



Rizzetta & Company

# **Turnbull Creek Community Development District**

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## **Board of Supervisors' Meeting August 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](http://www.turnbullcreekcdd.com)

|                                      |                                                                                      |                                                                                                      |
|--------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <b>District Board of Supervisors</b> | Chris Delbene<br>Jennifer Martin<br>Raymond Ames<br>Michael Gernhard<br>Daren Sallas | Chairperson<br>Vice Chairperson<br>Assistant Secretary<br>Assistant Secretary<br>Assistant Secretary |
| <b>District Manager</b>              | Ben Pfuhl                                                                            | Rizzetta & Company                                                                                   |
| <b>District Counsel</b>              | Mary Grace Henley<br>Jennifer Kilinski                                               | Kilinski/Van Wyk<br>Kilinski/Van Wyk                                                                 |
| <b>District Engineer</b>             | Mike Yuro                                                                            | Yuro & Associates                                                                                    |

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors  
Turnbull Creek Community  
Development District

August 6, 2025

## FINAL AGENDA

Dear Board Members:

The Board of Supervisors for the Turnbull Creek Community Development District will hold a **meeting on August 13, 2025, at 6:30 p.m.** at The Village Church, 4229 Pacetti Road, St. Augustine, Florida 32092.

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
    - i.) Discussion on Berm Maintenance and Review of Landscape Contract
4. **BUSINESS ITEMS**
  - A. Public Hearing on Fiscal Year 2025-2026 Final Budget.....Tab 2
    - 1.) Consideration of Resolution 2025-06, Adopting FY 25-26 Budget
  - B. Public Hearing on Fiscal Year 2025-2026 Special Assessments.....Tab 3
    - 1.) Consideration of Resolution 2025-07, Imposing Special Assessments
  - C. Consideration of Resolution 2025-08, Setting Public Hearing on Amended Lake and Fishing Policies.....Tab 4
  - D. Acceptance of Series 2016 Arbitrage Rebate Report.....Tab 5
  - E. Ratification of Fiscal Year 2023-2024 Financial Audit.....Tab 6
  - F. Consideration of Court Resurfacing Proposal(s).....Tab 7
  - G. Consideration of Proposals Releveling & Resetting Pavers.....Tab 8
  - H. Consideration of Hoover Annual Maintenance Program Renewal.....Tab 9
  - I. Consideration of Resolution 2025-09, Setting FY 25-26 Regular Meetings.....Tab 10
  - J. Consideration of LaBlast Dance Proposal.....Tab 11
  - K. Consideration of Door Installation – (Under Separate Cover)
5. **BUSINESS ADMINISTRATION**
  - A. Approval of Consent Agenda.....Tab 12
    - 1.) Consideration of Minutes of the Board of Supervisors' Regular Meeting held June 10, 2025
    - 2.) Ratification of the Operation and Maintenance Expenditures for May & June
6. **STAFF REPORTS - Part B**
  - A. District Counsel
  - B. Amenity and Field Operation Managers.....Tab 13
    - 1.) Field Operations & Amenity Management Report
    - 2.) Future Horizon Report
  - C. District Manager
7. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
8. **ADJOURNMENT**

*\* 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.*

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

| <i>Landscape Maintenance Checklist Yardnique</i>                                                                 |                                                                                                             |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>1.0 Maintenance</b>                                                                                           | <b>5/26/2025</b>                                                                                            |
| <b>Growing Season Only (April 1st - October 31st)</b>                                                            |                                                                                                             |
| <b>1.1 Mowing (by Friday of each week) 5 days / week</b>                                                         |                                                                                                             |
| <b>All Turf &amp; Pond Areas</b>                                                                                 |                                                                                                             |
| Monday - & Berm Along Pacetti Rd / Clubhouse areas    Amenity Ponds # 1- 5                                       | The clubhouse, Pacetti Berm were completely mowed. Ponds 1-5 were spot mowed. They are growing very little. |
| 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 were completely mowed. Ponds 1-5 were completely mowed.                    |
| Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,                                                        | Rugusa Field was completely mowed and ponds 10-14 were completely mowed.                                    |
| Friday - Outer berms off od SR16 & Pacetti Rd                                                                    | The Athletic Field and the SR16 and Pacetti berms were completely mowed.                                    |
| <b>1.2 String Trimming</b>                                                                                       |                                                                                                             |
| Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs. | String trimming was completed daily as part of the mowing process.                                          |
| <b>1.3 Edging</b>                                                                                                |                                                                                                             |
| All hardscape and paved trails at each mowing cycle                                                              | The edging was completed in each area as part of the mowing process.                                        |
| <b>1.4 Blowing</b>                                                                                               |                                                                                                             |
| 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.                                    |
| <b>1.5 Weed Control</b>                                                                                          |                                                                                                             |

## 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 were able to spray Monday-Friday. |
| <b>1.6 Pruning</b>                                                                                                                            |                                                                                                                                                                                                                             |
| Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and                                   |                                                                                                                                                                                                                             |
| maintain appropriate distances between pedestrian and vehicle areas.                                                                          |                                                                                                                                                                                                                             |
| Trees (crape Myrtles) shall be pruned when dormant (winter)                                                                                   |                                                                                                                                                                                                                             |
| Palms trimming shall be done one time per year (June-July)                                                                                    |                                                                                                                                                                                                                             |
| <b>1.7 Berms</b>                                                                                                                              |                                                                                                                                                                                                                             |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)                       |                                                                                                                                                                                                                             |
| Weeds to be removed / treated year round as needed                                                                                            | Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.                                                                                                |
| <b>2.0 Pesticide Application</b>                                                                                                              |                                                                                                                                                                                                                             |
| <b>2.1 Turf Pest Control</b>                                                                                                                  |                                                                                                                                                                                                                             |
| 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<br>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 |                                                                                                                                                                                                                             |

## 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 |
| <b>2.2 Shrub &amp; Tree Pest Control</b>                                                                                 |                                                                                             |
| Shrubs & Trees Pest Control inspected bi-weekly                                                                          | All plant material is being inspected weekly for pests.                                     |
| <b>3.0 Fertilization</b>                                                                                                 |                                                                                             |
| <b>3.1 Turf Areas</b>                                                                                                    |                                                                                             |
| 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)                                                           |                                                                                             |
| <b>3.2 Shrubs &amp; Trees</b>                                                                                            |                                                                                             |
| Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September) |                                                                                             |
| One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)                    |                                                                                             |
| Seasonal annuals fertilized on 30 day cycles                                                                             | Annual flowers were fertalized this week.                                                   |
| <b>4.0 Irrigation (All Inclusive Package) Guidelines</b>                                                                 |                                                                                             |
| <b>Bi-Weekly Inspections (26 per year)</b>                                                                               |                                                                                             |
| All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report        |                                                                                             |
| 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,                  | 1 stuck irrigation valve was repaired at Pescara Park.                                      |

## 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.  |                                                                     |
| <b>5.0 Mulching</b>                                                                                           |                                                                     |
| All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth                | Pinestraw has been completed. Mulch installation started this week. |
| Pine straw to be applied to all berms areas twice a year (March & September) 3" depth                         |                                                                     |
| <b>6.0 Seasonal Color</b>                                                                                     |                                                                     |
| Annuals shall be changed out 4 cycles per year (March, June, August-September, December)                      | New annual flowers are scheduled to be installed in June.           |
| Areas of seasonal color are:                                                                                  |                                                                     |
| SR16 / San Giacomo entrance (420 plants per installion)                                                       |                                                                     |
| Pacetti Rd / Terrancina Dr ( 85 plants per installation)                                                      |                                                                     |
| Main entrance at Pacetti Rd ( 215 plants per installation)                                                    |                                                                     |
| Amenity center beds and roundabout ( 612 plants per installation)                                             |                                                                     |
| Christmas color display of poinsetta's at amenity center entrance at the holidays                             |                                                                     |
| <b>Signature (Trimac):</b>                                                                                    | Brian Stephens                                                      |

# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

| <i>Landscape Maintenance Checklist Yardnique</i>                                                                 |                                                                                                               |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>1.0 Maintenance</b>                                                                                           | <b>6/2/2025</b>                                                                                               |
| <b>Growing Season Only (April 1st - October 31st)</b>                                                            |                                                                                                               |
| <b>1.1 Mowing (by Friday of each week) 5 days / week</b>                                                         |                                                                                                               |
| <b>All Turf &amp; Pond Areas</b>                                                                                 |                                                                                                               |
| Monday - & Berm Along Pacetti Rd / Clubhouse areas    Amenity Ponds # 1- 5                                       | 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 were completely mowed. Ponds 1-5 were spot mowed due to rain this afternoon. |
| Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,                                                        | Rugusa Field was completely mowed and ponds 10-14 were spot mowed due to additional rain this afternoon.      |
| Friday - Outer berms off od SR16 & Pacetti Rd                                                                    | The Athletic Field and the SR16 and Pacetti berms were completely mowed.                                      |
| <b>1.2 String Trimming</b>                                                                                       |                                                                                                               |
| Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs. | String trimming was completed daily as part of the mowing process.                                            |
| <b>1.3 Edging</b>                                                                                                |                                                                                                               |
| All hardscape and paved trails at each mowing cycle                                                              | The edging was completed in each area as part of the mowing process.                                          |
| <b>1.4 Blowing</b>                                                                                               |                                                                                                               |
| 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.                                      |
| <b>1.5 Weed Control</b>                                                                                          |                                                                                                               |

## 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 were able to spray Monday, Tuesday and Friday due to rains. |
| <b>1.6 Pruning</b>                                                                                                                            |                                                                                                                                                                                                                                                       |
| Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and                                   |                                                                                                                                                                                                                                                       |
| maintain appropriate distances between pedestrian and vehicle areas.                                                                          |                                                                                                                                                                                                                                                       |
| Trees (crape Myrtles) shall be pruned when dormant (winter)                                                                                   |                                                                                                                                                                                                                                                       |
| Palms trimming shall be done one time per year (June-July)                                                                                    |                                                                                                                                                                                                                                                       |
| <b>1.7 Berms</b>                                                                                                                              |                                                                                                                                                                                                                                                       |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)                       |                                                                                                                                                                                                                                                       |
| Weeds to be removed / treated year round as needed                                                                                            | Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.                                                                                                                          |
| <b>2.0 Pesticide Application</b>                                                                                                              |                                                                                                                                                                                                                                                       |
| <b>2.1 Turf Pest Control</b>                                                                                                                  |                                                                                                                                                                                                                                                       |
| 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<br>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 |                                                                                                                                                                                                                                                       |

## 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 |
| <b>2.2 Shrub &amp; Tree Pest Control</b>                                                                                 |                                                                                             |
| Shrubs & Trees Pest Control inspected bi-weekly                                                                          | All plant material is being inspected weekly for pests.                                     |
| <b>3.0 Fertilization</b>                                                                                                 |                                                                                             |
| <b>3.1 Turf Areas</b>                                                                                                    |                                                                                             |
| 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)                                                           |                                                                                             |
| <b>3.2 Shrubs &amp; Trees</b>                                                                                            |                                                                                             |
| Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September) |                                                                                             |
| One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)                    |                                                                                             |
| Seasonal annuals fertilized on 30 day cycles                                                                             | Annual flowers were fertalized in May.                                                      |
| <b>4.0 Irrigation (All Inclusive Package) Guidelines</b>                                                                 |                                                                                             |
| <b>Bi-Weekly Inspections (26 per year)</b>                                                                               |                                                                                             |
| All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report        |                                                                                             |
| 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.  |                                                              |
| <b>5.0 Mulching</b>                                                                                           |                                                              |
| All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth                | Pinestraw has been completed. Mulch was completed this week. |
| Pine straw to be applied to all berms areas twice a year (March & September) 3" depth                         |                                                              |
| <b>6.0 Seasonal Color</b>                                                                                     |                                                              |
| Annuals shall be changed out 4 cycles per year (March, June, August-September, December)                      | New annual flowers are scheduled to be installed this month. |
| Areas of seasonal color are:                                                                                  |                                                              |
| SR16 / San Giacomo entrance (420 plants per installion)                                                       |                                                              |
| Pacetti Rd / Terrancina Dr ( 85 plants per installation)                                                      |                                                              |
| Main entrance at Pacetti Rd ( 215 plants per installation)                                                    |                                                              |
| Amenity center beds and roundabout ( 612 plants per installation)                                             |                                                              |
| Christmas color display of poinsetta's at amenity center entrance at the holidays                             |                                                              |
| <b>Signature (Trimac):</b>                                                                                    | Brian Stephens                                               |

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

### *Landscape Maintenance Checklist Yardnique*

|                                                                                                                  |                                                                                                |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>1.0 Maintenance</b>                                                                                           | <b>6/9/2025</b>                                                                                |
| <b>Growing Season Only (April 1st - October 31st)</b>                                                            |                                                                                                |
| <b>1.1 Mowing (by Friday of each week) 5 days / week</b>                                                         |                                                                                                |
| <b>All Turf &amp; Pond Areas</b>                                                                                 |                                                                                                |
| Monday - & Berm Along Pacetti Rd / Clubhouse areas    Amenity Ponds # 1- 5                                       | The clubhouse, Pacetti Berm and ponds 1-5 have been 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 were completely 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 and the SR16 and Pacetti berms were completely mowed.                       |
| <b>1.2 String Trimming</b>                                                                                       |                                                                                                |
| Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs. | String trimming was completed daily as part of the mowing process.                             |
| <b>1.3 Edging</b>                                                                                                |                                                                                                |
| All hardscape and paved trails at each mowing cycle                                                              | The edging was completed in each area as part of the mowing process.                           |
| <b>1.4 Blowing</b>                                                                                               |                                                                                                |
| 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.                       |
| <b>1.5 Weed Control</b>                                                                                          | Prepared by Jerry Lambert 8/4/2025                                                             |

## 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 were able to spray Monday-Thursday due to rain Friday. |
| <b>1.6 Pruning</b>                                                                                                                            |                                                                                                                                                                                                                                                  |
| Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and                                   |                                                                                                                                                                                                                                                  |
| maintain appropriate distances between pedestrian and vehicle areas.                                                                          |                                                                                                                                                                                                                                                  |
| Trees (crape Myrtles) shall be pruned when dormant (winter)                                                                                   |                                                                                                                                                                                                                                                  |
| Palms trimming shall be done one time per year (June-July)                                                                                    |                                                                                                                                                                                                                                                  |
| <b>1.7 Berms</b>                                                                                                                              |                                                                                                                                                                                                                                                  |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)                       |                                                                                                                                                                                                                                                  |
| Weeds to be removed / treated year round as needed                                                                                            | Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.                                                                                                                     |
| <b>2.0 Pesticide Application</b>                                                                                                              |                                                                                                                                                                                                                                                  |
| <b>2.1 Turf Pest Control</b>                                                                                                                  |                                                                                                                                                                                                                                                  |
| 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<br>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 |                                                                                                                                                                                                                                                  |

## 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 |
| <b>2.2 Shrub &amp; Tree Pest Control</b>                                                                                 |                                                                                             |
| Shrubs & Trees Pest Control inspected bi-weekly                                                                          | All plant material is being inspected weekly for pests.                                     |
| <b>3.0 Fertilization</b>                                                                                                 |                                                                                             |
| <b>3.1 Turf Areas</b>                                                                                                    |                                                                                             |
| 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)                                                           |                                                                                             |
| <b>3.2 Shrubs &amp; Trees</b>                                                                                            |                                                                                             |
| Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September) |                                                                                             |
| One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)                    |                                                                                             |
| Seasonal annuals fertilized on 30 day cycles                                                                             |                                                                                             |
| <b>4.0 Irrigation (All Inclusive Package) Guidelines</b>                                                                 |                                                                                             |
| <b>Bi-Weekly Inspections (26 per year)</b>                                                                               |                                                                                             |
| All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report        |                                                                                             |
| 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.  |                                                              |
| <b>5.0 Mulching</b>                                                                                           |                                                              |
| All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth                | Pinestraw and mulch have been completed.                     |
| Pine straw to be applied to all berms areas twice a year (March & September) 3" depth                         |                                                              |
| <b>6.0 Seasonal Color</b>                                                                                     |                                                              |
| Annuals shall be changed out 4 cycles per year (March, June, August-September, December)                      | New annual flowers are scheduled to be installed this month. |
| Areas of seasonal color are:                                                                                  |                                                              |
| SR16 / San Giacomo entrance (420 plants per installion)                                                       |                                                              |
| Pacetti Rd / Terrancina Dr ( 85 plants per installation)                                                      |                                                              |
| Main entrance at Pacetti Rd ( 215 plants per installation)                                                    |                                                              |
| Amenity center beds and roundabout ( 612 plants per installation)                                             |                                                              |
| Christmas color display of poinsetta's at amenity center entrance at the holidays                             |                                                              |
| <b>Signature (Trimac):</b>                                                                                    | Brian Stephens                                               |

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

| <i>Landscape Maintenance Checklist Yardnique</i>                                                                 |                                                                                            |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>1.0 Maintenance</b>                                                                                           | <b>6/16/2025</b>                                                                           |
| <b>Growing Season Only (April 1st - October 31st)</b>                                                            |                                                                                            |
| <b>1.1 Mowing (by Friday of each week) 5 days / week</b>                                                         |                                                                                            |
| <b>All Turf &amp; Pond Areas</b>                                                                                 |                                                                                            |
| Monday - & Berm Along Pacetti Rd / Clubhouse areas    Amenity Ponds # 1- 5                                       | 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, SR 16 entrance and ponds 6-9 and 15,16 were completely mowed.   |
| Wednesday - Pescara Fields & playground areas Ponds # 1 - 5                                                      | Pescara Field and the playground were completely 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 and the SR16 and Pacetti berms were completely mowed.                   |
| <b>1.2 String Trimming</b>                                                                                       |                                                                                            |
| Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs. | String trimming was completed daily as part of the mowing process.                         |
| <b>1.3 Edging</b>                                                                                                |                                                                                            |
| All hardscape and paved trails at each mowing cycle                                                              | The edging was completed in each area as part of the mowing process.                       |
| <b>1.4 Blowing</b>                                                                                               |                                                                                            |
| 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.                   |
| <b>1.5 Weed Control</b>                                                                                          | Prepared by Jerry Lambert 8/4/2025                                                         |

## 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 were able to spray Monday-Friday. |
| <b>1.6 Pruning</b>                                                                                                                            |                                                                                                                                                                                                                             |
| Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and                                   |                                                                                                                                                                                                                             |
| maintain appropriate distances between pedestrian and vehicle areas.                                                                          |                                                                                                                                                                                                                             |
| Trees (crape Myrtles) shall be pruned when dormant (winter)                                                                                   |                                                                                                                                                                                                                             |
| Palms trimming shall be done one time per year (June-July)                                                                                    |                                                                                                                                                                                                                             |
| <b>1.7 Berms</b>                                                                                                                              |                                                                                                                                                                                                                             |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)                       |                                                                                                                                                                                                                             |
| Weeds to be removed / treated year round as needed                                                                                            | Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.                                                                                                |
| <b>2.0 Pesticide Application</b>                                                                                                              |                                                                                                                                                                                                                             |
| <b>2.1 Turf Pest Control</b>                                                                                                                  |                                                                                                                                                                                                                             |
| 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<br>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 |                                                                                                                                                                                                                             |



## 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 |
| <b>2.2 Shrub &amp; Tree Pest Control</b>                                                                                 |                                                                                             |
| Shrubs & Trees Pest Control inspected bi-weekly                                                                          | All plant material is being inspected weekly for pests.                                     |
| <b>3.0 Fertilization</b>                                                                                                 |                                                                                             |
| <b>3.1 Turf Areas</b>                                                                                                    |                                                                                             |
| 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)                                                           |                                                                                             |
| <b>3.2 Shrubs &amp; Trees</b>                                                                                            |                                                                                             |
| Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September) |                                                                                             |
| One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)                    |                                                                                             |
| Seasonal annuals fertilized on 30 day cycles                                                                             |                                                                                             |
| <b>4.0 Irrigation (All Inclusive Package) Guidelines</b>                                                                 |                                                                                             |
| <b>Bi-Weekly Inspections (26 per year)</b>                                                                               |                                                                                             |
| All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report        |                                                                                             |
| 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.  |                                              |
| <b>5.0 Mulching</b>                                                                                           |                                              |
| All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth                | Pinestraw and mulch have been completed.     |
| Pine straw to be applied to all berms areas twice a year (March & September) 3" depth                         |                                              |
| <b>6.0 Seasonal Color</b>                                                                                     |                                              |
| Annuals shall be changed out 4 cycles per year (March, June, August-September, December)                      | New annual flowers were installed 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                             |                                              |
| <b>Signature (Trimac):</b>                                                                                    | Brian Stephens                               |

# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

| <i>Landscape Maintenance Checklist Yardnique</i>                                                                 |                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>1.0 Maintenance</b>                                                                                           | <b>6/23/2025</b>                                                                                                         |
| <b>Growing Season Only (April 1st - October 31st)</b>                                                            |                                                                                                                          |
| <b>1.1 Mowing (by Friday of each week) 5 days / week</b>                                                         | <b>Non irrigated ponds were all spot mowed this week due to lack of growth.</b>                                          |
| <b>All Turf &amp; Pond Areas</b>                                                                                 |                                                                                                                          |
| Monday - & Berm Along Pacetti Rd / Clubhouse areas    Amenity Ponds # 1- 5                                       | The clubhouse and the Pacetti Berm were completely mowed. 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 were completely mowed. Ponds 6-9, 15 and 16 were spot mowed as needed. |
| Wednesday - Pescara Fields & playground areas Ponds # 1 - 5                                                      | Pescara Field and the playground were completely mowed. Ponds 1b-5b (all irrigated) were completely mowed.               |
| Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,                                                        | Rugusa Field was completely mowed. Ponds 10-14 were spot mowed as needed.                                                |
| Friday - Outer berms off od SR16 & Pacetti Rd                                                                    | The Athletic Field and the SR16 and Pacetti berms were completely mowed and the SR 16 ditch was weedeated.               |
| <b>1.2 String Trimming</b>                                                                                       |                                                                                                                          |
| 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.                                                       |
| <b>1.3 Edging</b>                                                                                                |                                                                                                                          |
| All hardscape and paved trails at each mowing cycle                                                              | The edging was completed in each area as part of the mowing process.                                                     |
| <b>1.4 Blowing</b>                                                                                               |                                                                                                                          |
| 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.                                                 |

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

|                                                                                                                                               |                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.5 Weed Control</b>                                                                                                                       |                                                                                                                                                                                                                             |
| 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-Friday. |
| <b>1.6 Pruning</b>                                                                                                                            |                                                                                                                                                                                                                             |
| Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and                                   |                                                                                                                                                                                                                             |
| maintain appropriate distances between pedestrian and vehicle areas.                                                                          |                                                                                                                                                                                                                             |
| Trees (crape Myrtles) shall be pruned when dormant (winter)                                                                                   |                                                                                                                                                                                                                             |
| Palms trimming shall be done one time per year (June-July)                                                                                    |                                                                                                                                                                                                                             |
| <b>1.7 Berms</b>                                                                                                                              |                                                                                                                                                                                                                             |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)                       |                                                                                                                                                                                                                             |
| Weeds to be removed / treated year round as needed                                                                                            | Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.                                                                                                |
| <b>2.0 Pesticide Application</b>                                                                                                              |                                                                                                                                                                                                                             |
| <b>2.1 Turf Pest Control</b>                                                                                                                  |                                                                                                                                                                                                                             |
| 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<br>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 |                                                                                                                                                                                                                             |

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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 |
| <b>2.2 Shrub &amp; Tree Pest Control</b>                                                                                 |                                                                                             |
| Shrubs & Trees Pest Control inspected bi-weekly                                                                          | All plant material is being inspected weekly for pests.                                     |
| <b>3.0 Fertilization</b>                                                                                                 |                                                                                             |
| <b>3.1 Turf Areas</b>                                                                                                    |                                                                                             |
| 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)                                                           |                                                                                             |
| <b>3.2 Shrubs &amp; Trees</b>                                                                                            |                                                                                             |
| Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September) |                                                                                             |
| One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)                    |                                                                                             |
| Seasonal annuals fertilized on 30 day cycles                                                                             |                                                                                             |
| <b>4.0 Irrigation (All Inclusive Package) Guidelines</b>                                                                 |                                                                                             |
| <b>Bi-Weekly Inspections (26 per year)</b>                                                                               |                                                                                             |
| All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report        |                                                                                             |
| Note: This contract shall include the following at N/C                                                                   |                                                                                             |
| Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,                    | 2 broken heads were repaired at the Pacetti Entrance.                                       |
| 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.  |                                              |
| <b>5.0 Mulching</b>                                                                                           |                                              |
| All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth                | Pinestraw and mulch have been completed.     |
| Pine straw to be applied to all berms areas twice a year (March & September) 3" depth                         |                                              |
| <b>6.0 Seasonal Color</b>                                                                                     |                                              |
| Annuals shall be changed out 4 cycles per year (March, June, August-September, December)                      | New annual flowers were installed last 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                             |                                              |
| <b>Signature (Trimac):</b>                                                                                    | Brian Stephens                               |

