



Rizzetta & Company

Turnbull Creek Community Development District

**Board of Supervisors' Meeting
May 13, 2025**

**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

District Board of Supervisors	Chris Delbene Jennifer Martin Raymond Ames Michael Gernhard Daren Sallas	Chairperson Vice Chairperson Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Ben Pfuhl	Rizzetta & Company
District Counsel	Mary Grace Henley Jennifer Kilinski	Kilinski/Van Wyk Kilinski/Van Wyk
District Engineer	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**

May 6, 2025

FINAL AGENDA

Dear Board Members:

The Board of Supervisors for the Turnbull Creek Community Development District will hold a **meeting on May 13, 2025, at 6:30 p.m.** at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.

**Note: In accordance with Sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.*

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS - Part A**

- A. District Engineer
- B. Landscape.....Tab 1
 - 1.) Yardnique Landscape Reports

4. BUSINESS ITEMS

- A. Consideration of Annual District Engineer Report.....Tab 2
- B. Discussion Regarding Bulkheads
- C. Discussion Regarding Roadway Repairs
- D. Consideration of Turf Proposals.....Tab 3
- E. Consideration of Paint & Repair Proposals.....Tab 4
- F. Consideration of Solar Light Installation.....Tab 5
- G. Consideration of Fish Shock & Removal.....Tab 6
- H. Consideration of Amenity Replacement/Repair Proposals.....Tab 7
- I. Discussion Regarding Facility Hours
- J. Discussion Regarding Pool Cleaning
- K. Presentation of the 2025-2026 Proposed Budget.....Tab 8
 - 1.) Consideration of Resolution 2025-04, Approving Proposed Budget for Fiscal Year 2025/2026 and Setting Public Hearing
- L*. Discussion Regarding Community Security (*Under Separate Cover*)
 - 1.) Consideration of License Plate Reading Cameras Proposal
 - 2.) Consideration of Tennis Court Gate Lock Proposal
 - 3.) Off-Duty Deputy Proposal

5. BUSINESS ADMINISTRATION

- A. Approval of Consent Agenda.....Tab 9
 - 1.) Consideration of Minutes of the Budget Workshop held April 8, 2025
 - 2.) Consideration of Minutes of the Board of Supervisors' Regular Meeting held March 11, 2025
 - 3.) Ratification of the Operation and Maintenance Expenditures for February & March 2025

6. STAFF REPORTS - Part B

- A. District Counsel
- B. Amenity and Field Operation Managers.....Tab 10
 - 1.) Field Operations & Amenity Management Report
 - 2.) Future Horizon Report
 - 3.) Culinary Art Summer Camp
 - 4.) Vending Machine Proposal
 - 5.) Janitorial Services Proposal
- C. District Manager.....Tab 11
 - 1.) Presentation of Registered Voter Count

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 us at 904-436-6270.

Yours kindly,

Ben Pfuhl

District Manager

Tab 1

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Yardnique)							2/24/2025
1.0 Maintenance	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)							
1.1 Mowing (by Friday of each week) 3 days / week							
All Turf & Pond Areas							Comments
Note below all areas or ponds not mowed per schedule with reason							
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5							Today we spot mowed the clubhouse and berms along Pacetti Rd.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16							Verona Way, SR 16 entrance and Memorial Park were spot mowed. Ponds 6-9 and 15,16 were spot mowed .
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5							Pescare Field and the playground were completely mowed. Ponds 1b-5b were spot mowed.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,							Rugusa Field was spot mowed and ponds 10-14 were mowed as needed.
Friday - Outer berms off od SR16 & Pacetti Rd							Off for winter schedule
1.2 String Trimming							Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.							Triming around obstacles is done as part of each mowing cycle
1.3 Edging							Comments
All hardscape and paved trails at each mowing cycle							Edging is completed as part of each mowing cycle
1.4 Blowing							Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots							Each area is blown clean of debris once mowing is completed
1.5 Weed Control							Comments
Weeding of plant beds, all natural areas and berms							Post emergent herbicide is applied as part of our detail rotation. Herbicides were applied Mondayand Tuesday. Winds were to strong Wednesday and Thursday to spray.
Pre & Post emergents applied at appropriate times							
1.6 Pruning							Comments
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and							
maintain appropriate distances between pedestrian and vehicle areas.							
Trees (crape Myrtles) shall be pruned when dormant (winter)							
Palms trimming shalll be done one time per year (June-July)							
1.7 Berms							Comments
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							
2.0 Pesticide Application							<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>
2.1 Turf Pest Control							Comments
Turf inspected weekly and spot treated (As Needed)							All turf is inspected weekly for pest
Ant, mole & cricket control can be requested once a year Documention shall be given to owner for proof & chemical							Ant control (Top Choice) is set for April 2025.
Top Choice grannular insecticide blanket appplication 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							Fire ant control is applied as needed on ant mounds present at the time of service

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control					Comments		Page 2 of 2
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest						
3.0 Fertilization	XXXXXXXXXXXXXXXXXXXX						
3.1 Turf Areas	Comments						
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers							
To be completed in 4 rounds (March, May, September & November)	Turf to be fertalized in March						
3.2 Shrubs & Trees	Comments						
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	New annual flowers have been installed.						
4.0 Irrigation (All Inclusive Package) Guidelines	XXXXXXXXXXXXXXXXXXXX						
Bi-Weekly Inspections (26 per year)	Comments						
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	All irrigation pumps are on.						
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 be 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.							
5.0 Mulching	Comments						
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							
6.0 Seasonal Color	Comments						
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 installation)							
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							
Signature (Yardnique):	Signature (Operations Manager) :				Brian Stephens		

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Yardnique)							3/3/2025
1.0 Maintenance	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)							
1.1 Mowing (by Friday of each week) 3 days / week							
All Turf & Pond Areas							Comments
Note below all areas or ponds not mowed per schedule with reason							
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5							Detail Week- We focused on clenaing the berms on both side of Positano. Limbs weeds etc.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16							Detail Week- We completed the berms on Positano and trimmed the Ornamental Grasses again at the round a bout.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5							Detail Week- We completed cleaning the berms around Memorial Park.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,							Detail Week- We focused on the berms along SR 16 removing fallen limbs and large weeds.
Friday - Outer berms off od SR16 & Pacetti Rd							Off for winter schedule
1.2 String Trimming							Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.							Triming around obstacles is done as part of each mowing cycle
1.3 Edging							Comments
All hardscape and paved trails at each mowing cycle							Edging is completed as part of each mowing cycle
1.4 Blowing							Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots							Each area is blown clean of debris once mowing is completed
1.5 Weed Control							Comments
Weeding of plant beds, all natural areas and berms							Post emergent herbicide is applied as part of our detail rotation. Herbicides were applied Monday- Thursday
Pre & Post emergents applied at appropriate times							
1.6 Pruning							Comments
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and							
maintain appropriate distances between pedestrian and vehicle areas.							
Trees (crape Myrtles) shall be pruned when dormant (winter)							
Palms trimming shalll be done one time per year (June-July)							
1.7 Berms							Comments
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							
2.0 Pesticide Application							
2.1 Turf Pest Control							Comments
Turf inspected weekly and spot treated (As Needed)							All turf is inspected weekly for pest
Ant, mole & cricket control can be requested once a year Documention shall be given to owner for proof & chemical							Ant control (Top Choice) is set for April 2025.
Top Choice grannular insecticide blanket appplication 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							Fire ant control is applied as needed on ant mounds present at the time of service

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control					Comments		Page 2 of 2
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest						
3.0 Fertilization	XXXXXXXXXXXXXXXXXXXX						
3.1 Turf Areas	Comments						
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers							
To be completed in 4 rounds (March, May, September & November)	Turf was fertilized this week. Granular Fertilizer will be applied in May						
3.2 Shrubs & Trees	Comments						
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	New annual flowers have been installed.						
4.0 Irrigation (All Inclusive Package) Guidelines	XXXXXXXXXXXXXXXXXXXX						
Bi-Weekly Inspections (26 per year)	Comments						
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	All irrigation pumps are on.						
Note: This contract shall include the following at N/C							
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	3 broken heads were replaced at the Positano Entrance.						
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 be 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.							
5.0 Mulching	Comments						
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							
6.0 Seasonal Color	Comments						
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 installation)							
Pacetti Rd / Terracina 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 poinsettia's at amenity center entrance at the holidays							
Signature (Yardnique):	Signature (Operations Manager) :				Brian Stephens		

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist (Yardnique)							3/10/2025
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Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5							We spot mowed the ponds 1-5 as needed nad mowed all of the Pacetti Berm. Also mowed to the round about.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16							Verona Way and Memorial Park were mowed. Ponds 6-9 and 15,16 were mowed as needed. SR 16 was completely mowed.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5							Pescara Field and they playgroundfd were mowed completely. Ponds 1b-5b did not need to be mowed.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,							Rugusa Field and ponds 10-14 were spot mowed
Friday - Outer berms off od SR16 & Pacetti Rd							Off for winter schedule
1.2 String Trimming							Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.							Triming around obstacles is done as part of each mowing cycle
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1.5 Weed Control							Comments
Weeding of plant beds, all natural areas and berms							Post emergent herbicide is applied as part of our detail rotation. Herbicides were applied Tuesday-Thursday. To windy on Monday.
Pre & Post emergents applied at appropriate times							
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Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

2.2 Shrub & Tree Pest Control					Comments		Page 2 of 2
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Seasonal annuals fertilized on 30 day cycles	New annual flowers have been installed.						
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Signature (Yardnique):	Signature (Operations Manager) :				Brian Stephens		

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5										Detail Week- Today we cleaned the berms along the eastern boundry of Murabella.	
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16										Detail Week- we continued cleaning the eastern berm.	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5										Detail Week- Today we cleaned the southern berm and removed down limbs and large weeds present.	
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,										Detail Week- we completed cleaning the southern berm	
Friday - Outer berms off od SR16 & Pacetti Rd										Off for winter schedule	
1.2 String Trimming										Comments	
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1.5 Weed Control										Comments	
Weeding of plant beds, all natural areas and berms										Post emergent herbicide is applied as part of our detail rotation. Herbicides were applied Monday- Thursday.	
Pre & Post emergents applied at appropriate times											
1.6 Pruning										Comments	
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and											
maintain appropriate distances between pedestrian and vehicle areas.											
Trees (crape Myrtles) shall be pruned when dormant (winter)											
Palms trimming shalll be done one time per year (June-July)											
1.7 Berms										Comments	
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											
2.0 Pesticide Application											
2.1 Turf Pest Control										Comments	
Turf inspected weekly and spot treated (As Needed)										All turf is inspected weekly for pest	
Ant, mole & cricket control can be requested once a year Documention shall be given to owner for proof & chemical										Ant control (Top Choice) is set for April 2025.	
Top Choice grannular insecticide blanket appplication 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										Fire ant control is applied as needed on ant mounds present at the time of service	

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2.2 Shrub & Tree Pest Control					Comments		Page 2 of 2
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest						
3.0 Fertilization	XXXXXXXXXXXXXXXXXXXX						
3.1 Turf Areas	Comments						
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers							
To be completed in 4 rounds (March, May, September & November)	Turf was fertilized this week. Granular Fertilizer will be applied in May						
3.2 Shrubs & Trees	Comments						
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	New annual flowers have been installed.						
4.0 Irrigation (All Inclusive Package) Guidelines	XXXXXXXXXXXXXXXXXXXX						
Bi-Weekly Inspections (26 per year)	Comments						
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	All irrigation pumps are on.						
Note: This contract shall include the following at N/C							
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	1 lateral line was repaired at the round about.						
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 be 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.							
5.0 Mulching	Comments						
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							
6.0 Seasonal Color	Comments						
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 installation)							
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							
Signature (Yardnique):	Signature (Operations Manager) :				Brian Stephens		

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Landscape Maintenance Checklist (Yardnique)										3/24/2025	
1.0 Maintenance										Page 1 of 2	
Non-Growing Season Only (November 1 - March 31st)											
1.1 Mowing (by Friday of each week) 3 days / week											
All Turf & Pond Areas										Note below all areas or ponds not mowed per schedule with reason	
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5										This week the clubhouse and Pacetti berm were completely mowed as well Positano.	
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16										Verona Way, Memorial Park and the SR 16 entrance were completely mowed.	
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5										Pescara Field and playground were completely mowed and ponds 1b-5b were spot mowed as needed.	
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,										Detail Week- we completed cleaning the southern berm	
Friday - Outer berms off of SR16 & Pacetti Rd										Off for winter schedule	
1.2 String Trimming										Comments	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, trees & shrubs.										Trimming around obstacles is done as part of each mowing cycle	
1.3 Edging										Comments	
All hardscape and paved trails at each mowing cycle										Edging is completed as part of each mowing cycle	
1.4 Blowing										Comments	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots										Each area is blown clean of debris once mowing is completed	
1.5 Weed Control										Comments	
Weeding of plant beds, all natural areas and berms										Post emergent herbicide is applied as part of our detail rotation. No herbicides were applied this week due to strong winds.	
Pre & Post emergents applied at appropriate times											
1.6 Pruning										Comments	
Shrubs, vines and ornamental trees in common areas and berms to be pruned to maintain their natural shape and											
maintain appropriate distances between pedestrian and vehicle areas.											
Trees (crape Myrtles) shall be pruned when dormant (winter)											
Palms trimming shall be done one time per year (June-July)											
1.7 Berms										Comments	
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											
2.0 Pesticide Application											
2.1 Turf Pest Control										Comments	
Turf inspected weekly and spot treated (As Needed)										All turf is inspected weekly for pest	
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical										Ant control (Top Choice) is set for April 2025.	
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										Fire ant control is applied as needed on ant mounds present at the time of service	

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2.2 Shrub & Tree Pest Control					Comments		Page 2 of 2
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest						
3.0 Fertilization	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX						
3.1 Turf Areas	Comments						
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers							
To be completed in 4 rounds (March, May, September & November)	Turf was fertilized this week. Granular Fertilizer will be applied in May						
3.2 Shrubs & Trees	Comments						
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	New annual flowers have been installed.						
4.0 Irrigation (All Inclusive Package) Guidelines	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX						
Bi-Weekly Inspections (26 per year)	Comments						
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	All irrigation pumps are on.						
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 be 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.							
5.0 Mulching	Comments						
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							
6.0 Seasonal Color	Comments						
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 installation)							
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							
Signature (Yardnique):	Signature (Operations Manager) :				Brian Stephens		

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Landscape Maintenance Checklist (Yardnique)							3/31/2025
1.0 Maintenance	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						Page 1 of 2
Non-Growing Season Only (November 1 - March 31st)							
1.1 Mowing (by Friday of each week) 3 days / week							
All Turf & Pond Areas	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; transform: rotate(45deg); transform-origin: center;"></div> </div>						Comments
Note below all areas or ponds not mowed per schedule with reason							
Monday - Soccer Field & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5							Detail Week- Today we removed additional missletoe from the trees along Positano and weedeated the pond edges of ponds 1-5
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16							Detail Week- we cleaned the berms around the Athletic Field removing down limbs and any large weeds.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5							Detail Week-We completed cleaning the Athletic Field berms.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,							Detail Week- We edged the walk paths at Pescara and Memorial Parks and lifted the trees at the parking lot at Pescara Park.
Friday - Outer berms off od SR16 & Pacetti Rd							Off for winter schedule
1.2 String Trimming							Comments
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.							Triming around obstacles is done as part of each mowing cycle
1.3 Edging							Comments
All hardscape and paved trails at each mowing cycle							Edging is completed as part of each mowing cycle
1.4 Blowing							Comments
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots							Each area is blown clean of debris once mowing is completed
1.5 Weed Control							Comments
Weeding of plant beds, all natural areas and berms							Post emergent herbicide is applied as part of our detail rotation. No herbicides were applied this week due to strong winds.
Pre & Post emergents applied at appropriate times							
1.6 Pruning							Comments
Shrubs,vines and orimental trees in common areas and berms to be pruned to maintain their natural shape and							
maintain appropriate distances between pedestrian and vehicle areas.							
Trees (crape Myrtles) shall be pruned when dormant (winter)							
Palms trimming shalll be done one time per year (June-July)							
1.7 Berms							Comments
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							
2.0 Pesticide Application							
2.1 Turf Pest Control							Comments
Turf inspected weekly and spot treated (As Needed)							All turf is inspected weekly for pest
Ant, mole & cricket control can be requested once a year Documention shall be given to owner for proof & chemical							Ant control (Top Choice) is set for April 2025.
Top Choice grannular insecticide blanket appplication 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							Fire ant control is applied as needed on ant mounds present at the time of service

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2.2 Shrub & Tree Pest Control					Comments		Page 2 of 2
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is inspected weekly for pest						
3.0 Fertilization	XXXXXXXXXXXXXXXXXXXXXXXXXXXX						
3.1 Turf Areas	Comments						
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers							
To be completed in 4 rounds (March, May, September & November)	Turf was fertilized this week. Granular Fertilizer will be applied in May						
3.2 Shrubs & Trees	Comments						
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	Annual flowers will be installed in April.						
4.0 Irrigation (All Inclusive Package) Guidelines	XXXXXXXXXXXXXXXXXXXXXXXXXXXX						
Bi-Weekly Inspections (26 per year)	Comments						
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	All irrigation pumps are on.						
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 be 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.							
5.0 Mulching	Comments						
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							
6.0 Seasonal Color	Comments						
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 installation)							
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							
Signature (Yardnique):	Signature (Operations Manager) :				Brian Stephens		

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Landscape Maintenance Checklist Yardnique

1.0 Maintenance	4/7/2025
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The clubhouse, Pacetti Berm and ponds 1-5 were completely mowed.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Verona Way, Memorial Park and the SR 16 entrance and ponds 6-9 and 15 and 16 were completely mowed
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field and the playground were completely mowed. Ponds 1b-5b were spot mowed due to being wet from rain Tuesday.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field was spot mowed due to standing puddles. Ponds 10-14 were spot mowed.
Friday - Outer berms off od SR16 & Pacetti Rd	The Athletic Field was completely mowed. The SR 16 and Pacetti Rd. were mowed completely. We weedeated the SR 16 ditch that did not have standing water.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	String trimming was completed daily as part of the mowing process.
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
1.5 Weed Control	Prepared by Jerry Lambert 5/5/2025

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Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbicides daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. This week we sprayed Monday and Wednesday- Friday. Rain Tuesday.
1.6 Pruning	
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.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	
1.7 Berms	
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 and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
2.0 Pesticide Application	
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues
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	Top Choice was applied this week.

