



Rizzetta & Company

Turnbull Creek Community Development District

www.turnbullcreekcdd.com

**Adopted Budget
for
Fiscal Year
2024-2025**

TABLE OF CONTENTS

	<u>Page</u>
General Fund Budget for Fiscal Year 2024-2025	1
Reserve Fund Budget for Fiscal Year 2024-2025	4
Debt Service Fund Budget for Fiscal Year 2024-2025	5
Assessments Charts for Fiscal Year 2025-2025	6
General Fund Budget Account Category Descriptions	8
Reserve Fund Budget Account Category Descriptions	14
Debt Service Fund Budget Account Category Descriptions	15

Adopted Budget
Turnbull Creek Community Development District
General Fund
Fiscal Year 2024/2025

Chart of Accounts Classification	Budget for 2024/2025
REVENUES	
Special Assessments	
Tax Roll	\$ 1,244,380
TOTAL REVENUES	\$ 1,244,380
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 7,000
Employee - Payroll Taxes	\$ 615
Employee - Payroll Processing Fees	\$ 1,100
Employee - Workers Comp Insurance	\$ 850
Financial & Administrative	
District Management	\$ 45,150
District Engineer	\$ 16,000
Trustees Fees	\$ 14,620
Assessment Roll	\$ 5,040
Dissemination Agent	\$ 1,000
Auditing Services	\$ 3,965
Arbitrage Rebate Calculation	\$ 3,000
Public Officials Liability Insurance	\$ 4,498
Legal Advertising	\$ 2,000
Dues Licenses & Fees	\$ 175
Miscellaneous Fees	\$ 2,659
Website Hosting, Maintenance & Backup	\$ 1,200
ADA Website Compliance	\$ 1,200
Legal Counsel	
District Counsel	\$ 97,000
Administrative Subtotal	\$ 207,072
EXPENDITURES - FIELD OPERATIONS	
Security Operations	

Adopted Budget
Turnbull Creek Community Development District
General Fund
Fiscal Year 2024/2025

Chart of Accounts Classification	Budget for 2024/2025
Security Monitoring Services	\$ 7,755
Security Camera Maintenance	\$ 2,500
Electric Utility Services	
Utility Services	\$ 55,046
Street Lights	\$ 45,492
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	\$ 4,000
Water-Sewer Combination Services	
Utility Services	\$ 13,080
Stormwater Control	
Lake/Pond Bank Maintenance	\$ 18,975
Well & Pump Maintenance Contract	\$ 2,750
Miscellaneous Expense	\$ 2,500
Other Physical Environment	
General Liability Insurance / Property	\$ 35,000
Landscape Maintenance	\$ 341,548
Irrigation Maintenance & Repair	\$ 12,500
Landscape Miscellaneous	\$ 31,000
Parks & Recreation	
Licenses, Fees & Permits	\$ 2,100
Facility Management	\$ 74,725
Telephone, Internet, Cable	\$ 5,000
Pest Control	\$ 2,875
Pressure Washing	\$ 3,500
Maintenance & Repairs	\$ 53,000
Field Services	\$ 62,791
Clubhouse Janitorial Services	\$ 9,885
Facility Maintenance	\$ 60,024
Pool Chemicals & Permits	\$ 21,000
Pool Maintenance	\$ 16,591
Program Director	\$ 3,154
Miscellaneous Expense	\$ 540
ID & Access Cards	\$ 800
Office Supplies	\$ 1,800
Lifeguards / Pool Monitors	\$ 40,924
Facility Monitors	\$ 31,330
Facility Attendants	\$ 20,972

**Adopted Budget
Turnbull Creek Community Development District
General Fund
Fiscal Year 2024/2025**

Chart of Accounts Classification	Budget for 2024/2025
Garbage Collection - Common Areas	\$ 22,416
Special Events	
Holiday Decorations	\$ 4,735
Special Events	\$ 17,000
Contingency	
Miscellaneous Contingency	\$ 10,000
Field Operations Subtotal	\$ 1,037,308
TOTAL EXPENDITURES	\$ 1,244,380
EXPENDITURES	\$ -

**Adopted Budget
District
Reserve Fund
Fiscal Year 2024/2025**

Chart of Accounts Classification	Budget for 2024/2025
REVENUES	
Special Assessments	
Tax Roll*	\$ 200,000
TOTAL REVENUES	\$ 200,000
EXPENDITURES	
Contingency	.
Capital Reserves	\$ 200,000
TOTAL EXPENDITURES	\$ 200,000
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Turnbull Creek Community Development District

Debt Service

Fiscal Year 2024/2025

Chart of Accounts Classification	Series 2015A1-2	Series 2015B1-2	Series 2016	Budget for 2024/2025
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾	\$983,145.32	\$78,655.44	\$286,504.77	\$1,348,305.53
TOTAL REVENUES	\$983,145.32	\$78,655.44	\$286,504.77	\$1,348,305.53
EXPENDITURES				
Administrative				
Debt Service Obligation	\$983,145.32	\$78,655.44	\$286,504.77	\$1,348,305.53
Administrative Subtotal	\$983,145.32	\$78,655.44	\$286,504.77	\$1,348,305.53
TOTAL EXPENDITURES	\$983,145.32	\$78,655.44	\$286,504.77	\$1,348,305.53
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00

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

6.0%

GROSS ASSESSMENTS

\$1,434,367.59

Notes:

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

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments received.

FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2024/2025 O&M Budget:		\$1,444,380.00	2023/2024 O&M Budget:	\$1,280,916.00
Collection Costs:	2%	\$30,731.49	2024/2025 O&M Budget:	\$1,444,380.00
Early Payment Discounts:	4%	\$61,462.98		
2024/2025 Total:		<u><u>\$1,536,574.47</u></u>	Total Difference:	<u><u>\$163,464.00</u></u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
Single Family (Phase 1)	Series 2015A1-2 Debt Service	\$1,451.69	\$1,451.69	\$0.00	0.00%
	Series 2015B1-2 Debt Service	\$88.08	\$88.08	\$0.00	0.00%
	Operations/Maintenance	\$1,420.93	\$1,602.27	\$181.34	12.76%
	Total	\$2,960.70	\$3,142.04	\$181.34	6.12%
Single Family (Partial) (Phase 1) ⁽¹⁾	Series 2015A1-2 Debt Service	\$682.48	\$682.48	\$0.00	0.00%
	Series 2015B1-2 Debt Service	\$88.08	\$88.08	\$0.00	0.00%
	Operations/Maintenance	\$1,420.93	\$1,602.27	\$181.34	12.76%
	Total	\$2,191.49	\$2,372.83	\$181.34	8.27%
Single Family (Phase 2)	Series 2016 Debt Service	\$1,427.85	\$1,427.85	\$0.00	0.00%
	Series 2015B1-2 Debt Service	\$88.08	\$88.08	\$0.00	0.00%
	Operations/Maintenance	\$1,420.93	\$1,602.27	\$181.34	12.76%
	Total	\$2,936.86	\$3,118.20	\$181.34	6.17%
Single Family (Partial) (Phase 2) ⁽¹⁾	Series 2016 Debt Service	\$696.04	\$696.04	\$0.00	0.00%
	Series 2015B1-2 Debt Service	\$88.08	\$88.08	\$0.00	0.00%
	Operations/Maintenance	\$1,420.93	\$1,602.27	\$181.34	12.76%
	Total	\$2,205.05	\$2,386.39	\$181.34	8.22%
Single Family (Partial) (Phase 2) ⁽¹⁾	Series 2016 Debt Service	\$713.88	\$713.88	\$0.00	0.00%
	Series 2015B1-2 Debt Service	\$88.08	\$88.08	\$0.00	0.00%
	Operations/Maintenance	\$1,420.93	\$1,602.27	\$181.34	12.76%
	Total	\$2,222.89	\$2,404.23	\$181.34	8.16%
Single Family (Partial) (Phase 2) ⁽¹⁾	Series 2016 Debt Service	\$678.19	\$678.19	\$0.00	0.00%
	Series 2015B1-2 Debt Service	\$88.08	\$88.08	\$0.00	0.00%
	Operations/Maintenance	\$1,420.93	\$1,602.27	\$181.34	12.76%
	Total	\$2,187.20	\$2,368.54	\$181.34	8.29%

⁽¹⁾ Certain lots have been partially paid down, resulting in a reduction of their debt service assessment.

TOTAL O&M BUDGET		\$1,444,380.00
COLLECTION COSTS @	2.0%	\$30,731.49
EARLY PAYMENT DISCOUNT @	4.0%	\$61,462.98
TOTAL O&M ASSESSMENT		\$1,536,574.47

UNITS ASSESSED				
LOT SIZE	O&M	SERIES 2015A1-2 DEBT SERVICE ⁽¹⁾	SERIES 2015B1-2 DEBT SERVICE ⁽¹⁾	SERIES 2016 DEBT SERVICE ⁽¹⁾
PHASE 1				
SINGLE FAMILY	739	720	734	0
SINGLE FAMILY (PARTIAL)	1	1	1	0
PHASE 2				
SINGLE FAMILY	216	0	212	212
SINGLE FAMILY (PARTIAL)	1	0	1	1
SINGLE FAMILY (PARTIAL)	1	0	1	1
SINGLE FAMILY (PARTIAL)	1	0	1	1
TOTAL	959	721	950	215

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	739.00	77.06%	\$1,184,075.63
1.00	1.00	0.10%	\$1,602.27
1.00	216.00	22.52%	\$346,089.77
1.00	1.00	0.10%	\$1,602.27
1.00	1.00	0.10%	\$1,602.27
1.00	1.00	0.10%	\$1,602.27
	959.00	100.00%	\$1,536,574.47

PER LOT ANNUAL ASSESSMENT				
O&M	SERIES 2015A1-2 DEBT SERVICE ⁽²⁾	SERIES 2015B1-2 DEBT SERVICE ⁽³⁾	SERIES 2016 DEBT SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
\$1,602.27	\$1,451.69	\$88.08	\$0.00	\$3,142.04
\$1,602.27	\$682.48	\$88.08	\$0.00	\$2,372.83
\$1,602.27	\$0.00	\$88.08	\$1,427.85	\$3,118.20
\$1,602.27	\$0.00	\$88.08	\$696.04	\$2,386.39
\$1,602.27	\$0.00	\$88.08	\$713.88	\$2,404.23
\$1,602.27	\$0.00	\$88.08	\$678.19	\$2,368.54

LESS: St. Johns County Collection Costs (2%) and Early Payment Discount (4%):

(\$92,194.47)

Net Revenue to be Collected:

\$1,444,380.00

⁽¹⁾ Reflects the number of total lots with Series 2015A1-2, Series 2015B1-2, and Series 2016 debt outstanding.

⁽²⁾ 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.

⁽³⁾ 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.

⁽⁴⁾ 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.

⁽⁵⁾ Annual assessment that will appear on November 2024 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.



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.



Rizzetta & Company

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.

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.