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

| <i>Landscape Maintenance Checklist Yardnique</i>                           |                                                                                                                                                               |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.0 Maintenance</b>                                                     | <b>6/30/2025</b>                                                                                                                                              |
| <b>Growing Season Only (April 1st - October 31st)</b>                      |                                                                                                                                                               |
| <b>1.1 Mowing (by Friday of each week) 5 days / week</b>                   |                                                                                                                                                               |
| <b>All Turf &amp; Pond Areas</b>                                           |                                                                                                                                                               |
| Monday - & Berm Along Pacetti Rd / Clubhouse areas    Amenity Ponds # 1- 5 | The clubhouse and the Pacetti Berm were completely mowed. Ponds 1-5 were completely mowed as well. We advanced and mowed Pescara field due to the holiday.    |
| Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16    | Verona Way, Memorial Park, SR 16 entrance and Ponds 6-9, 15,16 were all completely mowed. We advanced and mowed the playground area today due to the holiday. |
| Wednesday - Pescara Fields & playground areas Ponds # 1 - 5                | Rugusa Field, ponds 1b-5b and 10-14 were completely mowed today. We continue to advance due to the holiday.                                                   |
| Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,                  | The Athletic Field and the SR16 and Pacetti berms were completely mowed.                                                                                      |
| Friday - Outer berms off od SR16 & Pacetti Rd                              | Holiday                                                                                                                                                       |
| <b>1.2 String Trimming</b>                                                 |                                                                                                                                                               |
| Trimming around all obstacles at every mowing cycle to include             | String trimming was completed daily as part of the mowing process.                                                                                            |
| fences on pond side, light poles, tress & shrubs.                          |                                                                                                                                                               |
| <b>1.3 Edging</b>                                                          |                                                                                                                                                               |
| All hardscape and paved trails at each mowing cycle                        | The edging was completed in each area as part of the mowing process.                                                                                          |
| <b>1.4 Blowing</b>                                                         |                                                                                                                                                               |



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|                                                                                                                         |                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                                                                                                                                                                                         |
| <b>1.5 Weed Control</b>                                                                                                 |                                                                                                                                                                                                                                                                  |
| 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-Wednesday. Rain Thursday and holiday Friday. |
| <b>1.6 Pruning</b>                                                                                                      |                                                                                                                                                                                                                                                                  |
| Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and             |                                                                                                                                                                                                                                                                  |
| maintain appropriate distances between pedestrian and vehicle areas.                                                    |                                                                                                                                                                                                                                                                  |
| Trees (crape Myrtles) shall be pruned when dormant (winter)                                                             |                                                                                                                                                                                                                                                                  |
| Palms trimming shall be done one time per year (June-July)                                                              |                                                                                                                                                                                                                                                                  |
| <b>1.7 Berms</b>                                                                                                        |                                                                                                                                                                                                                                                                  |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly) |                                                                                                                                                                                                                                                                  |
| Weeds to be removed / treated year round as needed                                                                      | Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.                                                                                                                                     |
| <b>2.0 Pesticide Application</b>                                                                                        |                                                                                                                                                                                                                                                                  |
| <b>2.1 Turf Pest Control</b>                                                                                            |                                                                                                                                                                                                                                                                  |
| 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<br>Documentation shall be given to owner for proof & chemical  |                                                                                                                                                                                                                                                                  |

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|                                                                                                                                                 |                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| 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                                  | ant mounds are being treated weekly as they appear on the same schedule as the mow rotation |
| <b>2.2 Shrub &amp; Tree Pest Control</b>                                                                                                        |                                                                                             |
| Shrubs & Trees Pest Control inspected bi-weekly                                                                                                 | All plant material is being inspected weekly for pests.                                     |
| <b>3.0 Fertilization</b>                                                                                                                        |                                                                                             |
| <b>3.1 Turf Areas</b>                                                                                                                           |                                                                                             |
| 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)                                                                                  |                                                                                             |
| <b>3.2 Shrubs &amp; Trees</b>                                                                                                                   |                                                                                             |
| Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)                        |                                                                                             |
| One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)                                           |                                                                                             |
| Seasonal annuals fertilized on 30 day cycles                                                                                                    |                                                                                             |
| <b>4.0 Irrigation (All Inclusive Package) Guidelines</b>                                                                                        |                                                                                             |
| <b>Bi-Weekly Inspections (26 per year)</b>                                                                                                      |                                                                                             |
| All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report                               |                                                                                             |
| Note: This contract shall include the following at N/C                                                                                          |                                                                                             |
| Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,                                           |                                                                                             |

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|                                                                                                               |                                               |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| 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.  |                                               |
| <b>5.0 Mulching</b>                                                                                           |                                               |
| All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth                |                                               |
| Pine straw to be applied to all berms areas twice a year (March & September) 3" depth                         |                                               |
| <b>6.0 Seasonal Color</b>                                                                                     |                                               |
| Annuals shall be changed out 4 cycles per year (March, June, August-September, December)                      | New annual flowers were installed this month. |
| 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 poinsettia's at amenity center entrance at the holidays                            |                                               |
| <b>Signature (Trimac):</b>                                                                                    | Brian Stephens                                |

# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

| <i>Landscape Maintenance Checklist Yardnique</i>                           |                                                                                                                        |
|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>1.0 Maintenance</b>                                                     | <b>7/7/2025</b>                                                                                                        |
| <b>Growing Season Only (April 1st - October 31st)</b>                      |                                                                                                                        |
| <b>1.1 Mowing (by Friday of each week) 5 days / week</b>                   |                                                                                                                        |
| <b>All Turf &amp; Pond Areas</b>                                           |                                                                                                                        |
| Monday - & Berm Along Pacetti Rd / Clubhouse areas    Amenity Ponds # 1- 5 | 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, SR 16 entrance and Ponds 6-9, 15,16 were all completely mowed.                              |
| Wednesday - Pescara Fields & playground areas Ponds # 1 - 5                | Pescara Field, 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 and the SR16 and Pacetti berms were completely mowed. The SR 16 ditch was weedeated where possible. |
| <b>1.2 String Trimming</b>                                                 |                                                                                                                        |
| Trimming around all obstacles at every mowing cycle to include             | String trimming was completed daily as part of the mowing process.                                                     |
| fences on pond side, light poles, tress & shrubs.                          |                                                                                                                        |
| <b>1.3 Edging</b>                                                          |                                                                                                                        |
| All hardscape and paved trails at each mowing cycle                        | The edging was completed in each area as part of the mowing process.                                                   |
| <b>1.4 Blowing</b>                                                         |                                                                                                                        |

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

|                                                                                                                         |                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                                                                                                                                                                                           |
| <b>1.5 Weed Control</b>                                                                                                 |                                                                                                                                                                                                                                                                    |
| 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. Rain Wednesday. |
| <b>1.6 Pruning</b>                                                                                                      |                                                                                                                                                                                                                                                                    |
| Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and             |                                                                                                                                                                                                                                                                    |
| maintain appropriate distances between pedestrian and vehicle areas.                                                    |                                                                                                                                                                                                                                                                    |
| Trees (crape Myrtles) shall be pruned when dormant (winter)                                                             |                                                                                                                                                                                                                                                                    |
| Palms trimming shall be done one time per year (June-July)                                                              |                                                                                                                                                                                                                                                                    |
| <b>1.7 Berms</b>                                                                                                        |                                                                                                                                                                                                                                                                    |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly) |                                                                                                                                                                                                                                                                    |
| Weeds to be removed / treated year round as needed                                                                      | Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.                                                                                                                                       |
| <b>2.0 Pesticide Application</b>                                                                                        |                                                                                                                                                                                                                                                                    |
| <b>2.1 Turf Pest Control</b>                                                                                            |                                                                                                                                                                                                                                                                    |
| 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<br>Documentation shall be given to owner for proof & chemical  |                                                                                                                                                                                                                                                                    |

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|                                                                                                                                                 |                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| 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                                  | ant mounds are being treated weekly as they appear on the same schedule as the mow rotation |
| <b>2.2 Shrub &amp; Tree Pest Control</b>                                                                                                        |                                                                                             |
| Shrubs & Trees Pest Control inspected bi-weekly                                                                                                 | All plant material is being inspected weekly for pests.                                     |
| <b>3.0 Fertilization</b>                                                                                                                        |                                                                                             |
| <b>3.1 Turf Areas</b>                                                                                                                           |                                                                                             |
| 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)                                                                                  |                                                                                             |
| <b>3.2 Shrubs &amp; Trees</b>                                                                                                                   |                                                                                             |
| Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)                        |                                                                                             |
| One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)                                           |                                                                                             |
| Seasonal annuals fertilized on 30 day cycles                                                                                                    | New annual flowers were fertalized this week,                                               |
| <b>4.0 Irrigation (All Inclusive Package) Guidelines</b>                                                                                        |                                                                                             |
| <b>Bi-Weekly Inspections (26 per year)</b>                                                                                                      |                                                                                             |
| All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report                               |                                                                                             |
| Note: This contract shall include the following at N/C                                                                                          |                                                                                             |
| Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,                                           | The tennis court irrigation was adjusted to run when the courts are not being used.         |

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

|                                                                                                               |                                                 |
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| 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 | 1 battery valve was replace at the roound about |
| These are to to completed within 24 hours of notification.                                                    |                                                 |
| Note: Things that fall outside the contract                                                                   |                                                 |
| The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.  |                                                 |
| <b>5.0 Mulching</b>                                                                                           |                                                 |
| All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth                |                                                 |
| Pine straw to be applied to all berms areas twice a year (March & September) 3" depth                         |                                                 |
| <b>6.0 Seasonal Color</b>                                                                                     |                                                 |
| Annuals shall be changed out 4 cycles per year (March, June, August-September, December)                      | New annual flowers were installed in June.      |
| Areas of seasonal color are:                                                                                  |                                                 |
| SR16 / San Giacomo entrance (420 plants per installion)                                                       |                                                 |
| Pacetti Rd / Terrancina Dr ( 85 plants per installation)                                                      |                                                 |
| Main entrance at Pacetti Rd ( 215 plants per installation)                                                    |                                                 |
| Amenity center beds and roundabout ( 612 plants per installation)                                             |                                                 |
| Christmas color display of poinsetta's at amenity center entrance at the holidays                             |                                                 |
| <b>Signature (Trimac):</b>                                                                                    | Brian Stephens                                  |



# Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

| <i>Landscape Maintenance Checklist Yardnique</i>                                                |                                                                                                                         |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>1.0 Maintenance</b>                                                                          | <b>7/14/2025</b>                                                                                                        |
| <b>Growing Season Only (April 1st - October 31st)</b>                                           |                                                                                                                         |
| <b>1.1 Mowing (by Friday of each week) 5 days / week</b>                                        |                                                                                                                         |
| <b>All Turf &amp; Pond Areas</b>                                                                |                                                                                                                         |
| Monday - & Berm Along Pacetti Rd / Clubhouse areas    Amenity Ponds # 1- 5                      | 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, SR 16 entrance and Ponds 6-9, 15,16 were all completely mowed.                               |
| Wednesday - Pescara Fields & playground areas Ponds # 1 - 5                                     | Pescara Field and the playground were completely mowed. Ponds 1-5 were completely mowed as well.                        |
| 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 and the SR16 and Pacetti berms were completely mowed. We completed weedeating the ditch along SR 16. |
| <b>1.2 String Trimming</b>                                                                      |                                                                                                                         |
| Trimming around all obstacles at every mowing cycle to include                                  | String trimming was completed daily as part of the mowing process.                                                      |
| fences on pond side, light poles, tress & shrubs.                                               |                                                                                                                         |
| <b>1.3 Edging</b>                                                                               |                                                                                                                         |
| All hardscape and paved trails at each mowing cycle                                             | The edging was completed in each area as part of the mowing process.                                                    |
| <b>1.4 Blowing</b>                                                                              |                                                                                                                         |
| 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.                                                |
| <b>1.5 Weed Control</b>                                                                         |                                                                                                                         |

## 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 were able to spray Monday-Friday. No rain. |
| <b>1.6 Pruning</b>                                                                                                                            |                                                                                                                                                                                                                                      |
| Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and                                   |                                                                                                                                                                                                                                      |
| maintain appropriate distances between pedestrian and vehicle areas.                                                                          |                                                                                                                                                                                                                                      |
| Trees (crape Myrtles) shall be pruned when dormant (winter)                                                                                   |                                                                                                                                                                                                                                      |
| Palms trimming shall be done one time per year (June-July)                                                                                    |                                                                                                                                                                                                                                      |
| <b>1.7 Berms</b>                                                                                                                              |                                                                                                                                                                                                                                      |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)                       |                                                                                                                                                                                                                                      |
| Weeds to be removed / treated year round as needed                                                                                            | Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.                                                                                                         |
| <b>2.0 Pesticide Application</b>                                                                                                              |                                                                                                                                                                                                                                      |
| <b>2.1 Turf Pest Control</b>                                                                                                                  |                                                                                                                                                                                                                                      |
| 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<br>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 |                                                                                                                                                                                                                                      |

## 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. |
| <b>2.2 Shrub &amp; Tree Pest Control</b>                                                                                 |                                                                                              |
| Shrubs & Trees Pest Control inspected bi-weekly                                                                          | All plant material is being inspected weekly for pests.                                      |
| <b>3.0 Fertilization</b>                                                                                                 |                                                                                              |
| <b>3.1 Turf Areas</b>                                                                                                    |                                                                                              |
| 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)                                                           |                                                                                              |
| <b>3.2 Shrubs &amp; Trees</b>                                                                                            |                                                                                              |
| Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September) |                                                                                              |
| One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)                    |                                                                                              |
| Seasonal annuals fertilized on 30 day cycles                                                                             | New annual flowers were fertalized the week of 7-7-2025.                                     |
| <b>4.0 Irrigation (All Inclusive Package) Guidelines</b>                                                                 |                                                                                              |
| <b>Bi-Weekly Inspections (26 per year)</b>                                                                               |                                                                                              |
| All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report        |                                                                                              |
| Note: This contract shall include the following at N/C                                                                   |                                                                                              |
| Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,                    | Round about area was inspected for repairs after the ornamental grasses were removed.        |
| 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            |                                                                                              |

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

|                                                                                                              |                                            |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 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. |                                            |
| <b>5.0 Mulching</b>                                                                                          |                                            |
| All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth               |                                            |
| Pine straw to be applied to all berms areas twice a year (March & September) 3" depth                        |                                            |
| <b>6.0 Seasonal Color</b>                                                                                    |                                            |
| Annuals shall be changed out 4 cycles per year (March, June, August-September, December)                     | New annual flowers were installed in June. |
| 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 poinsettia's at amenity center entrance at the holidays                           |                                            |
| <b>Signature (Trimac):</b>                                                                                   | Brian Stephens                             |

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

### *Landscape Maintenance Checklist Yardnique*

|                                                                                                                  |                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>1.0 Maintenance</b>                                                                                           | <b>7/21/2025</b>                                                                                                        |
| <b>Growing Season Only (April 1st - October 31st)</b>                                                            |                                                                                                                         |
| <b>1.1 Mowing (by Friday of each week) 5 days / week</b>                                                         |                                                                                                                         |
| <b>All Turf &amp; Pond Areas</b>                                                                                 |                                                                                                                         |
| Monday - & Berm Along Pacetti Rd / Clubhouse areas    Amenity Ponds # 1- 5                                       | 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, SR 16 entrance and Ponds 6-9, 15,16 were spot mowed where possible due to heavy rain Monday. |
| Wednesday - Pescara Fields & playground areas Ponds # 1 - 5                                                      | Pescara Field the playground and ponds 1b-5b have been completely mowed.                                                |
| Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,                                                        | Rugusa Field was spot owed due to standing water from rain and ponds 10-14 were spot mowed as well.                     |
| Friday - Outer berms off od SR16 & Pacetti Rd                                                                    | The Athletic Field was spot mowed due to standing water. The SR16 and Pacetti berms were completely mowed.              |
| <b>1.2 String Trimming</b>                                                                                       |                                                                                                                         |
| Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs. | String trimming was completed daily as part of the mowing process.                                                      |
| <b>1.3 Edging</b>                                                                                                |                                                                                                                         |
| All hardscape and paved trails at each mowing cycle                                                              | The edging was completed in each area as part of the mowing process.                                                    |
| <b>1.4 Blowing</b>                                                                                               |                                                                                                                         |
| 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.                                                |
| <b>1.5 Weed Control</b>                                                                                          | Prepared by Jerry Lambert 8/4/2025                                                                                      |

## 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 were able to spray Monday, Tuesday and Friday due to rain. |
| <b>1.6 Pruning</b>                                                                                                                            |                                                                                                                                                                                                                                                      |
| Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and                                   |                                                                                                                                                                                                                                                      |
| maintain appropriate distances between pedestrian and vehicle areas.                                                                          |                                                                                                                                                                                                                                                      |
| Trees (crape Myrtles) shall be pruned when dormant (winter)                                                                                   |                                                                                                                                                                                                                                                      |
| Palms trimming shall be done one time per year (June-July)                                                                                    |                                                                                                                                                                                                                                                      |
| <b>1.7 Berms</b>                                                                                                                              |                                                                                                                                                                                                                                                      |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)                       |                                                                                                                                                                                                                                                      |
| Weeds to be removed / treated year round as needed                                                                                            | Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.                                                                                                                         |
| <b>2.0 Pesticide Application</b>                                                                                                              |                                                                                                                                                                                                                                                      |
| <b>2.1 Turf Pest Control</b>                                                                                                                  |                                                                                                                                                                                                                                                      |
| 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<br>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 |                                                                                                                                                                                                                                                      |

## 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. |
| <b>2.2 Shrub &amp; Tree Pest Control</b>                                                                                 |                                                                                              |
| Shrubs & Trees Pest Control inspected bi-weekly                                                                          | All plant material is being inspected weekly for pests.                                      |
| <b>3.0 Fertilization</b>                                                                                                 |                                                                                              |
| <b>3.1 Turf Areas</b>                                                                                                    |                                                                                              |
| 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)                                                           |                                                                                              |
| <b>3.2 Shrubs &amp; Trees</b>                                                                                            |                                                                                              |
| Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September) |                                                                                              |
| One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)                    |                                                                                              |
| Seasonal annuals fertilized on 30 day cycles                                                                             | New annual flowers were fertalized the week of 7-7-2025.                                     |
| <b>4.0 Irrigation (All Inclusive Package) Guidelines</b>                                                                 |                                                                                              |
| <b>Bi-Weekly Inspections (26 per year)</b>                                                                               |                                                                                              |
| All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report        |                                                                                              |
| Note: This contract shall include the following at N/C                                                                   |                                                                                              |
| Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,                    | Round about area was scheduled for additional irrigation cycles for the new sod.             |
| 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            |                                                                                              |

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

|                                                                                                              |                                            |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 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. |                                            |
| <b>5.0 Mulching</b>                                                                                          |                                            |
| All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth               |                                            |
| Pine straw to be applied to all berms areas twice a year (March & September) 3" depth                        |                                            |
| <b>6.0 Seasonal Color</b>                                                                                    |                                            |
| Annuals shall be changed out 4 cycles per year (March, June, August-September, December)                     | New annual flowers were installed in June. |
| 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 poinsettia's at amenity center entrance at the holidays                           |                                            |
| <b>Signature (Trimac):</b>                                                                                   | Brian Stephens                             |



## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

### *Landscape Maintenance Checklist Yardnique*

|                                                                                                                  |                                                                                              |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>1.0 Maintenance</b>                                                                                           | <b>7/28/2025</b>                                                                             |
| <b>Growing Season Only (April 1st - October 31st)</b>                                                            |                                                                                              |
| <b>1.1 Mowing (by Friday of each week) 5 days / week</b>                                                         |                                                                                              |
| <b>All Turf &amp; Pond Areas</b>                                                                                 |                                                                                              |
| Monday - & Berm Along Pacetti Rd / Clubhouse areas    Amenity Ponds # 1- 5                                       | 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, SR 16 entrance and Ponds 6-9, 15,16 were all completely mowed.    |
| Wednesday - Pescara Fields & playground areas Ponds # 1 - 5                                                      | Pescara Field the playground and ponds 1b-5b were completely mowed.                          |
| Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,                                                        | Rugusa Field was spot mowed. It still had standing water. Ponds 10-14 were completely mowed. |
| Friday - Outer berms off od SR16 & Pacetti Rd                                                                    | The Athletic Field, SR16 and Pacetti berms were completely mowed.                            |
| <b>1.2 String Trimming</b>                                                                                       |                                                                                              |
| Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs. | String trimming was completed daily as part of the mowing process.                           |
| <b>1.3 Edging</b>                                                                                                |                                                                                              |
| All hardscape and paved trails at each mowing cycle                                                              | The edging was completed in each area as part of the mowing process.                         |
| <b>1.4 Blowing</b>                                                                                               |                                                                                              |
| 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.                     |
| <b>1.5 Weed Control</b>                                                                                          | Prepared by Jerry Lambert 8/4/2025                                                           |

## 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 were able to spray Monday-Friday. |
| <b>1.6 Pruning</b>                                                                                                                            |                                                                                                                                                                                                                             |
| Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and                                   |                                                                                                                                                                                                                             |
| maintain appropriate distances between pedestrian and vehicle areas.                                                                          |                                                                                                                                                                                                                             |
| Trees (crape Myrtles) shall be pruned when dormant (winter)                                                                                   |                                                                                                                                                                                                                             |
| Palms trimming shall be done one time per year (June-July)                                                                                    |                                                                                                                                                                                                                             |
| <b>1.7 Berms</b>                                                                                                                              |                                                                                                                                                                                                                             |
| Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)                       |                                                                                                                                                                                                                             |
| Weeds to be removed / treated year round as needed                                                                                            | Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.                                                                                                |
| <b>2.0 Pesticide Application</b>                                                                                                              |                                                                                                                                                                                                                             |
| <b>2.1 Turf Pest Control</b>                                                                                                                  |                                                                                                                                                                                                                             |
| 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<br>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 |                                                                                                                                                                                                                             |

## 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. |
| <b>2.2 Shrub &amp; Tree Pest Control</b>                                                                                 |                                                                                              |
| Shrubs & Trees Pest Control inspected bi-weekly                                                                          | All plant material is being inspected weekly for pests.                                      |
| <b>3.0 Fertilization</b>                                                                                                 |                                                                                              |
| <b>3.1 Turf Areas</b>                                                                                                    |                                                                                              |
| 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)                                                           |                                                                                              |
| <b>3.2 Shrubs &amp; Trees</b>                                                                                            |                                                                                              |
| Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September) |                                                                                              |
| One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)                    |                                                                                              |
| Seasonal annuals fertilized on 30 day cycles                                                                             | New annual flowers were fertalized the week of 7-7-2025.                                     |
| <b>4.0 Irrigation (All Inclusive Package) Guidelines</b>                                                                 |                                                                                              |
| <b>Bi-Weekly Inspections (26 per year)</b>                                                                               |                                                                                              |
| All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report        |                                                                                              |
| 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            |                                                                                              |

## Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

|                                                                                                              |                                            |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 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. |                                            |
| <b>5.0 Mulching</b>                                                                                          |                                            |
| All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth               |                                            |
| Pine straw to be applied to all berms areas twice a year (March & September) 3" depth                        |                                            |
| <b>6.0 Seasonal Color</b>                                                                                    |                                            |
| Annuals shall be changed out 4 cycles per year (March, June, August-September, December)                     | New annual flowers were installed in June. |
| 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 poinsettia's at amenity center entrance at the holidays                           |                                            |
| <b>Signature (Trimac):</b>                                                                                   | Brian Stephens                             |



Terranova berm:









Ravello berm:





East Caparina Berm









**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES AGREEMENT**

**THIS AGREEMENT** (“**Agreement**”) is made and entered into effective the 1st day of October, 2021 by and between:

**Turnbull Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida, and having offices at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 (“**District**”); and

**Commercial Landscape Professionals, Inc., d/b/a Trimac Outdoor**, a Florida Corporation having a local address of ~~1071 Hood Road south, Jacksonville, FL 32257~~ (the “**Contractor**,” and collectively with the District, the “**Parties**”). 5824 Mining Terrace, Jacksonville, FL 32257

**RECITALS**

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

**WHEREAS**, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain landscape and irrigation maintenance services; and

**WHEREAS**, Contractor desires to provide such services, and represents that it is qualified to do so in accordance with its proposal submitted to the District;

**NOW, THEREFORE**, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. **CONTRACTOR OBLIGATIONS.**

- a. **Scope of Services.** The Contractor shall provide the services described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT C** (“**Work**”). The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT C** is the District’s best estimate of the District’s landscape needs, but that other areas may also include landscaping that requires maintenance. Further, the anticipated mow schedule is also included in **EXHIBIT C** and shall be adhered to at all times unless directed in writing by the District. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work,

with no adjustment to price. The pricing shall be as reflected in **EXHIBIT B**. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

- b. ***Acceptance of Site.*** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the bid, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor’s expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor’s failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
- c. ***Manner of Contractor’s Performance.*** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- d. ***Discipline, Employment, Uniforms.*** Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

- e. **Scheduling.** Contractor is scheduled to be on site a minimum of five (5) days per week (M-F) In the event that time is lost due to heavy rains (“**Rain Days**”), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined herein).
  
- f. **Protection of Property.** Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor’s acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the satisfaction of the District.
  