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Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is being inspected weekly for pests.
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	Granular Fert scheduled for May.
3.2 Shrubs & Trees	
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	
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	
Note: This contract shall include the following at N/C	
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	Stuck zone valve was repaied at Pescara Park and 1 lateral line was repaired at the Amenity Center
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,	

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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.	
5.0 Mulching	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	Mulch and Pinestraw proposal has been provided
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
6.0 Seasonal Color	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	Annual flowers were replaced this week.
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	
Signature (Trimac):	Brian Stephens

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Landscape Maintenance Checklist Yardnique

1.0 Maintenance	4/14/2025
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The clubhouse, Pacetti Berm and ponds 1-5 were spot mowed as needed.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Verona Way, Memorial Park and the SR 16 entrance and ponds 6-9 and 15 and 16 were spot mowed.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field and the playground were spot mowed. Ponds 1b-5b were completely mowed.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field and ponds 10-14 were completely mowed.
Friday - Outer berms off od SR16 & Pacetti Rd	The Athletic Field was completely mowed. The SR 16 and Pacetti Rd. were mowed completely. We weedeated the remained of the SR 16 ditch that had standing water last week.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	String trimming was completed daily as part of the mowing process.
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
1.5 Weed Control	Prepared by Jerry Lambert 5/5/2025

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Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbicides daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. This week we sprayed every day this week.
1.6 Pruning	
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.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	
1.7 Berms	
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 and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
2.0 Pesticide Application	
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues
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	Top choice has been applied.

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Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is being inspected weekly for pests.
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	Granular Fert scheduled for May.
3.2 Shrubs & Trees	
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	
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	
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,	

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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.	
5.0 Mulching	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	Mulch and Pinestraw proposal has been provided
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
6.0 Seasonal Color	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annual flowers have been installed.
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	
Signature (Trimac):	Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

<i>Landscape Maintenance Checklist Yardnique</i>	
1.0 Maintenance	4/21/2025
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The clubhouse, Pacetti Berm and ponds 1-5 were completely mowed.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Verona Way, Memorial Park and the SR 16 entrance were completely mowed. Ponds 6-9 and 15,16 were spot mowed.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field and the playground and ponds 1b-5b were completely mowed.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field and ponds 10-14 were completely mowed.
Friday - Outer berms off od SR16 & Pacetti Rd	The Athletic Field was completely mowed. SR 16 and Pacetti Rd. were mowed completely.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	String trimming was completed daily as part of the mowing process.
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
1.5 Weed Control	Prepared by Jerry Lambert 5/5/2025

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbicides daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. This week we sprayed every day this week.
1.6 Pruning	
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.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	
1.7 Berms	
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 and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
2.0 Pesticide Application	
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues
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	Top choice has been applied.

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Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is being inspected weekly for pests.
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	Granular Fert scheduled for May.
3.2 Shrubs & Trees	
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	
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	
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,	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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.	
5.0 Mulching	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	Mulch and Pinestraw proposal has been provided
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
6.0 Seasonal Color	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annual flowers have been installed.
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	
Signature (Trimac):	Brian Stephens

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist Yardnique

1.0 Maintenance	4/28/2025
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The clubhouse, Pacetti Berm and ponds 1-5 were completely mowed.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Verona Way, Memorial Park and the SR 16 entrance and ponds 6-9 and 15,16 were completly mowed.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field and the playground and ponds 1b-5b were completely mowed.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field and ponds 10-14 were completely mowed.
Friday - Outer berms off od SR16 & Pacetti Rd	The Athletic Field was completely mowed. SR 16 and Pacetti Rd. were mowed completely.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	String trimming was completed daily as part of the mowing process.
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging was completed in each area as part of the mowing process
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
1.5 Weed Control	Prepared by Jerry Lambert 5/5/2025

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Weeding of plant beds, all natural areas and berms	Annual flower beds are weeded weekly and large weeds are being pulled in the berms prior to herbicides being applied.
Pre & Post emergents applied at appropriate times	We continue to spray post emergent herbicides daily as weather allows (no rain and calm wind). This is done rotationally in each section once the mowing has been completed. This week we were able to spray Monday, Tuesday and Thursday, Friday. The wind was too strong on Wednesday.
1.6 Pruning	
Shrubs, vines and ornamental trees in common areas and berms to be pruned to maintain their natural shape and	
maintain appropriate distances between pedestrian and vehicle areas.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	
1.7 Berms	
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 and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
2.0 Pesticide Application	
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues
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	Top choice has been applied.

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	ant mounds are being treated weekly as they appear on the same schedule as the mow rotation
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is being inspected weekly for pests.
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	Granular Fert scheduled for May.
3.2 Shrubs & Trees	
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	Annual flowers were fertalized this week.
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	
Note: This contract shall include the following at N/C	
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	2 lateral lines were repaired by the playground.
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,	

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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.	
5.0 Mulching	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	Mulch and Pinestraw proposal has been provided
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
6.0 Seasonal Color	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annual flowers have been installed.
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	
Signature (Trimac):	Brian Stephens

Tab 2



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

2025 ANNUAL ENGINEER'S REPORT

For the
Turnbull Creek CDD
St Johns County, FL


Yuro & Associates will prepare the Annual Engineers Report in general compliance with Section 9.21 of the Master Trust Indenture for the Southaven CDD.

This effort will include a physical site inspection of all District Owned elements, including the Amenity Center, Playground Areas, Entry Features, Berms & Landscaping, Roads, & Stormwater Facilities. We will coordinate with staff as necessary and will provide a signed & sealed copy of the 2025 Annual Engineers Report to the District for your records.

We propose to complete the above referenced scope of work for a lump sum fee of \$1,850⁰⁰

Accepted By:

Date
Turnbull Creek CDD

 4/29/2025

Michael J. Yuro, P.E.
Yuro & Associates, LLC

Tab 3



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RECIPIENT:
Michael Gernhard
101 West Positano Avenue
Saint Augustine, Florida 32092
Phone: 904-214-5299

Estimate #1793	
Sent on	Feb 13, 2025
Total	\$180,570.00

Product/Service	Description	Total
Main Amenity Center Play Ground	Premium Artificial Playground Turf Installed within manufacture's fall height and slide safety requirements Approximately 4090sqft Does not include sand pit play area	\$73,620.00
San Marino Play Ground	Premium Artificial Playground Turf Installed within manufacture's fall height and slide safety requirements Approximately 1947qft	\$35,045.00
Pascasa Play Ground	Premium Artificial Playground Turf Installed within manufacture's fall height and slide safety requirements Approximately 2150sqft	\$38,700.00
Premium Artificial Turf Golf Green	Approximately 785sqft of putting green turf and 955sqft of fringe turf. 9 cups across three greens Two small white turf bunkers with drainage Install golf green and first cut fringe over compacted aggregate base and 5 mm pro pad. Includes regulation cups. Hole locations, contour and breaks to be determined by homeowner and NFTP designers.	\$33,205.00*

* Non-taxable

Subtotal	\$180,570.00
Tax Exempt (0.0%)	\$0.00
Total	\$180,570.00

Attachments

View online <https://jbbr.io/qE1nH2f4eS64vLfJA>

MurabellaGreen.pdf



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Reviews

Marcus Perez



Spencer and team were absolutely amazing on both projects for our backyard. We'll use them again when we do another project this year. Can't recommend them highly enough!!

Jill Barr



We have used them twice in 2 different homes. They are very easy to work with and they do an amazing job.

Michael Malejko



I evaluated 8 different turf companies for our backyard project before finding Spencer and Kyle. They stood out from the rest with their knowledge and vision. Their team did an amazing job with the installation, and they were a pleasure to work with. The putting green work was especially detail-oriented. I highly recommend them for your turf project

This quote is valid for the next 30 days, after which values may be subject to change. If between the time a contract is signed and materials are purchased for that project there is a material price increase from our suppliers, that additional cost will be paid for by the customer at cost with no price markup.

*** WARRANTY DOES NOT COVER MATTING OF TURF***

*** DISCLAIMER *** MEDIUM TO LARGE DOGS WILL CAUSE MATTING ON TURF AS WELL AS HIGH TRAFFIC. ANTIMICROBIAL PET SAND DOES NOT PREVENT PET ODOR IT ONLY HELPS TO MITIGATE IT.

*** NORTH FLORIDA TURF PROS IS NOT RESPONSIBLE FOR IRRIGATION ISSUES UNRELATED TO TURF INSTALLATION

I have read and accepted the Terms and Conditions on the reverse side of this contract. By signing above, I authorize NORTH FLORIDA TURF PROS to perform the work described above. A 50% deposit is due at the time of signing and I agree to pay the balance upon completion of the project. Any additional work requested will be billed under separate invoice. I also understand that the warranty will be a one (1) year workmanship warranty and an eight (8) year U/V limited warranty on the turf. THE FINAL INVOICE WILL REFLECT THE ACTUAL SQUARE FOOTAGE INSTALLED. Please make checks payable to NORTH FLORIDA TURF PROS.

TERMS & CONDITIONS

NORTH FLORIDA TURF PROS price includes all materials and labor. Final invoice to reflect actual square footage installed.

Any alteration or deviation from the above specifications involving extra costs or charges to the plan, will be executed only upon a signed addendum, and may become an additional charge over and above the contract amount.

It shall be the responsibility of the client to furnish any water, power, or other utilities necessary at the job location for NORTH FLORIDA TURF PROS use prior to start.

This contract is between client and NORTH FLORIDA TURF PROS. It is the total responsibility of the client to ensure their plan complies with any applicable Codes, Covenants, and Restrictions and to obtain any approvals before installation.

NORTH FLORIDA TURF PROS agrees to diligently perform their work however, NORTH FLORIDA TURF PROS shall not be responsible for delay or failure to perform due to acts of God, threat of inclement weather, or delays caused by client or its agents.

NORTH FLORIDA TURF PROS will not be held liable for any damages to the synthetic turf surface resulting from the rupture of water lines, or damage caused by wild animals such as rodents, or the presence of nutsedge (nutgrass) etc.

NORTH FLORIDA TURF PROS also does not warrant any damages to the turf caused by fertilizers applied to these surfaces.

Neither NORTH FLORIDA TURF PROS nor the turf manufacturer warranty damage to turf caused by reflections from windows or reflective or magnifying surfaces such as Low-E windows.

Client understands and agrees that full payment is due and shall be paid in accordance with the time payment time-line. Any other payment arrangements must be outlined on this contract at time of contract acceptance.

In the event NORTH FLORIDA TURF PROS retains an attorney in conjunction with any dispute arising out of this contract,



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client shall be required to pay NORTH FLORIDA TURF PROS reasonable attorney's fees and all other costs and expenses of NORTH FLORIDA TURF PROS if NORTH FLORIDA TURF PROS is found not to be responsible.

All materials installed remain the property of NORTH FLORIDA TURF PROS until contract is paid in full.

Client understands that the synthetic surfaces temperature will increase along with the surrounding environment.

This contract constitutes the full agreement between the parties and supersedes any and all oral expressions or statements which shall not be construed to be part of this proposal. All terms and conditions are required to be in writing, on either this contract or an addendum. This agreement is not binding upon NORTH FLORIDA TURF PROS, unless it is accepted by an authorized officer of the NORTH FLORIDA TURF PROS Corporate Office. Client agrees to sign Job Completion Certificate upon satisfactory completion of the project.

Client understands that the speed of the golf green will vary and is not a part of the warranty policy for the turf or workmanship.

Both parties are entitled to fill out the agreement below, signed by the homeowner and the contractor.

By signing, the homeowner agrees to everything in the proposal. [X]

If it is not stated in the proposal, it is not included. [X]

If Jax Outdoor Solutions has to "Redo", "Take up", "Replace" any items after they are installed, the homeowner may be charged an additional fee unless installed incorrectly by Jax Outdoor Solutions. (Example: Rock type is changed after installed on site and Jax Outdoor Solutions has to replace it, a fee will be applied) [X]

Jax Outdoor Solutions will do their best to keep tools, equipment, trucks, trailers and materials organized on your jobsite.

Daily clean-ups will be performed to keep things looking presentable. [X]

The estimated "end date" is not a guarantee and will depend on weather, productivity, material availability etc.

After the installation of a landscape project, it is the homeowner's responsibility to maintain all living items such as trees, shrubs, annuals, perennials, and grass as well as any maintenance on hardscaping. [X]

Depending on the size and duration of the project, a port-a-potty may be brought on site for the use of Jax Outdoor Solutions crew with homeowner-approved placement. [X]

Any changes in contract must be in writing and signed. Payment terms do not apply to change orders. If change order is needed, the homeowner pays Jax Outdoor Solutions that day or next business day. [X]

Permit, city costs, or HOA design-approval cost is paid for by the homeowner. [X]

After the contract is signed, the deposit is not refundable.

In the event of a legal fee, the prevailing party is responsible for legal fees. [X]

The deposit is non-refundable unless the contract is cancelled or delayed by Jax Outdoor Solutions.

Concrete has no warranty on cracking, chipping, breaking, color loss, efflorescence or any salt in the water of any kind.

Jax Outdoor Solutions may charge extra if any other contractor, or person delays, destroys or interferes with workflow or items already installed. [X]

If soils are tested and a soil change is needed, this is considered "out of contract" and will be an additional fee-to be paid by the Homeowner. [X]

Jax Outdoor Solutions is not responsible for debris or trash from other contractors. [X]

Jax Outdoor Solutions is not responsible for the old irrigation system that is already in place. [X]

Jax Outdoor Solutions will not be held liable for engineering failures unless they were installed incorrectly by Jax Outdoor Solutions employee.

Construction work and equipment is dangerous to be around. Please take caution when around any construction materials, equipment, employees or any other construction-related items. Please note: you are always entering "at your own risk" when you enter a construction site. [X]

All work will be completed in a professional manner in accordance with uniform residential codes. [X]

Normal working hours are 8am-5pm Monday-Friday. [X]

A final walkthrough will be made at completion confirming all aspects of the contract have been completed.

A professional company should be hired to maintain and fertilize any vegetation. [X]

Any change orders above \$3000 that are made after the contract will be charged with a \$500 fee in addition to the cost of the new materials, additional labor for installation, and any demo that may be necessary to meet the new requirements.

Jax Outdoor Solutions is not responsible for existing concrete that is on driveway or walkways. Cracks, chips, breaks and tire marks are to be expected if work is being done and driveway is to be used to stage material. We will be careful and wash tire marks and dirt upon completion.

Materials:

Materials that are being delivered on site (Such as: mulch, rock, sand, gravel, soil, sod and plants) will be delivered at various



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times throughout the project. We will do our best to manage and schedule these deliveries so as not to impact necessary access such as: driveways and sidewalks.❓

If more materials are needed than what is stated in the contract, the section will be re-measured and you will be charged accordingly for the additional material needed.❓

All excess or unused materials are the possession of Jax Outdoor Solutions. When doing projects, we are required to order material in full-pallet quantities. The homeowner is only paying for the amount/ sq ft listed in the contract.❓

For all materials that need to be returned -denied for installation by customer- restocking fees will be issued to the Homeowner as well as the cost of additional labor to return items. This does not apply in the event that excess materials are returned by Jax Outdoor Solutions after project completion.

