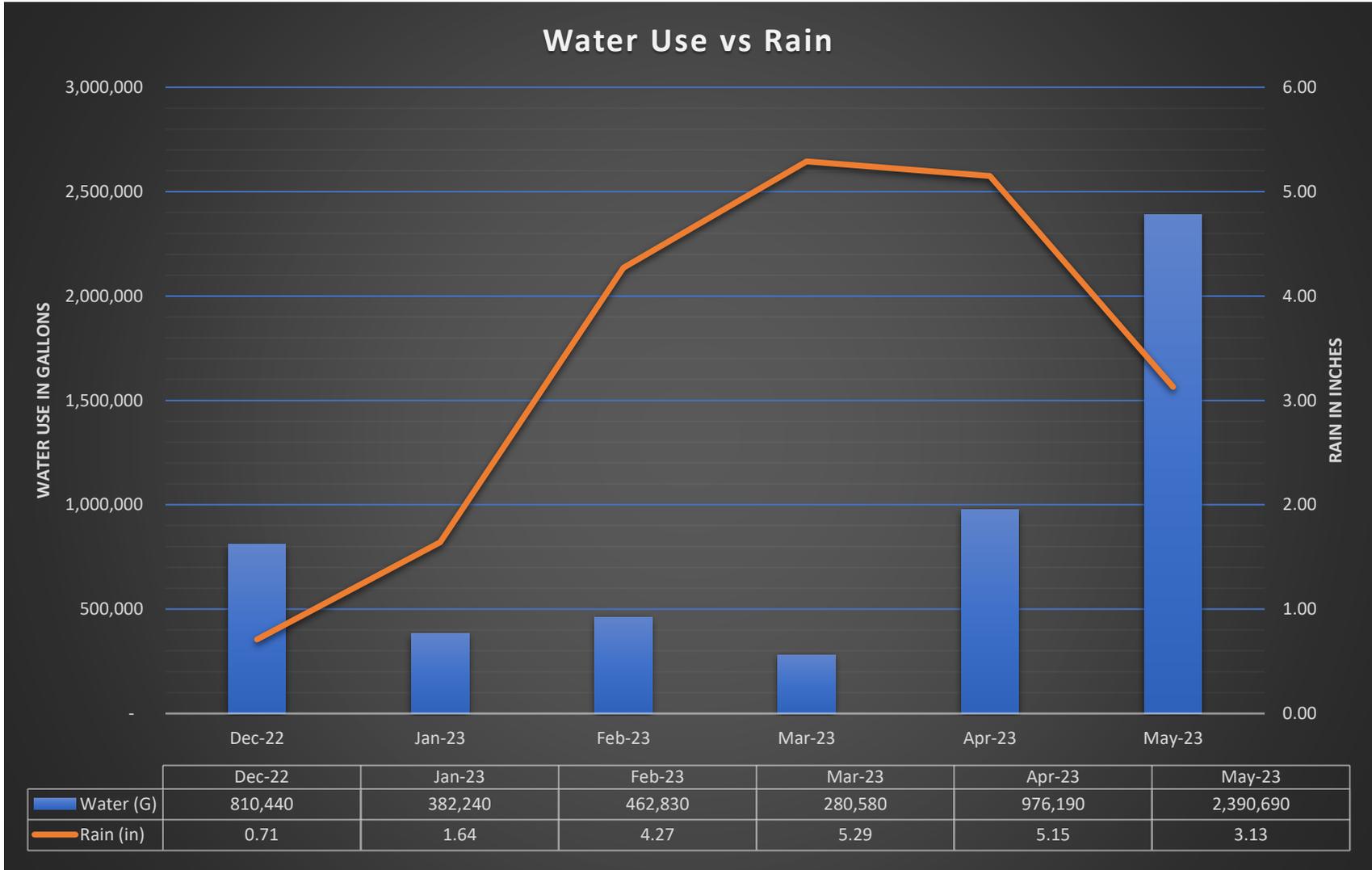
	High Flow Warnings	High Flow Trips	High Flow Alarms
1 Month History	0	0	0

✓ = Following Best Practices

\* = Needs Attention

✓ Monthly Water Usage

Months with more rainfall should have reduced water usage due to reduced need for irrigation. Rainfall totals and water usage should be inversely related.



✓ = Following Best Practices

✗ = Needs Attention

**Communication for Site #8522, Murabella Pump System****Flowguard Users**

These are the Users who have been given access to this station on Flowguard. Each person who will access your station should have their own User Account. Review the Users below and let us know if anyone needs to be added or removed.

User Name	Full Name	Email
toddm	Todd Murphy	toddm@trimacoutdoor.com
jschieszer	James Schieszer	jschieszer@rmsnf.com

**Open Service Proposals**

These service proposals are still outstanding and have not been approved. We recommend reviewing them so that these proposals that may have been forgotten and/or deferred can be reevaluated and approved.

No Open Service Proposals Found

✓ = Following Best Practices

✗ = Needs Attention