- g. **Reporting Services.** The District shall designate in writing one or more persons to act as the District’s representatives with respect to the services to be performed under this Agreement (“**District Representatives**”). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District’s policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor’s services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates **Jim Schieszer and Ernesto Torres** to act as the District Representatives. The District shall have the right to change its designated representatives at any time by written notice to the Contractor.
  - i. The Contractor shall provide to management a written report of work performed for each month with notification of any problem areas and a schedule of work for the upcoming month.
  - ii. Further, the Contractor agrees to meet the District Representatives at least bi-weekly to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement, and to attend all meetings of the District’s Board of Supervisors. Contractor shall fill out and submit to the District Representative the District’s weekly checklist, included as part of **Exhibit D**.
  - iii. The work order process is completed through a program which functions as an online portal (“Portal”). Work orders may also be submitted via phone call at (904) 505-4694. Work orders may be submitted by community residents and District Staff through the Portal at:

**<https://www.trimacoutdoor.com/client-portal>**

The provision of the Portal service is a material provision of this Agreement. When necessary, District Staff will submit work orders through the Portal with a photo of the complaint and will then receive immediate email confirmation that the work order was submitted. The Contractor’s representative and/or landscape crew will then visit the area of concern and

respond to the complaint within 24 hours. Landscape Crew will resolve the issue in a timely manner. Once resolved, the Contractor or its representative will close the work order in the Portal. District Staff will receive a weekly report of all open and closed work orders, whether submitted through the Portal or by phone. Portal access will be granted to the Board and District Staff, along with its designee, in order that they may also maintain and monitor the requests submitted; however, in no event shall it be the responsibility of the District to monitor such work orders or contractors requirements pursuant to this Agreement.

- Work orders shall be completed within 48 hours of submission, excluding rain days or weekends, unless the issue is such that it cannot be resolved within 48 hours. In those events, a plan of action for remedying such area of concern, along with a timeline for completion of such plan, shall be submitted to District Staff within 48 hours.
- In the event a work order is not completed within the given timeframe, the Contractor must explain the reason for such delay and a plan for remedying the delay in the Weekly Communication Report. Written notice may be given and the Contractor fined according to Section 2 Paragraph H for failure to meet the timeline requirements set forth herein; further, failure to conform to the provisions of this Agreement, including this paragraph, may result in withholding monthly compensation, fines, penalties and/or contract termination.

#### ***h. Deficiencies and Penalties.***

- i. *Notice and Response Procedures.* If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then, within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies and the time frame for completing the remedial actions. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period agreed upon by the District and the Contractor, or if no time is specified by the District, then within (3) three days of the District's authorization to proceed with the work and prior to submitting any invoices to the District.
- ii. *Penalties and Remedies.* If the Contractor does not respond to the initial notice of deficiencies or does not resolve the deficiencies within the specified time period, without intending to limit the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity, (1) fine the Contractor \$100 per day until a satisfactory response is received or until the deficiency is remedied, as applicable; (2) withhold some or all of the Contractor's payments under this Agreement; and (3) contract with outside sources to perform necessary Work, with all charges for such services to be deducted from the Contractor's compensation. The District may choose to exercise such rights individually or concurrently as deemed appropriate by the District.

- iii. ***Contractor's Responsibility.*** Any oversight by the District Representatives of Contractor's Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the Work is properly done by the Contractor, and it is the Contractor's responsibility to perform the Work in accordance with this Agreement. Contractor shall work diligently to ensure that all Work is completed in accordance with the terms of this Agreement, whether or not the District Representatives notify Contractor of any deficiencies.
- i. ***Compliance with Laws.*** The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.
- j. ***Safety.*** Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.
- k. ***Environmental Activities.*** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.
- l. ***Payment of Taxes; Procurement of Licenses and Permits.*** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements.
- m. ***Subcontractors.*** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the

acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

- n. ***Independent Contractor Status.*** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

### 3. **COMPENSATION; TERM.**

- a. ***Term.*** The initial term of Work under this Agreement shall begin on the date first written above and end September 30, 2022 ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, and unless terminated pursuant to the terms of this Agreement, this Agreement shall automatically renew on the same terms up to three additional one-year terms, at the compensation amounts specified in **EXHIBIT B**. If all available renewals are exercised, the last term of this Agreement shall end on September 30, 2025.
- b. ***Compensation.*** As compensation for the Work, the District agrees to pay Contractor the amounts set forth in **EXHIBIT B**. All additional work or services, and related compensation, shall be governed by Section 3.c. of this Agreement.
- c. ***Additional Work.*** Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("**ASO**"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services pursuant to the terms of this Agreement through an authorized and fully executed ASO, an example of which is attached as **EXHIBIT D**, or in such other form as may be approved by the District. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's bid pricing (attached as part of **EXHIBIT B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.
- d. ***Payments by District.*** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth

(5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

- e. ***Payments by Contractor.*** Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in section 2.h. of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the



effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

On a default by Contractor, the District may elect not to terminate the Agreement, and in such event it may make good the deficiency in which the default consists and deduct the costs from the payment then or to become due to Contractor. On a default by Contractor, the District further reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies.

## 5. INSURANCE.

- a. ***Insurance Required.*** Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- b. ***Types of Insurance Coverage Required.*** The Contractor shall maintain throughout the term of this Agreement the following insurance, at a minimum:
  - i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.
  - ii. Employer's Liability Coverage with limits of at least \$500,000 per accident or disease.
  - iii. Commercial General Liability Insurance covering liability for, among other things, bodily injury, property damage, contractual, products and completed operations, and personal injury, with limits of not less than \$2,000,000 per occurrence, and further including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
  - iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-

owned, or hired automobiles, trailers, or other equipment required to be licensed.

- v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least \$2,000,000 per occurrence and \$2,000,000 on aggregate.
- c. ***Additional Insureds.*** All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its Supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its Supervisors, officers, staff, agents, employees, and representatives.
- d. ***Sub-Contractors.*** Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
- e. ***Payment of Premiums.*** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. ***Notice of Claims.*** Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- g. ***Failure to Provide Insurance.*** The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

## 6. INDEMNIFICATION.

- a. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District Staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the

acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, or representatives.

- b. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.
- c. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultants limitations on liability contained in section 768.28, Florida Statutes or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.
- d. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
- e. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Fla. Stat., (as amended) and that said statutory provision does not govern, restrict or control this Agreement.

7. **TAX EXEMPT DIRECT PURCHASES.** The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

- a. The District may elect to purchase any or all materials directly from a supplier identified by Contractor.
- b. Contractor shall furnish detailed Purchase Order Requisition Forms ("**Requisitions**") for all materials to be directly purchased by the District.
- c. Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.
- d. The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.

- e. Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.
- f. After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.
- g. The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.
- h. All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

8. **E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

## 9. **MISCELLANEOUS PROVISIONS.**

- a. ***Default & Protection Against Third Party Interference.*** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be

solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

- b. ***Custom & Usage.*** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.
- c. ***Successors.*** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.
- d. ***Assignment.*** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.
- e. ***Headings for Convenience.*** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
- f. ***Agreement.*** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent of any inconsistency / conflict between this document, and the **EXHIBITS**, this document shall control.
- g. ***Attorney's Fees.*** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.
- h. ***Amendments.*** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.
- i. ***Authorization.*** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

- j. **Notices.** Any notice, demand, request or communication required or permitted hereunder (“**Notice**”) shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

**A. If to the District:** Turnbull Creek Community  
Development District  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

**With a copy to:** KE Law Group, PLLC  
PO Box 6386  
Tallahassee, FL 32314  
Attn: Jennifer Kilinski

**B. If to Contractor:** Commercial Landscape  
Professionals, Inc., d/b/a Trimac  
Outdoor  
~~10701 Hood Road S~~ PO BOX 8699  
~~Jacksonville, FL 32257~~ 1880 Eastwest Pkwy  
Attn: Josh Fletcher Fleming Island, FL 32206

**With a copy to:** Commercial Landscape  
Professionals, Inc., d/b/a Trimac  
Outdoor  
1579 Wild Fern Drive  
Fleming Island, FL 32003  
Attn: Jill Fletcher

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the parties and addressees set forth herein.

- k. **Third-Party Beneficiaries.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions

of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

- l. ***Controlling Law & Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be St. Johns County, Florida.
  
- m. ***Public Records.*** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Ernesto Torres** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.


**IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE DISTRICT’S CUSTODIAN OF PUBLIC RECORDS, ERNESTO TORRES BY PHONE AT (904) 400-1758, BY EMAIL AT ETORRES@GMSNFL.COM, OR BY MAIL AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092.**


- n. ***Severability.*** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

- o. ***Arm's Length Transaction.*** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- p. ***Signatures.*** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Moreover, electronic records of signatures shall constitute original signatures for all purposes.

**IN WITNESS WHEREOF**, the Parties execute this Agreement as set forth below.

**ATTEST:**

DocuSigned by:  
  
 3FE774DC6984A77  
 By: Ernesto Torres  
☐ Secretary  
☐ Assistant Secretary

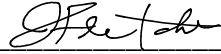
**TURNBULL CREEK  
 COMMUNITY DEVELOPMENT  
 DISTRICT**  
 DocuSigned by:  
  
 DCDC8C5199724FA  
 By: Chris DelBene  
☐ Chairperson  
☐ Vice Chairperson

Date: \_\_\_\_\_

**ATTEST:**

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

**COMMERCIAL LANDSCAPE  
 PROFESSIONALS, INC., D/B/A  
 TRIMAC OUTDOOR**

  
 By: Jill Fletcher  
 Its: Vice President of Operations

Date: 10/12/2021

**Exhibit A: Scope of Services**  
**Exhibit B: Contractor's Bid Proposal Form**  
**Exhibit C: Landscape Maintenance Areas Exhibit**  
**Exhibit D: Forms**



## EXHIBIT "A"

### SCOPE OF SERVICES

#### SCOPE OF SERVICES

#### PART 1

#### GENERAL LANDSCAPE MAINTENANCE

- 1) **MOWING** – All grass areas will be mowed on the following schedule; however, Bermuda grass will be mowed once a month November 1 - March 1 and such reduced schedule shall be reflected in Contractor's pricing:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, landscape detailing, debris clearing, etc.) Notwithstanding the above, at no time will the Bahia grass (which grass is only on CR244 portion of District property, see attached maps) be allowed to grow beyond a maximum height of four (4) to four and one half (4 ½) inches and Bermuda grass shall never be allowed to grow beyond a maximum height of two (2) inches. Each mowing should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches and Bermuda at a height of one (1) to one and one half (1 ½) inches. St. Augustine shall never be allowed to grow beyond five and one half (5 ½) inches. Optimum height for Bermuda should be approximately one and one half (1 ½") to encourage deeper root growth. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The District requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the Contractor. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The Contractor shall restore any noticeable damage caused by the Contractor's mowing equipment within forty-eight hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the Turnbull Creek Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted when necessary upon prior approval.

- 1A) **POND MOWING** - All ponds identified as such on the overall Turnbull Creek Maintenance Exhibit/Plans shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge. Line trimming at water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings

away from pond banks. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed and disposed of by Contractor during every normal service event. Unless otherwise designated on Maintenance Exhibit/Plans, homeowners are responsible for mowing down to the water's edge behind their property.

**2) EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged during each mowing event. All edging shall be performed to the sole satisfaction of the DISTRICT. Chemical edging shall not be permitted anywhere on property.

**AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.**

**3) TREE AND SHRUB CARE** – Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings, signage structures, play structures, fences & walls as well as pruned to keep stop signs and crosswalks and other traffic signage from being blocked to a maximum of 10ft. Additionally, on an as-needed basis, all trees shall be pruned over sidewalks, nature trails, parking lots, driveways & roadways so as not to interfere with pedestrians, parked cars or bicycle traffic. (This is to include maintaining at all times a minimum of eight to ten (8-10) feet in these areas. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. All pruning over the height of 10ft will be performed by another company as a separate agreement. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of the Turnbull Creek community. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

**Palms:** All palms shall receive pruning as often as necessary to appear neat and clean at all times to include after high wind occurrences. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks and pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. "Hurricane" palm pruning shall never be allowed.

**4) WEEDS AND GRASSES** – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides

as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the District at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. Contractor shall include the quarterly hand removal of all dog fennel (and other invasives) along the main roadways and view corridors. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

**NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.**

The Contractor shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

**5) MAINTENANCE OF PAVED AREAS** - All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.

**6) CLEAN UP** - At no time will Contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. Contractor shall use his own waste disposal methods, never the property dumpsters. Grass clippings, leaves and vegetative debris shall be blown off of sidewalks, streets and curbs into the turf areas, never into mulched bed areas as these are to be maintained free of grass clippings and weeds. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.** At no time shall the clippings be left on the sidewalks, streets and curbs overnight.

**7) TRASH REMOVAL** - The Contractor will, prior to mowing, pick up all bottles, cans, fallen limbs and palm fronds and other debris and trash on the property including bogus signs such as "For Sale" signs displayed in right-of-ways and common areas by owners and realtors. Trash/trash cans will be emptied/ picked up every morning and mid-afternoon Monday- Sunday. This should be done at the following locations Sportsplex outside the Fence, Plantation Park (including pond) and the Volleyball/Basketball courts. Trash Pickups from all parks to include fields and each receptacle, is seven (7) days per week. Trash pickups along roads is Monday, Wednesday and Friday.

**8) REPLACEMENT OF PLANT MATERIAL** - Tree and shrubs in a state of decline should immediately be brought to the attention of the District. Dead or unsightly plant material shall be removed expeditiously upon notification of the District. Contractor shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance. Contractor will replace said dead or unsightly plant material not to exceed \$\_\_\_\_\_ per month with the approval of the Field operations Manager.

**9) MAKE UP DAYS** - If Contractor misses a service due to inclement weather or any other reason, he is required to make up service the same week.

## PART 2

### FERTILIZATION

Contractor must comply with the St. Johns County Fertilizer Ordinance in total. A portion of that ordinance is listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF ST. JOHNS COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) OR WITHIN 24 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for northeast Florida turf, which is generally outlined below. It is incumbent upon the Contractor to review such guidelines for conformance with northeast Florida recommendations.

All Bahia Sod:

|         |                                                                                            |
|---------|--------------------------------------------------------------------------------------------|
| March   | A complete fertilizer based on soil tests + Pre M                                          |
| April   | Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)                                  |
| June    | SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)                                  |
| August  | Fe For foliar application, use ferrous sulfate (2 oz. /3-5 gal. H <sub>2</sub> O/1,000 SF) |
| October | A complete fertilizer based on soil tests + PreM                                           |

All Bermuda Sod:

|           |                                                                                                                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| March     | A complete fertilizer based on soil tests + PreM                                                                                                                                                                                                 |
| April     | N (Soluble Nitrogen applied at .5 lbs. N/1000 SF)                                                                                                                                                                                                |
| May       | SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)                                                                                                                                                                                        |
| July      | A complete fertilizer based on soil tests                                                                                                                                                                                                        |
| August    | Fe (for foliar apps, use ferrous sulfate @ 2 oz. /3-5 gal H <sub>2</sub> O/1000 SF). If Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.) |
| September | SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)                                                                                                                                                                                        |

November                    A complete fertilizer based on soil tests + PreM

All St. Augustine Sod:

|          |                                                                                            |
|----------|--------------------------------------------------------------------------------------------|
| February | A complete fertilizer based on soil tests + PreM                                           |
| April    | Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF                                   |
| May      | SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF                                   |
| July     | Fe For foliar application, use ferrous sulfate (2 oz. /3-5 gal. H <sub>2</sub> O/1,000 SF) |
| August   | SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF                                   |
| October  | A complete fertilizer based on soil tests + PreM                                           |

The Contractor shall submit a fertilizer label to resident project representative for approval prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly green, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

#### **SHRUB, TREE & GROUNDCOVER FERTILIZATION:**

For purposes of bidding, ALL shrubs, groundcovers and trees shall be fertilized according to the following specifications:

Three (3) times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S**



**RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO THEIR NEGLIGENCE.**

**PALM FERTILIZATION:**

All Palms shall receive 1½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four (4) times per year (March, June, September, November). 100% of the N, K and Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

**Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application. Contractor must notify the district 48 hours prior to performing any palm fertilization. Contractor shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity.** Payment will not be made until correct quantity and formulation has been verified and applied. Contractor must notify the District five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the Contractor to so notify the District may result in the Contractor forfeiting any and all rights to payment for the applications made without notification.

**PART 3**

**PEST CONTROL**

**Insects and Disease in Turf** - Insect and disease control spraying in turf shall be provided by the Contractor every month (or as needed if not required - Contractor should consult with District's Designee if insect/disease control is not required) with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

**Insects and Disease Control for Trees, Palms and Plants** - The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

**The contractor will perform biweekly inspections of all CDD owned property at which time a punch list of deficiencies and corrective measures will be presented to the district's Field Operations Manager.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

#### **FIRE ANT CONTROL**

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

Contractor is asked to apply the granular Top Choice annually in all finished landscaped and irrigated areas on the Plans/Maintenance Exhibit. All mowers are to have a container of bait to spot treat areas as needed. Special attention shall be given to the parks, playgrounds and pool areas where high pedestrian traffic and activities are present. Each worker shall carry bait for treatment with each visit. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

**Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.**

**Pest Control shall be included in the Contract Amount.**

### **PART 4**

#### **IRRIGATION SYSTEM MONITORING AND MAINTENANCE**

**Irrigation System.** The Contractor shall inspect and test the irrigation system components a minimum of one (1) time per month. This shall include all the existing irrigation systems. The irrigation system summary table of controllers, zones and clocks are provided to Contractor herein. All routine repairs shall be included as part of the contracted amount; system integrity repairs that are related to the

infrastructural integrity of the irrigation system shall be borne by the District. Should Contractor have a disagreement about the nature of the repair, the Contractor shall work with the District and its Designee in good faith to resolve such disagreement.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Lubricate and adjust mechanical components
4. Test back up programming support devices
5. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources

1. Visual inspection of water source
2. Clean all ground strainers and filters regularly
3. Test each pump (if applicable) at design capacities **weekly** and inform District Designee of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone in its entirety.
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or large scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. Contractor shall also provide risers as needed in order to raise heads to a suitable height above plant material when necessary at no additional cost to District. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent



effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

**Upon being awarded contract, Contractor shall have a period of ten (10) business days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may also be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.**

**Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the ten (10)-day period has expired and for the duration of the contract, Contractor shall assume, at no additional cost to the District, responsibility for any and all maintenance deficiencies, including parts and labor, associated with the irrigation system, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings.** Said repairs shall be performed immediately. The District's Designee shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District's Designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of St. Johns County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

## PART 5

### INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the plans/maintenance map (landscaped beds & tree rings) with Brown Cyprus Mulch (in the beds) and Pine Straw Mulch (lake/pond banks). Mulched areas should be raked, leveled, or mulch removed to maintain 3"-4" level of mulch in beds prior to the installation of new mulch. Such application is expected to be once per year, with an option for second application per year. A second application may be requested by the District in its discretion and shall be performed at the pricing provided in Contractor's scope. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Contractor is responsible for all necessary clean up related to this procedure.

Berms / Contractor agrees to weeding, removal of all sticks & falling limbs (larger than 1" diameter), control/treating fire ant hills as needed and trimming of the tall grasses and keeping tree limbs manicured (trimmed up) on berms once a year at the same time pine straw is put down. Pine straw is to be applied twice a year (in March & September) at a depth of 3" over the complete berm areas.

The District's Field Operations Manager should be notified two (2) weeks prior to mulch installation to assure that proper trenching occurs to assure mulch does not spill over into walkways, paths, hardscapes, etc....

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" and beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to District.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch (Pine Straw and Pine Bark) is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

At the Amenity Facility, including but not limited to the pool area, the Contractor must REMOVE old mulch and replace with new mulch up to the 3" depth. Supplementation elsewhere is permissible.

**This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.**

**The CDD reserves the right to subcontract out any and all mulching events.**

Seasonal Color; Annuals shall be changed out in 4 cycles yearly. Color and species shall be discussed with district operations manager prior to installation. Additional soil amendments, fungicides and insect applications shall be performed to maintain vigorous growth and color.

Change out schedule is as follows;

- Spring- March
- Early summer – June
- Late summer – August/September
- Winter – November /December

Areas to receive seasonal color shall be at the entrance islands with a minimum number of plants to be as follows;

- SR16 and San Giacomo entrance a minimum of 420 plants per installation
- Pacetti Rd and Terrancina Dr entrance a minimum of 85 plants per installation.
- Main entrance at Pacetti Rd and Positano a minimum of 215 plants per installation.
- San Marino and E. Francetta Ln a minimum of 72 plants per installation.
- Amenity Center beds and roundabout a minimum of 612 plants per installation.

Additional plants;

The contractor shall provide without cost to the district for the holiday of Thanksgiving and Christmas a display of 20 Poinsettia's for the entrance of the amenity center.

**EXHIBIT "B"**

**BID PROPOSAL FORM  
TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT**

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE & IRRIGATION MAINTENANCE  
REQUEST FOR PROPOSALS**

Having carefully examined the specifications, agreement for services and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

**PART 1****General Landscape Maintenance**

\$ 204,428<sup>00</sup> Yr.

- Storm Cleanup \$ 45 /hr.
- Tree Staking/Strapping Removal \$ 45 / lump sum (based on plan details)
- Freeze Protection (description of ability) SET IRRIGATION THE NIGHT BEFORE FOR FULL SATURATION OF TURF + ORNEMENTALS.  
\_\_\_\_\_  
\_\_\_\_\_
- Please provide your charge associated with trash removal as detailed in Part 1 (7) 62,000 (this one should be included in your general landscape bid price but the CDD wants an estimate for this portion and reserves the right to remove it from the bid price)  
\$ 905 /application
- Hand Watering  
\$ 35 /hr. for employee with hand-held hose  
\$ 65 /hr. for water truck/tanker

**These prices are informational only and NOT to be included in General Landscape Maintenance Cost**

**PART 2****Fertilization (All labor and materials)**\$ 32,944<sup>00</sup> Yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

| ST. AUGUSTINE (per specifications in Part 2) |                         |                                      |                                          |                         |
|----------------------------------------------|-------------------------|--------------------------------------|------------------------------------------|-------------------------|
| MONTH                                        | FORMULA                 | APPLICATION RATE<br>(LBS. N/1000 SF) | TOTAL POUNDS<br>PRODUCT TO BE<br>APPLIED | COST PER<br>APPLICATION |
| MARCH                                        | 40-0-0 0-0-6            | .66#                                 | 300 11 ACRES                             | \$ 2186 <sup>00</sup>   |
| APRIL                                        | UREA/INSECTICIDE/TEPLET | .10#                                 | 100                                      | \$ 1862 <sup>00</sup>   |
| MAY                                          | 40-0-0 0-0-7 BOMESTOL   | .66                                  | 300                                      | \$ 2186 <sup>00</sup>   |
| JULY                                         | 21-0-0 0-0-6            | .29#                                 | 150                                      | \$ 1982 <sup>00</sup>   |
| AUGUST                                       | 40-0-0 0-0-7 BASALAN    | .66                                  | 300                                      | \$ 2186 <sup>00</sup>   |
| OCTOBER                                      | 0-0-29                  | .15                                  | 200                                      | \$ 1375 <sup>00</sup>   |

| BAHIA (per specifications in Part 2) |                       |                                      |                                          |                         |
|--------------------------------------|-----------------------|--------------------------------------|------------------------------------------|-------------------------|
| MONTH                                | FORMULA               | APPLICATION RATE<br>(LBS. N/1000 SF) | TOTAL POUNDS<br>PRODUCT TO BE<br>APPLIED | COST PER<br>APPLICATION |
| MARCH                                | 24-2-11               | .66                                  | 200 9 ACRES                              | 1980 <sup>00</sup>      |
| APRIL                                | UREA/INSECT/TEPLET    | .10                                  | 100                                      | 1322 <sup>00</sup>      |
| JUNE                                 | FERT 21-0-0/BURNDLEAF | .30                                  | 200                                      | 1680 <sup>00</sup>      |
| OCTOBER                              | 0-0-29                | .15                                  | 100                                      | 880 <sup>00</sup>       |

| BERMUDA (per specifications in Part 2) |                      |                                      |                                          |                         |
|----------------------------------------|----------------------|--------------------------------------|------------------------------------------|-------------------------|
| MONTH                                  | FORMULA              | APPLICATION RATE<br>(LBS. N/1000 SF) | TOTAL POUNDS<br>PRODUCT TO BE<br>APPLIED | COST PER<br>APPLICATION |
| MARCH                                  | 24-2-11              | .66                                  | 112                                      | 1,256                   |
| APRIL                                  | ARENA                | .50                                  | 100                                      | 844                     |
| MAY                                    | HERATION             |                                      |                                          | 1,000                   |
| JULY                                   | GRANULAR/WEED/INSECT | .66                                  |                                          | 1,380                   |
| AUGUST                                 | 24-2-11              | .66                                  | 112                                      | 1,256                   |
| SEPTEMBER                              | WEED/INSECT/FERT     | .72                                  | 170                                      | 1,255                   |
| OCTOBER                                | 0-0-62               | 1                                    | 200                                      | 550 <sup>00</sup>       |

| ORNAMENTALS (per specifications in Part 2) |                |                                      |                                          |                         |
|--------------------------------------------|----------------|--------------------------------------|------------------------------------------|-------------------------|
| MONTH                                      | FORMULA        | APPLICATION RATE<br>(LBS. N/1000 SF) | TOTAL POUNDS<br>PRODUCT TO BE<br>APPLIED | COST PER<br>APPLICATION |
| MARCH                                      | 10-10-10/PRE-M | .50                                  | 200                                      | 1800 <sup>00</sup>      |
| JUNE                                       | 10-10-10/WEED  | .50                                  | 200                                      | 1800 <sup>00</sup>      |
| OCTOBER                                    | 10-10-10/PRE-M | .50                                  | 200                                      | 1800 <sup>00</sup>      |

| PALMS (per specifications in Part 2) |         |                                  |                                          |                         |
|--------------------------------------|---------|----------------------------------|------------------------------------------|-------------------------|
| MONTH                                | FORMULA | APPLICATION RATE<br>(LBS. /PALM) | TOTAL POUNDS<br>PRODUCT TO BE<br>APPLIED | COST PER<br>APPLICATION |
| MARCH                                | 13-5-13 | 3 cups PER 100'                  | 20 POUNDS PER 1,000                      | 485 <sup>00</sup>       |
| JUNE                                 | 13-5-13 |                                  |                                          | 485 <sup>00</sup>       |
| SEPTEMBER                            | 13-5-13 |                                  |                                          | 485 <sup>00</sup>       |
| NOVEMBER                             | 13-5-13 |                                  |                                          | 485 <sup>00</sup>       |
|                                      |         |                                  |                                          |                         |

Please list any additional fertilization for those plant materials requiring specialized applications.

| SPECIALTY PLANT MATERIALS |         |                                                          |                                          |                         |
|---------------------------|---------|----------------------------------------------------------|------------------------------------------|-------------------------|
| MONTH                     | FORMULA | PLANTS TO BE<br>FERTILIZED<br>(i.e., Crape, Loropetalum) | TOTAL POUNDS<br>PRODUCT TO BE<br>APPLIED | COST PER<br>APPLICATION |
|                           |         |                                                          |                                          |                         |
|                           |         |                                                          |                                          |                         |
|                           |         |                                                          |                                          |                         |
|                           |         |                                                          |                                          |                         |
|                           |         |                                                          |                                          |                         |
|                           |         |                                                          |                                          |                         |

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

### PART 3

**Pest Control** (All labor and materials)

\$ 12,856<sup>00</sup> Yr.  
(if entire pesticide allowance is required) \*

\* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

**OTC Injections will be performed at the discretion of the District's BOS**  
*(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

**OTC Injections** (All labor and materials)

\$ 12,440 /Yr. (based on quantities below)

**(OTC injections per specs - do not include in Grand Total)**

| <b>Palm Type</b> | <b>Palm Qty</b> | <b># of Inoculations<br/>per quarter per<br/>palm<br/>(based on size)<br/>(i.e. (2)<br/>inoculations per<br/>large Canary Palm<br/>per 1/4, etc.)</b> | <b>Cost per<br/>Individual<br/>Inoculation</b> | <b>Total Cost per<br/>Year<br/>(4x per year)</b> |
|------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
|------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------|

**The CDD reserves the right to subcontract out any and all OTC Injection events.**

**Application of Top Choice for annual treatment of Fire Ants**

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 4,400 / Yr.