Warranties:

Jax Outdoor Solutions is not responsible for any weeds after installation. Weed block fabric is not a guarantee.

Jax Outdoor Solutions is not responsible for any rotting of wood after installation.❓

Jax Outdoor Solutions does NOT warranty poured-in-place concrete, reflective cracks, chipping or any other damage caused by settling or other circumstances beyond our control. Concrete will always crack. It's not if but when. There is no guarantee for any type of concrete work. Homeowners assume risks of cracks, chips and discoloration.❓

Exact color replication for concrete is not warranted. Slight variations in color may also occur due to weather conditions or projects requiring multiple pours.❓❓❓

Jax Outdoor Solutions offers a limited 3-year warranty on all paved areas with pavers. This warranty covers settling, cracking and manufacturing defects. The following items will not be covered in this warranty: circumstantial damage inflicted by homeowner/ third party or natural causes (floods, fires, hurricanes, tornadoes etc). Small chips and polymeric sand is not warranted.❓

Jax Outdoor Solutions offers a 3-year warranty on retaining wall installation services. This warranty covers settling, cracking and manufacturing defects. The following items will not be covered in this warranty: circumstantial damage inflicted by homeowner/people or natural causes (floods, fires, hurricanes, tornadoes etc). Warranty does not cover settling if proper drainage isn't installed. Small chips in blocks are not warranted.❓❓

Additional rock or mulch that is needed is not covered in warranty and will be charged to the clients (homeowner?)

Irrigation is covered in a limited 1-year warranty. This includes; manufacturing failures or malfunctions, installation failures.

This does not include; personal or third party damage, damage due to freezing, or damage from other contractors. Drip emitters are not warranted. Backflow preventers are not included in warranty.❓❓

Warranty is not valid until final payment is made.❓

Efflorescence on pavers, concrete, retaining walls, bricks or any type of surface will not be covered in warranty.

Plant Warranty: Plants are not warranted unless otherwise specified in contract

Payments: Price Is Valid For 30 days from when the contract was sent. After this time, the contract will need to be reevaluated and re-sent by Jax Outdoor Solutions before moving forward.❓

If the project is not paid in full within one week (7 days) of project completion, a fee of \$200 per additional day will be charged to the Homeowner until the final payment has been made.❓

Payment methods for this project include: check, cash, or credit card.❓❓

Final payment is due on completion of original contract not including warranty work OR change orders.

Client (Homeowner?) understands that progress payments indicate that client is content with progress of work.

Unforeseen Items:

If unforeseen items are needed to complete the project, a change-order will be created and sent via email or confirmation through text message or video. Work in the change-order will not be started until change-order has been signed and approved by both parties.❓

We will have a location service mark for all utilities before the project is started. Please do your best not to disturb these markings since they are important.❓

If any utility lines are hit during the excavation, demo or installation process, due to incorrectly marked lines, Jax Outdoor Solutions will not be held liable. If this does occur, an agreement will be made between Jax Outdoor Solutions and the homeowner to resolve the issue. Utility lines included are gas and electric. Comcast is not included

Any unknown objects encountered underground or aboveground, or circumstances that may stop or delay work will be considered additional work and are not covered under the original contract. Examples include, but are not limited to; boulders, large roots, construction footings, stumps, utilities, groundwater springs, etc. Additional work will be billed to the homeowner on a time and material basis.❓

Jax Outdoor Solutions will not be held liable for any damage caused by natural forces: cracked sprinklers, freeze and thaw, erosion, animals or anything beyond our control.❓

When back-filling or demoing materials, there is no guarantee items won't settle over the years.❓



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Homeowner is responsible for the marking of all non-public utilities (i.e. irrigation, invisible fencing, satellite lines, etc.) before work commences - assumes responsibility for any damages caused by unmarked lines
It is the responsibility of the property owner to mark property lines prior to the start of work. Jax Outdoor Solutions accepts no responsibility or liability for incorrectly marked property lines or errors in survey. If access through a neighboring property is required, it is the responsibility of the homeowner to obtain
When providing concrete demo, the agreed-upon price assumes the concrete is a standard 4-6" thick

Signature: _____ Date: _____



Proposal for: Michael Gernhard

101 West Positano Ave

Saint Augustine, FL 32092

Project Overview

Quote #:	Gernhard-7321
Date:	04/01/2025
Turf Advisor:	Claire Burch
Turf Advisor Phone:	(812) 698-9279
Turf Advisor Email:	claire@southernturfco.com

Project Pricing

Standard Price: \$160,775.00

*Pricing provided is subject to all applicable taxes and may vary depending on the specific line item selections and customization options chosen. Standard price is good for 30 days from the date of this quote above.

Terms of Pricing

40% Down Payment
30% Due upon completion of base compaction
30% Balance Upon Completion
(3% fee on all credit card payments)

Scope of Work

Murabella Amenity Center - Playground

Asheville Pet Turf

Playground padding compliant with a 9' fall rating is installed solely beneath the play equipment.

Standard Price: \$69,350.00

Murabella Amenity Center - Playground: Sand Box Extension

Asheville Pet Turf

* No playground padding in this area

Standard Price: \$6,700.00

Murabella Amenity Center - Custom Putting Green

Augusta TurfAsheville Pet Turf

Installation of an approximately 900 square feet custom putting green including a 1' to 2' fringe around the perimeter. The putting green will feature natural undulation, and up to 6 holes.

Standard Price: \$15,600.00

Amanda Cloaninger and Lindy Dobbins Memorial Park - Playground

Playground padding compliant with a 9' fall rating is installed solely beneath the play equipment.

Standard Price: \$29,775.00

Pescara Park - Playground

Playground padding compliant with a 9' fall rating is installed solely beneath the play equipment.

Standard Price: \$32,000.00

Murabella Amenity Center - Beach Volleyball Court Refresh

* 3" to 4" of sand replenished and bendaboard edging installed around the perimeter

Standard Price: \$7,350.00

Installation Details

Turf Area Description

Playground enhancement at Murabella Amenity Center Playground, Amanda Cloaninger and Lindy Dobbins Memorial Park, and the Pescara Park Playground, as well as the addition of an approximately

900 sf putting green with up to 6 holes and undulation, and a refresh of the beach volleyball court.

Edging Coverage

Edging installed around the perimeter of the playground, putting green, and beach volleyball court. Turf will be secured to the top of the edging. Any existing plastic edging around the play grounds will remain in place.

Areas of Caution

Commercial/Public space Be cautious of exisiting play structures.

Drainage & Downspouts

Any existing drainage will remain in place. Installations will be graded appropriately to ensure proper drainage.

Additional Project Notes

Playground padding compliant with a 9' fall rating is installed solely beneath the play equipment.

Southern Turf Co Terms & Conditions

SOUTHERN TURF CO., LLC ("Company") agrees to install, and Customer agrees to purchase artificial turf installation services ("Work") on the Customer's property ("Property") in accordance with the specifications set out in the quote ("Quote") attached hereto. SIGNING OF THE QUOTE BY CUSTOMER ESTABLISHES A BINDING AGREEMENT BETWEEN THE PARTIES. If Customer does not provide a signed copy of the Quote to Company within thirty (30) days of the Quote date, the Quote will be considered void and invalid, and Customer must acquire a new Quote from Company.

CUSTOMER'S AND COMPANY'S DUTIES AND OBLIGATIONS: Customer and Company agree that this Agreement and all obligations of the parties hereunder, shall be governed by the following Terms and Conditions:

PRICING AND PAYMENT: Customer agrees to pay for the Work in accordance with the Pricing and Payment terms herein. The Contract Price stated on the Quote is subject to change only if the Work specification or terms of this Agreement are changed by a written change order signed by the Customer and Company. A 3% service fee will be applied to all Credit/Debit card payments. A \$30.00 fee will be applied to any NSF Checks. Customer understands and agrees that Company may file a lien against Customer in the event of non-payment by Customer.

CUSTOMER PAYMENT OBLIGATIONS: In the event payments are not made by Customer as required by this Agreement, Company may, in its sole discretion, cease all Work until payment is received. If Customer is delinquent in the amounts owed herein, Customer agrees to pay interest in the amount of 1.5% monthly or 18% per annum on all unpaid amounts. If completion of the Work is delayed by causes under Customer's control (including non-payment or failure to acquire HOA approval) for a period of

more than fifteen (15) days, Customer agrees to pay any increased labor, material, and equipment cost resulting from Customer's delay, and Customer will be responsible for all damages incurred by Company resulting from any such delays.

OBLIGATIONS OF CUSTOMER: Customer is required at its expense to do all acts necessary, and to meet all conditions necessary, to allow Company to complete the Work. Customer is solely responsible for acquiring any necessary variance, homeowner association ("HOA") approvals, and paying any HOA permits or fees associated with the scope of the Work, and Customer represents that it has acquired such approval. Company shall not be responsible for HOA restrictions, or any other impervious cover restrictions.

REPRESENTATIONS OF CUSTOMER: Unless otherwise specifically provided in the Work, Company has entered into this Agreement based upon the following assumptions of facts and warranties of Customer: (a) that Customer will provide adequate access to the Property or through adjacent property for Company to do the Work, at no cost and without liability to Company. If Customer authorizes access to adjacent properties for Company's use during the Work, Customer will obtain permission from the owner(s) of adjacent properties for such use, and Customer agrees to be responsible and to hold Company harmless from any risks or claims in any way related or associated with such access or use of same; and (b) that all areas to have turf installation pursuant to this Agreement are in good repair. If any of the foregoing assumptions of fact are not true, and any items or property are damaged by Company during performance of the Work to be performed, then Customer agrees that Company will have no liability to Customer for such damages or resulting from such damages, and Customer shall pay the actual cost of labor, materials, equipment, and permits required to restore the Property and adjacent property and items.

Customer shall advise Company as to the existence of gophers, moles, or any other animals which may inhabit the Property. Company will use reasonable efforts to reduce possible damage arising from the presence of such animals, but Company shall not be responsible for any damage caused by animal presence. Damage to the turf or adjacent areas is not covered under Company's limited warranty, and Customer shall be responsible for additional charges incurred by Company to repair such damages, either during or after completion of the Work.

Customer agrees to prohibit anyone other than Company's installation team from entering or walking on the existing install site during construction due to risks of injury to people and pets from sharp blades, tools, glues, and other hazards. Customer understands and agrees that entering onto the Work site may ruin the subbase being installed below the turf and may expose people and pets to hazards for which the Company will not be liable.

OBLIGATIONS OF COMPANY: Company will carry general liability insurance. Subject to the terms of the limited warranties and exclusion of liabilities set out below, Company shall perform its Work under this Agreement in a good and workmanlike manner. Company does not guarantee completion of the Work by any specific date but will work diligently to complete the Work following the execution of this Agreement.

LIMITED WARRANTIES AND EXCLUSION OF LIABILITIES:

UPON COMPANY'S FULL RECEIPT OF ALL PAYMENTS REQUIRED BY THIS AGREEMENT AND CUSTOMER'S FULL COMPLIANCE WITH ALL TERMS OF THIS AGREEMENT, COMPANY WILL PROVIDE A LIMITED WARRANTY, SUBJECT TO THE FOLLOWING TERMS, THAT THE WORK WILL BE FREE FROM DEFECTS IN WORKMANSHIP FOR A PERIOD OF THREE (3) YEARS FROM THE DATE THE WORK IS COMPLETED.

Limited Warranty Exclusions: Company's fabrication and installation three year Limited Warranty does not cover damage caused by humans, pets, animals and/or insects.

Company shall not be responsible for any damage caused to utilities, including wires, underground lines of any kind and/or water pipes during installation. Company recommends that Customer have all such wires, underground pipes and other utilities clearly marked before the Work begins.

SEPTIC SYSTEMS: Company shall not be held responsible or liable for any damage, malfunction, or other issues arising from the installation of artificial turf over a septic field, including but not limited to damage to the septic system, compromised functionality, or subsequent environmental or structural issues. By agreeing to proceed with the installation, Owner acknowledges and assumes all risks associated with installing artificial turf in such areas and releases Company from any claims, liabilities, or expenses related to such damages.

Company shall not be responsible for any damage that may occur to driveways, walkways, paths, decks, patios or similar structures, including but not limited to cracking, during the course of delivering base materials or other materials. Company shall exercise due care and make reasonable efforts to mitigate any such damage that may potentially arise from the delivery of such material.

IRRIGATION SYSTEMS: Customer must have all irrigation system components, including underground pipes and all sprinkler heads, clearly marked before the Work begins. Customer must test its sprinkler system before Company leaves on the final day of the Work. Company shall not be liable for irrigation system not working after completion of Work, including damage to any irrigation pipes, sprinkler heads, or components under or surrounding the Work area. CUSTOMER ACKNOWLEDGES THAT COMPANY IS NOT AN IRRIGATION INSTALLATION OR REPAIR COMPANY. CUSTOMER AGREES THAT UNDER NO CIRCUMSTANCES SHALL COMPANY BE LIABLE FOR ANY DAMAGE, INCLUDING SPECIAL OR CONSEQUENTIAL DAMAGES, CAUSED BY ANY SPRINKLER, PIPING, OR OTHER IRRIGATION SYSTEM ISSUES. In order to avoid costly repairs to artificial turf due to irrigation component failures in the future, Company recommends that Customer remove/reroute all sprinkler underground pipes and other irrigation components located under the area that turf is to be installed.

Company shall not be responsible for damage to any trees or plants, nor the growth and life of any trees or plants, in or around the turf installation site.

Company is not an insect control company. Any infestation or damage by insects in or around the turf shall not be the responsibility of Company.

Company will use reasonable effort to prevent dirt and fill from entering swimming pools. Company shall not be responsible for damage to pools, pool tiles, coping, decking, or patio furniture, and recommends that Customer cover pools and surrounding areas prior to installation.

DRAINAGE: CUSTOMER ACKNOWLEDGES THAT COMPANY IS NOT A DRAINAGE COMPANY. COMPANY WILL USE REASONABLE EFFORTS TO FOLLOW EXISTING GRADE ON THE PROPERTY. UNDER NO CIRCUMSTANCES SHALL COMPANY BE LIABLE FOR ANY DAMAGE CAUSED BY DRAINAGE ISSUES. COMPANY SHALL IN NO EVENT BE LIABLE FOR DIRECT, INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES CAUSED BY ANY DRAINAGE ISSUES.

Company's limited warranty applies to labor only and does not extend to, or cover, the turf installed on the Property. All turf installed as provided for herein carries a limited warranty solely as provided by the manufacturer of the turf, which Company will pass on to Customer. The terms of such limited warranty are described in the turf manufacturer's written materials, which will be delivered to Customer when the Work is complete.

NOTE: Window reflections can damage turf. Window reflections have the potential to reflect harmful sunlight and heat that can melt and damage turf. Solar screens can help prevent this from occurring and should be considered by Customer. COMPANY SPECIFICALLY EXCLUDES FROM ITS LIMITED WARRANTY, AND SHALL NOT BE LIABLE FOR, ANY DEFECTS OR DAMAGES CAUSED BY SHRINKING OR MELTING OF TURF FIBERS CAUSED BY REFLECTION OR OTHER SOURCES OF EXTREME HEAT.

TEMPERATURE: Synthetic turf does not stay as cool as natural grass. During extreme temperatures synthetic turf will get hot. Please use caution.

MATTING: Company shall not be responsible for matting of turf. Matting occurs when the fibers of the turf become entangled and are no longer in the upright position. Two factors that usually cause matting are excessive weight and heavy foot traffic. Proper care and maintenances, such as frequent brushing, can help prevent matting.

SEAMS: Turf seams will be constructed using professional and standard outdoor carpet practices, but Company does not warrant that any seams will be invisible. Company does not warrant the grain factor of the synthetic turf.

EXPANSION AND CONTRACTION: Company will install and compact base materials to provide a reasonably smooth sub-base for the turf using professional and standard outdoor carpet practices, however, synthetic turf may expand as temperatures rise and may contract as temperatures fall. Company does not warrant that ripples in the turf, or gaps at the turf section transitions will not occur. THESE RIPPLES AND GAPS ARE NOT COVERED UNDER COMPANY'S INSTALLATION LIMITED WARRANTY.

TURF CHARACTERISTICS: Turf products are made in batches. Each batch has its own unique color and denier (thickness of blades). Characteristics may vary including color and denier from samples provided. If turf products are being installed side by side, all products should be ordered at the same time, from the same batch. Company does not warrant that additional turf product purchased at a later date will be an exact match to previous orders.

PAVERS/LEUDER STONES: The installation of pavers and leuder stones is covered by Company's limited warranty, HOWEVER, any staining, cracking or movement of pavers and leuder stones is NOT

covered by Company's limited warranty. Company recommends that Customer purchase its own pavers and leuder stones, which Company will install if included in the Work.

WEEDS: Company will take reasonable preventive measures to limit the growth of weeds in the installed synthetic lawn, but weeds occur in every lawn. Total eradication of weeds is not realistic; however, with proper maintenance the turf can be kept free of weeds. Controlling weeds by hand pulling may be all that is necessary, if done on a regular basis. If hand pulling is not an option, weeds that emerge may be treated with a common weed killer. Apply the weed killer only in accordance with the weed killer manufacturer's instruction. Test a small hidden area of the turf to make sure the weed killer does not damage or discolor the turf. COMPANY SHALL NOT BE RESPONSIBLE FOR THE PRESENCE OF ANY WEEDS IN THE TURF, NOR DAMAGE TO THE TURF CAUSED BY THE APPLICATION OF ANY WEED KILLER, OR FOR WEED INFESTATION FROM NEIGHBORING LAWNS.

If Customer has work similar to the Work performed by others on the Property, Company does not warrant such work, and Company shall not be held liable for such work or for any loss or damages which may result therefrom.

Approval of Work by Customer shall be deemed to be acceptance of the Work and acknowledgment that Work was performed in a good and workmanlike manner. Customer shall notify Company of any alleged defects or breach of Company's limited warranty within a reasonable time after discovery, but in no event later than fifteen (15) days after discovery; such notice shall be sent to Company in writing. Company's limited warranty shall be effective only if Customer has complied with all Terms and Conditions, full payments and other provisions of this Agreement. Defects or failures resulting from vandalism, accidents, abuse, cuts, burns, improper cleaning methods, or use of harsh, caustic chemicals, mistreatment or neglect by Customer, or by weather conditions, including but not limited to hurricanes, tornadoes and hail, will not be warranted. Such defects or failures shall not be repaired or serviced by Company unless Customer agrees to pay Company for the expense associated with making such repairs.

Company shall provide a reasonable number of free limited warranty visits during the first ninety (90) days after the completion of the Work. Any visit after the first ninety (90) days after completion of the Work will be charged a \$250.00 service fee per visit. The \$250.00 service fee must be paid prior to such visit. During such visits, there will be no additional charges for the labor and materials for items covered by the limited warranty. For items not covered by the limited warranty, a quote will be provided. The Company will perform such non-covered items upon both parties signing an agreed work order. Company reserves the right to withhold any limited warranty work if Customer has not paid in full for the Work, or if it is reasonably deemed by Company that Customer is or has been verbally or physically abusive to Company employees or representatives.

The limited warranties provided herein are assignable or transferable within the limited warranty period by Customer only if there is a change of ownership of the Property.

EXCEPT AS EXPRESSLY PROVIDED ABOVE, THERE ARE NO OTHER WARRANTIES, EITHER EXPRESSED OR IMPLIED WITH RESPECT TO THE WORK OR ANY IMPROVEMENTS PROVIDED BY COMPANY ON THE PROPERTY, AND COMPANY HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, INCLUDING WITHOUT LIMITATIONS, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

NOTWITHSTANDING ANYTHING ELSE CONTAINED IN THIS DOCUMENT TO THE CONTRARY, IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT COMPANY'S MAXIMUM AGGREGATE LIABILITY TO CUSTOMER OR ANY THIRD-PARTY, WHETHER IN AGREEMENT, UNDER ANY WARRANTY, IN TORT, IN STRICT LIABILITY OR OTHERWISE, SHALL NOT EXCEED THE TOTAL AMOUNT ACTUALLY PAID BY CUSTOMER TO COMPANY FOR THE WORK PROVIDED UNDER THIS AGREEMENT, OR THE REPAIR OF A CLAIMED DEFECT, WHICHEVER IS LESS.

COMPANY SHALL NOT BE LIABLE TO CUSTOMER UNDER ANY CIRCUMSTANCES FOR PUNITIVE, SPECIAL, CONSEQUENTIAL OR INDIRECT DAMAGES, EVEN IF COMPANY SHALL HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH POTENTIAL LOSS OR DAMAGE.

FORCE MAJEURE: Company shall not be liable for any failure to deliver or complete the Work when such failure or delay is caused (directly or indirectly) by fire: flood, accident, explosion, equipment or machinery breakdown, sabotage, strike or any labor disturbance (regardless of the reasonableness of the demands of labor), civil commotions riots, invasions, wars (present or future), acts, restraints, requisitions, regulations or directions of Government; shortage of labor, fuel, power or raw materials, inability to obtain supplies; failures of normal sources of supplies; inability to obtain delays of transportation facilities, any act of God; any act of Customer; or any cause (whether similar or dissimilar to the foregoing) beyond the reasonable control of Company.

DAMAGE TO WORK: In the event Work already performed is damaged by any cause beyond Company's control and Customer elects to cancel the Work, or the Work is ordered terminated by public authority, Customer shall still pay Company the amount agreed to in writing for such Work already performed, or if not so agreed, Company's cost for labor and materials plus 25% of such cost. If the Work is not cancelled or ordered terminated, all work necessary to replace damaged Work already performed shall be considered additional Work to be paid for by the Customer in accordance with the preceding sentence.

MISCELLANEOUS: Binding Effect: This Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns.

Severability: If any clause or provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then the remainder of this Agreement shall not be affected thereby and in lieu of such clause or provision.

Entire Agreement: The parties hereto expressly acknowledge that the Agreement constitutes the entire agreement between the parties concerning the subject matter hereof and that unless otherwise provided in the Agreement any other agreements or to such matters are hereby superseded and revoked. Further, Customer specifically acknowledges that there were no other verbal representations or agreements made to them by Company and/or any agent, representative or employee of Company that are not included in this Agreement. Customer is relying solely on the terms of this Agreement.

Amendment: The Agreement shall not be modified or amended except by means of a written document signed by all parties. Any written modification shall be in the form of a change order. All change orders shall be in writing and signed by all parties. No verbal pricing, terms or conditions will be valid, unless in writing and attached and made a part of this Agreement.

Debris Removal: Company agrees to remove all its debris and leave the premises in reasonably clean condition.

CANCELLATIONS: BECAUSE OF THE CUSTOM ASSEMBLY PROCESS OF THE WORK, THE SALE UNDER THIS AGREEMENT IS FINAL. CUSTOMER MAY NOT CANCEL OR REVOKE THIS AGREEMENT AFTER ACCEPTANCE OF THE DOWN PAYMENT BY COMPANY. IF CUSTOMER TERMINATES THE ORDER PRIOR TO INSTALLATION, CUSTOMER AGREES THAT COMPANY SHALL BE ENTITLED TO RETAIN THE FULL DOWNPAYMENT AS DAMAGES. COMPANY MAY CANCEL THIS AGREEMENT AT ANY TIME UNTIL THE WORK IS STARTED. IN SUCH EVENT COMPANY SHALL RETURN THE FULL DEPOSIT TO CUSTOMER.

Approval

Statement of Acceptance

By signing below, the undersigned acknowledges that they have read, understood, and agree to be bound by all the terms and conditions of this Agreement. The terms and conditions can be accessed by clicking the arrow in the gray box above. The signing party further represents that they have the authority to enter into this Agreement on behalf of the entity listed below.

Signature:

Name:

Date:

Payment Option:



SYNLAWN®

Proposal For

Michael Gernhard

101 W Positano Ave
St. Augustine, FL 32092

mobile: 904-214-5299
mrgernhard@gmail.com

Location

101 W Positano Ave
St. Augustine, FL 32092

Murabella

Terms

Due on receipt

ACCEPT	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
<input checked="" type="checkbox"/>	Artificial Turf:Putting Green Recommended Accepted <ul style="list-style-type: none">- Install 430 square feet of putting green w/ 15" fringe- 6 hole locations with aluminum cups and flagpoles- Design/sloping done on site with our expertise and your preferences- Includes excavation as needed to get to 4" below grade- 4" aggregate base layer compacted at >90%- Limited lifetime warranty on turf- 2-year workmanship warranty	1	\$ 12,685.00	\$ 12,685.00
<input checked="" type="checkbox"/>	Hardscaping Recommended Accepted <ul style="list-style-type: none">- Install 185' of 52"L x 8"T x 4"W playground border timbers includes 20" Galvanized Steel Spike for each Border Timber- This will prevent sand from washing out, or being tracked out from your. Along with keeping any grass clippings from getting in- Bring in beach sand to cover approximately 1950 square feet 3" deep	1	\$ 9,700.00	\$ 9,700.00
<input checked="" type="checkbox"/>	Artificial Turf:Artificial Turf Included Accepted <p>**Amenity Center Playground**</p> <ul style="list-style-type: none">- Install approximately 4270 square feet of SYNTipede 243 turf- Includes excavation as needed to get to 4" below grade- 4" aggregate base layer (57 stone/Limestone), compacted at >90%- Install approximately 1000 square feet of 2" Brock Padding for fall height protection requirements- Antimicrobial Infill- Disposal Included- Cap Sprinklers	1	\$ 48,000.00	\$ 48,000.00



- Limited lifetime warranty on turf
- 2-year workmanship warranty

✓	Artificial Turf:Artificial Turf Included Accepted **San Marino Playground** <ul style="list-style-type: none">- Install approximately 1630 square feet of SYNTipede 243 turf- Includes excavation as needed to get to 4" below grade- 4" aggregate base layer (57 stone/Limestone), compacted at >90%- Install approximately 800 square feet of 2" Brock Padding for fall height protection requirements- Antimicrobial Infill- Disposal Included- Cap Sprinklers- Limited lifetime warranty on turf- 2-year workmanship warranty	1	\$ 22,168.00	\$ 22,168.00
✓	Artificial Turf:Artificial Turf Included Accepted **Discana Playground** <ul style="list-style-type: none">- Install approximately 1784 square feet of SYNTipede 243 turf- Includes excavation as needed to get to 4" below grade- 4" aggregate base layer (57 stone/Limestone), compacted at >90%- Install approximately 1000 square feet of 2" Brock Padding for fall height protection requirements- Antimicrobial Infill- Disposal Included- Cap Sprinklers- Limited lifetime warranty on turf- 2-year workmanship warranty	1	\$ 24,263.00	\$ 24,263.00

Please use the checkbox to mark items as accepted.



All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

SUBTOTAL	\$ 116,816.00
SALES TAX	\$ 0.00
TOTAL	\$ 116,816.00
DEPOSIT AMOUNT (50.0%)	\$ 58,408.00

Signature

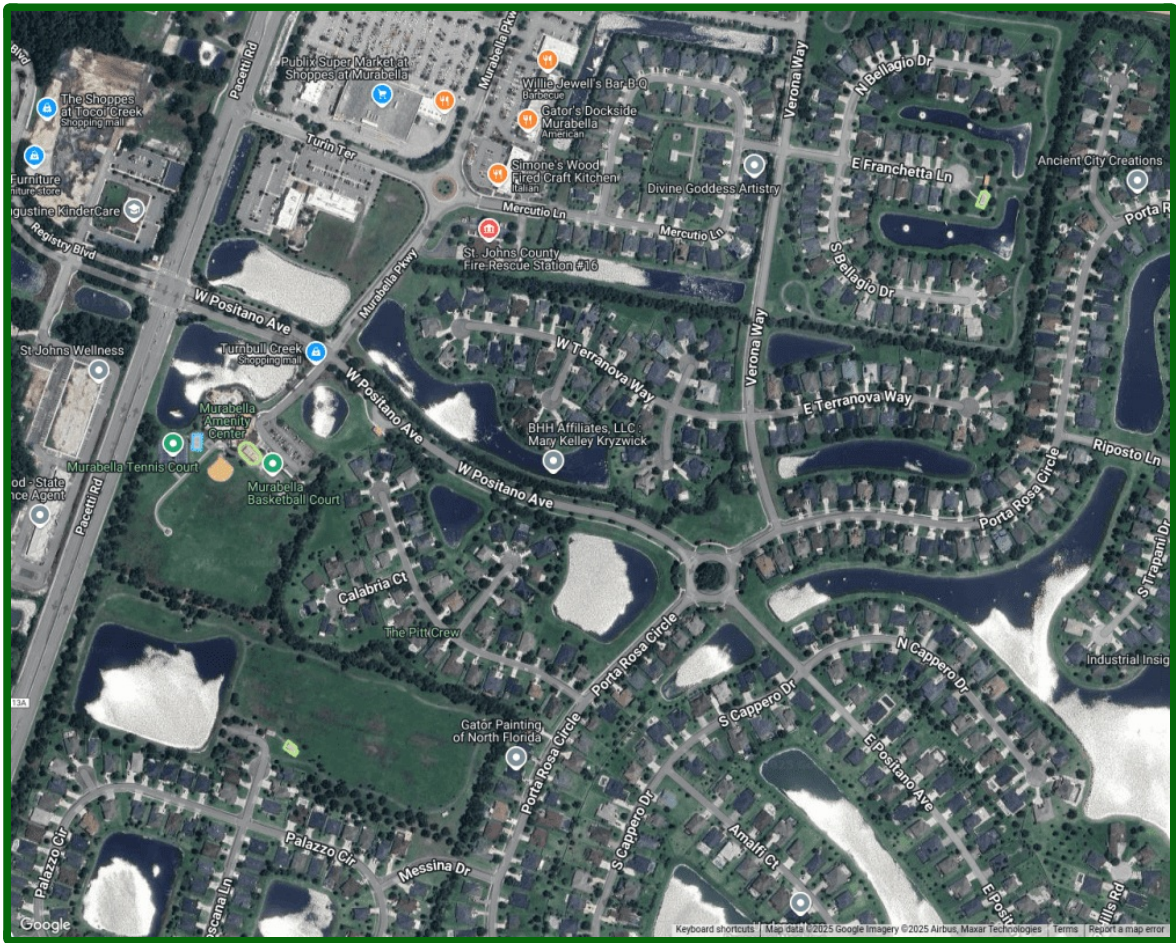
x

Date:

Please sign here to accept the terms and conditions

Sales Reps

Danny
danny.barnes@synlawn.com





ID	DESCRIPTION	COLOR
-----	Playground Turf	
-----	Putting Green Area	
-----	Volleyball Court	
-----	Playground turf	
-----	Playground turf	



Terms and Conditions

SYNLawn Responsibilities

SYNLawn will complete installation in a workmanlike manner. SYNLawn will not start, perform, alter, or finish installation except in accordance with applicable law. SYNLawn will either not start, or will immediately discontinue installation upon discovery of unforeseen hazardous conditions at the address of service. SYNLawn will not attempt to remediate such conditions. SYNLawn is not responsible for identifying property lines, easements, covenants, or other legal encumbrances to which the service address is subject. SYNLawn is not responsible for any claims made against you related to such issues. And you indemnify SYNLawn against any such claims. SYNLawn will not modify security systems to accommodate installation.

Your Additional Responsibilities

You agree to pay SYNLawn according to the terms and conditions of this agreement. If the service address is subject to any easements, covenants, or other legal encumbrances that could affect installation you agree to let SYNLawn know about them before installation. You agree to facilitate the location of utility lines. You are responsible for identifying property lines. You agree to ensure that work areas are free of pre-existing physical or environmental hazards, and building/zoning code violations. You agree to provide SYNLawn access to work areas during working hours and provide access to sanitary facilities or pay the facility's rental costs. You agree to ensure any security systems you have will not interfere with installation. You agree to provide power to, and, as applicable, climate control in work areas. You agree not to allow unattended minors at your service address while SYNLawn is present. You agree to control and keep pets away from work areas. If Applicable, you agree to keep posted permits on display at all times. You agree that if you or anyone you control interferes with or delays installation, you may be subject to transportation/storage, travel, re-mobilization, charges or other resulting charges. You agree not to assign or transfer this agreement.

Returns

Special order merchandise that is custom made, i.e., uniquely altered, color-matched, shaped, sized, logos or otherwise uniquely designed or fitted to accommodate the requirements of a particular space or environment is non-returnable. Exceptions: Cancellations made by midnight on the third business day after the date of your purchase, merchandise incorrectly ordered by SYNLawn, or merchandise damaged beyond repair in delivery. Unless otherwise specified in this agreement, all returns must be made within SYNLawn posted time frame.

Installation Warranty

SYNLawn warrants the workmanship of the installation for a period of one (2) years from its completion date. Provided you make a claim of defect to SYNLawn during the warranty period, SYNLawn will arrange for repair at no charge to you of any defects due to faulty workmanship. SYNLawn's warranty does not cover damage caused by abuse, misuse, neglect, melting from high efficiency window glare (see below for more details), melting from vinyl fences or improper care/cleaning. SYNLawn expressly denies any other warranties. Your synthetic grass is warranted per the manufacturer's warranty and no other warranties apply.