**Top Choice application will be performed at the sole discretion of the District's BOS**  
*(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*



**PART 4****Irrigation** (All labor and materials)\$ 31,200<sup>00</sup> /Yr.

|                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Freeze Protection (description of ability) <u>SATURATE TURF</u>                                                                                    |
| _____                                                                                                                                              |
| _____                                                                                                                                              |
| _____                                                                                                                                              |
| \$ _____ / <b><u>application (do not include in Irrigation Total or Grand Total)</u></b>                                                           |
| After hours emergency service hourly rate \$ <u>65</u> /hr. (i.e. broken mainlines, pump & wells, etc.)                                            |
| Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid. |
| _____                                                                                                                                              |
| _____                                                                                                                                              |
| _____                                                                                                                                              |
| _____                                                                                                                                              |

**PART 5**

**Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:**

220 CY Brown Cyprus Mulch per specs for the first top-dressing at \$ 48 /CY

180 CY Brown Cyprus Mulch per specs for the second top-dressing at \$ 48 /CY

**Installation of Brown Cyprus Mulch** (All labor and materials) \$ 19,200<sup>00</sup> /Yr. –  
Playgrounds, club houses

**Additionally, based on quantities determined by Contractor's field measurements at time of bidding (pond banks only), Contractor shall install:**

4700 Bales Pine Straw Mulch per specs for the first top-dressing at \$ 6.50 /bale- Pond banks

3000 Bales Pine Straw Mulch per specs for the second top-dressing at \$ 6.50 /bale

**Installation of Pine Straw Mulch** (All labor and materials) \$ 50,050<sup>00</sup> /Yr.

**Each top-dressing shall leave all beds with a depth of 3"**

**The DISTRICT reserves the right to subcontract any mulching event to an outside vendor**



**GRAND TOTAL (PARTS 1, 2, 3 & 4) - This is what contract will be written for)**\$ 281,448<sup>00</sup> /Yr.

FIRST ANNUAL RENEWAL

\$ 289,884<sup>00</sup> /Yr.

SECOND ANNUAL RENEWAL

\$ 298,584<sup>00</sup> /Yr.

THIRD ANNUAL RENEWAL

\$ 307,548<sup>00</sup> /Yr.Contractor/Firm Name TRIMAC OUTDOORFirm Address 10701 HOOD ROAD SCity/State/Zip JACKSONVILLE, FL 32257Phone Number 904-505-4694 Fax Number 904-212-0547Name and Title of Representative MILO WILLIAMS  
(Please Print)Representative's Signature Date 4-27-2021

ADDENDA – Bidder acknowledges the receipt of Addendum Nos.

1. ✓ 2.        3.        4.        5.       Dated this 27<sup>TH</sup> day of APRIL, 2021

Arborist consultation shall be provided at no additional charge, per the Contractor's proposal.

**COMPOSITE EXHIBIT "C"**  
**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**MAINTENANCE MAPS/PLANS**



**NOTE: THE DISTRICT REQUIRES A MINIMUM CREW OF 5 TO PERFORM THE DAILY DUTIES WITHIN THE SCOPE OF THIS CONTRACT 12 MONTHS PER YEAR.**

**ADDITIONAL ENHANCEMENT MUST BE PERFORMED BY AN ADDITIONAL CREW (ENHANCEMENT CREW) UNLESS THE DISTRICT SPECIFIES OTHERWISE.**





**EXHIBIT “D”  
FORMS**

[attached beginning at following page]

TURNBULL CREEK CDD  
ADDITIONAL SERVICES ORDER (ASO)

\*\*\*FOR ILLUSTRATION PURPOSES ONLY. DO NOT USE THIS FORM\*\*\*  
Contact District Manager for Finalized Form-

Date: MM/DD/YYYY

ASO #: 01

Contractor's Name: \_\_\_\_\_

Project Manager: \_\_\_\_\_

Project Manager's Email: \_\_\_\_\_

Contractor's Address: \_\_\_\_\_

Contractor's Phone: \_\_\_\_\_

Contractor's Facsimile: \_\_\_\_\_

District Manager: Ernesto Torres

District Manager's Email: etorres@gmsnfl.com

District Address: \_\_\_\_\_

District Phone: \_\_\_\_\_

| Item # | Item Description | Unit | Unit Cost | Quantity | Total  |
|--------|------------------|------|-----------|----------|--------|
| 1      |                  |      | \$0.00    | 0.00     | \$0.00 |
| 2      |                  |      | \$0.00    | 0.00     | \$0.00 |
| 3      |                  |      | \$0.00    | 0.00     | \$0.00 |
| 4      |                  |      | \$0.00    | 0.00     | \$0.00 |
| 5      |                  |      | \$0.00    | 0.00     | \$0.00 |

Net Change: \$0.00

|                                  |               |
|----------------------------------|---------------|
| Amount This ASO:                 | \$0.00        |
| ASO Amount To Date:              | \$0.00        |
| Original Agreement Amount:       | \$0.00        |
| <b>Revised Agreement Amount:</b> | <b>\$0.00</b> |

Reason for Additional Services Order, Please Explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional Specifications:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

In the event of a conflict between the terms and conditions set forth in this Additional Services Order with the terms and conditions in the Agreement, the terms and conditions of the Agreement will govern and the conflicting terms contained in the Additional Services Order will be disregarded. The District reserves the right to modify the Additional Services Order Form at any time.

Original Agreement:      Turnbull Creek Community Development District – Landscape and Irrigation Maintenance Services Agreement

Signed & Dated:      \_\_\_\_\_

IN WITNESS WHEREOF, the parties hereto have executed this Additional Services Order to be effective as of the later of the two dates set forth below.

**OWNER:**

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT,  
a local unit of special-purpose government

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

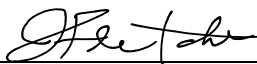
**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**CONTRACTOR:**

COMMERCIAL LANDSCAPE PROFESSIONALS INC, DBA  
TRIMAC OUTDOOR

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

**Name:** Jill Fletcher

**Title:** Vice President of Operations

**Date:** 10/12/2021

**TURNBULL CREEK CDD**  
**DAILY WORK JOURNAL**

*(this form must be filled out at the end of each daily visit and turned in to the clubhouse office)*

**DATE:**\_\_\_\_\_

**DESCRIPTION OF WORK PERFORMED TODAY:**\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**LOCATIONS:**\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ISSUES REQUIRING ATTENTION:** \_\_\_\_\_

*(Please notify District Rep. if any)*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**TURNBULL CREEK CDD**  
**PEST MANAGEMENT REPORT**

**DATE:** \_\_\_\_\_

**SYMPTOMS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LOCATION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROBABLE CAUSE OF DAMAGE:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ESTIMATED MATERIALS REQUIRED FOR TREATMENT:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CERTIFIED PESTICIDE APPLICATOR'S NAME:** \_\_\_\_\_

**REPRESENTATIVE NAME:** \_\_\_\_\_

**(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)**



**TURNBULL CREEK CDD**  
**IRRIGATION REPAIR REQUEST FORM**

**DATE:**\_\_\_\_\_

**DAMAGE:**\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**LOCATION:**\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PROBABLE CAUSE OF DAMAGE:**\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR TREATMENT:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**IRRIGATION TECHNICIAN’S NAME:**\_\_\_\_\_

**REPRESENTATIVE NAME:**\_\_\_\_\_

**(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)**

**END OF FORMS**

## **Tab 2**



Rizzetta & Company

# Turnbull Creek Community Development District

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

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

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## Fiscal Year 2025/2026

|    |                                                                                                                               |              |              |              |           |              |             |  |
|----|-------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|--------------|-----------|--------------|-------------|--|
| 1  |                                                                                                                               |              |              |              |           |              |             |  |
| 2  | ASSESSMENT REVENUES                                                                                                           |              |              |              |           |              |             |  |
| 3  |                                                                                                                               |              |              |              |           |              |             |  |
| 4  | Special Assessments                                                                                                           |              |              |              |           |              |             |  |
| 5  | Tax Roll*                                                                                                                     | \$ 1,264,139 | \$ 1,262,598 | \$ 1,244,380 | \$ 18,218 | \$ 1,277,470 | \$ 33,090   |  |
| 6  |                                                                                                                               |              |              |              |           |              |             |  |
| 7  | Assessment Revenue Subtotal                                                                                                   | \$ 1,264,139 | \$ 1,262,598 | \$ 1,244,380 | \$ 18,218 | \$ 1,277,470 | \$ 33,090   |  |
| 8  |                                                                                                                               |              |              |              |           |              |             |  |
| 9  | OTHER REVENUES                                                                                                                |              |              |              |           |              |             |  |
| 10 |                                                                                                                               |              |              |              |           |              |             |  |
| 11 | Other Miscellaneous Revenues                                                                                                  |              |              |              |           |              |             |  |
| 12 | Facilities Rental                                                                                                             | \$ 10,376    | \$ 13,835    | \$ -         | \$ 13,835 | \$ -         | \$ -        |  |
| 13 | Interest Earnings                                                                                                             | \$ 21,270    | \$ 28,360    | \$ -         | \$ 28,360 | \$ -         | \$ -        |  |
| 14 | Misc. Revenue                                                                                                                 | \$ 495       | \$ 660       | \$ -         | \$ 660    | \$ -         | \$ -        |  |
| 15 |                                                                                                                               |              |              |              |           |              |             |  |
| 16 | Other Revenue Subtotal                                                                                                        | \$ 32,141    | \$ 42,855    | \$ -         | \$ 42,855 | \$ -         | \$ -        |  |
| 17 |                                                                                                                               |              |              |              |           |              |             |  |
| 18 | TOTAL REVENUES                                                                                                                | \$ 1,296,280 | \$ 1,305,453 | \$ 1,244,380 | \$ 61,073 | \$ 1,277,470 | \$ 33,090   |  |
| 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                                                                                            | \$ 859       | \$ 1,145     | \$ 1,100     | \$ (45)   | \$ 1,100     | \$ -        |  |
| 25 | Employee - Payroll Taxes                                                                                                      | \$ 270       | \$ 360       | \$ 615       | \$ 255    | \$ 615       | \$ -        |  |
| 26 | Supervisor Fees                                                                                                               | \$ 3,600     | \$ 7,000     | \$ 7,000     | \$ -      | \$ 8,000     | \$ 1,000    |  |
| 27 | Supervisor Workers Comp Insurance                                                                                             | \$ 850       | \$ 850       | \$ 850       | \$ -      | \$ 935       | \$ 85       |  |
| 28 | Financial & Administrative                                                                                                    |              |              |              |           |              |             |  |
| 29 | ADA Website Compliance                                                                                                        | \$ 900       | \$ 1,200     | \$ 1,200     | \$ -      | \$ 1,200     | \$ -        |  |
| 30 | Arbitrage Rebate Calculation                                                                                                  | \$ -         | \$ 3,000     | \$ 3,000     | \$ -      | \$ 3,000     | \$ -        |  |
| 31 | Assessment Roll                                                                                                               | \$ 5,040     | \$ 5,040     | \$ 5,040     | \$ -      | \$ 5,242     | \$ 202      |  |
| 32 | Auditing Services                                                                                                             | \$ 3,965     | \$ 3,965     | \$ 3,965     | \$ -      | \$ 4,200     | \$ 235      |  |
| 33 | Dissemination Agent                                                                                                           | \$ 750       | \$ 1,000     | \$ 1,000     | \$ -      | \$ 1,000     | \$ -        |  |
| 34 | District Engineer                                                                                                             | \$ 7,982     | \$ 10,643    | \$ 16,000    | \$ 5,357  | \$ 16,000    | \$ -        |  |
| 35 | District Management                                                                                                           | \$ 33,863    | \$ 45,150    | \$ 45,150    | \$ -      | \$ 46,956    | \$ 1,806    |  |
| 36 | Dues Licenses & Fees                                                                                                          | \$ 175       | \$ 175       | \$ 175       | \$ -      | \$ 175       | \$ -        |  |
| 37 | Legal Advertising                                                                                                             | \$ 354       | \$ 472       | \$ 2,000     | \$ 1,528  | \$ 2,000     | \$ -        |  |
| 38 | Miscellaneous Fees                                                                                                            | \$ 1,104     | \$ 1,472     | \$ 2,659     | \$ 1,187  | \$ 2,659     | \$ -        |  |
| 39 | Public Officials Liability Insurance                                                                                          | \$ 4,594     | \$ 4,594     | \$ 4,498     | \$ (96)   | \$ 5,168     | \$ 670      |  |
| 40 | Trustees Fees                                                                                                                 | \$ 13,890    | \$ 13,890    | \$ 14,620    | \$ 730    | \$ 14,620    | \$ -        |  |
| 41 | Website Hosting, Maintenance & Backup                                                                                         | \$ 900       | \$ 1,200     | \$ 1,200     | \$ -      | \$ 1,320     | \$ 120      |  |
| 42 | Legal Counsel                                                                                                                 |              |              |              |           |              |             |  |
| 43 | District Counsel                                                                                                              | \$ 42,859    | \$ 57,145    | \$ 97,000    | \$ 39,855 | \$ 50,000    | \$ (47,000) |  |
| 44 |                                                                                                                               |              |              |              |           |              |             |  |
| 45 | Administrative Subtotal                                                                                                       | \$ 121,955   | \$ 158,301   | \$ 207,072   | \$ 48,771 | \$ 164,190   | \$ (42,882) |  |
| 46 |                                                                                                                               |              |              |              |           |              |             |  |
| 47 | EXPENDITURES - FIELD OPERATIONS                                                                                               |              |              |              |           |              |             |  |
| 48 |                                                                                                                               |              |              |              |           |              |             |  |
| 49 | Security Operations                                                                                                           |              |              |              |           |              |             |  |
| 50 | Security Camera Maintenance                                                                                                   | \$ -         | \$ 1,000     | \$ 2,500     | \$ 1,500  | \$ 2,500     | \$ -        |  |
| 51 | Security Monitoring Services                                                                                                  | \$ 6,543     | \$ 8,000     | \$ 7,755     | \$ (245)  | \$ 7,755     | \$ -        |  |
| 52 | Electric Utility Services                                                                                                     |              |              |              |           |              |             |  |
| 53 | Utility - Street Lights                                                                                                       | \$ 33,358    | \$ 44,477    | \$ 45,492    | \$ 1,015  | \$ 47,767    | \$ 2,275    |  |
| 54 | Utility Services                                                                                                              | \$ 26,953    | \$ 40,000    | \$ 55,046    | \$ 15,046 | \$ 57,798    | \$ 2,752    |  |
| 55 | Garbage/Solid Waste Control Services                                                                                          |              |              |              |           |              |             |  |

## Comments

### Estimated 5% Increase

## Fiscal Year 2025/2026

|    |                                             |                   |                     |                     |                   |                     |                  |
|----|---------------------------------------------|-------------------|---------------------|---------------------|-------------------|---------------------|------------------|
| 56 | Garbage - Recreation Facility               | \$ 3,079          | \$ 4,000            | \$ 4,000            | \$ -              | \$ 4,000            | \$ -             |
| 57 | <b>Water-Sewer Combination Services</b>     |                   |                     |                     |                   |                     |                  |
| 58 | Utility Services                            | \$ 8,588          | \$ 11,451           | \$ 13,080           | \$ 1,629          | \$ 13,080           | \$ -             |
| 59 | <b>Stormwater Control</b>                   |                   |                     |                     |                   |                     |                  |
| 60 | Lake/Pond Bank Maintenance                  | \$ 17,525         | \$ 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 | <b>Other Physical Environment</b>           |                   |                     |                     |                   |                     |                  |
| 64 | General Liability Insurance / Property      | \$ 34,308         | \$ 34,308           | \$ 35,000           | \$ 692            | \$ 37,831           | \$ 2,831         |
| 65 | Irrigation Maintenance & Repair             | \$ 4,019          | \$ 5,359            | \$ 12,500           | \$ 7,141          | \$ 12,500           | \$ -             |
| 66 | Landscape Maintenance                       | \$ 228,379        | \$ 341,548          | \$ 341,548          | \$ -              | \$ 351,794          | \$ 10,246        |
| 67 | Landscape Miscellaneous                     | \$ 35,856         | \$ 38,000           | \$ 31,000           | \$ (7,000)        | \$ 31,000           | \$ -             |
| 68 | <b>Parks &amp; Recreation</b>               |                   |                     |                     |                   |                     |                  |
| 69 | Clubhouse Facility Maintenance              | \$ 52,167         | \$ 69,556           | \$ 60,024           | \$ (9,532)        | \$ 61,825           | \$ 1,801         |
| 70 | Clubhouse Janitorial Services               | \$ 6,465          | \$ 9,885            | \$ 9,885            | \$ -              | \$ 12,000           | \$ 2,115         |
| 71 | Facilities Management                       | \$ 56,043         | \$ 74,725           | \$ 74,725           | \$ -              | \$ 76,967           | \$ 2,242         |
| 72 | Facility Attendants                         | \$ 12,137         | \$ 20,972           | \$ 20,972           | \$ -              | \$ 21,601           | \$ 629           |
| 73 | Facility Monitors                           | \$ 20,043         | \$ 31,330           | \$ 31,330           | \$ -              | \$ 32,270           | \$ 940           |
| 74 | Field Services                              | \$ 47,093         | \$ 62,791           | \$ 62,791           | \$ -              | \$ 64,675           | \$ 1,884         |
| 75 | Garbage Collection - Common Areas           | \$ 16,813         | \$ 22,416           | \$ 22,416           | \$ -              | \$ 23,088           | \$ 672           |
| 76 | ID & Access Cards                           | \$ 899            | \$ 1,199            | \$ 800              | \$ (399)          | \$ 800              | \$ -             |
| 77 | Licenses, Fees & Permits                    | \$ 2,270          | \$ 2,270            | \$ 2,100            | \$ (170)          | \$ 3,600            | \$ 1,500         |
| 78 | Lifeguards / Pool Monitors                  | \$ 19,752         | \$ 40,924           | \$ 40,924           | \$ -              | \$ 42,152           | \$ 1,228         |
| 79 | Maintenance & Repairs                       | \$ 15,011         | \$ 53,000           | \$ 53,000           | \$ -              | \$ 56,180           | \$ 3,180         |
| 80 | Miscellaneous Expense                       | \$ 523            | \$ 575              | \$ 540              | \$ (35)           | \$ 575              | \$ 35            |
| 81 | Office Supplies                             | \$ 130            | \$ 1,800            | \$ 1,800            | \$ -              | \$ 1,800            | \$ -             |
| 82 | Pest Control                                | \$ 1,733          | \$ 2,875            | \$ 2,875            | \$ -              | \$ 2,875            | \$ -             |
| 83 | Pool Chemicals & Permits                    | \$ 17,063         | \$ 22,751           | \$ 21,000           | \$ (1,751)        | \$ 22,050           | \$ 1,050         |
| 84 | Pool Maintenance                            | \$ 22,961         | \$ 30,615           | \$ 16,591           | \$ (14,024)       | \$ 17,089           | \$ 498           |
| 85 | Pressure Washing                            | \$ 2,350          | \$ 3,133            | \$ 3,500            | \$ 367            | \$ 3,500            | \$ -             |
| 86 | Program Director                            | \$ 2,366          | \$ 3,154            | \$ 3,154            | \$ -              | \$ 3,249            | \$ 95            |
| 87 | Telephone, Internet, Cable                  | \$ 4,158          | \$ 5,544            | \$ 5,000            | \$ (544)          | \$ 5,000            | \$ -             |
| 88 | <b>Special Events</b>                       |                   |                     |                     |                   |                     |                  |
| 89 | Holiday Decorations                         | \$ 2,980          | \$ 4,735            | \$ 4,735            | \$ -              | \$ 4,735            | \$ -             |
| 90 | Special Events                              | \$ 15,376         | \$ 17,000           | \$ 17,000           | \$ -              | \$ 17,000           | \$ -             |
| 91 | <b>Contingency</b>                          |                   |                     |                     |                   |                     |                  |
| 92 | Miscellaneous Contingency                   | \$ 5,000          | \$ 7,000            | \$ 10,000           | \$ 3,000          | \$ 50,000           | \$ 40,000        |
| 93 |                                             |                   |                     |                     |                   |                     |                  |
| 94 | <b>Field Operations Subtotal</b>            | <b>\$ 721,941</b> | <b>\$ 1,040,617</b> | <b>\$ 1,037,308</b> | <b>\$ (3,309)</b> | <b>\$ 1,113,280</b> | <b>\$ 75,972</b> |
| 95 |                                             |                   |                     |                     |                   |                     |                  |
| 96 | <b>TOTAL EXPENDITURES</b>                   | <b>\$ 843,896</b> | <b>\$ 1,198,918</b> | <b>\$ 1,244,380</b> | <b>\$ 45,462</b>  | <b>\$ 1,277,470</b> | <b>\$ 33,090</b> |
| 97 |                                             |                   |                     |                     |                   |                     |                  |
| 98 | <b>EXCESS OF REVENUES OVER EXPENDITURES</b> | <b>\$ 452,384</b> | <b>\$ 106,535</b>   | <b>\$ -</b>         | <b>\$ 106,535</b> | <b>\$ -</b>         | <b>\$ -</b>      |
| 99 |                                             |                   |                     |                     |                   |                     |                  |

## Comments

No Increase

Estimated Based on Needs

### Reflect Hoover Agreement

Reflects EGIS Estimate (+\$500 for Crime)

Estimated Based on Needs

ffects 3% Incr

Estimated Based on Needs (Out of Scope Services, Top Choice)

Reflects 3 % Increase

### Reflects Potential Additional Cleanings

Reflects 3% Increase

Reflects 3 % Increase

Reflects 3 % Increase

Reflects 3 % Increase

Estimated Based on Need

### Uses, Defibrillator Renewal, Reserve Study

Reflects 3% Increase

Reflects Estimated 6% Increase

Reflects My Murabella Neighborhood Agreement

Estimated Based on Needs

Estimated 5% Increase

Reflects 3% Increase

Reflects 5% increase

Reflects 3% Increase

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: center;"> <b>Proposed Budget</b><br/> <b>Turnbull Creek Community Development District</b><br/> Reserve Fund<br/> Fiscal Year 2025/2026 </p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Chart of Accounts Classification |                                                                                                                               | Actual YTD through<br>06/30/25 | Projected Annual<br>Totals 2024/2025 | Annual Budget for<br>2024/2025 | Projected Budget<br>variance for<br>2024/2025 | Budget for<br>2025/2026 | Budget Increase<br>(Decrease) vs<br>2024/2025 |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------|--------------------------------|-----------------------------------------------|-------------------------|-----------------------------------------------|
| 1                                |                                                                                                                               |                                |                                      |                                |                                               |                         |                                               |
| 2                                | ASSESSMENT REVENUES                                                                                                           |                                |                                      |                                |                                               |                         |                                               |
| 3                                |                                                                                                                               |                                |                                      |                                |                                               |                         |                                               |
| 4                                | Special Assessments                                                                                                           |                                |                                      |                                |                                               |                         |                                               |
| 5                                | Tax Roll*                                                                                                                     | \$ 200,000                     | \$ 200,000                           | \$ 200,000                     | \$ -                                          | \$ 250,000              | \$ 50,000                                     |
| 6                                |                                                                                                                               |                                |                                      |                                |                                               |                         |                                               |
| 7                                | Assessment Revenue Subtotal                                                                                                   | \$ 200,000                     | \$ 200,000                           | \$ 200,000                     | \$ -                                          | \$ 250,000              | \$ 50,000                                     |
| 8                                |                                                                                                                               |                                |                                      |                                |                                               |                         |                                               |
| 9                                | OTHER REVENUES                                                                                                                |                                |                                      |                                |                                               |                         |                                               |
| 10                               |                                                                                                                               |                                |                                      |                                |                                               |                         |                                               |
| 11                               | Balance Forward from Prior Year                                                                                               | \$ -                           | \$ -                                 | \$ -                           | \$ -                                          | \$ -                    | \$ -                                          |
| 12                               |                                                                                                                               |                                |                                      |                                |                                               |                         |                                               |
| 13                               | Other Revenue Subtotal                                                                                                        | \$ -                           | \$ -                                 | \$ -                           | \$ -                                          | \$ -                    | \$ -                                          |
| 14                               |                                                                                                                               |                                |                                      |                                |                                               |                         |                                               |
| 15                               | TOTAL REVENUES                                                                                                                | \$ 200,000                     | \$ 200,000                           | \$ 200,000                     | \$ -                                          | \$ 250,000              | \$ 50,000                                     |
| 16                               | *Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification. |                                |                                      |                                |                                               |                         |                                               |
| 17                               |                                                                                                                               |                                |                                      |                                |                                               |                         |                                               |
| 18                               | EXPENDITURES                                                                                                                  |                                |                                      |                                |                                               |                         |                                               |
| 19                               |                                                                                                                               |                                |                                      |                                |                                               |                         |                                               |
| 20                               | Contingency                                                                                                                   |                                |                                      |                                |                                               | -                       |                                               |
| 21                               | Capital Reserves                                                                                                              | \$ 35,693                      | \$ 47,591                            | \$ 200,000                     | \$ 152,409                                    | \$ 250,000              | \$ 50,000                                     |
| 22                               |                                                                                                                               |                                |                                      |                                |                                               |                         |                                               |
| 23                               | TOTAL EXPENDITURES                                                                                                            | \$ 35,693                      | \$ 47,591                            | \$ 200,000                     | \$ 152,409                                    | \$ 250,000              | \$ 50,000                                     |
| 24                               |                                                                                                                               |                                |                                      |                                |                                               |                         |                                               |
| 25                               | EXCESS OF REVENUES OVER EXPENDITURES                                                                                          | \$ 164,307                     | \$ 152,409                           | \$ -                           | \$ 152,409                                    | \$ -                    | \$ -                                          |
| 26                               |                                                                                                                               |                                |                                      |                                |                                               |                         |                                               |

[illegible]

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 <sup>(1)</sup> | \$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.