Terms and Conditions

Reflective Melt

Synlawn sales staff and installation experts will always try to identify areas that are at a risk of reflective melt. Melt happens when the turf reaches a surface temperature of roughly 160 degrees or above. This can occur in, but not limited to, the following situations: glare from double pane windows, glare from vinyl fences (mainly white vinyl), reflection from stainless steel grills, or anything else that reflects directly onto the turf.

Synlawn Staff will do its best to identify these risks but it is impossible to identify these risks with 100% accuracy based the time of day, cloud conditions, or the time of year we visit the property. We ask that the client help to identify the areas of risk leading up to the installation date so we can guide you through the proper mitigation methods (tinting windows, sanding down the shine on vinyl fences, etc).

Mechanics' Lien Warning

Anyone who helps improve your property, but who is not paid in full, may record what is called a mechanics' lien on your property. A mechanics' lien is a claim, like a mortgage or home equity loan, made against your property and recorded with the county recorder. Even if you pay your contractor in full, unpaid sub-subcontractors, suppliers, and laborers who helped to improve your property may record mechanics' liens and sue you in court to foreclose the lien. Liens can also affect your credit. To preserve their rights to record a lien, each sub-contractor and material supplier must provide you with a document called a "20-day Preliminary Notice". This notice is not a lien. The purpose of the notice is to let you know that the person who sends you the notice has the right to record a lien on your property if he/she is not paid.

Contract Payment

Payment of the contract is due in (2) equal non-refundable installments unless an alternate agreement between the customer and SYNLawn sales rep is provided in writing. The first payment is due upon execution of this contract and allows SYNLawn to order the material necessary for the job. The second final payment is due upon substantial completion of your SYNLawn installation. You will be charged 11% per annum interest compounded monthly on all unpaid amounts due under terms of this contract. If SYNLawn is forced to pursue payment through legal means, you will be responsible for all interest, court cost and attorney's fees incurred.

The Owner shall pay SYNLawn for the material and labor performed under this agreement of the total sum, plus applicable taxes, subject to additions and deductions, pursuant to authorized change orders. Payment shall be as follows:

1. 50% deposit paid on the day that this agreement is made
2. 50% due with 24 hours of the completion of the project

Amendments: Any and all agreements by the parties that amend, change, or revise the agreement shall be binding even if such amendments may lack formal legal consideration, provided such agreements are in writing and executed by the party agreeing to bind thereby.

If there is such a charge for such amendment change, or revision, the additional charge will be added to the contract price of this agreement.

Breach: Any failure to make payment when due, shall be deemed a material breach of contract.



SYNLawn will cease work without breach pending payment resolution of any dispute. All disputes hereunder shall be binding arbitration in accordance with the rules of the American Arbitration Association.

Entire Agreement: This agreement constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes all previous proposals, or agreements, oral, written, and all negotiations, conversations, and discussions hereto between the parties related to the subject matter of this agreement.

Validity: If any part of this agreement shall be determined to be invalid or unenforceable by a court of competent jurisdiction or by any other legally constituted body having jurisdiction to make such determination the remainder of this agreement shall remain in full force and effect provided the part of this agreement thus invalidated or declared unenforceable is not essential to the intended operation of this agreement.

Applicable Law: This agreement shall be construed in accordance with the laws of the State of Florida.

Miscellaneous- In addition, the following general provisions shall apply:

1. All work shall be completed in a professional workmanlike manner.
2. SYNLawn warrants it is adequately insured for all injury to SYNLawn employees and other incurring loss or injury as a result of acts SYNLawn or SYNLawn employees and subcontractors during installation.
3. SYNLawn agrees to leave the property in good, clean condition. SYNLawn will attempt by all means to protect personal property, lawn, shrubs, plants, landscaping and areas of ingress/egress during the installation process. Even though SYNLawn will do their best to protect these areas, damage may occur in some instances, and SYNLawn cannot be held responsible for damage and/or repairs.
 - **Sod Areas:** SYNLawn needs access to and from worksite. If we have to track over sod, we will do our best to supply plywood (if available) and other means to protect to ground but will not be held responsible for damage of sodded areas
 - **Driveways:** In most cases, SYNLawn will need to stage materials and equipment in driveways. SYNLawn will not be held responsible for cracks, scratches/scrapes, or discoloration from our materials and equipment. If client will not allow use of their driveway, they provide alternative storage space to be approved by SYNLawn prior to the execution of the contract
4. SYNLawn will not be liable for any delay due to circumstances beyond its control including: weather, casualty, or general unavailability of material. Customer is required to notify SYNLawn of a cancellation or postponement 24 hours prior to final installation which is subject to a \$500.00 cancellation/postponement fee that will be added to the final balance. Special ordered merchandise that is custom made is non-refundable.
5. **Warranty:** SYNLawn turf has a lifetime warranty as specified under the SYNLawn warranty at (www.synlawn.com) within the products tab.



Terms and Conditions

6. Unless specified in the agreement, it is not within the job scope to move, replace, or repair piping or sprinklers. Hidden objects and conditions are not the responsibility of SYNLawn. The customer is responsible for ensuring utilities, irrigation piping and sprinklers will not interfere with the installation process and is responsible for any damage and/or repairs.

By Accepting the proposal and/or paying the deposit for our services you agreed to these terms and conditions.

Tab 4



**1702 Lindsey Rd.
Jacksonville, Fl. 32221-6791
Ph (904) 781-7060 Fax (904) 619-5011**

Provide all labor and materials to prime and paint 3 Mail Kiosks in Loxon Guide Coat and Latitude Paint colors to be same as existing - \$7,500.00

Please be aware that we were given a Scope of Work from another Proposal that did not include the pool slide structure or the covered area near the slide structure both will look out of place if everything else is painted to add those 2 items cost would be \$7,900.00

We do not recommend painting/ staining the Roman Style Structure or any of the Precast at the Amenity Center and Pool Deck. The reason is it seems to be holding water and that will come through and peel off any material we attempt to coat it with. This could be said for the masonry caps above and can be said of all the columns and arches that have not been previously coated. We will paint all shutters in place and we are not painting any surfaces which do not currently have a field applied coat of paint. The decorative Gates at front are not previously coated in field applied paint and are not included.



1702 Lindsey Rd.
Jacksonville, Fl. 32221-6791
Ph (904) 781-7060 Fax (904) 619-5011

Protection of Substrates not to be painted Contractor shall protect his/her work always and shall protect all adjacent work and materials by suitable covering or other methods during progress of work. The contractor will protect all adjacent areas not to be painted by taking appropriate measures. Areas to be protected are windows, brick, surrounding lawn, trees, shrubbery, floor and steps. Upon completion of work, he/she shall remove all paint droppings and over-spray from floors, glass, concrete and other surfaces.

Materials All materials specified are from Sherwin Williams Paint. All paints shall be delivered to the job site in the original container with the manufacturer's label intact. The paint shall be used and applied per label and data sheet instructions. The material shall not be thinned or modified in any way unless specified herein. Proper surface preparation and condition of surface shall be strictly adhered to. All data sheets on specified materials are available from your local Sherwin Williams Paint Representative. Paint and sundries at the job site shall be available for inspection at any time upon commencement of the job by SW or Owner's Representative.

Minimum Specifications If instructions contained in this specification, bid documents or painting schedule are at variance with the paint manufacturer's instructions or the applicable standard, and codes listed, surfaces shall be prepared and paint applied to suit the higher standard, as determined by SW Paint, or the Owner's Representative.

Resolution of Conflicts Contractor shall be responsible to requesting prompt clarification when instructions are lacking, when conflicts occur in the specifications and/or paint manufacturer's literature, or the procedures specified are not clearly understood. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval

Safety All pertinent safety regulations shall be adhered to.



Quantities, Exclusions and Specific Details

Provide 1-year labor warranty and Full 10 Year Manufacturer's material warranty for Stucco surfaces in Latitude Proposal is based on all work being awarded simultaneously. We cannot warranty against inner Coat Peeling and/or Rust.

Work diligently under Management's Direction of schedule for completion in 30 days or less, weather permitting.

Total Cost - \$61,460.00

Add the Scope that was not included in other Bidder's Scope - \$7,900.00

Approved by _____ Date _____

Payment schedule is 20% upon mobilization followed by 60% progress draw and 10% upon complete satisfaction.

This proposal may be withdrawn after 30 days.

**Thank you for your consideration,
Brian Leonard
Cellular - 904 294 1591**



1702 Lindsey Rd.
Jacksonville, Fl. 32221-6791
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

MURABELLA
101 WEST POSITANO

Attn: Jim - Re:Amenity Center Painting/ Exterior Stair

03 18 25

System / Railing Painting and Repair Proposal

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

Scope of Work – Amenity Center Pressure Wash and Paint all previously painted surfaces with Loxon Conditioner , Latitude Top Coat on stucco for full 10- Year Material Warranty. Pressure Wash stair system at water slide. Burnish all rusted areas by mechanical methods. We cannot guarantee against rust or peeling. Prime with Kem Kromik Rust Inhibitive Primer all rusted areas. Degloss and paint all black with Marine Grade Industrial Enamel Black. This shall also include all knee walls as discussed.

- \$46,980.00

Provide all labor and materials to scrape loose paint at bridge to water slide floor – skim and spot texture and top- coat with H&C Stain, scrape / prime and paint the decorative caps in black at the bridge railings we cannot guarantee against lifting peeling.

\$6,980.00



1785 Lakeside Avenue

Office: 904.824.2301
Email: info@fccbuilders.com
www.FccBuilders.com

Proposal

Date	Estimate #
4/22/2025	14201

Proposal Prepared For:

Murabella HOA
9655 Florida Mining Blvd,
Building 300, Suite 305
Jacksonville, FL 32257

Licenses
FL General #CGC1531907
GA General #GCCO008365
Building #CBC1255351
Roofing #CCC1332589
Mold #MRSR1173 & MRSA 1000

P.O. No.	Project		
	Exterior Painting		
Description	Qty	Cost	Total
EXTERIOR PAINT AND COATINGS AT AMENITY CENTER, THREE MAIL BOX KIOSK, SLIDE TOWER AND GAZEBO			
A. PAINT SCOPE AS FOLLOWS 1.Preparation prior to painting application *Pressure wash entire structure including all stucco, railings, soffit, and gutters *Scrape and remove all loose and bubbled paint from walls *Remove and replace any damaged or cracked sealant's as needed *Apply 1 coat SW Loxon Conditioner *Apply 1 coat SW Loxon to all stucco walls *Apply 1 coat SW Latitude to all stucco walls		33,604.00	33,604.00
B. METAL FINISHES 1.POOL STAIRSET *Wire brush or sandblast to remove all rust from structure (does not include removing all paint) *Apply OSPHO rust primer to bare metal *Apply 1 coat Pro-Cryl industrial acrylic to entire structure		5,940.00	5,940.00
C. POOL BRIDGE *Grind and remove loose texture along bridge deck (228 SF) *Apply new cool deck texture at removed locations only *Prep and paint bridge with 2 coats H&C Solid Color Concrete Stain		4,104.00	4,104.00
D. SEALANT REPLACEMENT _ALL PLANE CHANGES, WINDOWS AND DOORS *Remove and replace all plane changes, window and door perimeter sealant's with new Dowsil paintable sealant - ADD_\$4600			
Total			

Phone #	Fax #
904-824-2301	9048242302

Fcc/ Rep Signature: _____ Date: ____/____/____
Owner Signature: _____ Date: ____/____/____



1785 Lakeside Avenue

Office: 904.824.2301
Email: info@fccbuilders.com
www.FccBuilders.com

Proposal

Date	Estimate #
4/22/2025	14201

Proposal Prepared For:

Murabella HOA
9655 Florida Mining Blvd,
Building 300, Suite 305
Jacksonville, FL 32257

Licenses

FL General #CGC1531907
GA General #GCCO008365
Building #CBC1255351
Roofing #CCC1332589
Mold #MRSR1173 & MRSA 1000

P.O. No.		Project		
		Exterior Painting		
Description		Qty	Cost	Total
General Conditions: Waste, Supervision, access, safety, scaffolding and protection			18,150.00	18,150.00
Bid Qualifications: *Owner to provide water and power for work site *All landscaping and hardscape's regardless if effected by construction to be repaired / replaced by owner and is not included in bid *If tiles are broken, owner to supply new tiles *Owner understand some debris may enter pool				

Phone #	Fax #
904-824-2301	9048242302

Fcc/ Rep Signature: _____ Date: ____/____/____

Owner Signature: _____ Date: ____ / ____ / ____



www.stonebridgebuilt.com

6956 Phillips Parkway Dr N., Jacksonville, FL 32256
Office: 904-262-6636 Fax: 904-262-2247

Lic #: CBC1252682 / Lic #: CCC1328917

PROJECT PROPOSAL

Job#: J25-6269MF-2

Date: 4/22/2025

Owner: Murabella HOA
Contact: Riverside Management Services
Jim Schieszer
Phone: 904-759-9833
Job Location: Amenity and Common Areas
101 Positano Ave. 32092

SCOPE OF WORK:

Exterior Painting

Provide paint refurbishment to Amenity areas, pool areas and mail kiosks per Sherwin Williams specifications report:

- ❖ Pressure wash each structure

Stucco Finishes:

- ❖ Apply 1 coat of conditioner
- ❖ Apply 1 coat of Loxon
- ❖ Apply 1 coats of Latitude exterior acrylic

Metal Finishes (Pool Stairs)

- ❖ Wire brush all surface rust
- ❖ Apply OSPHO rust primer
- ❖ Apply Pro-cryl industrial acrylic

Pool Bridge:

- ❖ Scrape clean loose texture
- ❖ Apply new cool deck texture at removed locations only
- ❖ Prep and paint bridge cool deck with new H&C concrete stain

Clarifications and Exclusions:

- 1) Faux Concrete columns, capitals and Beams are not included at this time, further investigation will be required prior to providing cost
- 2) Any stair repairs such as hardware replacement or welding repairs discovered once prep work begins will be presented and addressed as an extra
- 3) Pricing is based on total project – should individual items be selected on their own then additional cost may apply
- 4) Any and all work not included in scope will be presented and addressed as an extra

SBCS proposes to furnish Labor and Materials for the above scope of work.

1	Amenity Building	\$28,040.00
2	Amenity Knee walls	\$ 5,220.00
3	Pool Slide Stairs	\$ 8,680.00
4	Mail Kiosk 1	\$ 3,350.00
5	Mail Kiosk 2	\$ 2,780.00
6	Mail Kiosk 3	\$ 3,350.00
7	Pool Bridge Cool Deck	<u>\$ 1,850.00</u>
8	Pool Slide Building:	\$ 9 260.00
9	Gazebo Structure	\$ 1,950.00

Total Project Investment: **\$64,480.00**



TERMS and CONDITIONS

All Credit Cards Payments will incur a 3% service charge for Visa, Master Card and Discover. America Express will incur a 4% service charge.

Payments are due upon invoice. Past due amounts shall bear interest at a rate of 18% per annum. Billings are submitted at completion of each job or by other payment schedule as may be outlined in this proposal.

Additional or changed work will be handled on a time and material basis unless a lump sum price has been agreed to in writing between the parties prior to starting the requested additional or changed work. Journeymen will be billed at \$55.00 dollars per hour and apprentices will be billed at \$35.00 dollars per hour.

By executing this contract, you hereby give Stonebridge Construction Services, LLC power of attorney to execute the Notice of Commencement, as required by the governing county, on your behalf for the above listed project. This power of attorney is limited in its authority and is only to be used for the execution of the NOC.

A 5 year Labor / Material WARRANTY or as listed in above scope is provided for all labor and material services. Products and materials used will be warranted per each manufacture's specifications.

All work performed Stonebridge Construction Services, LLC or their Subcontractor will be done in a professional manner, consistent with industry standards and will be done in accordance with all city, state and national codes as applicable.

Should this proposal result in a different contract form from the customer, that contract form shall include this proposal as part. In the event of a conflict between the proposal and the resulting contract form, this proposal shall govern. No contract terms more constituting than the ones found in the AIA-(1987) shall be included in any resulting contract form.

The proposal price is based upon a particular sequencing of the work determined by Stonebridge Construction Services, LLC in accordance with any previously furnished schedule. Changes in sequencing may or may not result in increased costs.

Insurance will be provided by Stonebridge Construction Services, LLC upon request. No special endorsements will be provided unless specified in proposal

If either party is involved in legal proceedings {litigation or arbitration} to enforce any provision of this proposal or to protect its interests in any manner arising under this proposal, the party prevailing in such proceedings shall be entitled to recovery of reasonable costs and expenses including attorney fees, incurred in such proceedings

Each party executing this proposal or attached contract document(s) warrants and represents that it has full power and authority to bind itself to all requirements of the same.

This Proposal is good for 30 days from date: 4/22/2025

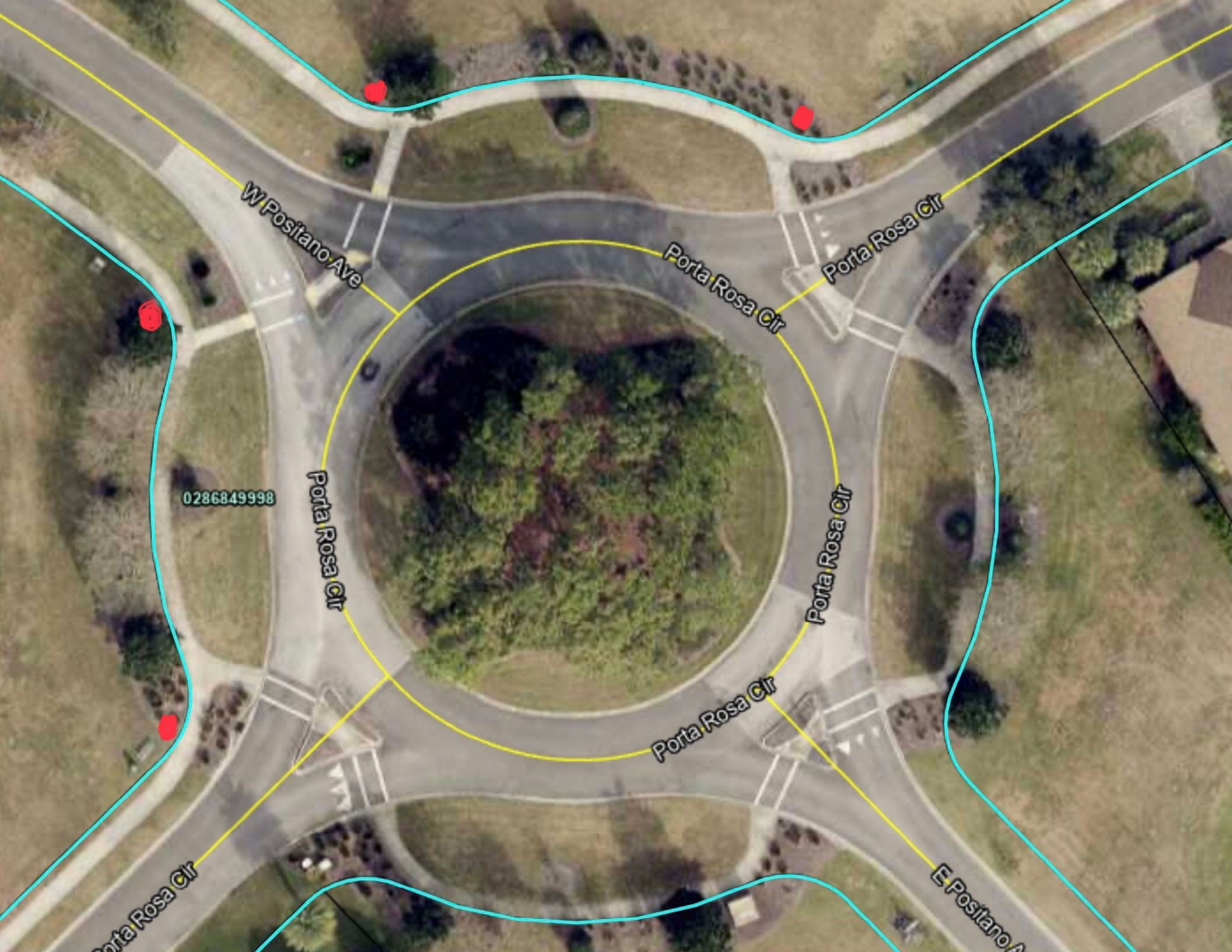
I hereby agree and accept the above TERMS AND CONDITIONS and submit this acceptance with full payment or signed payment plan on this ____ day of _____, 20____.

Job #: **J25-6269MF-2**
Job Location: **Amenity Center and Common Areas**
Project Cost: **\$64,480.00**

Signature

Printed Name and Title

Tab 5



W Positano Ave

Porta Rosa Cir

Porta Rosa Cir

Porta Rosa Cir

Porta Rosa Cir

E Positano Ave

Porta Rosa Cir

Porta Rosa Cir

0286849998

Tab 6



February 18, 2025

QUOTATION

TO: Turnbull/Murabella
Attn: Jim Schieszer

jschieszer@rmsnf.com

We are pleased to offer you the following quote: Invasive Fish Shocking and Removal

Description	Price
*****	*****
Future Horizons will shock and remove armor-plated Catfish and Tilapia by use of a shockboat in the ponds located at Turnbull. All native fish will be released back into the ponds unharmed. Depending on the size of the pond, only one to three bodies of water can be shocked per day.	\$3,500.00/day *(Two day minimum)

****Price includes all equipment, labor and fish disposal.***

50% of the price will be required prior to starting the project. The other 50% will be due upon completion.

*Credit card transactions over \$1,000.00 will incur a 5% Processing Fee. Quote is only good for thirty (30) days from date.

FUTURE HORIZONS, INC.

Chris Railing
President, Operation and Sales

X _____

*Should legal services become necessary in collection of the outstanding debt of this contract,
it would become the financial obligation of the proposed client.*

Tab 7



Proposal

#EST1317

Bill To
Turnbull Creek CDD C/O
Rizzetta and Co
3434 Colwell Ave Suite 200
Tampa FL 33614

Ship To
Turnbull Creek CDD
9655 Florida Mining Blvd
Jacksonville FL 32257

Proposal Date	Project Manager
4/14/2025	Emily F Kois

Project Name		Project ID	Terms
Turnbull Creek CDD : Mirabella Site Furnishings		23427	Net 30
Quantity	Description	Unit Price	Total Extended
6	Premier Polysteel 924-501. 8' Champion Expanded Metal Free Standing Picnic Table	\$1,173.00	\$7,038.00
17	Premier Polysteel 6' Champion Expanded Metal Direct Bury Bench with Back- Gray	\$602.00	\$10,234.00
2	Premier Polysteel 934-102. 4' Champion Expanded Metal Direct Bury Bench with Back	\$571.00	\$1,142.00
8	Premier Polysteel 995-131-3. 32 Gallon Expanded Metal 1-Piece Round Receptacle (liner included)	\$388.00	\$3,104.00
8	Premier Polysteel 995-001. 22/32 Gallon Round Flat Lid with 8" Diameter Center Hole	\$142.00	\$1,136.00
8	Premier Polysteel Direct Bury Receptacle Kit	\$63.00	\$504.00
	Subtotal Subtotal		\$23,158.00
1	Freight Premier Polysteel	\$5,625.00	\$5,625.00
1	Site Furnishings Installation Offload and Install	\$10,000.00	\$10,000.00
1	Removal of Existing Equipment *Optional* Remove and Dispose Existing Site Furnishings	\$8,000.00	\$8,000.00
THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS		Subtotal	\$46,783.00
		Tax	\$0.00
		Total	\$46,783.00

*PP lead times are currently 6-8 weeks.

Accepted By

Printed Name: _____

Signature: _____

Date: _____

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING.

PO/Reference #: _____

THANK YOU!

Standard Terms and Conditions

General Terms:

Acceptance by a signature, purchase order, or contract based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Prices are valid for 30 days, unless otherwise noted. After 30 days, prices are subject to change without notice.
- Sales Tax will be charged unless a valid Sales Tax Exemption Certificate is presented with order.
- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed according to the manufacturer's instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

Warranties. All equipment, surfacing, and installation is warranted by Playmore for a period of one year from substantial completion date. After one year, any additional manufacturer's warranties will remain in effect. Manufacturer's warranty claims to be processed by manufacturer. Playmore assumes no responsibility for these additional warranties.

Playground Surfacing. All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer installs something contrary to the guidelines, they accept all responsibility for any liability and future litigation that may arise.

Installation Standard Services Include (as required):

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Public Utility Check (Sunshine State One Call)
- Moving New Equipment at Job Site
- Layout of Equipment
- Installation of Equipment per Manufacturer's Instructions
- Trash Clean Up (Leave on-site)
- Post-Installation Walk Through

Installation Customer Responsibilities (unless otherwise noted in proposal):

- Site Plans and Surveys
- Trash Disposal or Dumpsters
- Provide Area for Storage and Staging
- Site Security
- Private Utility Locates
- Removal of Existing Equipment
- Site Prep, Grading, Drainage Systems, etc.
- Accept Deliveries and Unload Equipment

Building Permits:

Building permits are the responsibility of the owner. If a building permit is required for your project, 5% will be added to the total price if not already included in the proposal.

NOTE – All zoning, planning, health, environmental, architectural, etc. permits, reviews, and approvals are the responsibility of others as well as any required site plans or other supporting documents. If signed and sealed engineered drawings are needed, additional charges will apply if not included in the proposal.

Theft/Vandalism. The customer is responsible for securing the site and equipment and accepts all responsibility for theft and vandalism. Any additional equipment and labor required to replace such equipment is the responsibility of the customer.

Access/Utilities. Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as to sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage, such as providing plywood over sod for access unless included in proposal. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer if not included in the proposal.

Rock/Foreign Object Clause. Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rocks, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Any other responsibilities must be clearly outlined in the proposal.

Tab 8



Rizzetta & Company

Turnbull Creek Community Development District

www.turnbullcreekcdd.com

**Proposed Budget for
Fiscal Year 2025/2026**

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Proposed Budget Turnbull Creek Community Development District General Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 04/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 1,264,139	\$ 1,262,598	\$ 1,244,380	\$ 18,218	\$ 1,462,355	\$ 217,975	
6								
7	Assessment Revenue Subtotal	\$ 1,264,139	\$ 1,262,598	\$ 1,244,380	\$ 18,218	\$ 1,462,355	\$ 217,975	
8								
9	OTHER REVENUES							
10								
11	Other Miscellaneous Revenues							
12	Facilities Rental	\$ 9,026	\$ 15,473	\$ -	\$ 15,473	\$ -	\$ -	
13	Interest Earnings	\$ 14,903	\$ 25,548	\$ -	\$ 25,548	\$ -	\$ -	
14	Misc. Revenue	\$ 370	\$ 634	\$ -	\$ 634	\$ -	\$ -	
15								
16	Other Revenue Subtotal	\$ 24,299	\$ 41,655	\$ -	\$ 41,655	\$ -	\$ -	
17								
18	TOTAL REVENUES	\$ 1,288,438	\$ 1,304,253	\$ 1,244,380	\$ 59,873	\$ 1,462,355	\$ 217,975	
19	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
20								
21	EXPENDITURES - ADMINISTRATIVE							
22								
23	Legislative							
24	Employee - Payroll Processing Fees	\$ 596	\$ 1,022	\$ 1,100	\$ 78	\$ 1,100	\$ -	
25	Employee - Payroll Taxes	\$ 95	\$ 163	\$ 615	\$ 452	\$ 615	\$ -	
26	Supervisor Fees	\$ 1,800	\$ 7,000	\$ 7,000	\$ -	\$ 8,000	\$ 1,000	
27	Supervisr Workers Comp Insurance	\$ 850	\$ 850	\$ 850	\$ -	\$ 935	\$ 85	Reflects 7 Meetings + Budget Workshop Estimated 10% Increase (will adjust once receive actual estimate)
28	Financial & Administrative							
29	ADA Website Compliance	\$ 700	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	Required ADA Compliance and Audit
30	Arbitrage Rebate Calculation	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	
31	Assessment Roll	\$ 5,040	\$ 5,040	\$ 5,040	\$ -	\$ 5,242	\$ 202	Reflects 4% Increase
32	Auditing Services	\$ -	\$ -	\$ 3,965	\$ 3,965	\$ 4,200	\$ 235	Estimation Pending New Agreement
33	Dissemination Agent	\$ 583	\$ 999	\$ 1,000	\$ 1	\$ 1,000	\$ -	No Increase
34	District Engineer	\$ 4,061	\$ 6,962	\$ 16,000	\$ 9,038	\$ 16,000	\$ -	Estimation Based on Rate Sheet
35	District Management	\$ 26,337	\$ 45,150	\$ 45,150	\$ -	\$ 46,956	\$ 1,806	Reflects 4% Increase
36	Dues Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	Special District State Fee - Florida Department of Commerce
37	Legal Advertising	\$ 354	\$ 607	\$ 2,000	\$ 1,393	\$ 2,000	\$ -	Required Meeting Public Notices
38	Miscellaneous Fees	\$ 1,040	\$ 1,783	\$ 2,659	\$ 876	\$ 2,659	\$ -	Amortization Schedule, Mailed Notices
39	Public Officials Liability Insurance	\$ 4,594	\$ 4,594	\$ 4,498	\$ (96)	\$ 5,168	\$ 670	Reflects EGIS Estimate
40	Trustees Fees	\$ 9,390	\$ 9,390	\$ 14,620	\$ 5,230	\$ 14,620	\$ -	
41	Website Hosting, Maintenance & Backup	\$ 700	\$ 1,200	\$ 1,200	\$ -	\$ 1,320	\$ 120	Website Hosting
42	Legal Counsel							
43	District Counsel	\$ 34,899	\$ 59,827	\$ 97,000	\$ 37,173	\$ 97,000	\$ -	Estimated Based on Rate Sheet
44								
45	Administrative Subtotal	\$ 91,214	\$ 148,961	\$ 207,072	\$ 58,111	\$ 211,190	\$ 4,118	
46								
47	EXPENDITURES - FIELD OPERATIONS							
48								
49	Security Operations							
50	Security Camera Maintenance	\$ -	\$ 1,000	\$ 2,500	\$ 1,500	\$ 2,500	\$ -	Estimated Based on Needs
51	Security Monitoring Services	\$ 5,268	\$ 8,000	\$ 7,755	\$ (245)	\$ 7,755	\$ -	Reflects Security Contracts
52	Electric Utility Services							
53	Utility - Street Lights	\$ 25,909	\$ 44,415	\$ 45,492	\$ 1,077	\$ 47,767	\$ 2,275	Estimated 5% Increase
54	Utility Services	\$ 20,175	\$ 40,000	\$ 55,046	\$ 15,046	\$ 57,798	\$ 2,752	Estimated 5% Increase
55	Garbage/Solid Waste Control Services							
56	Garbage - Recreation Facility	\$ 1,383	\$ 2,371	\$ 4,000	\$ 1,629	\$ 4,000	\$ -	Monthly Dumpster at Amenity Center