<sup>(1)</sup> 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

5

|                          |    |                       |                       |                    |
|--------------------------|----|-----------------------|-----------------------|--------------------|
| 2025/2026 O&M Budget:    |    | \$1,527,470.00        | 2024/2025 O&M Budget: | \$1,444,380.00     |
| Collection Costs:        | 2% | \$32,499.36           | 2025/2026 O&M Budget: | \$1,527,470.00     |
| Early Payment Discounts: | 4% | \$64,998.72           |                       |                    |
| 2025/2026 Total:         |    | <b>\$1,624,968.09</b> | Total Difference:     | <b>\$83,090.00</b> |

| 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                            | \$1,694.44        | \$92.17                      | 5.75%        |
|                                                  | <b>Total</b>                 | <b>\$3,142.04</b>                     | <b>\$3,234.21</b> | <b>\$92.17</b>               | <b>2.93%</b> |
| Single Family (Partial) (Phase 1) <sup>(1)</sup> | 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                            | \$1,694.44        | \$92.17                      | 5.75%        |
|                                                  | <b>Total</b>                 | <b>\$2,372.83</b>                     | <b>\$2,465.00</b> | <b>\$92.17</b>               | <b>3.88%</b> |
| 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                            | \$1,694.44        | \$92.17                      | 5.75%        |
|                                                  | <b>Total</b>                 | <b>\$3,118.20</b>                     | <b>\$3,210.37</b> | <b>\$92.17</b>               | <b>2.96%</b> |
| Single Family (Partial) (Phase 2) <sup>(1)</sup> | 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                            | \$1,694.44        | \$92.17                      | 5.75%        |
|                                                  | <b>Total</b>                 | <b>\$2,386.39</b>                     | <b>\$2,478.56</b> | <b>\$92.17</b>               | <b>3.86%</b> |
| Single Family (Partial) (Phase 2) <sup>(1)</sup> | 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                            | \$1,694.44        | \$92.17                      | 5.75%        |
|                                                  | <b>Total</b>                 | <b>\$2,404.23</b>                     | <b>\$2,496.40</b> | <b>\$92.17</b>               | <b>3.83%</b> |
| Single Family (Partial) (Phase 2) <sup>(1)</sup> | 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                            | \$1,694.44        | \$92.17                      | 5.75%        |
|                                                  | <b>Total</b>                 | <b>\$2,368.54</b>                     | <b>\$2,460.71</b> | <b>\$92.17</b>               | <b>3.89%</b> |

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

|                          |      |                       |
|--------------------------|------|-----------------------|
| TOTAL O&M BUDGET         |      | \$1,527,470.00        |
| COLLECTION COSTS @       | 2.0% | \$32,499.36           |
| EARLY PAYMENT DISCOUNT @ | 4.0% | \$64,998.72           |
| TOTAL O&M ASSESSMENT     |      | <u>\$1,624,968.09</u> |

| UNITS ASSESSED          |            |                                                |                                                |                                            |
|-------------------------|------------|------------------------------------------------|------------------------------------------------|--------------------------------------------|
| LOT SIZE                | O&M        | SERIES 2015A1-2<br>DEBT SERVICE <sup>(1)</sup> | SERIES 2015B1-2<br>DEBT SERVICE <sup>(1)</sup> | SERIES 2016<br>DEBT SERVICE <sup>(1)</sup> |
| <b>PHASE 1</b>          |            |                                                |                                                |                                            |
| SINGLE FAMILY           | 739        | 718                                            | 732                                            | 0                                          |
| SINGLE FAMILY (PARTIAL) | 1          | 1                                              | 1                                              | 0                                          |
| <b>PHASE 2</b>          |            |                                                |                                                |                                            |
| 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                                          |
| <b>TOTAL</b>            | <b>959</b> | <b>719</b>                                     | <b>947</b>                                     | <b>213</b>                                 |

| ALLOCATION OF O&M ASSESSMENT |                |                  |                       |
|------------------------------|----------------|------------------|-----------------------|
| EAU FACTOR                   | TOTAL<br>EAU's | % TOTAL<br>EAU's | TOTAL<br>O&M BUDGET   |
| 1.00                         | 739.00         | 77.06%           | \$1,252,191.26        |
| 1.00                         | 1.00           | 0.10%            | \$1,694.44            |
| 1.00                         | 216.00         | 22.52%           | \$365,999.07          |
| 1.00                         | 1.00           | 0.10%            | \$1,694.44            |
| 1.00                         | 1.00           | 0.10%            | \$1,694.44            |
| 1.00                         | 1.00           | 0.10%            | \$1,694.44            |
|                              | <b>959.00</b>  | <b>100.00%</b>   | <b>\$1,624,968.09</b> |

| PER LOT ANNUAL ASSESSMENT |                                                |                                                |                                            |                      |
|---------------------------|------------------------------------------------|------------------------------------------------|--------------------------------------------|----------------------|
| O&M                       | SERIES 2015A1-2<br>DEBT SERVICE <sup>(2)</sup> | SERIES 2015B1-2<br>DEBT SERVICE <sup>(3)</sup> | SERIES 2016<br>DEBT SERVICE <sup>(4)</sup> | TOTAL <sup>(5)</sup> |
| \$1,694.44                | \$1,451.69                                     | \$88.08                                        | \$0.00                                     | \$3,234.21           |
| \$1,694.44                | \$682.48                                       | \$88.08                                        | \$0.00                                     | \$2,465.00           |
| \$1,694.44                | \$0.00                                         | \$88.08                                        | \$1,427.85                                 | \$3,210.37           |
| \$1,694.44                | \$0.00                                         | \$88.08                                        | \$696.04                                   | \$2,478.56           |
| \$1,694.44                | \$0.00                                         | \$88.08                                        | \$713.88                                   | \$2,496.40           |
| \$1,694.44                | \$0.00                                         | \$88.08                                        | \$678.19                                   | \$2,460.71           |

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

**(\$97,498.09)**

Net Revenue to be Collected:

\$1,527,470.00

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

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2015A1-2 bond issuance. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2015B1-2 bond issuance. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.

<sup>(4)</sup> Annual debt service assessment per lot adopted in connection with the Series 2016 bond issuance. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.

<sup>(5)</sup> Annual assessment that will appear on November 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.

**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.

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### 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.



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## **RESOLUTION 2025-06**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Turnbull Creek Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

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

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

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

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

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Turnbull Creek Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$2,870,113.61 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

|                                     |                |
|-------------------------------------|----------------|
| TOTAL GENERAL FUND                  | \$1,277,470    |
| CAPITAL RESERVE FUND                | \$250,000      |
| DEBT SERVICE FUND – SERIES 2015A1-2 | \$980,416.15   |
| DEBT SERVICE FUND – SERIES 2015B1-2 | \$78,407.05    |
| DEBT SERVICE FUND – SERIES 2016     | \$283,820.41   |
| TOTAL ALL FUNDS                     | \$2,870,113.61 |

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

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

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

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

**PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2025.**

ATTEST:

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

**Exhibit A:** Adopted Budget for Fiscal Year 2026

## **Tab 3**

## RESOLUTION 2025-07

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

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

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

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

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

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

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

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

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County



Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

**PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2025.**

ATTEST:

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

**Exhibit A:** Adopted Budget for Fiscal Year 2026

**Exhibit B:** Assessment Roll

**The Fiscal Year 2025-2026  
Adopted Budget will be attached  
as Exhibit A**

**EXHIBIT B**  
Assessment Roll

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

## Tab 4

**RESOLUTION 2025-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING AN AMENDMENT TO THE LAKE AND FISHING POLICIES  
OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND  
PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules, rates, charges and fees pursuant to Chapter 120, *Florida Statutes*; and

**WHEREAS**, the Board accordingly finds that it is in the best interest of the District to set a public hearing to adopt the revised lake and fishing policies set forth in **Exhibit A** (“**Amended Policies**”), which relate to use of the District’s stormwater ponds and other District-owned property.

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

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** A public hearing will be held to consider the Amended Policies attached hereto as **Exhibit A** on \_\_\_\_\_, **2025, at 6:30 p.m.**, at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.

**SECTION 3.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 13th day of August 2025.

**ATTEST:**

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:    Proposed Amended Policies**

**Exhibit A**  
**Proposed Amended Policies**  
**[TO BE ADDED]**

## **Tab 5**



**TURNBULL CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
\$4,196,000  
SPECIAL ASSESSMENT REFUNDING BONDS  
SERIES 2016  
ARBITRAGE REBATE REQUIREMENT  
MARCH 31, 2025**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431  
(561) 994-9299 ■ (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

July 2, 2025

Turnbull Creek Community Development District  
St. Johns County, Florida

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

Turnbull Creek Community Development District has requested that we prepare certain computations related to the above-described Bonds for the five-year period ended March 31, 2025 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

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

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$24,290) for March 31, 2025. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

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

*Grau & Associates*

Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

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

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (March 31, 2025).

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

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

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**Turnbull Creek Community Development District**  
Special Assessment Refunding and Revenue Bonds Series 2016  
Summary of Rebate Calculations  
\$ 4,196,000

*Dated:* 4/28/2016  
*Delivered:* 4/28/2016

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|                                |       |             |
|--------------------------------|-------|-------------|
| <i>Anniversary Date</i>        | ..... | 11/01/16    |
| <i>Future-Value Date</i>       | ..... | 03/31/25    |
| <i>Arbitrage Yield Limit</i>   | ..... | 3.6999699%  |
| <i>Internal Rate of Return</i> | ..... | 1.8586376%  |
| <i>90% of rebate liability</i> | ..... | (21,860.55) |
| <i>Full rebate liability</i>   | ..... | (24,289.50) |

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**Turnbull Creek Community Development District**  
Special Assessment Refunding and Revenue Bonds Series 2016  
Purpose Expenditures Future Value Report  
\$ 4,196,000

*Dated:* 4/28/2016  
*Delivered:* 4/28/2016  
*Future Valued To:* 3/31/2025  
*Arbitrage Yield Limit (AYL):* 3.6999699%  
*Internal Rate of Return (IRR):* 1.8586376%  
*Full Rebate Liability:* (24,289.50)

| Transaction Date | Group ID | Fund ID | Description                       | Future Value Periods | Calculation Amt (Int. Earnings) | Pool % | FV Factor | FV Amount          |
|------------------|----------|---------|-----------------------------------|----------------------|---------------------------------|--------|-----------|--------------------|
| 4/28/2016        | -1       | COI     | Beg. Arbitrage Gross Proceeds     | 17.8500000           | -4,196,000.00                   | 100.00 | 1.3870857 | (5,820,211.67)     |
| 4/28/2016        | 2016     |         | A & Q                             | 17.8500000           | 3,861,555.00                    | 100.00 | 1.3870857 | 5,356,307.78       |
| 4/28/2016        | 2016     |         | A & Q                             | 17.8500000           | 215,230.00                      | 100.00 | 1.3870857 | 298,542.46         |
| 4/28/2016        | 2016     |         | Transferred funds from S2006      | 17.8500000           | -469,161.00                     | 100.00 | 1.3870857 | (650,766.52)       |
| 4/28/2016        | 2016     |         | Payment to escrow                 | 17.8500000           | 358,417.00                      | 100.00 | 1.3870857 | 497,155.10         |
| 4/28/2016        | 2016     |         | Payment to Gunster 4 Def Cost     | 17.8500000           | 38,207.00                       | 100.00 | 1.3870857 | 52,996.38          |
| 7/1/2016         | 2016     |         | A & Q                             | 17.5000000           | 985.00                          | 100.00 | 1.3782150 | 1,357.54           |
| 9/1/2016         | 2016     |         | A & Q                             | 17.1666667           | 3,091.00                        | 100.00 | 1.3698194 | 4,234.11           |
| 11/1/2016        | 2016     |         | Interest                          | 16.8333333           | 72,610.00                       | 100.00 | 1.3614749 | 98,856.69          |
| 3/1/2017         | 2016     |         | Interest                          | 16.1666667           | 16.00                           | 100.00 | 1.3449382 | 21.52              |
| 9/25/2017        | 2017     |         | Reserve                           | 15.0333333           | 405.00                          | 100.00 | 1.3172855 | 533.50             |
| 9/28/2020        | 2021     |         | Reserve                           | 9.0166667            | 6,250.00                        | 100.00 | 1.1797267 | 7,373.29           |
| 9/13/2024        | 2025     |         | Reserve                           | 1.1000000            | 12,027                          | 100.00 | 1.0203686 | 12,272.30          |
| 3/31/2025        | -1       |         | Unspent Proceeds as of 03/31/2025 | -                    | 117,038.00                      | 100.00 | 1.0000000 | 117,038.00         |
| <b>Total</b>     |          |         |                                   |                      | <b>20,670.32</b>                |        |           | <b>(24,289.50)</b> |

**Turnbull Creek Community Development District**  
**Special Assessment Refunding and Revenue Bonds Series 2016**  
**A.Y.L. Verification Report**  
**4,196,000.00**

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

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

Turnbull Creek Community Development District  
Special Assessment Refunding and Revenue Bonds Series 2016  
A.Y.L. Verification Report  
4,196,000.00

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

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

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

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



Turnbull Creek Community Development District  
Special Assessment Refunding and Revenue Bonds Series 2011  
T.I.C. Verification Report (Regular)  
4,196,000.00

1  
MSRB 30/360 SEMI 4/3  
MBS Capital Markets, LLC  
Dated: 4/28/2016  
Delivered: 4/28/2016

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

TURNBULL-2016-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 04/30/2024 | 12:43 | Rpt01a

Turnbull Creek Community Development District  
Special Assessment Refunding and Revenue Bonds Series 2016  
T.I.C. Verification Report (Regular)

4,196,000.00

2  
MSRB 30/360 SEMI 4/3  
MBS Capital Markets, LLC  
Dated: 4/28/2016  
Delivered: 4/28/2016

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

## **Tab 6**

**Turnbull Creek  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

**Turnbull Creek Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Turnbull Creek Community Development District  
St. Johns County, Florida

### Report on Audit of the Financial Statements

#### ***Opinion***

We have audited the financial statements of the governmental activities and each major fund of Turnbull Creek Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Turnbull Creek Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors  
Turnbull Creek Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.





To the Board of Supervisors  
Turnbull Creek Community Development District

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated May 23, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Turnbull Creek Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

May 23, 2025

**Turnbull Creek Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2024**

Management's discussion and analysis of Turnbull Creek Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *government-wide financial statements*, 2) *fund financial statements*, and 3) *notes to financial statements*. The *government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *fund financial statements* present financial information for the District's major funds. The *notes to financial statements* provide additional information concerning the District's finances.

The *government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture and recreation, and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Turnbull Creek Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. In the **statement of activities**, transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total liabilities exceeded total assets by \$(650,226) (net position). Net investment in capital assets was \$(1,606,531), restricted net position was \$261,366 and unrestricted net position was \$694,939.
- ◆ Governmental activities revenues totaled \$2,817,385 while governmental activities expenses totaled \$2,355,889.

**Turnbull Creek Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

|                                  | <b>Governmental Activities</b> |                       |
|----------------------------------|--------------------------------|-----------------------|
|                                  | <b>2024</b>                    | <b>2023</b>           |
| Current assets                   | \$ 930,134                     | \$ 898,310            |
| Restricted assets                | 1,115,208                      | 1,014,959             |
| Capital assets                   | 10,030,783                     | 10,301,783            |
| Total Assets                     | <u>12,076,125</u>              | <u>12,215,052</u>     |
| Current liabilities              | 1,283,989                      | 1,048,949             |
| Non-current liabilities          | 11,442,362                     | 12,277,825            |
| Total Liabilities                | <u>12,726,351</u>              | <u>13,326,774</u>     |
| Net investment in capital assets | (1,606,531)                    | (2,133,985)           |
| Restricted net position          | 261,366                        | 147,284               |
| Unrestricted net position        | 694,939                        | 874,979               |
| Total Net Position               | <u>\$ (650,226)</u>            | <u>\$ (1,111,722)</u> |

The increase in current assets and current liabilities is related to the increase in accounts payable in the current year.

The increase in restricted assets is related to revenues exceeding expenditures in the Debt Service Fund in the current year.

The decrease in capital assets is mainly related to current year depreciation.

The increase in net position is the result of revenues in excess of expenses in the current year.

The decrease in non-current liabilities is related to the principal payments made in the current year.

**Turnbull Creek Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

|                                  | <b>Governmental Activities</b> |                       |
|----------------------------------|--------------------------------|-----------------------|
|                                  | <b><u>2024</u></b>             | <b><u>2023</u></b>    |
| Program Revenues                 |                                |                       |
| Charges for services             | \$ 2,691,078                   | \$ 2,595,020          |
| Investment earnings              | 114,743                        | 62,032                |
| Miscellaneous revenues           | <u>11,564</u>                  | <u>14,579</u>         |
| Total Revenues                   | <u>2,817,385</u>               | <u>2,671,631</u>      |
| Expenses                         |                                |                       |
| General government               | 220,319                        | 161,245               |
| Physical environment             | 957,906                        | 815,437               |
| Culture/recreation               | 640,998                        | 654,925               |
| Interest and other charges       | <u>536,666</u>                 | <u>567,594</u>        |
| Total Expenses                   | <u>2,355,889</u>               | <u>2,199,201</u>      |
| Change in Net Position           | 461,496                        | 472,430               |
| Net Position - Beginning of Year | <u>(1,111,722)</u>             | <u>(1,584,152)</u>    |
| Net Position - End of Year       | <u>\$ (650,226)</u>            | <u>\$ (1,111,722)</u> |

The increase in charges for services is related to the increase in special assessments in the current year.

The increase in general government is related to the increase in legal fees in the current year.

The increase in physical environment is mainly the result of the increase in landscape maintenance and reserve expenses in the current year.

The decrease in culture/recreation is related to the decrease in contingency expenses in the current year.

**Turnbull Creek Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

| <b>Description</b>                | <b>Governmental Activities</b> |                             |
|-----------------------------------|--------------------------------|-----------------------------|
|                                   | <b>2024</b>                    | <b>2023</b>                 |
| Land and improvements             | \$ 3,846,133                   | \$ 3,846,133                |
| Infrastructure                    | 5,052,657                      | 5,052,657                   |
| Buildings                         | 8,344,455                      | 8,344,455                   |
| Improvements other than buildings | 200,448                        | -                           |
| Equipment                         | 52,327                         | 52,327                      |
| Less: accumulated depreciation    | <u>(7,465,237)</u>             | <u>(6,993,789)</u>          |
| Capital Assets, net               | <u><u>\$ 10,030,783</u></u>    | <u><u>\$ 10,301,783</u></u> |

Current year activity consisted of depreciation of \$471,448 and additions to improvements other than buildings of \$200,448.

**General Fund Budgetary Highlights**

Actual expenditures were less than budgeted expenditures primarily due to less utility, reserve and facility monitor expenditures in the current year than were anticipated.

The September 30, 2024 budget was amended for legal fee, landscape, contingency and reserve expenditures that were higher than originally anticipated.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In March 2015, the District issued \$13,375,000 Special Assessment Refunding Bonds, Series 2015A and \$1,280,000 Special Assessment Bonds, Series 2015B. The Bonds were issued to provide funds to refund and redeem the Special Assessment Bonds, Series 2005 and to finance the Phase 1 - Pond Bank Reconstruction Project. The balance outstanding at September 30, 2024 for the Series 2015A Bonds was \$8,375,000 and the Series 2015B Bonds was \$1,005,000.

**Turnbull Creek Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Debt Management (Continued)**

- In April 2016, the District issued \$4,196,000 Special Assessment Refunding Bonds, Series 2016. The Bonds were issued to refund and redeem the outstanding Special Assessment Bonds, Series 2006 and retire the deferred costs. The balance outstanding at September 30, 2024 was \$2,938,000.

**Economic Factors and Next Year's**

The District does not expect any economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2025.

**Request for Information**

The financial report is designed to provide a general overview of Turnbull Creek Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Turnbull Creek Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida, 33614.

**Turnbull Creek Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2024**

|                                       | <u><b>Governmental<br/>Activities</b></u> |
|---------------------------------------|-------------------------------------------|
| <b>ASSETS</b>                         |                                           |
| Current Assets                        |                                           |
| Cash                                  | \$ 646,689                                |
| Investments                           | 234,931                                   |
| Accounts receivable                   | 3,990                                     |
| Due from others                       | 460                                       |
| Prepaid expenses                      | 43,664                                    |
| Deposits                              | 400                                       |
| Total Current Assets                  | <u>930,134</u>                            |
| Non-Current Assets                    |                                           |
| Restricted Assets                     |                                           |
| Investments                           | 1,115,208                                 |
| Capital Assets, Not Being Depreciated |                                           |
| Land and improvements                 | 3,846,133                                 |
| Capital Assets, Being Depreciated     |                                           |
| Infrastructure                        | 5,052,657                                 |
| Buildings                             | 8,344,455                                 |
| Improvements other than buildings     | 200,448                                   |
| Equipment                             | 52,327                                    |
| Less: accumulated depreciation        | <u>(7,465,237)</u>                        |
| Total Non-Current Assets              | <u>11,145,991</u>                         |
| Total Assets                          | <u>12,076,125</u>                         |
| <b>LIABILITIES</b>                    |                                           |
| Current Liabilities                   |                                           |
| Accounts payable                      | 235,195                                   |
| Bonds payable                         | 834,000                                   |
| Accrued interest                      | 214,794                                   |
| Total Current Liabilities             | <u>1,283,989</u>                          |
| Non-Current Liabilities               |                                           |
| Bonds payable, net                    | <u>11,442,362</u>                         |
| Total Liabilities                     | <u>12,726,351</u>                         |
| <b>NET POSITION</b>                   |                                           |
| Net investment in capital assets      | (1,606,531)                               |
| Restricted for debt service           | 258,340                                   |
| Restricted for capital projects       | 3,026                                     |
| Unrestricted                          | 694,939                                   |
| Total Net Position                    | <u><u>\$ (650,226)</u></u>                |

*See accompanying notes to financial statements.*



**Turnbull Creek Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

| <b>Functions/Programs</b>        | <b>Expenses</b>       | <b>Program Revenues</b>     | <b>Net (Expense) Revenues and Changes in Net Position</b> |
|----------------------------------|-----------------------|-----------------------------|-----------------------------------------------------------|
|                                  |                       | <b>Charges for Services</b> | <b>Governmental Activities</b>                            |
| Governmental Activities          |                       |                             |                                                           |
| General government               | \$ (220,319)          | \$ 211,258                  | \$ (9,061)                                                |
| Physical environment             | (957,906)             | 741,291                     | (216,615)                                                 |
| Culture/recreation               | (640,998)             | 350,300                     | (290,698)                                                 |
| Interest and other charges       | (536,666)             | 1,388,229                   | 851,563                                                   |
| Total Governmental Activities    | <u>\$ (2,355,889)</u> | <u>\$ 2,691,078</u>         | <u>335,189</u>                                            |
| General Revenues                 |                       |                             |                                                           |
| Investment earnings              |                       |                             | 114,743                                                   |
| Miscellaneous revenues           |                       |                             | 11,564                                                    |
| Total General Revenues           |                       |                             | <u>126,307</u>                                            |
| Change in Net Position           |                       |                             | 461,496                                                   |
| Net Position - Beginning of year |                       |                             | <u>(1,111,722)</u>                                        |
| Net Position - End of year       |                       |                             | <u>\$ (650,226)</u>                                       |

*See accompanying notes to financial statements.*

**Turnbull Creek Community Development District**  
**BALANCE SHEET -**  
**GOVERNMENTAL FUNDS**  
**September 30, 2024**

|                                      | General           | Debt Service        | Capital Projects | Total<br>Governmental<br>Funds |
|--------------------------------------|-------------------|---------------------|------------------|--------------------------------|
| <b>ASSETS</b>                        |                   |                     |                  |                                |
| Cash                                 | \$ 646,689        | \$ -                | \$ -             | \$ 646,689                     |
| Investments                          | 234,931           | -                   | -                | 234,931                        |
| Accounts receivable                  | 3,990             | -                   | -                | 3,990                          |
| Due from other                       | 460               | -                   | -                | 460                            |
| Prepaid expenses                     | 43,664            | -                   | -                | 43,664                         |
| Deposits                             | 400               | -                   | -                | 400                            |
| Restricted assets                    |                   |                     |                  |                                |
| Investments                          | -                 | 1,112,182           | 3,026            | 1,115,208                      |
| Total Assets                         | <u>\$ 930,134</u> | <u>\$ 1,112,182</u> | <u>\$ 3,026</u>  | <u>\$ 2,045,342</u>            |
| <b>LIABILITIES AND FUND BALANCES</b> |                   |                     |                  |                                |
| <b>LIABILITIES</b>                   |                   |                     |                  |                                |
| Accounts payable                     | <u>\$ 235,195</u> | <u>\$ -</u>         | <u>\$ -</u>      | <u>\$ 235,195</u>              |
| <b>FUND BALANCES</b>                 |                   |                     |                  |                                |
| Nonspendable:                        |                   |                     |                  |                                |
| Prepaid expenses/deposits            | 44,064            | -                   | -                | 44,064                         |
| Restricted:                          |                   |                     |                  |                                |
| Debt service                         | -                 | 1,112,182           | -                | 1,112,182                      |
| Capital projects                     | -                 | -                   | 3,026            | 3,026                          |
| Assigned - capital projects          | 342,905           | -                   | -                | 342,905                        |
| Unassigned                           | 307,970           | -                   | -                | 307,970                        |
| Total Fund Balances                  | <u>694,939</u>    | <u>1,112,182</u>    | <u>3,026</u>     | <u>1,810,147</u>               |
| Total Liabilities and Fund Balances  | <u>\$ 930,134</u> | <u>\$ 1,112,182</u> | <u>\$ 3,026</u>  | <u>\$ 2,045,342</u>            |

*See accompanying notes to financial statements.*

**Turnbull Creek Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2024**

|                                                                                                                                                                                                                                                                                                                                                                    |                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Total Governmental Fund Balances                                                                                                                                                                                                                                                                                                                                   | \$ 1,810,147               |
| Amounts reported for governmental activities in the Statement of Net Position<br>are different because:                                                                                                                                                                                                                                                            |                            |
| Capital assets, land and improvements, \$3,846,133, infrastructure,<br>\$5,052,657, buildings, \$8,344,455, improvements other than buildings,<br>\$200,448, and equipment, \$52,327, net of accumulated depreciation,<br>\$(7,465,237), used in governmental activities are not current financial<br>resources and therefore, are not reported at the fund level. | 10,030,783                 |
| Long-term liabilities, including bonds payable, \$(12,318,000), net of bond<br>discount, net, \$41,638, are not due and payable in the current period<br>and therefore, are not reported at the governmental fund level.                                                                                                                                           | (12,276,362)               |
| Accrued interest expense for long-term debt is not a current financial use<br>and therefore, is not reported at the governmental fund level.                                                                                                                                                                                                                       | <u>(214,794)</u>           |
| Net Position of Governmental Activities                                                                                                                                                                                                                                                                                                                            | <u><u>\$ (650,226)</u></u> |

*See accompanying notes to financial statements.*

**Turnbull Creek Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2024**

|                                                 | General           | Debt Service        | Capital Projects | Total<br>Governmental<br>Funds |
|-------------------------------------------------|-------------------|---------------------|------------------|--------------------------------|
| Revenues                                        |                   |                     |                  |                                |
| Special assessments                             | \$1,302,849       | \$ 1,388,229        | \$ -             | \$ 2,691,078                   |
| Investment earnings                             | 53,770            | 60,820              | 153              | 114,743                        |
| Miscellaneous revenues                          | 11,564            | -                   | -                | 11,564                         |
| Total Revenues                                  | <u>1,368,183</u>  | <u>1,449,049</u>    | <u>153</u>       | <u>2,817,385</u>               |
| Expenditures                                    |                   |                     |                  |                                |
| Current                                         |                   |                     |                  |                                |
| General government                              | 220,319           | -                   | -                | 220,319                        |
| Physical environment                            | 773,085           | -                   | -                | 773,085                        |
| Culture/recreation                              | 365,324           | -                   | -                | 365,324                        |
| Capital outlay                                  | 200,448           | -                   | -                | 200,448                        |
| Debt service                                    |                   |                     |                  |                                |
| Principal                                       | -                 | 803,000             | -                | 803,000                        |
| Interest                                        | -                 | 545,953             | -                | 545,953                        |
| Total Expenditures                              | <u>1,559,176</u>  | <u>1,348,953</u>    | <u>-</u>         | <u>2,908,129</u>               |
| Excess of revenues over/(under)<br>expenditures | (190,993)         | 100,096             | 153              | (90,744)                       |
| Other Financing Sources/(Uses)                  |                   |                     |                  |                                |
| Insurance proceeds                              | <u>10,953</u>     | <u>-</u>            | <u>-</u>         | <u>10,953</u>                  |
| Net Change in Fund Balances                     | (180,040)         | 100,096             | 153              | (79,791)                       |
| Fund Balances - Beginning of year               | <u>874,979</u>    | <u>1,012,086</u>    | <u>2,873</u>     | <u>1,889,938</u>               |
| Fund Balances - End of year                     | <u>\$ 694,939</u> | <u>\$ 1,112,182</u> | <u>\$ 3,026</u>  | <u>\$ 1,810,147</u>            |

*See accompanying notes to financial statements.*

**Turnbull Creek Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

|                                                                                                                                                                                                                                                                                                            |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Net Change in Fund Balances - Total Governmental Funds                                                                                                                                                                                                                                                     | \$ (79,791) |
| Amounts reported for governmental activities in the Statement of Activities are different because:                                                                                                                                                                                                         |             |
| Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(471,448), exceeded capital outlay, \$200,448, in the current period. | (271,000)   |
| Bond principal payments are recorded as expenditures at the fund level, but reduce liabilities at the government-wide level.                                                                                                                                                                               | 803,000     |
| Amortization of bond discount does not require the use of current financial resources and therefore, is not reported at the fund level. This is the amount of amortization in the current period.                                                                                                          | (3,537)     |
| In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.                                                                                            | 12,824      |
| Change in Net Position of Governmental Activities                                                                                                                                                                                                                                                          | \$ 461,496  |

*See accompanying notes to financial statements.*

**Turnbull Creek Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2024**

|                                                 | <b>Original<br/>Budget</b> | <b>Final<br/>Budget</b> | <b>Actual</b>     | <b>Variance with<br/>Final Budget<br/>Positive<br/>(Negative)</b> |
|-------------------------------------------------|----------------------------|-------------------------|-------------------|-------------------------------------------------------------------|
| Revenues                                        |                            |                         |                   |                                                                   |
| Special assessments                             | \$1,280,916                | \$1,280,916             | \$1,302,849       | \$ 21,933                                                         |
| Investment earnings                             | -                          | -                       | 53,770            | 53,770                                                            |
| Miscellaneous revenues                          | -                          | -                       | 11,564            | 11,564                                                            |
| Total Revenues                                  | <u>1,280,916</u>           | <u>1,280,916</u>        | <u>1,368,183</u>  | <u>87,267</u>                                                     |
| Expenditures                                    |                            |                         |                   |                                                                   |
| Current                                         |                            |                         |                   |                                                                   |
| General government                              | 157,072                    | 210,072                 | 220,319           | (10,247)                                                          |
| Physical environment                            | 739,337                    | 1,050,453               | 773,085           | 277,368                                                           |
| Culture/recreation                              | 384,507                    | 394,507                 | 365,324           | 29,183                                                            |
| Capital outlay                                  | -                          | -                       | 200,448           | (200,448)                                                         |
| Total Expenditures                              | <u>1,280,916</u>           | <u>1,655,032</u>        | <u>1,559,176</u>  | <u>95,856</u>                                                     |
| Excess of revenues over/(under)<br>expenditures | <u>-</u>                   | <u>(374,116)</u>        | <u>(190,993)</u>  | <u>183,123</u>                                                    |
| Other Financing Sources/(Uses)                  |                            |                         |                   |                                                                   |
| Insurance proceeds                              | <u>-</u>                   | <u>-</u>                | <u>10,953</u>     | <u>10,953</u>                                                     |
| Net Change in Fund Balances                     | -                          | (374,116)               | (180,040)         | 194,076                                                           |
| Fund Balances - Beginning of year               | <u>-</u>                   | <u>374,116</u>          | <u>874,979</u>    | <u>500,863</u>                                                    |
| Fund Balances - End of year                     | <u>\$ -</u>                | <u>\$ -</u>             | <u>\$ 694,939</u> | <u>\$ 694,939</u>                                                 |

*See accompanying notes to financial statements.*

**Turnbull Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on June 28, 2004, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance #2004-47 of the Board of County Commissioners of St. Johns County, as a Community Development District. Pursuant to St. Johns County Commission Ordinance #2006-77, the District's boundary was expanded effective July 5, 2006. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Turnbull Creek Community Development District. The District is governed by a five member Board of Supervisors elected by qualified resident electors residing within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Turnbull Creek Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Turnbull Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.



**Turnbull Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Turnbull Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period, or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Turnbull Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the Special Assessment Bonds.

Capital Projects Fund – The Capital Projects Fund accounts for the acquisition and construction of infrastructure improvements located within the boundaries of the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

**Turnbull Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

**b. Restricted Assets**

Certain net position of the District are classified as restricted assets on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include land, infrastructure, buildings, improvements other than buildings and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

|                                   |             |
|-----------------------------------|-------------|
| Building                          | 10-30 years |
| Infrastructure                    | 30 years    |
| Improvements other than buildings | 15 years    |
| Equipment                         | 5-7 years   |

**Turnbull Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**d. Unamortized Bond Discounts**

Bond discounts associated with the issuance of revenue bonds are amortized according to the straight line method of accounting. For financial reporting, unamortized bond discounts are netted against the applicable long-term debt.

**e. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**NOTE B – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$688,112 and the carrying value was \$646,689. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

**Turnbull Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

Investments

As of September 30, 2024, the District had the following investments and maturities:

| <u>Investment</u>                    | <u>Maturity</u> | <u>Fair Value</u>   |
|--------------------------------------|-----------------|---------------------|
| First American Government Obligation | 31 days*        | \$ 889,465          |
| Goldman Sachs Government Fund        | 39 days*        | 225,743             |
| U S Bank Global Corporate Trust      | N/A             | 234,884             |
| Florida PRIME                        | 39 days*        | 47                  |
| Total                                |                 | <u>\$ 1,350,139</u> |

\* Weighted average maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Government Obligation and Goldman Sachs Government Fund are Level 1 assets.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2024, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

**Turnbull Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investment in the Goldman Sachs Government Fund, Florida PRIME, and First American Government Obligation were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Government Obligation represent 66% of the District's total investments. The investments in Goldman Sachs Government Fund represent 17% of the District's total investments. The U S Bank Global Corporate Trust represents 17% of the District's total investments. The District's investment in Florida PRIME represents less than 1% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended.

**NOTE C – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2024 was as follows:

|                                                 | Balance<br>October 1,<br>2023 | Additions               | Deletions       | Balance<br>September 30,<br>2024 |
|-------------------------------------------------|-------------------------------|-------------------------|-----------------|----------------------------------|
| <b><u>Governmental Activities:</u></b>          |                               |                         |                 |                                  |
| Capital assets, not being depreciated:          |                               |                         |                 |                                  |
| Land and improvements                           | \$ 3,846,133                  | \$ -                    | \$ -            | \$ 3,846,133                     |
| Capital assets being depreciated                |                               |                         |                 |                                  |
| Infrastructure                                  | 5,052,657                     | -                       | -               | 5,052,657                        |
| Buildings                                       | 8,344,455                     | -                       | -               | 8,344,455                        |
| Improvements other than buildings               | -                             | 200,448                 | -               | 200,448                          |
| Equipment                                       | 52,327                        | -                       | -               | 52,327                           |
| Total Capital Assets Being Depreciated          | 13,449,439                    | 200,448                 | -               | 13,649,887                       |
| Less: accumulated depreciation                  | (6,993,789)                   | (471,448)               | -               | (7,465,237)                      |
| Total Capital Assets Being Depreciated, Net     | 6,455,650                     | (271,000)               | -               | 6,184,650                        |
| <br>Governmental Activities Capital Assets, Net | <br><u>\$ 10,301,783</u>      | <br><u>\$ (271,000)</u> | <br><u>\$ -</u> | <br><u>\$ 10,030,783</u>         |

Depreciation was charged to physical environment, \$184,821, and culture and recreation, \$286,627.

**Turnbull Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually for the term of the bond. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Directly collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

**NOTE E – LONG-TERM DEBT**

The following is a summary of activity in the long-term debt account group of the District for the year ended September 30, 2024:

|                                      |                      |
|--------------------------------------|----------------------|
| Long-term debt at October 1, 2023    | \$ 13,121,000        |
| Principal payments                   | <u>(803,000)</u>     |
| Long-term Debt at September 30, 2024 | 12,318,000           |
| Less: bond discount, net             | <u>(41,638)</u>      |
| Bonds Payable, Net                   | <u>\$ 12,276,362</u> |

Long-term debt is comprised of the following:

Special Assessment Refunding Bonds

\$13,375,000 Series 2015A Bonds are due in annual principal installments beginning May 2016, maturing May 2035. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2016, at variable rates of 1.25% to 4.75%. Current portion is \$625,000.

\$ 8,375,000

\$1,280,000 Series 2015B Bonds are due in annual principal installments beginning May 2016, maturing May 2045. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2016, at variable rates of 1.25% to 5.00%. Current portion is \$30,000.

\$ 1,005,000

\$4,196,000 Series 2016 Bonds are due in annual principal installments beginning May 2017, maturing May 2037. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2016, at fixed rate of 3.70%. Current portion is \$179,000.

\$ 2,938,000



**Turnbull Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

| Year Ending<br>September 30, | Principal            | Interest            | Total                |
|------------------------------|----------------------|---------------------|----------------------|
| 2025                         | \$ 834,000           | \$ 515,509          | \$ 1,349,509         |
| 2026                         | 866,000              | 482,973             | 1,348,973            |
| 2027                         | 883,000              | 448,651             | 1,331,651            |
| 2028                         | 945,000              | 412,823             | 1,357,823            |
| 2029                         | 983,000              | 372,985             | 1,355,985            |
| 2030-2034                    | 5,578,000            | 1,205,628           | 6,783,628            |
| 2035-2039                    | 1,839,000            | 219,425             | 2,058,425            |
| 2040-2044                    | 315,000              | 63,038              | 378,038              |
| 2045                         | 75,000               | 3,450               | 78,450               |
| Totals                       | <u>\$ 12,318,000</u> | <u>\$ 3,724,482</u> | <u>\$ 16,042,482</u> |

**Significant Bond Provisions**

The Series 2015A, 2015B and 2016 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, in the manner provided by the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption in the manner determined by the Bond Registrar if certain events occur as outline in the Bond Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

**Turnbull Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The Series 2015 Reserve Accounts were funded from the proceeds of the Series 2015 in amounts equal to fifty percent of the maximum annual debt service requirement. The Series 2016 Reserve Account was funded from the proceeds of the Series 2016 in an amount equal to forty percent of the maximum annual debt service requirement. Monies held in the reserve account will be used only for the purposes established in the Trust Indenture.

|                                       | <u>Reserve<br/>Balance</u> | <u>Reserve<br/>Requirement</u> |
|---------------------------------------|----------------------------|--------------------------------|
| Series 2015A Special Assessment Bonds | \$ 521,051                 | \$ 489,905                     |
| Series 2015B Special Assessment Bonds | \$ 43,598                  | \$ 35,071                      |
| Series 2016 Special Assessment Bonds  | \$ 114,391                 | \$ 114,072                     |

**NOTE F – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the past three years.



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Turnbull Creek Community Development District  
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Turnbull Creek Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated May 23, 2025.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Turnbull Creek Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Turnbull Creek Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Turnbull Creek Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



To the Board of Supervisors  
Turnbull Creek Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Turnbull Creek Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

May 23, 2025



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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## MANAGEMENT LETTER

To the Board of Supervisors  
Turnbull Creek Community Development District  
St. Johns County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Turnbull Creek Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated May 23, 2025.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 23, 2025, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Turnbull Creek Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Turnbull Creek Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors  
Turnbull Creek Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Turnbull Creek Community Development District. It is management's responsibility to monitor the Turnbull Creek Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2024.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c) and Section 10.554(1)(i)7, Rules of the Auditor General, the Turnbull Creek Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 4
- 2) The total number of independent contractors to whom nonemployee compensation, defined as individuals or entities that receive 1099s, was paid in the last month of the District's fiscal year: 2
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$5,000
- 4) All compensation earned by or awarded to nonemployee independent contractors, defined as entities or individuals that receive 1099s, whether paid or accrued, regardless of contingency: \$261,590
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: Walking path, \$185,954.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The FY 2024 budget was amended, see below.

As required by Section 218.39(3)(c) and Section 10.554(1)(i)9, Rules of the Auditor General, the Turnbull Creek Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$1,420.93, and Debt Service Fund \$88.08 - \$1,451.69.
- 2) The amount of special assessments collected by or on behalf of the District: \$2,691,078.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. Series 2015A1-A2, \$8,375,000 matures May 2035, Series 2015B1-B2, \$1,005,000 matures May 2045, and the Series 2016, \$2,938,000, matures in May 2037.

To the Board of Supervisors  
Turnbull Creek Community Development District

|                                                              | <b>Original<br/>Budget</b> | <b>Actual</b>     | <b>Variance with<br/>Original Budget<br/>Positive<br/>(Negative)</b> |
|--------------------------------------------------------------|----------------------------|-------------------|----------------------------------------------------------------------|
| <b>Revenues</b>                                              |                            |                   |                                                                      |
| Special assessments                                          | \$1,280,916                | \$1,302,849       | \$ 21,933                                                            |
| Investment earnings                                          | -                          | 53,770            | 53,770                                                               |
| Miscellaneous revenues                                       | -                          | 11,564            | 11,564                                                               |
| Total Revenues                                               | <u>1,280,916</u>           | <u>1,368,183</u>  | <u>87,267</u>                                                        |
| <b>Expenditures</b>                                          |                            |                   |                                                                      |
| Current                                                      |                            |                   |                                                                      |
| General government                                           | 157,072                    | 220,319           | (63,247)                                                             |
| Physical environment                                         | 739,337                    | 773,085           | (33,748)                                                             |
| Culture/recreation                                           | 384,507                    | 365,324           | 19,183                                                               |
| Capital outlay                                               | -                          | 200,448           | (200,448)                                                            |
| Total Expenditures                                           | <u>1,280,916</u>           | <u>1,559,176</u>  | <u>(278,260)</u>                                                     |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | <u>-</u>                   | <u>(190,993)</u>  | <u>(190,993)</u>                                                     |
| Other Financing Sources/(Uses)                               |                            |                   |                                                                      |
| Insurance proceeds                                           | <u>-</u>                   | <u>10,953</u>     | <u>10,953</u>                                                        |
| Net Change in Fund Balances                                  | -                          | (180,040)         | (180,040)                                                            |
| Fund Balances - October 1, 2023                              | <u>-</u>                   | <u>874,979</u>    | <u>874,979</u>                                                       |
| Fund Balances - September 30, 2024                           | <u>\$ -</u>                | <u>\$ 694,939</u> | <u>\$ 694,939</u>                                                    |

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.



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

To the Board of Supervisors  
Turnbull Creek Community Development District

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

May 23, 2025





**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Turnbull Creek Community Development District  
St. Johns County, Florida

We have examined Turnbull Creek Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Turnbull Creek Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Turnbull Creek Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Turnbull Creek Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Turnbull Creek Community Development District's compliance with the specified requirements.

In our opinion, Turnbull Creek Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

May 23, 2025

## **Tab 7**



July 11, 2025

Att: Jim Schieszer  
Murabella Amenity Center  
101 W. Positano Ave  
St. Augustine, FL 32092

Please call 800-331-1723 or send email to [info@courtsurfacesfla.com](mailto:info@courtsurfacesfla.com) should you have any questions.

Following are the specifications and price to resurface one existing tennis court with pickleball lines and three pickleball courts at Murabella Amenity Center, St. Augustine, FL. Courts have been surfaced recently but damage to surface in several places needs re-painting. **We do not do patching on small damage due to most customers not happy with patching with paint not matching overall. We will do the minimal paint to coat the complete surface according to our standards.** While we are repairing, this quote will include general repairs and minor patching, check for birdbaths as well as the application of colored acrylic surfacing on the courts.

***Scope of Work***  
***Resurface – One Tennis Court – Three Pickleball – Asphalt***  
***(120' x 120') 14,400 sq ft***  
***Repair damage Overall***

1. **Mobilization to site**
2. **Prep** - Scrape the court's surface of all dirt, debris and loose material. .
3. **Sanding** - Machine sand the surface of court as necessary to smooth and repair any uneven areas.
4. **Bird baths** - Apply outdoor court grade patching materials to all birdbaths/cracks and patch areas to bring each area flush with surrounding asphalt.
5. **Cracks** - Apply outdoor court grade patching materials to any cracks and patch areas to bring each area flush with surrounding asphalt. This is our minimum crack treatment which will improve but not eliminate the existing cracks.
6. **Patching** - Using outdoor court grade patch compounds:
  - a) One application will be made to each "birdbath". This will reduce water depth for faster drying times but may not eliminate all water ponding.
  - b) Cover and fill any rough areas of asphalt.
  - c) The edges of all patches will be scraped or ground smooth so that patches are not visible through the finished surface.
  - d) Light sanding on edges to smooth down.



7. **Leveling Course** - Apply one coat of sand - acrylic resurfacer mix over the entire surface of the court with a broad squeegee according to manufacturer's recommended coverage rates.
8. **Texture and Finish Courses** - Apply two successive coats of outdoor court grade filler coat (sand-filled acrylic color coating) to the entire area of the court with a broad squeegee according to manufacturer's coverage rates.
9. **Finished colors** – Will be owner's choice of any two manufacturer's standard colors. Existing court colors are light green borders and kitchens and blue center and serving areas.
10. **Lines** - Paint one (1) set of regulation two-inch-wide white playing lines for Tennis. Four sets of pickleball lines as existing set up.
11. **Clean-up** - Remove all excess materials and debris from the job after completion of the work.

#### ***Pricing***

***Resurface – One Tennis Court – Three Pickleball – Asphalt  
(120' x 120') 14,400 sq ft  
Repair damage Overall***

The total price for the above outlined work is **\$18,804.00**, payable in two draws:

|                                        |             |
|----------------------------------------|-------------|
| First Draw: Due upon acceptance        | \$ 9,402.00 |
| Final Draw: Due upon completion of job | \$ 9,402.00 |

*This Price is good for thirty (30) days.*

ACCEPTED BY: Court Surfaces

For:

Bryan McMandon  
Managing Member

*By signing this proposal, the customer acknowledges they have read and accept the proposed scope of work, price and terms and conditions outlined in this quote.*



### **Terms and Conditions**

**Scope of Work.** The work covered by this proposal will be only that specifically outlined herein, and to provide a price for the work in accordance with plans, specifications and or verbally agreed description that were furnished and provided to, Court Surfaces. Any change or variance between, owner, contractors, management, plans, specifications, proposal, or work not covered will be considered as an extra and may be subject to further negotiations, agreement and pricing between both parties prior to work being done. The attached scope of work is an integral part of this proposal/contract and must be completed, signed and returned with all legal owners, property management and job information (Notice of Commencement), before final acceptance can be considered or said work can be scheduled.

**Damages/Delays.** Court Surfaces agrees to perform, conduct, handle and maintain a professional manner, service, and workmanship. Court Surfaces will not be held responsible for the following (a) damage or replacement to undisclosed underground utilities, cables, lines pipes, irrigation and or landscaping. These areas should be properly surveyed and marked prior to our arrival (b) Damage to property of others, nor any and all of our work caused by other parties. (c) Delays in completion caused by strikes, acts of God, labor disputes, accidents, delays of other contractors, owners, management of property, or any other parties involved, inclement weather conditions, or other contingencies beyond our control. (d) Any unsuitable subsoil condition, or the removal of any unsuitable subsoil condition such as muck, marl, clay, water, etc. or the replacements of clean fill unless specifically stated.

**Permitting.** Permitting, Testing, Surveys, Engineer's Drawings are not included in this proposal. If permitting is required and Owner/Authorized Agent/Management directs contractor to perform work without permitting; any fines or fees as a result of unpermitted work will be documented in writing and will be the financial responsibility of said Owner/Authorized Agent/Manager.