Proposed Budget Turnbull Creek Community Development District General Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 04/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
57	Water-Sewer Combination Services							
58	Utility Services	\$ 2,331	\$ 3,996	\$ 13,080	\$ 9,084	\$ 13,080	\$ -	
59	Stormwater Control							
60	Lake/Pond Bank Maintenance	\$ 14,775	\$ 18,975	\$ 18,975	\$ -	\$ 18,975	\$ -	
61	Miscellaneous Expense	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -	
62	Well & Pump Maintenance Contract	\$ -	\$ 2,750	\$ 2,750	\$ -	\$ 2,750	\$ -	
63	Other Physical Environment							
64	General Liability Insurance / Property	\$ 34,308	\$ 34,308	\$ 35,000	\$ 692	\$ 37,831	\$ 2,831	
65	Irrigation Maintenance & Repair	\$ 4,019	\$ 6,890	\$ 12,500	\$ 5,610	\$ 12,500	\$ -	
66	Landscape Maintenance	\$ 178,013	\$ 341,548	\$ 341,548	\$ -	\$ 351,794	\$ 10,246	
67	Landscape Miscellaneous	\$ 1,856	\$ 20,000	\$ 31,000	\$ 11,000	\$ 31,000	\$ -	
68	Parks & Recreation							
69	Clubhouse Facility Maintenance	\$ 40,003	\$ 68,577	\$ 60,024	\$ (8,553)	\$ 61,825	\$ 1,801	
70	Clubhouse Janitorial Services	\$ 4,969	\$ 9,885	\$ 9,885	\$ -	\$ 9,885	\$ -	
71	Facilities Management	\$ 43,589	\$ 74,725	\$ 74,725	\$ -	\$ 76,967	\$ 2,242	
72	Facility Attendants	\$ 9,090	\$ 20,972	\$ 20,972	\$ -	\$ 21,601	\$ 629	
73	Facility Monitors	\$ 15,318	\$ 31,330	\$ 31,330	\$ -	\$ 32,270	\$ 940	
74	Field Services	\$ 36,628	\$ 62,791	\$ 62,791	\$ 0	\$ 64,675	\$ 1,884	
75	Garbage Collection - Common Areas	\$ 13,077	\$ 22,416	\$ 22,416	\$ -	\$ 23,088	\$ 672	
76	ID & Access Cards	\$ 264	\$ 453	\$ 800	\$ 347	\$ 800	\$ -	
77	Licenses, Fees & Permits	\$ 2,270	\$ 2,270	\$ 2,100	\$ (170)	\$ 3,600	\$ 1,500	
78	Lifeguards / Pool Monitors	\$ 2,842	\$ 40,924	\$ 40,924	\$ -	\$ 42,152	\$ 1,228	
79	Maintenance & Repairs	\$ 10,257	\$ 53,000	\$ 53,000	\$ -	\$ 56,180	\$ 3,180	
80	Miscellaneous Expense	\$ 411	\$ 575	\$ 540	\$ (35)	\$ 575	\$ 35	
81	Office Supplies	\$ 120	\$ 1,800	\$ 1,800	\$ -	\$ 1,800	\$ -	
82	Pest Control	\$ 1,351	\$ 2,875	\$ 2,875	\$ -	\$ 2,875	\$ -	
83	Pool Chemicals & Permits	\$ 12,867	\$ 22,058	\$ 21,000	\$ (1,058)	\$ 22,050	\$ 1,050	
84	Pool Maintenance	\$ 18,303	\$ 31,377	\$ 16,591	\$ (14,786)	\$ 17,089	\$ 498	
85	Pressure Washing	\$ 2,350	\$ 4,029	\$ 3,500	\$ (529)	\$ 3,500	\$ -	
86	Program Director	\$ 1,839	\$ 3,154	\$ 3,154	\$ -	\$ 3,249	\$ 95	
87	Telephone, Internet, Cable	\$ 3,212	\$ 5,506	\$ 5,000	\$ (506)	\$ 5,000	\$ -	
88	Special Events							
89	Holiday Decorations	\$ 2,980	\$ 4,735	\$ 4,735	\$ -	\$ 4,735	\$ -	
90	Special Events	\$ 7,925	\$ 17,000	\$ 17,000	\$ -	\$ 17,000	\$ -	
91	Contingency							
92	Miscellaneous Contingency	\$ 5,000	\$ 8,000	\$ 10,000	\$ 2,000	\$ 190,000	\$ 180,000	
93								
94	Field Operations Subtotal	\$ 522,702	\$ 1,015,203	\$ 1,037,308	\$ 22,105	\$ 1,251,165	\$ 213,857	
95								
96	TOTAL EXPENDITURES	\$ 613,916	\$ 1,164,164	\$ 1,244,380	\$ 80,216	\$ 1,462,355	\$ 217,975	
97								
98	EXCESS OF REVENUES OVER EXPENDITURES	\$ 674,522	\$ 140,089	\$ -	\$ 140,089	\$ -	\$ -	
99								

Turnbull Creek Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2015A1-2	Series 2015B1-2	Series 2016	Budget for 2025/2026
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾	\$980,416.15	\$78,407.05	\$283,820.41	\$1,342,643.61
TOTAL REVENUES	\$980,416.15	\$78,407.05	\$283,820.41	\$1,342,643.61
EXPENDITURES				
Administrative				
Debt Service Obligation	\$980,416.15	\$78,407.05	\$283,820.41	\$1,342,643.61
Administrative Subtotal	\$980,416.15	\$78,407.05	\$283,820.41	\$1,342,643.61
TOTAL EXPENDITURES	\$980,416.15	\$78,407.05	\$283,820.41	\$1,342,643.61
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

\$1,428,344.27

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.

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$1,712,355.00	2024/2025 O&M Budget:	\$1,444,380.00
Collection Costs:	2%	\$36,433.09	2025/2026 O&M Budget:	\$1,712,355.00
Early Payment Discounts:	4%	\$72,866.17		
2025/2026 Total:		\$1,821,654.26	Total Difference:	\$267,975.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
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	\$1,602.27	\$1,899.54	\$297.27	18.55%
	Total	\$3,142.04	\$3,439.31	\$297.27	9.46%
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	\$1,602.27	\$1,899.54	\$297.27	18.55%
	Total	\$2,372.83	\$2,670.10	\$297.27	12.53%
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	\$1,602.27	\$1,899.54	\$297.27	18.55%
	Total	\$3,118.20	\$3,415.47	\$297.27	9.53%
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	\$1,602.27	\$1,899.54	\$297.27	18.55%
	Total	\$2,386.39	\$2,683.66	\$297.27	12.46%
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	\$1,602.27	\$1,899.54	\$297.27	18.55%
	Total	\$2,404.23	\$2,701.50	\$297.27	12.36%
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	\$1,602.27	\$1,899.54	\$297.27	18.55%
	Total	\$2,368.54	\$2,665.81	\$297.27	12.55%

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

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT				
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE				
		TOTAL O&M BUDGET		\$1,712,355.00
		COLLECTION COSTS @	2.0%	\$36,433.09
		EARLY PAYMENT DISCOUNT @	4.0%	\$72,866.17
		TOTAL O&M ASSESSMENT		\$1,821,654.26
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	718	732	0
SINGLE FAMILY (PARTIAL)	1	1	1	0
PHASE 2				
SINGLE FAMILY	216	0	211	210
SINGLE FAMILY (PARTIAL)	1	0	1	1
SINGLE FAMILY (PARTIAL)	1	0	1	1
SINGLE FAMILY (PARTIAL)	1	0	1	1
TOTAL	959	719	947	213
ALLOCATION OF O&M ASSESSMENT				
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	
1.00	739.00	77.06%	\$1,403,756.51	
1.00	1.00	0.10%	\$1,899.54	
1.00	216.00	22.52%	\$410,299.60	
1.00	1.00	0.10%	\$1,899.54	
1.00	1.00	0.10%	\$1,899.54	
1.00	1.00	0.10%	\$1,899.54	
	959.00	100.00%	\$1,821,654.26	
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⁾
\$1,899.54	\$1,451.69	\$88.08	\$0.00	\$3,439.31
\$1,899.54	\$682.48	\$88.08	\$0.00	\$2,670.10
\$1,899.54	\$0.00	\$88.08	\$1,427.85	\$3,415.47
\$1,899.54	\$0.00	\$88.08	\$696.04	\$2,683.66
\$1,899.54	\$0.00	\$88.08	\$713.88	\$2,701.50
\$1,899.54	\$0.00	\$88.08	\$678.19	\$2,665.81
LESS: St. Johns County Collection Costs (2%) and Early Payment Discount (4%):				(\$109,299.26)
Net Revenue to be Collected:				\$1,712,355.00
⁽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 2025 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.



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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.



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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.



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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.



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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.



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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.

EXPENDITURES – ADMINISTRATIVE:

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

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



Rizzetta & Company

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of Turnbull Creek Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Rizzetta & Company, Inc., 2806 North 5th Street, Suite 403, St. Augustine, Florida 32084. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection

at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2025

HOUR: _____

LOCATION: _____

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County, Florida, at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in St. Johns County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF MAY 2025.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Tab 9

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures February 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2025 through February 28, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$50,112.16**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

February 1, 2025 Through February 28, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
COMCAST	20250219-1	8495 74 140 0863399	Cable Services 02/25	\$ 355.10
		02/25 ACH		
COMCAST	20250221-1	8495 74 140 1701846	Internet Services 02/25	\$ 130.52
		02/25 ACH		
First Coast Franchising	100766	JAK02250387	Janitorial Services 02/25	\$ 709.90
Fitness Pro	100758	34113	Service Request - Preventative	\$ 212.00
			Maintenance 01/25	
Fitness Pro	100759	34117	Service Request - Repair Treadmill 01/25	\$ 1,031.26
Florida Power & Light Company	20250225-1	Monthly Summary 01/25	Electric Services 01/25	\$ 6,716.34
		ACH 616		
Future Horizons, Inc.	100767	88046	Aquatic Weed Control 01/25	\$ 1,375.00
Governmental Management Services, LLC	100768	319	Website Maintenance 02/25	\$ 100.00
Hancock Bank	20250224-1	012825 ACH	Credit Card Expenses 01/25	\$ 709.46
Heritage Landing CDD	100757	020325 Reimbursement	Reimbursement for payment to St Johns	\$ 774.46
		616	Utility 02/25	
Hi-Tech System Associates	20250204-1	418982 ACH	Alarm Access Control 02/25	\$ 30.00
Kilinski Van Wyk, PLLC	100769	11434	Legal Services 01/25	\$ 1,932.50

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

February 1, 2025 Through February 28, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Kilinski Van Wyk, PLLC	100770	11435	Legal Services - Meeting 01/25	\$ 2,308.08
Neighborhood Publications, Inc	100771	MURA5913	Premium Website 02/25	\$ 45.00
Paychex	20250210+1	2025013000 ACH	Express Payroll Direct Deposit Processing 01/16/25	\$ 285.26
Poolsure	100760	131295626975	Pool Chemicals 02/25	\$ 1,922.87
Republic Services	20250221-2	0687-001499865 ACH	Waste Disposal Services 02/25	\$ 295.08
Riverside Management Services, Inc	100772	183	Management Services 02/25	\$ 23,515.92
Riverside Management Services, Inc	100761	184	Pressure Washing 01/25	\$ 650.00
Riverside Management Services, Inc	100762	185	Pressure Washing 01/25	\$ 950.00
Rizzetta & Company, Inc.	100755	INV000096838	District Management Fees 02/25	\$ 3,945.83
St Johns Utility Department	20250218-1	Monthly Summary 01/25 ACH 616	Water-Sewer Services 01/25	\$ 935.08
Turner Pest Control, LLC	100773	620295441	Pest Control Services 02/25	\$ 190.96
Vector Security, Inc	100756	75355773	Security Monitoring Services 02/25	\$ 590.03

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

February 1, 2025 Through February 28, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Vicky Oakes Supervisor of Elections	100763	2025-12	2024 General Elections 01/25	\$ 111.51
Yuro & Associates, LLC	100765	3695	Engineering Services 01/25	<u>\$ 290.00</u>
Report Total				<u>\$ 50,112.16</u>

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures March 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2025 through March 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$102,331.38**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
C BUSS Enterprises, Inc.	100782	3040	Pool - Deck Repair 02/25	\$ 1,920.00
COMCAST	20250319-1	8495 74 140 0863399	Cable Services 03/25	\$ 355.10
COMCAST	20250321-1	03/25 ACH 8495 74 140 1701846	Internet Services 03/25	\$ 130.52
First Coast Franchising	100787	03/25 ACH JAK03250388	Janitorial Services 03/25	\$ 709.90
Florida Community Specialist, LLC	100795	03-2025-01	Deposit - Infrastructure Reinvestment Planning 03/25	\$ 2,500.00
Florida Power & Light Company	20250325-1	Monthly Summary 02/25	Electric Services 02/25	\$ 6,484.72
Future Horizons, Inc.	100786	ACH 616 88172	Removal of Dead Fish 02/25	\$ 3,560.00
Future Horizons, Inc.	100788	88499	Aquatic Weed Control 02/25	\$ 1,375.00
Governmental Management Services, LLC	100789	322	Website Maintenance 03/25	\$ 100.00
Hancock Bank	20250325-2	022825 ACH	Credit Card Expenses 02/25	\$ 2,432.51
Hi-Tech System Associates	20250304-1	420633 ACH	Alarm Access Control 03/25	\$ 30.00
Kilinski Van Wyk, PLLC	100790	11685	Legal Services 02/25	\$ 246.00
Neighborhood Publications, Inc	100791	MURA5914	Premium Website 03/25	\$ 45.00
Paychex	20250320-1	2025-03-11 ACH	BOS Payroll 03/11/25	\$ 665.70

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Poolsure	100783	131295627386	Pool Chemicals 03/25	\$ 1,922.87
Republic Services	20250321-2	0687-001510915 ACH	Waste Disposal Services 03/25	\$ 651.35
Riverside Management Services, Inc	100792	186	Management Services 03/25	\$ 23,331.70
Rizzetta & Company, Inc.	100774	INV0000097453	District Management Fees 03/25	\$ 3,945.83
St Johns Utility Department	20250318-1	Monthly Summary 02/25	Water-Sewer Services 02/25	\$ 528.19
Turner Pest Control, LLC	100793	ACH 616 620405174	Pest Control Services 03/25	\$ 190.96
Vector Security, Inc	100780	75516950	Security Monitoring Services 03/25	\$ 590.03
Weather Engineers, Inc.	100784	C47769	Maintenance & Repair 03/25	\$ 199.50
Yard-Nique, Inc.	100781	TMNE 139366	Landscape Maintenance 02/25	\$ 24,882.00
Yard-Nique, Inc.	100794	TMNE 143214	Landscape Maintenance 03/25	\$ 24,882.00
Yuro & Associates, LLC	100785	3720	Engineering Services 02/25	<u>\$ 652.50</u>
Report Total				<u>\$ 102,331.38</u>

Tab 10

Turnbull Creek Community Development District

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

Memorandum

Date: May 13, 2025

To: Turnbull Board of Supervisors

Melissa Dobbins, Darrin Mossing, Ben Pfuhl

From: Jim Schieszer, Operations Manager

Erick Hutchison, Amenity Manager

Re: Turnbull Creek CDD

Monthly Murabella Operations Report

The following is a summary of activities related to the RMS operations of the Turnbull Creek Community Development District.

Site Field Manager: Jim Schieszer

- 1.** Property maintenance, janitorial, trash cans bags, trash pickup on all roads and common areas and athletic fields, dog pots & mail kiosks & playground areas.
- 2.** Daily pool maintenance: chemicals & vacuuming, timer changed & ADA lift chairs maintenance.
- 3.** Follow through with resident concerns in regard to property issues, (Ant hills, irrigation breaks, pond bank erosion issues, pond algae and tree issues, etc.)
- 4.** Meeting with Yardnique Landscape (Brien Stephens) in regard to landscaping issues and updates.
- 5.** Communications with Brian Stephens with Yardnique on irrigation leaks occurred for repairs.
- 6.** Communication with Chris Railing (Future Horizons) for lake work and monthly reports.
- 7.** Auditing / Documentation of Yardnique Outdoors.
- 8.** Installed a new solar light in the parking lot.
- 9.** Replaced shrubs around pool pumps.
- 10.** Bid for park benches, trash cans etc. that will need replacement.
- 11.** Repaired cable on the Sunshade at amenity playground.
- 12.** Vandalism throughout the property two police reports filed. Signs torn down and tire marks on the tennis court. Electric bikes are a big problem, residents complaining about them.

13. Replaced impeller on pool pump #1. We also bought a spare for when number 2 goes out.
14. Residents requested additional lighting at the circle and asked about installing a gate at the amenity center driveway.
15. We have 3 proposals for painting the amenity center and mail kiosks.

Amenity Manager: Erick Hutchison

- Vending machine proposal
- Cooking camp proposal
- New vendor for janitorial proposal
- Cost of cop car
- Vector proposal to update date current system
- All rentals and amenities are fully operational and running smoothly
- All high touched surfaces are being sanitized daily

Should you have any questions or comments regarding the above information, please feel free to contact Jerry Lambert at (248) 807-2763

Turnbull Creek Treat Sheet**Date:** 3-12-25**Weather:** Partly Cloudy**Winds:** 5-10 MPH**MuraBella**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	None
2	None	Yes	None
3	None	Yes	None
4	None	Yes	None
5	None	Yes	None
6	None	Yes	None
7	None	Yes	None
8	None	Yes	None
9	None	Yes	None
10	None	Yes	None
11	None	No	None
12	None (Wet Access)	No	None
13	None	Yes	None
14	None	Yes	None

San Marino

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	None
2	None	Yes	None

Pescara

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	None
2	None	Yes	None
3	None	Yes	None
4	None	Yes	None
5	None	Yes	None

Comments: Place looked really good. Re-moored Fountain.