**Warranty.** All work is guaranteed against defects in materials and workmanship for one year from date of completion, subject to proper maintenance by owner.

**Exception to warranty.** Any of the cracks in existing court's surface and / or any new cracks/blisters may reflect through the finished surface at any time. This does not constitute a defect in materials or workmanship. Court Surfaces is responsible for "top-down" workmanship only. We are not responsible for "bottom-up" issues due to existing base material including moisture, cracking, blisters, peeling, etc.

**Payment.** Payments are due upon receipt unless otherwise stated in writing. Payments over 30 days past due are subject to late fees outlined below:

30 days after Completion date OF 2.5% applied to bill balance

60 days after Completion date OF 5% applied to bill balance

90 Days after Completion date OF 7% applied to bill balance

120 days after Completion date OF 10% applied to bill balance

At 90 days liens will be placed on said property and WILL NOT BE RELEASED UNTILL COMPLETE FINAL PAYMENT IS MADE AND SAID PAYMENT FUNDS HAVE CLEARED.

**Failure to pay on time will result in the forfeiture of Warranty.**



**Work Site.** *Work site must be closed for the duration of the job. We recommend signage if possible. Damage done to the jobsite while work is in progress is not the responsibility of Court Surfaces and will result in an additional charge if further repairs are necessary as a result. This includes damage from outside factors including but not limited to people, pets, wildlife, vandalism etc.*

**Irrigation.** *Direct irrigation will cause damage to surfacing. It is required that any irrigation that directly contacts the court(s) be disabled for the duration of the job.*

**Weather.** *Our work schedule is weather dependent, and we will likely not be on the jobsite from 9:00 to 5:00. While we will make every effort to finish your job in a reasonable amount of time, there may be days we are not able to work due to the weather or other scheduling conflicts. Please set these expectations with all stakeholders in advance.*

**Landscaping.** *All landscaping work is the responsibility of the customer. While we will do our best to minimize our impact on the surrounding area, landscaping, grass, plants, hedges, etc may be damaged during the job. Court surfaces is not responsible for damage done to existing landscaping or adding landscaping around new construction.*

**Cancellation.** *Should customer/contractor cancel or reschedule this project after contract signature and return, before work has started, or within 24 hours of projected start date, a \$3,500.00/new construction or \$1,000.00/surfacing charge will be paid to Court Surfaces as liquidated damages (not as penalty) representing reasonable administrative expenses and interruption to Court Surfaces work schedule.*

**Entrance/Exit.** *Please note that we will take caution to try to protect concrete, asphalt or material that is used for entrance or exit points however with weight of construction equipment it is not a guarantee that damage will not occur. Court Surfaces will not be responsible for these damages. Broken areas will be a separate charge to repair or replace at a minimum per square ft. We are not responsible to damage to construction entrance or exits.*

**Change Orders.** *All Change Orders will be discussed by all parties and signed upon before changes can be made.*

**Digging and Setting Sleeves.** *Quote assumes digging and setting of sleeves will be in normal tennis spec asphalt/limerock. There will be an additional charge if we have to dig through multiple layers of asphalt or rebar or any other material that requires more time.*

**Remobilization.** *Our remobilization fee is \$1,500.00.*



9401 Corkscrew Palms Cir Ste 300 • Estero, FL 33928-6275 • Phone: (239) 292-3102

Jim Schieszer  
Phone: 904-759-9833  
Cell: +19047599833

Job Address:  
101 W Positano  
Saint Augustine, FL 32092

**Print Date:** 7-14-2025

## Proposal for Vandalism Court Repair (3 Options)

**License: CBC1263668**

***Mor Sports Is Proud To Be The Official Court Builder Of The US Open Pickleball Championship***

### **Thank You for Considering Mor Sports Group!**

We are excited to receive your inquiry and provide a quotation for your project. At Mor Sports Group, we are dedicated to exceeding your expectations by delivering top-quality sports construction services.

#### **Why Choose Mor Sports Group?**

- **Competitive Pricing:** We've partnered with our suppliers to offer you the most competitive quotation possible, ensuring we stay within your budget.
- **Quality by Design & Valued Engineering:** These core values are the foundation of all our projects. We prioritize both exceptional craftsmanship and cost-effective solutions.
- **Right First Time, On Time:** We hold ourselves accountable to our client mission statement, ensuring your project is completed efficiently and to your satisfaction.
- **Proven Expertise:** As a certified building contractor and proud member of the American Sports Builder Association, we offer a proven track record of success.

- **Experience You Can Trust:** We were the court building contractor of choice for the US Open Pickleball Championship in Naples, constructing or surfacing over 60 tournament courts.

**Next Steps:**

We've attached a detailed quotation outlining the project scope and pricing. Please take your time to review it. We are happy to answer any questions, discuss changes or amendments, and address any budgetary concerns you may have.

We look forward to partnering with you on your project!

Sincerely,

The Mor Sports Group Team

## **Tennis Court Resurfacing**

**Mor Sports Group** is pleased to provide this detailed scope of work for the resurfacing of your two tennis courts. This document outlines a professional resurfacing process that adheres to industry best practices.

**Project Overview:**

- Complete resurfacing of existing asphalt tennis courts, including crack repair, patching, line painting, and color application.

**Client Responsibilities:**

- **Site Access and Utilities:** Provide clear access to the courts for material storage, preparation, and equipment movement.
- **Water Access:** Provide access to clean, potable water near the work zone.
- **Restroom Facilities:** Provide access to restrooms or arrange for a portable facility at an additional cost.

**Mor Sports Group Responsibilities:****Preparation Works:**

- **Site Setup:** Establish a designated area for secure material storage.

**Court Cleaning:**

- Thoroughly clean the entire tennis court surface to remove debris and contaminants.

**Bird Bath Repair (Limited):**

- Attempt to patch isolated depressions (bird baths) holding water using court patch binder.
- **Important Note:** Mor Sports cannot level large depressions or guarantee complete water elimination due to potential settling and drainage issues. Resurfacing may provide temporary relief, but long-term solutions may require court reconstruction.

**Crack Repair:**

- Patch existing cracks using court patch binder.
- **Important Note:** Mor Sports cannot guarantee that cracks won't reappear due to the court's age and condition. Resurfacing may extend the court's life, but long-term solutions may require court reconstruction.
- **Additional Note:** This quote excludes the removal or repair of uneven surfaces, root damage, or other faults not explicitly mentioned.

**Color Coating:**

- **Acrylic Resurfacer:** Apply one layer of acrylic resurfacer across the entire tennis court surface.
- **Color Application:** Apply two layers of client-selected color to the designated playing area (inner court).



- **Outer Court Color:** Apply two layers of a contrasting client-selected color to the outer court area.
- **Line Marking:** Mark court lines according to ASBA and ITF specifications.
- **Line Installation:** Install line tapes and seal them with line sealer.
- **Line Painting:** Apply one layer of white acrylic line paint.
- **Net Post Maintenance (Optional):** Upon request, spray paint existing tennis net posts.

**Demobilization:**

- Remove all equipment and materials from the site.

**Project Timeline:**

A detailed project timeline will be provided upon contract approval. Please note that asphalt curing can take 21-30 days, depending on weather conditions.

**Additional Notes:**

- The market for building materials is volatile, and sudden price increases are possible. Mor Sports will absorb reasonable cost increases but will notify the client of any significant changes.
- This quote is valid for 30 days.

**Contact Mor Sports Group today** to discuss your tennis court resurfacing project and receive a free consultation!

**Additional Best Practices to Consider:**

- **Court Drainage Assessment:** Consider including a drainage assessment to identify and address any potential drainage issues that could contribute to birdbath formation.
- **Crack Repair Evaluation:** Depending on the severity of existing cracks, a more advanced crack repair system might be recommended for extended durability.
- **Warranty Options:** Explore warranty options for the resurfacing materials and workmanship to provide additional peace of mind.
- 

**\*\*\*\* SELECT ONE OPTION FROM BELOW \*\*\*\***

### Full Resurface of Tennis and Pickleball Courts

- Install 1 Layers of Acrylic Resurfacer
- Install 2 Layers of Color
- Install White Tennis Lines

**Full Resurface of Tennis and Pickleball Courts Total:**

**\$27,840.00**

---

### Resurface For Damaged Sections Only

- Install 1 Layers of Acrylic Resurfacer
- Install 2 Layers of Color
- Install White Tennis Lines

**Resurface For Damaged Sections Only Total:**

**\$14,240.00**

---

### Touch Paint

- 5 Gallon Drum of Touch Up Paint For Each Color and 1 Gallon of Line Paint
- Includes Shipping and Tax
- \*\* Client Responsible For Installation\*\*

**Touch Paint Total:**

**\$1,425.04**

---

**Total Price: \$43,505.04**

### Payment Schedule:

To ensure a smooth project flow and timely completion, we kindly request adherence to the following payment schedule:

- **50% Deposit:** A deposit is required to schedule your project. Work won't begin until this initial payment is received. (100% Payment Due before supplies will be shipped if touch up option Is selected)
- **Stage Payments:** Each project milestone will be invoiced separately and must be paid in full before we proceed to the next stage.
- **Final Payment:** A walkthrough with Mor Sports management and your designated point of contact (POC) will occur before net and post installation. Once you, the authorized POC, sign the completion/handover sheet acknowledging the project's completion as per the agreement, final payment will be due.
- **Late Fees:** A 5% late fee will be applied to any outstanding balance 30 days past the due date.

### Project Management & Communication:

By accepting this proposal, you agree to Mor Sports' payment terms. Additionally, you'll receive an activation prompt for our online project management platform (Buildertrend). This platform provides 24/7 access to project schedules, invoices, daily progress reports, photos, and videos. This allows for continuous communication and transparency throughout the project.

To access your Buildertrend account, simply enter your email address as the username and create your password. This account will be available for future projects with Mor Sports Group.

Thank you for choosing Mor Sports Group!

## **Tab 8**

St Augustine Fence & Outdoor Construction  
4701 State Road 16  
ST. AUGUSTINE, FL 32092 US  
+19046876087  
estimates@staugoutdoorconstruction.net  
www.outdoorconstruction.net

Proposal/ Contract

| ADDRESS                                                                    |
|----------------------------------------------------------------------------|
| Jim - Murabella Amenity Center<br>Murabella Amenity Center<br>904-759-9833 |

| PROPOSAL/ CONTRACT # | DATE       | EXPIRATION DATE |
|----------------------|------------|-----------------|
| 20894                | 07/14/2025 | 07/25/2025      |

| DESCRIPTION                                                                                                         | AMOUNT   |
|---------------------------------------------------------------------------------------------------------------------|----------|
| Relevel and reset Pavers in 3 locations                                                                             | 4,500.00 |
| Install in 2 locations waterhog drain sticks connecting to drain boxes with drain outlets going thru retaining wall |          |
| Another location reset pavers and remove a portion off retaining wall to allow Proper drainage                      |          |
| 50% Deposit                                                                                                         |          |
| 50% Due Upon Completion                                                                                             |          |

|                                                                                                                          |          |            |
|--------------------------------------------------------------------------------------------------------------------------|----------|------------|
| ACH, zelle, venmo, cash, check, card(3.5% fee)                                                                           | SUBTOTAL | 4,500.00   |
| Thank you and have a Great day!                                                                                          | TAX      | 0.00       |
|                                                                                                                          | TOTAL    | \$4,500.00 |
| By execution of this document, Buyer acknowledges that he/she has read and understands the terms & conditions set forth. |          |            |

Accepted By

Accepted Date

Customers will be charged \$35.00 for returned checks for payment. Customer is responsible for any legal fees due to non payment. Once a proposal is signed, this is a binding contract. Proposal is valid for 5 days. CANCELLED ORDERS WILL BE SUBJECT TO A 50% RESTOCKING FEE. Payment Terms: 50% Deposit & Balance Due on Completion There is a 3.5% Convenience Fee to pay by card.

## **Tab 9**



**Date:** 6/3/2024  
**To:** Turnbull Creek CDD  
James Schieszer  
**Subject:** Hoover Maintenance Agreement, MA#6634  
**Contract Term:** 12 months 9/1/2024 - 8/31/2025  
**Site IDs:** #8522

**Phone:**

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

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

The following items are excluded from the Hoover Maintenance Program:

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



**Date:** 6/3/2024  
**To:** Turnbull Creek CDD  
James Schieszer  
**Subject:** Hoover Maintenance Agreement, MA#6634  
**Contract Term:** 12 months 9/1/2024 - 8/31/2025  
**Site IDs:** #8522

**Phone:**

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

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

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

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

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



Total Annual Price

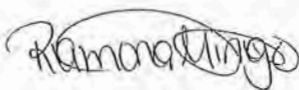
\$2,590.00

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

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

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

Accepted by:  
Hoover Pumping Systems



Ramona Mingo 6/3/2024

Accepted by:  
Turnbull Creek CDD

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

Brian Wink  
\_\_\_\_\_  
Name Printed

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

## **Tab 10**

**RESOLUTION 2025-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR  
2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 13th day of August 2025.

ATTEST:

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairman/Vice Chairman

**Exhibit A:** Fiscal Year 2025/2026 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES  
TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026**

The Board of Supervisors of the Turnbull Creek Community Development District will hold their regular meetings for the Fiscal Year 2025/2026 at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092, at 6:30 p.m. on the second Tuesday of each month, unless otherwise indicated as follows:

**November 11, 2025  
January 13, 2026  
March 10, 2026  
May 12, 2026  
June 9, 2026  
August 11, 2026  
September 8, 2026**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by calling (904) 436-6270.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 436-6270 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

## **Tab 11**

My name is Karen Renaud, and I'm a certified LaBlast Fitness and LaBlast Line Dance instructor. I'm reaching out to introduce an exciting and unique dance fitness program I believe your residents would love.

LaBlast is a partner-free, music-driven dance workout created by world-renowned dancer and Dancing with the Stars professional, Louis van Amstel. What sets LaBlast apart is its accessibility—classes are designed for all levels, from absolute beginners to experienced dancers. Participants enjoy learning dances like the Jive, Foxtrot, Viennese Waltz, and Lindy Hop—all set to a fun, upbeat mix of pop, Latin, rock, country, and oldies.

With over 20 years of experience in group fitness instruction and a personal love for ballroom dance, I can honestly say I've never been more passionate about a program. LaBlast combines the joy of dance with physical fitness, emotional wellness, and community-building in a way that traditional classes simply don't.

Although LaBlast has been around for over a decade, it's brand new to St. Johns County—and I'm excited to be one of the first to bring it to our area. After returning from the annual LaBlast conference, I'm more motivated than ever to launch classes in local neighborhoods. While my home community of Markland doesn't have the space, I'm hopeful yours might.

These classes are not only a great workout—they offer a social, uplifting environment that helps people connect and have fun. My vision is to build a vibrant community of LaBlast dancers right here in World Golf Village.

I'd love to explore the possibility of offering a trial class for your residents. In addition to LaBlast, I'm also certified to teach gentle yoga, meditation, and mindfulness if there's interest in those formats as well.

To give you a better sense of what LaBlast looks like in action, here's a short promo video from Louis:

 Watch Promo Video

I've also attached a few photos and videos from the recent conference—including a couple of me with Louis himself!

Thank you for taking the time to read this. I'd be happy to chat further at your convenience to see if LaBlast could be a good fit for your community.

Wishing you a fantastic day,

Karen

Karen Renaud, M.Ed., NBC-HWC, IHP, NASM-CPT  
Positive Psychology Health and Wellbeing Coach  
Integrative Health Practitioner  
Meditation and Mindfulness Teacher  
Mental Health Collaborative - Educator  
'Learn to fail or fail to learn.' - Dr. Tal Ben-Shahar  
<https://www.linkedin.com/in/karenrenaudiih/>

## **Tab 12**

MINUTES OF MEETING

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

TURNBULL CREEK  
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors for the Turnbull Creek Community Development District held a **regular Board of Supervisors meeting on June 10, 2025, starting at 6:30 p.m. at Murabella Amenity Center at 101 Positano Avenue, St. Augustine, FL 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.*

**Attendance:**

|                  |                                       |
|------------------|---------------------------------------|
| Chris DelBene    | Board Supervisor, Chairperson         |
| Jennifer Martin  | Board Supervisor, Vice Chairperson    |
| Raymond Ames     | Board Supervisor, Assistant Secretary |
| Michael Gernhard | Board Supervisor, Assistant Secretary |
| Daren Sallas     | Board Supervisor, Assistant Secretary |

**Also present were:**

|                   |                                        |
|-------------------|----------------------------------------|
| Ben Pfuhl         | District Manager, Rizzetta & Co., Inc. |
| Mary Grace Henley | District Counsel, Kilinski/Van Wyk     |
| Mike Yuro         | District Engineer, Yuro & Associates   |
| Erick Hutchinson  | Amenity Manager, RMS                   |
| Jim Schieszer     | Operations Manager, RMS                |
| Brian Stevens     | Account Manager, Yardnique             |

Audience members present.

**FIRST ORDER OF BUSINESS**

**CALL TO ORDER / ROLL CALL**

Mr. Pfuhl called the meeting to order at 6:30 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**AUDIENCE COMMENTS ON  
AGENDA ITEMS**

A resident requested the hours of the swim team be posted in additional locations.



**THIRD ORDER OF BUSINESS**

**STAFF REPORTS – PART A**

**A. District Engineer**

Mr. Yuro reviewed his report with the Board.

Mr. Yuro presented the annual engineer's report to the Board.

On a motion by Mr. Gernhard, seconded by Mr. DelBene, with all in favor, the Board of Supervisors accepted the annual engineers report, for Turnbull Creek Community Development District.

**B. Landscape**

**1.) Yardnique Landscape Reports**

Mr. Stevens reviewed his report with the Board.

**2.) Consideration of Landscape Enhancement Proposal**

Mr. Stevens reviewed the proposal to remove ornamental grass and sago palms and replace them with bermuda sod.

On a motion by Mr. Sallas, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors approved the Yardnique proposal in the amount of \$6,760.00, for Turnbull Creek Community Development District.

**FOURTH ORDER OF BUSINESS**

**DISCUSSION REGARDING  
CAR ACCIDENT**

Mr. Pfuhl reviewed the accident that occurred at the entrance to the community and informed the Board that the driver's auto insurance has accepted liability for the accident and damages.

Mr. Pfuhl reviewed the proposal from All Weather to repair the gate and the proposal from Yardnique to repair the surrounding landscaping.

On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors approved the All Weather proposal in the amount of \$6,895.00, and the Yardnique proposal in the amount of \$685.00, contingent on receipt of funds from the driver's insurance provider, for Turnbull Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**DISCUSSION REGARDING FPL**

Mr. Pfuhl informed the Board that there are currently 169 streetlights that the District leases from FPL, and that in 2018 the Board approved the conversion of all the streetlights to LED, and in 2019 the Board approved the installation of 9 additional streetlights.

Mr. Pfuhl explained to the Board that when the Board approved the installation of the 9 additional streetlights the District entered into a 10-year lease agreement with FPL.

On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors directed the staff to submit a non-renewal notice to FPL, stating that the District would not renew the streetlight leases following the end of the current contract in 2029, for Turnbull Creek Community Development District.

**SIXTH ORDER OF BUSINESS**

**CONSIDERATION OF  
FOUNTAIN REPAIR  
PROPOSALS**

Mr. Schieszer reviewed the various proposals to repair/replace the pond fountain provided by Future Horizons.

On a motion by Mr. Gernhard, seconded by Mr. Ames, with Ms. Martin opposed, the Board of Supervisors approved the fountain repair proposal from Future Horizons in the amount of \$7,478.04, for Turnbull Creek Community Development District.

**SEVENTH ORDER OF BUSINESS**

**CONSIDERATION OF FITNESS  
REPAIR PROPOSAL**

Mr. Hutchinson reviewed the proposal with the Board.

The Board tabled this item and requested it be reviewed at the next Board Meeting.

**EIGHTH ORDER OF BUSINESS**

**CONSIDERATION OF WGV  
FIGHTING TURTLES SWIM  
TEAM LICENSE  
AGREEMENT RENEWAL**

Ms. Henley reviewed the renewal with the Board.

The Board tabled this item and requested it be reviewed at the next Board Meeting.

**NINTH ORDER OF BUSINESS****CONSIDERATION OF  
RESOLUTION 2025-05;  
CLASSIFYING SURPLUS  
TANGIBLE PERSONAL  
PROPERTY**

On a motion by Mr. DelBene, seconded by Ms. Martin, with all in favor, the Board of Supervisors adopted Resolution 2025-05, Classifying Surplus Tangible Personal Property, for Turnbull Creek Community Development District.

**TENTH ORDER OF BUSINESS****APPROVAL OF CONSENT  
AGENDA**

**1.) Consideration of Minutes of the Board of Supervisors' Regular Meeting  
held May 13, 2025**

**2.) Ratification of the Operation and Maintenance Expenditures for April 2025**

On a motion by Mr. Gernhard, seconded by Mr. Ames, with all in favor, the Board of Supervisors approved minutes of the Board of Supervisors regular meeting held on May 13, 2025, and ratified the operation and maintenance expenditures for April 2025, in the amount of \$85,219.58, for Turnbull Creek Community Development District.

Ms. Martin requested that the credit card statements be included in the agenda moving forward.

**ELEVENTH ORDER OF BUSINESS****STAFF REPORTS – PART B****A. District Counsel**

Ms. Henley reviewed her report with the Board.

**B. Amenity and Field Operation Managers**

Mr. Schieszer reviewed his report with the Board.

Mr. Hutchinson reviewed his report with the Board, highlighting that a resident reached out and was interested in donating and installing palm trees to the District.

The Board requested more information for the next Board meeting with regard to the donation of palm trees.

Mr. Hutchinson reviewed an incident involving minors that occurred on the Pickle Ball Courts and caused damage to the surface.

Two of the minors that were involved were present and addressed the Board.

On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors suspended the amenity privileges of the two minors for 30 days, and informed the families that if the minors were discovered violating the suspension the entire household would be suspended for 6 months, for Turnbull Creek Community Development District.

Ms. Martin questioned why the Painted Pallet Summer Camp was not able to use the Amenity Center on Friday.

Discussion ensued regarding the Painted Pallet Summer Camp as the Board was not informed of the camp or its use of the amenity facility and there was no contract/licensing agreement between the camp and the District.

On a motion by Mr. DelBene, seconded by Mr. Ames, with Ms. Martin opposed, the Board of Supervisors directed the staff to immediately stop the Painted Pallet Summer Camp from using the facility until there was a signed contract in place and the appropriate insurance was verified, for Turnbull Creek Community Development District.

Ms. Martin raised a concern about the on-site amenity staff wearing identifying shirts and name tags and requested that when the office is empty a sign be placed in the window with a number to call and an estimated return time.

### C. District Manager

Mr. Pfuhl reminded the Board that the next meeting would be the Public Hearing on the 2025-2026 Budget, and it would be held at the Village Church.

## TWELFTH ORDER OF BUSINESS

## AUDIENCE COMMENTS & SUPERVISOR REQUESTS

### SUPERVISOR REQUESTS:

Mr. Gernhard requested information about Amenity Athletics be brought to the next meeting.

Ms. Martin raised a concern about residents parking vehicles on the grass.

## THIRTEENTH ORDER OF BUSINESS

## ADJOURNMENT

On a motion by Mr. Gernhard, seconded by Mr. Sallas, with all in favor, the Board of Supervisors adjourned the meeting at 9:06 p.m., for Turnbull Creek Community Development District.

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

\_\_\_\_\_  
Chairman / Vice Chairman

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

## **Operations and Maintenance Expenditures May 2025 For Board Approval**

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

The total items being presented:

Approval of Expenditures: **\$98,981.39**

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\_\_\_\_\_ Chairperson

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

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

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation and Maintenance Expenditures

May 1, 2025 Through May 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.              | 100822              | 3401                  | Pool Repairs 04/25                                               | \$ 6,074.00         |
| COMCAST                               | 20250519-1          | 8495 74 140 0863399   | Cable Services 05/25                                             | \$ 354.95           |
|                                       |                     | 05/25 ACH             |                                                                  |                     |
| COMCAST                               | 20250521-1          | 8495 74 140 1701846   | Internet Services 05/25                                          | \$ 130.52           |
|                                       |                     | 05/25 ACH             |                                                                  |                     |
| Disclosure Services, LLC              | 100814              | 16 616                | Amortization Schedule S2015A-1, 2015A-2, 2015B-1 & 2015B-2 05/25 | \$ 400.00           |
| First Coast Franchising               | 100825              | JAK05250244           | Janitorial Services 05/25                                        | \$ 709.90           |
| Fitness Pro                           | 100818              | 34867                 | Service Request - Preventative Maintenance 04/25                 | \$ 218.15           |
| Florida Power & Light Company         | 20250522-1          | Monthly Summary 04/25 | Electric Services 04/25                                          | \$ 6,535.43         |
|                                       |                     | ACH 616               |                                                                  |                     |
| Future Horizons, Inc.                 | 100826              | 89403                 | Aquatic Weed Control 04/25                                       | \$ 1,375.00         |
| Governmental Management Services, LLC | 100819              | 324                   | Website Maintenance 05/25                                        | \$ 100.00           |
| Hancock Bank                          | 20250527-1          | 042825 ACH            | Credit Card Expenses 04/25                                       | \$ 9,571.86         |
| Hancock Bank                          | 100816              | 43394                 | Trustee Fee S2016 05/01/24 - 05/01/25                            | \$ 4,500.00         |

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation and Maintenance Expenditures

May 1, 2025 Through May 31, 2025

| <u>Vendor Name</u>                    | <u>Check Number</u> | <u>Invoice Number</u> | <u>Transaction Description</u>                        | <u>Check Amount</u> |
|---------------------------------------|---------------------|-----------------------|-------------------------------------------------------|---------------------|
| Hi-Tech System Associates             | 20250502-1          | 423793 ACH            | Alarm Access Control 05/25                            | \$ 30.00            |
| Kilinski   Van Wyk, PLLC              | 100817              | 11936                 | Legal Services 03/25                                  | \$ 3,100.50         |
| Kilinski   Van Wyk, PLLC              | 100823              | 12096                 | Legal Services - Monthly Meeting 03/25                | \$ 1,835.51         |
| Kilinski   Van Wyk, PLLC              | 100827              | 12189                 | Legal Services 04/25                                  | \$ 1,779.00         |
| Neighborhood Publications,<br>Inc     | 100828              | MURA5916              | Premium Website 05/25                                 | \$ 45.00            |
| Paychex                               | 20250501-1          | 2025-04-08 ACH        | BOS Payroll 04/08/25                                  | \$ 665.70           |
| Paychex                               | 20250512-1          | 2025050100 ACH        | Express Payroll Direct Deposit<br>Processing 04/30/25 | \$ 129.04           |
| Poolsure                              | 100824              | 131295628394          | Pool Chemicals 05/25                                  | \$ 1,922.87         |
| Republic Services                     | 20250521-2          | 0687-001528331 ACH    | Waste Disposal Services 05/25                         | \$ 295.74           |
| Riverside Management<br>Services, Inc | 100829              | 189                   | Management Services 05/25                             | \$ 23,436.34        |
| Riverside Management<br>Services, Inc | 100820              | 190                   | Lifeguard Services 04/25                              | \$ 2,968.56         |
| Rizzetta & Company, Inc.              | 100813              | INV0000098923         | District Management Fees 05/25                        | \$ 3,945.83         |



# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

May 1, 2025 Through May 31, 2025

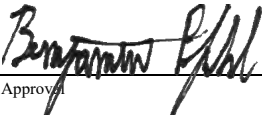
| <u>Vendor Name</u>          | <u>Check Number</u> | <u>Invoice Number</u>            | <u>Transaction Description</u>                                              | <u>Check Amount</u>        |
|-----------------------------|---------------------|----------------------------------|-----------------------------------------------------------------------------|----------------------------|
| St Johns Utility Department | 20250519-2          | Monthly Summary 04/25<br>ACH 616 | Water-Sewer Services 04/25                                                  | \$ 704.50                  |
| Turner Pest Control, LLC    | 100830              | 620651842                        | Pest Control Services 05/25                                                 | \$ 190.96                  |
| Vector Security, Inc        | 100815              | 75836473                         | Security Monitoring Services 05/25                                          | \$ 590.03                  |
| Yard-Nique, Inc.            | 100831              | TMNE 148779                      | Replace Dead Podocarpus 04/25                                               | \$ 780.00                  |
| Yard-Nique, Inc.            | 100831              | TMNE 148784                      | Replace Roses with Arboricola in Median<br>Island at Pescara Entrance 04/25 | \$ 818.00                  |
| Yard-Nique, Inc.            | 100831              | TMNE 150567                      | Landscape Maintenance 05/25                                                 | \$ 24,882.00               |
| Yard-Nique, Inc.            | 100831              | TMNE 152404                      | Replaced Failing Plant Material 05/25                                       | \$ 602.00                  |
| Yuro & Associates, LLC      | 100821              | 3776                             | Engineering Services 04/25                                                  | <u>\$ 290.00</u>           |
| <b>Report Total</b>         |                     |                                  |                                                                             | <u><b>\$ 98,981.39</b></u> |

**Turnbull Creek CDD**  
**Hancock Whitney** [REDACTED]  
**4/28/2025**

| General Fund     |                   |                             |            |                  |                      |                                |                   |                 |                | Reserve Fund    |
|------------------|-------------------|-----------------------------|------------|------------------|----------------------|--------------------------------|-------------------|-----------------|----------------|-----------------|
|                  |                   |                             |            | Parks & Rec      | Parks & Rec          | Parks & Rec                    | Parks & Rec       | Parks & Rec     | Special Events | Contingency     |
|                  |                   |                             |            | Pool Maintenance | Maintenance & Repair | Clubhouse Facility Maintenance | ID & Access Cards | Office Supplies | Special Events | Capital Reserve |
| Date             | Vendor Name       | Description                 | Amount     | 57200-4600       | 57200-4647           | 57200-4708                     | 57200-4907        | 57200-5101      | 57400-4775     | 005-57900-6411  |
| 3/27/2025        |                   | Previous Balance            | 2,361.72   |                  |                      |                                |                   |                 |                |                 |
|                  | <b>Erick</b>      |                             |            |                  |                      |                                |                   |                 |                |                 |
| 3/27/2025        | TENTS AND EVENTS  | EVENT - ROCKWALL            | 2,094.50   |                  |                      |                                |                   |                 | 2,094.50       |                 |
| 3/29/2025        | CONSTANT CONTACT  | EMAIL SERVICE               | 70.40      |                  |                      | 70.40                          |                   |                 |                |                 |
| 3/30/2025        | AMAZON            | EASTER EGGS                 | 499.95     |                  |                      |                                |                   |                 | 499.95         |                 |
| 3/28/2025        | TENTS AND EVENTS  | EVENT - ATOMIC BUNGEE       | 2,000.00   |                  |                      |                                |                   |                 | 2,000.00       |                 |
| 4/1/2025         | BRYCE BRUSHWORKS  | EVENT - PONIES/FACE PAINTER | 2,825.00   |                  |                      |                                |                   |                 | 2,825.00       |                 |
| 4/8/2025         | PUBLIX            | CLUBHOUSE SUPPLIES          | 57.19      |                  |                      | 57.19                          |                   |                 |                |                 |
| 4/8/2025         | CUBESMART         | STORAGE                     | 166.00     |                  |                      |                                |                   |                 |                | 166.00          |
| 4/11/2025        | AMAZON            | ACCESS CONTROL              | 114.24     |                  |                      |                                | 114.24            |                 |                |                 |
| 4/18/2025        | COSTCO            | WATER                       | 30.97      |                  |                      |                                |                   |                 | 30.97          |                 |
| 4/23/2025        | PUBLIX            | CLUBHOUSE SUPPLIES          | 48.53      |                  |                      | 48.53                          |                   |                 |                |                 |
|                  |                   |                             |            |                  |                      |                                |                   |                 |                |                 |
|                  | <b>James</b>      |                             |            |                  |                      |                                |                   |                 |                |                 |
| 3/27/2025        | ACE               | SELF LEVLNG SLNT            | 22.98      |                  | 22.98                |                                |                   |                 |                |                 |
| 3/28/2025        | ACE               | SEALNT/PRIMER               | 85.11      |                  | 85.11                |                                |                   |                 |                |                 |
| 4/2/2025         | AMAZON            | DRY ERASE BOARD             | 41.76      |                  | 41.76                |                                |                   |                 |                |                 |
| 4/2/2025         | HOME DEPOT        | POOL LATCH                  | (174.79)   | (174.79)         |                      |                                |                   |                 |                |                 |
| 4/2/2025         | HOME DEPOT        | RYB 18V MULT TOOL           | 79.00      |                  | 79.00                |                                |                   |                 |                |                 |
| 4/5/2025         | AMAZON            | RUBBER TIPS                 | 39.12      |                  | 39.12                |                                |                   |                 |                |                 |
| 4/4/2025         | AMAZON            | POOL LATCH                  | 172.23     |                  | 172.23               |                                |                   |                 |                |                 |
| 4/9/2025         | AMAZON            | LANYARDS                    | 9.99       |                  |                      |                                |                   | 9.99            |                |                 |
| 4/10/2025        | AMAZON            | SOLAR LIGHT                 | 128.99     |                  | 128.99               |                                |                   |                 |                |                 |
| 4/11/2025        | COSTCO            | CLUBHOUSE SUPPLIES          | 77.95      |                  |                      | 77.95                          |                   |                 |                |                 |
| 4/22/2025        | SUPERIOR LIGHTING | STREET LIGHT                | (475.00)   |                  | (475.00)             |                                |                   |                 |                |                 |
| 4/22/2025        | PINCH A PENNY     | TILE CLEANER                | 23.98      | 23.98            |                      |                                |                   |                 |                |                 |
| 4/22/2025        | ACE               | FLEX SEAL                   | 37.98      | 37.98            |                      |                                |                   |                 |                |                 |
| 4/23/2025        | AMAZON            | POOL VACUUM                 | 1,488.99   | 1,488.99         |                      |                                |                   |                 |                |                 |
| 4/24/2025        | LOWES             | GATE SET                    | 32.98      |                  | 32.98                |                                |                   |                 |                |                 |
| 4/24/2025        | PINCH A PENNY     | LEAF RAKE/DYE TESTER        | 39.98      | 39.98            |                      |                                |                   |                 |                |                 |
| 4/25/2025        | DOLLAR GENERAL    | CREAMER                     | 4.10       |                  |                      | 4.10                           |                   |                 |                |                 |
| 4/25/2025        | AMAZON            | CHLORINE AND BROMINE DPD    | 23.10      | 23.10            |                      |                                |                   |                 |                |                 |
| 4/25/2025        | AMAZON            | DRY WIPES                   | 83.89      |                  |                      | 83.89                          |                   |                 |                |                 |
| 4/24/2025        | HOME DEPOT        | CLUBHOUSE SUPPLIES          | 88.74      |                  |                      | 88.74                          |                   |                 |                |                 |
|                  |                   |                             |            |                  |                      |                                |                   |                 |                |                 |
|                  | <b>TOTAL</b>      |                             | 9,737.86   | 1,439.24         | 127.17               | 430.80                         | 114.24            | 9.99            | 7,450.42       | 166.00          |
| Previous Payment |                   |                             | (2,361.72) |                  |                      |                                |                   |                 |                |                 |
| Ending Balance   |                   |                             | 9,737.86   |                  |                      |                                |                   |                 |                |                 |

4/28/2025

001-22900

  
DM Approval

5/28/25

Date

# EXP REPORT ERICK/JIM

## Total

**\$9,737.86**

### ERICK

| Vendor           | Item                        | Date    | Cost              | Expense Account |
|------------------|-----------------------------|---------|-------------------|-----------------|
| TENTS AND EVENTS | EVENT - ROCKWALL            | 3/27/25 | \$2,094.50        | 4775            |
| CONSTANT CONTACT | EMAIL SERVICE               | 3/29/25 | \$70.40           | 4608            |
| AMAZON           | EASTER EGGS                 | 3/30/25 | \$499.95          | 4775            |
| TENTS AND EVENTS | EVENT - ATOMIC BUNGEE       | 3/28/25 | \$2,000.00        | 4775            |
| BRYCE BRUSHWORKS | EVENT - PONIES/FACE PAINTER | 4/1/25  | \$2,825.00        | 4775            |
| PUBLIX           | CLUBHOUSE SUPPLIES          | 4/8/25  | \$57.19           | 4708            |
| CUBESMART        | STORAGE                     | 4/8/25  | \$166.00          | 6411            |
| AMAZON           | ACCESS CONTROL              | 4/11/25 | \$114.24          | 4907            |
| COSTCO           | WATER                       | 4/18/25 | \$30.97           | 4775            |
| PUBLIX           | CLUBHOUSE SUPPLIES          | 4/23/25 | \$48.53           | 4708            |
|                  |                             |         | <b>\$7,906.78</b> |                 |

### JIM S

| Vendor            | Item                     | Date    | Cost              | Expense Account |
|-------------------|--------------------------|---------|-------------------|-----------------|
| ACE               | SELF LEVLNG SLNT         | 3/27/25 | \$22.98           | 4647            |
| ACE               | SEALNT/PRIMER            | 3/28/25 | \$85.11           | 4647            |
| AMAZON            | DRY ERASE BOARD          | 4/2/25  | \$41.76           | 4647            |
| HOME DEPOT        | POOL LATCH               | 4/2/25  | (\$174.79)        | CREDIT          |
| HOME DEPOT        | RYB 18V MULT TOOL        | 4/2/25  | \$79.00           | 4647            |
| AMAZON            | RUBBER TIPS              | 4/5/25  | \$39.12           | 4647            |
| AMAZON            | POOL LATCH               | 4/4/25  | \$172.23          | 4647            |
| AMAZON            | LANYARDS                 | 4/9/25  | \$9.99            | 5101            |
| AMAZON            | SOLAR LIGHT              | 4/10/25 | \$128.99          | 4647            |
| COSTCO            | CLUBHOUSE SUPPLIES       | 4/11/25 | \$77.95           | 4708            |
| SUPERIOR LIGHTING | STREET LIGHT             | 4/22/25 | (\$475.00)        | CREDIT          |
| PINCH A PENNY     | TILE CLEANER             | 4/22/25 | \$23.98           | 4600            |
| ACE               | FLEX SEAL                | 4/22/25 | \$37.98           | 4600            |
| AMAZON            | POOL VACUUM              | 4/23/25 | \$1,488.99        | 4600            |
| LOWES             | GATE SET                 | 4/24/25 | \$32.98           | 4647            |
| PINCH A PENNY     | LEAF RAKE/DYE TESTER     | 4/24/25 | \$39.98           | 4600            |
| DOLLAR GENERAL    | CREAMER                  | 4/25/25 | \$4.10            | 4708            |
| AMAZON            | CHLORINE AND BROMINE DPD | 4/25/25 | \$23.10           | 4600            |
| AMAZON            | DRY WIPES                | 4/25/25 | \$83.89           | 4708            |
| HOME DEPOT        | CLUBHOUSE SUPPLIES       | 4/24/25 | \$88.74           | 4708            |
|                   |                          |         | <b>\$1,831.08</b> |                 |



EVENT CONTRACT

Invoice #4288

ually signed)

101 W Positano Ave  
other: St. Augustine, FL 32092  
Event Rental Time:  
04/19/2025 11:00am

| Price                                                 | Description                                              | Qty | Unit Price                   | Price      |
|-------------------------------------------------------|----------------------------------------------------------|-----|------------------------------|------------|
|                                                       | Rock Wall Rental With Staff Member<br>11:00 am → 2:00 pm | 1   | \$1,350.00                   | \$1,350.00 |
|                                                       | Euro Bungee<br>11:00 am → 2:00 pm                        | 1   | \$2,495.00                   | \$2,495.00 |
|                                                       | COI                                                      | 1   | \$0.00                       | \$0.00     |
| Total (\$3,845.00)                                    |                                                          |     | Total                        | \$4,094.50 |
| al Discount: 182.46 - \$182.46 (\$3,662.54)           |                                                          |     | Min Payment Req'd            | \$2,094.50 |
| empt \$0.00 (\$3,662.54)                              |                                                          |     | 3rd Party CC Payment Payment | \$2,094.50 |
| Fee (123 mi) \$249.50 (\$3,912.04)                    |                                                          |     | 3rd Party CC Payment Payment | \$2,000.00 |
| ology Fee (based on \$4,561.50) \$182.46 (\$4,094.50) |                                                          |     | Due                          | \$0.00     |

ails

Notes

tal Date: 04/19/2025 11:00am  
nt End Date: 04/19/2025 02:00pm

Customer Comments: STAKES—CLIENT ACKNOWLEDGES STAKES CAN BE USED EVENT IS  
11am-2pm



[Print](#)

## Billing Activity - Payments

### **Turnbull Creek CDD**

*Attn: Erick Hutchison*

*3434 Colwell Ave*

*Suite 200*

*Tampa FL 33614*

*US*

*P: 6504502236*

**Today's Date:** 05/02/2025

**User Name:**

### **Payments from 03/29/2025 to 03/29/2025**

| Date                   | Description                                | Charge Amount | Credit Amount |
|------------------------|--------------------------------------------|---------------|---------------|
| 03-29-2025 04:18:24 AM | Payment - Credit Card (Visa)<br>[REDACTED] |               | \$70.40       |

**Billing questions?** [Contact Support](#)

Constant Contact - 1601 Trapelo Road - Waltham, MA 02451 US



Final Details for Order #112-0945889-0025039

Order Placed: March 26, 2025

Amazon.com order number: [REDACTED]

Order Total: \$499.95

Shipped on March 27, 2025

Items Ordered

|                                                                                                                                                                                                                                        | Price   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 7 of: Mars M&M'S, TWIX & STARBURST Candy-Filled Easter Eggs Bag, 11.04 oz, 30 Count<br>Sold by: Amazon.com<br>Condition: New                                                                                                           | \$19.99 |
| 1 of: bider 318 pcs Easter Eggs with Toys inside Bulk filled Easter Basket Stuffers Egg Hunt Easter Egg Fillers Easter Party F<br>avors for Kids Toddlers Boys Girls 100 pack<br>Sold by: sheguotai (seller profile)<br>Condition: New | \$29.99 |

Shipping Address:

Shipping Speed:  
FREE Shipping

|                                 |                 |
|---------------------------------|-----------------|
| Item(s) Subtotal:               | \$169.92        |
| Shipping & Handling:            | \$2.60          |
| Free Shipping:                  | -\$2.60         |
|                                 | ----            |
| Total before tax:               | \$169.92        |
| Sales Tax:                      | \$0.00          |
|                                 | ----            |
| <b>Total for This Shipment:</b> | <b>\$169.92</b> |
|                                 | ----            |

Shipped on March 29, 2025

Items Ordered

|                                                                                                                                                                                                                                                                     | Price   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 1 of: Easter Basket Stuffers for Kids8Pcs Funny Sensory Fidget Toys with Prefilled Easter Egg Deformable Chain DIY Robot Spin<br>ners Fingertip Easter Fillers Hunt Game for Kids Teen<br>Sold by: Siyifei Technology Co., Ltd (seller profile)<br>Condition: New   | \$7.99  |
| 1 of: Konijiwa Easter Gifts for Kids, 12 Piece Prefilled Easter Egg, Perfect for 3+ Year Old Boys and Girls, Ideal for Easter B<br>asket Stuffers<br>Sold by: I-UNICORN (seller profile)<br>Condition: New                                                          | \$22.99 |
| 1 of: JOYIN 8 Pack Pre Filled 3.5" Easter Egg with Unicorn Deformation Toys, Easter Party Favor for Girls Toddlers Kids E<br>gg Hunt, Basket Stuffers Filler, Classroom Prize Supplies<br>Sold by: JoyinDirect (seller profile)<br>Business Price<br>Condition: New | \$21.96 |
| 1 of: DINOBROS Easter Egg with Dinosaur Toys Filled for Kids, 4 Surprise Eggs Easter Basket Stuffers Fillers with Dino Champer<br>Birthday Party Favors Gift for Boys and Girls<br>Sold by: GreenKidz (seller profile)<br>Condition: New                            | \$9.99  |

1 of: KissFuture 24 Pack Prefilled Easter Eggs with Animal Squishy Toys, Easter Eggs Filled for Egg Hunt, Easter Party Favors for Kids, Easter Classroom Prizes, Easter Basket Stuffers  
 Sold by: bagawoo ([seller profile](#))  
 Condition: New \$23.99

**Shipping Address:**

**Shipping Speed:**  
 FREE Shipping

Item(s) Subtotal: \$86.92  
 Shipping & Handling: \$0.89  
 Free Shipping: -\$0.89  
 -----  
 Total before tax: \$86.92  
 Sales Tax: \$0.00  
 -----  
**Total for This Shipment: \$86.92**  
 -----

**Shipped on March 29, 2025**

**Items Ordered**

|                                                                                                                                                                                                                                                                                                                     | <b>Price</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1 of: 200 Pcs Prefilled Easter Eggs with Toys Inside, Easter Basket Stuffers, Surprise Easter Egg Fillers, Easter Toys Bulk, Easter Egg Hunt, Prizes Classroom Events, Easter Gifts, Eggs Fillers, Easter Party Favors<br>Sold by: Qitan ( <a href="#">seller profile</a> )<br>Condition: New                       | \$41.99      |
| 1 of: 24Pcs Prefilled Easter Eggs with Egg Fillers Finger Lights, Easter Basket Stuffers for Teens Toddler Boys Girls Plastic Easter Eggs Filled Toys for Kids Party Favors Gifts Glow In The Dark Easter Hunt<br>Sold by: Malhaii ( <a href="#">seller profile</a> )<br>Condition: New                             | \$16.99      |
| 1 of: JOYIN 200 PCS Easter Prefilled Eggs with Assorted Toys for Easter Basket Stuffers, Egg Hunt Supplies, Classroom Prizes, Party Favor<br>Sold by: JoyinDirect ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New                                                                            | \$39.80      |
| 1 of: JOYIN 12 Pcs Die-Cast Car Filled Big Easter Eggs, Bright Colorful Prefilled Plastic Eggs with Different Die-cast Cars for Boys, Basket Stuffers and Kids Party Favors<br>Sold by: JoyinDirect ( <a href="#">seller profile</a> )<br>Condition: New                                                            | \$12.99      |
| 2 of: 4PCS Mini 3D Printed Dragon Eggs with Dragon Inside, Articulated Crystal Dragon in Egg, Easter Basket Stuffers, Easter Egg Fillers, Easter Basket Essentials Fidget Toys for Kids, Easter Decorations<br>Sold by: fuzhounamemengwangluokejiyouxiangongsi ( <a href="#">seller profile</a> )<br>Condition: New | \$19.99      |
| 1 of: 12 Pieces Prefilled Easter Eggs with Mini Football Basketball Squishy Toys Great for Kids Girls Boys Easter Egg Hunt Fillers Easter Basket Stuffers Gifts<br>Sold by: Cherispy ( <a href="#">seller profile</a> )<br>Business Price<br>Condition: New                                                         | \$7.50       |
| 1 of: Olixmlya 12 Pack Easter Egg Fillers Chick LED Puffer Balls, LED Light up Toys Flashing Spiky Toys Bulk Glow in The Dark for Kids Boys Girls Classroom Prizes Easter Basket Stuffers Party Favors<br>Sold by: Olixmlya ( <a href="#">seller profile</a> )<br>Condition: New                                    | \$23.88      |



1 of: *bider 318 pcs Easter Eggs with Toys inside Bulk filled Easter Basket Stuffers Egg Hunt Easter Egg Fillers Easter Party Favors for Kids Toddlers Boys Girls 100 pack* \$29.99  
Sold by: sheguotai (seller profile)  
Condition: New

1 of: *NEWBEA 12 Pack Prefilled Easter Eggs with Stuffed Animals, 3.15" Plastic Easter Eggs Filled with Bunny Toys, Perfect for Party Basket Stuffers Fillers* \$29.99  
Sold by: YEAHBEER store (seller profile)  
Condition: New

**Shipping Address:**

Item(s) Subtotal: \$243.11  
Shipping & Handling: \$3.50  
Free Shipping: -\$3.50  
-----

**Shipping Speed:**  
FREE Shipping

Total before tax: \$243.11  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$243.11**  
-----

**Payment information**

**Payment Method:**

Item(s) Subtotal: \$499.95  
Shipping & Handling: \$6.99  
Promotion applied: -\$6.99  
-----

**Billing address**

Erick Hutchison  
3434 COLWELL AVE  
TAMPA, FL 33614-8390  
United States

Total before tax: \$499.95  
**Estimated Tax:** \$0.00  
-----

**Grand Total: \$499.95**

**Credit Card transactions**

Visa ending in [REDACTED] March 29, 2025: \$499.95

To view the status of your order, return to [Order Summary](#).

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# INVOICE

Jessica L. Bryce  
Bryce Brushworks  
35 Crystal Palm Blvd, 413  
St John's, FL 32259  
Phone 202.590.6759 | [jessica@brycebrushworks.com](mailto:jessica@brycebrushworks.com)  
<https://www.facebook.com/BryceBrushworks/>

**INVOICE #01**  
**DATE 03/28/25**

## TO

Murabella Amenity Center  
101 W Positano Ave,  
St. Augustine, FL 32092

Email: [murabellmanager@rmsnf.com](mailto:murabellmanager@rmsnf.com)

Easter Egg Hunt

## EVENT

**Event:** 04.19.25

### Location:

Murabella Amenity Center Field  
101 W Positano Ave,  
St. Augustine, FL 32092

**Arrival Time:** 11:30 am

**Service Time:** 12:00 to 3 pm

| Description                                          | Quantity | Rate      | Amount           |
|------------------------------------------------------|----------|-----------|------------------|
| Face Painting (1 Artists x 3 hours)                  | 3.0      | \$150.00  | \$450.00         |
| Glitter Tattoos/Line Assistant (1 Artists x 3 hours) | 3.0      | \$75.00   | \$225.00         |
| Travel, Set-up & Clean-up Time (Artists)             | 1.0      | waived    | waived           |
| M&M Ponies (4 pony circle coral set-up)              | 3.0      | \$2000.00 | \$2000.00        |
| Travel, Set-up & Clean-up Time (Ponies)              | 1.0      | \$150.00  | \$150.00         |
| Sub total                                            |          |           | <b>\$2825.00</b> |
| <b>Less Deposit due at time of booking</b>           |          |           | <b>-\$825.00</b> |
| <b>Payment Due at Time of Service</b>                |          |           | <b>\$2000.00</b> |

Payments Check made payable to Jessica Bryce

E-payments: Zelle (#202.590.6759), CashApp (\$jessbryce) or Venmo(@jessbryce)

Paypal and Square invoicing also accepted with a 3.75% transaction fee

If you have any questions concerning this invoice, contact Jessica Bryce | 202.590.6759

**