Turnbull Creek Treat Sheet**Weather:** Partly Cloudy**Date:** 4-14-25**Winds:** 5-10 MPH**MuraBella**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Algae, Niad, Sago Pondweed	Yes	FL 909, Diquat
2	Algae, Niad, Sago Pondweed	Yes	FL 909, Diquat
3	None	Yes	None
4	None	Yes	None
5	Algae, Niad, Sago Pondweed	Yes	FL 909, Diquat
6	Algae	Yes	FL 909
7	Algae	Yes	FL 909
8	None	Yes	None
9	None	Yes	None
10	Algae	Yes	FL 909
11	Algae, Shoreline	Yes	FL 909, Aquaneat, Triclopyr 3
12	None	No	None
13	None	Yes	None
14	Algae, Niad, Sago Pondweed, Chara	Yes	FL 909, Diquat

San Marino

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	None	Yes	Aquashade
2	None	Yes	Aquashade

Pescara

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Algae	Yes	FL 909
2	Algae	Yes	FL 909
3	None	No	None
4	None	No	None
5	None	Yes	None

Comments: None



CULINARY CAMP

MON-THURS 9am-12pm

St. Johns Technical High School

2980 Collins Drive Saint Augustine FL 32084

WEEK 1: June 2nd - June 5th

MANGIA MANIA- ITALIAN CLASSICS

WEEK 2: June 9th - June 12th

PASTRY PALOOZA

WEEK 3: June 16 - June 19th

TASTE OF THE BIG SCREEN

WEEK 4: June 23rd - June 26th

SOUTH OF THE BORDER (Ages 8-13)

ADVANCED CAMP (Ages 10-15)

WEEK 5: June 30th - July 3rd

4TH OF JULY FAVORITES

WEEK 6: July 7th - July 10th

GARDEN TO GOURMET

WEEK 7: July 14th - July 17th

DISNEY DELIGHTS

WEEK 8: July 21st - July 24th

CHRISTMAS IN JULY PASTRY EDITION

WEEK 9: July 28th - July 31st

CULINARY PASSPORT- INTERNATIONAL FLAVORS

REGISTER NOW

www.sacreateacook.com



Subject: Proposal for the Installation of Two Vending Machines at the Turnbull Creek Community Development District Amenity Center

Date: April 15, 2025

To: Murabella Amenity Center Management
101 E. Positano Avenue
St. Augustine, FL 32092

From: VA Horsemen
Linda Pease, President
434-465-5450

Dear Board of Directors,

I hope this message finds you well. I am writing to submit a proposal for the installation of two vending machines for public use at the Murabella Amenity Center. We believe this addition will greatly enhance the experience for the residents and visitors, offering convenient access to refreshments and snacks while using the facilities.

Proposal Overview:

- **Vending Machine Installation:**

We propose the installation of two vending machines at the strategic location inside the pool area behind the work out room within the Amenity Center to offer snacks and drinks for the convenience of all users.

- **Electricity Requirements:**

Prior to installation, our team will conduct an inspection of the available electrical setup to ensure that it meets the necessary requirements to support the vending machines safely and efficiently. Any required adjustments or upgrades to the electrical system will be addressed to avoid any operational issues.

- **Maintenance & Supplies:**

My company will take full responsibility for the maintenance, restocking, and servicing of the vending machines. This includes:

- Regular restocking of the machines to ensure they are always stocked with a variety of products.
- Timely maintenance and troubleshooting to keep the machines in optimal working condition.
- Ensuring that any malfunctioning or out-of-stock machines are promptly addressed and corrected.

- **No Responsibility for Machines by Amenity Center:**

The Amenity Center will not bear any responsibility for the vending machines. My company will handle all aspects of ownership, operation, and upkeep. This includes any potential repairs, maintenance, or logistical matters related to the machines. We have SERV Safe certification and participate in the Department of Blind Services Business Enterprise Program.

- **Revenue Sharing with Management Company:**

As part of this partnership, my company proposes providing a monthly payment equivalent to 3% of total vending machine sales to the management company. This payment will be made on a consistent monthly basis and is intended as a goodwill gesture and ongoing contribution to the community for the use of the amenity center's space and utilities.

Benefits:

- **Convenience for Residents & Visitors:**

The addition of vending machines will offer a convenient way for people to purchase snacks and drinks without needing to leave the amenity center.

- **Minimal Impact on Center Resources:**

With our company handling all maintenance and supplies, there will be no burden on the amenity center's staff or budget.

Next Steps:

If this proposal is agreeable to you, we would be happy to schedule a meeting to discuss the details and coordinate the next steps, including the installation process and the timeline for the machines to be up and running.

Thank you for considering this proposal. We are excited about the possibility of enhancing the amenities you provide and look forward to working with you on this project.

Please feel free to contact me at 434-465-5450 if you have any questions or require further details.

Sincerely,

Linda Pease

President

VA Horsemen

434-465-5450

vahorsemen@gmail.com



SERVICE PROPOSAL FOR:
**Riverside Management Services dba
Murabella**

101 W Positano Ave
St Augustine, FL 32092

PREPARED BY:

Ojai Waggoner

Area Manager

DBS Building Solutions

Cell: (904) 962-0420

owaggoner@dbsbuildingsolutions.com

5 May 2025

INTRODUCTION

Erick, we appreciate the chance to introduce DBS's service proposal tailored to meet your commercial cleaning and building maintenance requirements. With a track record of delivering top-notch building services to over 1,300 clients across multiple states, we are eager to add Riverside Management Services dba Murabella to our roster of satisfied customers.

ABOUT DBS

DBS, a privately owned company, upholds values that are ingrained from leadership down to every team member. Recognizing that our success hinges on the people we collaborate with, we diligently seek out top talent and prioritize their retention. Whether it's our employees or vendors, partnering with individuals whose values resonate with ours sets us apart from the competition.

STRATEGY

In an industry plagued by competitors failing to fulfill their promises, DBS stands out by embracing a different approach!

At DBS, we reject the one-size-fits-all method in building maintenance. Our representatives invest time in comprehending the two crucial components essential for crafting a successful cleaning program:

- 1. Your distinct cleaning needs, requirements, and expectations**
- 2. Precise details of your space, encompassing building layout, square footage, flooring types, and more**

By genuinely grasping your expectations and conducting a thorough assessment of your facility, our representatives accurately gauge the time required to clean your premises to your standards and determine a fair pricing strategy. This meticulous approach empowers us to assign the most suitable crew for your specific requirements and allows ample time for your cleaning team to deliver impeccable results!

INTRODUCTION

THE DBS DIFFERENCE

DBS Building Solutions holds firm to the belief that communication, flexibility, and proactive management are paramount for success in the building services industry. Here are several ways we distinguish ourselves from the competition:

- **Safe Cleaning Protocols:** We diligently adhere to and implement the latest cleaning and safety guidelines recommended by the CDC and local health authorities, prioritizing the well-being of your employees and visitors.
- **Communication:** DBS offers multiple communication channels, guaranteeing prompt and efficient assistance whenever needed. You can trust that someone will always be available to address your concerns or queries promptly.
- **Flexibility:** DBS caters to all your janitorial and maintenance requirements. Should you have needs beyond our expertise, rely on us to leverage our experience and industry connections to source and coordinate the right personnel for the job.
- **Proactive Management:** Each DBS client is assigned a dedicated account manager, tasked with ensuring our services consistently meet your expectations. Through regular phone calls, scheduled visits, and periodic surveys, we proactively monitor and address any evolving needs to maintain your satisfaction.

INDUSTRY EXPERIENCE

OUR SATISFIED CUSTOMERS INCLUDE:

- Office Buildings
- Manufacturing and Industrial Facilities
- Medical Facilities, Doctor's Offices, Surgery Centers & Urgent Cares
- Schools and Early Learning Centers
- Recreational Centers, Gyms, Fitness Centers and Bowling Alleys
- Movie Theaters
- Country Clubs, and more...

PROJECT OVERVIEW



Areas to be serviced:

- Clubhouse
- Private Office (trash only)
- Fitness Center
- Flooring areas
- Kitchen
- Restrooms (4)

WE PAY ATTENTION TO DETAIL!!!

SERVICE SCHEDULE

GENERAL OVERVIEW (ALL AREAS)

Services Performed	Weekly	Monthly
Clean entrance glass and internal partition glass, removing fingerprints and smudges	2X	
Dust and spot clean horizontal surfaces including sills, ledges, tabletops, desktops, and partitions	2X	
Sweep or dust mop, and thoroughly damp mop ceramic and resilient flooring	2X	
Vacuum carpeted flooring	2X	
Empty waste containers and remove trash and recyclables to the designated area. Replace liners as needed	2X	
Check high corners and remove cobwebs	2X	
Spot clean and disinfect door handles, light switches, and other commonly touched surfaces	2X	
Lock designated office doors upon completion of cleaning	2X	
Dust high-reach areas above eye level including window blinds, vents, fans, and HVAC grilles		1X

SERVICE SCHEDULE

KITCHEN

Services Performed	Weekly	Monthly
Dust horizontal surfaces including sills and ledges	2X	
Clean and disinfect sinks, counter tops, tabletops and exteriors of appliances	2X	
Restock paper towels, hand soap and other supplies	2X	
Clean microwave ovens, inside and out	2X	
Spot clean exteriors of cabinets	2X	
Spot clean walls around trash receptacles	2X	
Sweep or dust mop, and thoroughly damp mop ceramic and resilient flooring with disinfectant floor cleaner	2X	
Vacuum carpeted flooring	2X	
Empty waste containers and remove trash and recyclables to the designated area. Replace liners	2X	
Dust high-reach areas above eye level including vents and HVAC grilles		1X

SERVICE SCHEDULE

RESTROOMS

Services Performed	Weekly	Monthly
Clean and disinfect sinks, counter tops and restroom fixtures including toilet bowls, toilet seats and urinals	2X	
Spot clean and disinfect dispensers, stall dividers, partitions, and walls surrounding toilets and urinals	2X	
Sweep or dust mop, and thoroughly damp mop ceramic and resilient flooring with disinfectant floor cleaner	2X	
Empty waste containers and remove trash to the designated area. Replace liners	2X	
Restock toilet paper, paper towels, hand soap, and other supplies	2X	
Clean and polish mirrors, glass and chrome	2X	
Dust high-reach areas including ledges, tops of partitions, stall dividers, vents, window blinds, and HVAC grilles		1X

ADDITIONAL SERVICES

AVAILABLE UPON REQUEST

VCT & Vinyl Floors

Strip & Wax: Periodic floor maintenance that includes the removal of existing floor finish/wax, thorough cleaning of floor surfaces and application of 4-5 coats of new floor finish/wax. Recommended annually, semi-annually, or more frequently if needed. Stripping and waxing not only improves the appearance of floors, but it helps to protect and prolong the life of VCT and vinyl flooring.

Scrub & Recoat: Periodic floor maintenance that includes removal of the top coat of floor finish/wax, thorough cleaning of floor surfaces and application of 2-3 coats of new floor finish/wax. Scrubbing & recoating is a cost-effective alternative to stripping and waxing for flooring that has been well maintained and remains in reasonably good condition.

Buffing & Burnishing: Routine maintenance that helps to restore the shine and remove blemishes and scratches from well-maintained floor surfaces. Buffing or burnishing can be performed nightly, weekly or even monthly depending on foot traffic, budget and desired result.

Ceramic Tile & Grout

Machine Scrubbing: Periodic maintenance that removes stubborn soil, dirt and stains from tile and grout. DBS recommends sealing of tile and grout after machine scrubbing. DBS recommends annual or semi-annual machine scrubbing in most circumstances.

Carpets

Hot Water Extraction: Periodic maintenance which is performed by pre-spraying carpeted areas with a cleaning agent, injecting hot water into the carpeting, agitating the carpeting, and removing the water and soil with a high-suction vacuum.

Dry/Encapsulation Cleaning: A water-less carpet-cleaning alternative to hot water extraction. Recommended for carpeted areas that cannot be subject to the hot water extraction method.

Deep Cleaning

Post-construction cleanups, initial deep cleanings, periodic deep cleanings and many other deep cleaning services are available upon your request.

Initial Cleaning

Initial cleanings are customizable based on your needs. However, our standard Initial Cleaning involves the thorough completion of all tasks listed in our "Schedule of Services" before your official start date.

Refrigerator Cleaning

Refrigerator cleaning can vary based on your needs, but our standard refrigerator cleaning includes the disposal of your refrigerator contents (except condiments), and the thorough cleaning of the inside and outside of your refrigerator(s).

PRICING & SPECIFICATIONS

CUSTOMER	SPECIFICATIONS	
Riverside Management Services dba Murabella 101 W Positano Ave St Augustine, FL 32092	PRICE	\$ 680.00
	FREQUENCY	2 TIMES PER WEEK
	DETAILS	WEDNESDAY AND SUNDAY AFTER HOURS

and

CUSTOMER	SPECIFICATIONS	
Riverside Management Services dba Murabella 101 W Positano Ave St Augustine, FL 32092	PRICE	\$ 990.00
	FREQUENCY	3 TIMES PER WEEK
	DETAILS	MONDAY, WEDNESDAY AND SUNDAY AFTER HOURS

SERVICE AGREEMENT

The undersigned Customer hereby accepts the proposal of Deanco Building Solutions, Inc., d/b/a DBS Building Solutions, (the "Company") to arrange for the provision of commercial cleaning services for the premises located at the following address:

Riverside Management Services dba Murabella
101 W Positano Ave, St Augustine, FL 32092

(The "Premises") under the following terms:

1. Beginning on _____, Customer shall receive professional cleaning services at the Premises from an entity duly formed, insured and experienced in the provision of commercial cleaning services ("Service Provider"), pursuant to the service schedule ("Schedule of Services,") enclosed in this proposal. Services shall be provided **2 times per week, at a monthly cost of \$ 680.00 and 3 times a week, at a monthly cost of \$990.00.**

All cleaning equipment and supplies are included in the price, except for consumable supplies (i.e., trash liners, paper products & hand soaps), which can be purchased through Company (inquire with your Sales Representative for pricing).

Optional Services (Please check all that apply):

- ☐ I authorize DBS to provide an initial cleaning prior to the start date listed above, for an additional cost of **\$ 195.00.**
- ☐ I authorize DBS to clean the interior of ____ refrigerator(s) each month, for an additional cost of **\$35** each.

2. Services are not provided on New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, unless separate arrangements are made for an additional charge. The contract price will not be pro-rated or reduced for non-performance of scheduled services on the noted holidays.

3. Customer shall pay the pricing above for a period of one year from the date of Service Provider's commencement of services under this Agreement ("Term"). This price may however be adjusted in the event of changes in occupancy, cleaning requirements, or the Scope of Work. Any modification to this agreement must be in writing and signed by Customer and Company. This agreement automatically extends for additional 1-year periods, unless Customer or Company gives 30 days advance written notice of cancellation prior to the end of any Term. The above pricing is subject to an annual increase by an amount not to exceed 3%, except in the event an additional increase is necessary to comply with an increase in minimum wage or applicable laws.

4. Company will invoice Customer each month for that month's service, with payment due by the first of the following month. Payments not received by the 10th of the month in which they are due are delinquent and subject to the Company's suspension or cancelation of services pending receipt of payments due. Customer agrees to pay any collections costs incurred by Company due to non-payment. Customer agrees that neither the Company nor Service Provider shall have any liability for suspension or cancelation of service pending receipt of a late payment. Customer's invoice may include additional charges payable by the Customer, as the pricing set forth above excludes any amount that may be due for taxes, including without limitation, any taxes assessed on sales, services or supplies, or any other applicable taxes payable by Customer. Customer hereby agrees to reimburse the Company for any such taxes paid by Company on Customer's behalf.

SERVICE AGREEMENT

5. If either Customer or Company fails to perform its obligations according to this agreement, the other party shall provide written notice specifying these faults. Upon receipt of written notice, the non-performing party shall have two weeks (14 days) to cure or correct the specified faults. If these faults have not been cured or corrected within the (14) day "cure period", the claiming party may provide (30) day written notice of its intent to terminate service. Nonetheless, DBS reserves the right to suspend or cancel services immediately for non-payment of overdue invoices.

6. Customer will deliver to Company a signed copy of this Agreement and one set of keys for the Service Provider. Company will return keys to Customer upon cancelation of this agreement.

7. Customer agrees that during the term of this agreement and for twelve (12) months thereafter, Customer shall not solicit, employ or contract any employee, Service Provider or representative of DBS Building Solutions. If Customer violates this provision of the Service Agreement, Customer shall pay Company as liquidated damages a sum equal to twelve (12) months' worth of billing defined in this Agreement.

8. All written correspondence and invoice payments shall be mailed to DBS' corporate office and addressed to:
DBS Building Solutions, 815 Reservoir Ave, Cranston, RI 02910

Please note: DBS accepts payment via check, ACH and credit card. There is an additional fee equal to 3% of the monthly billing amount for credit card payments made by telephone.

Accepted:

"Customer"

Signed

Title

Date Signed

"Company"

Signed

Title

Date Signed

Please let us know your invoice preferences:

- ◇ If invoiced can be emailed to murabellamanager@rmsnf.com, there is nothing else we need.
- ◇ If you prefer to have invoices emailed to someone else, please provide their name and email address:

- ◇ If you prefer to have invoices mailed, please provide the necessary info below:

***Note: please whitelist dbsbuildingsolutions.com to ensure delivery**

TAB 11

April 16, 2025

Turnbull Creek CDD
Attn: Ben Pfuhl, District Manager
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Dear Ben Pfuhl:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

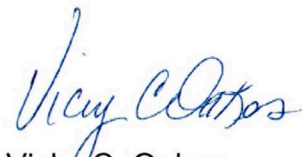
Turnbull Creek CDD

2129 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2025.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections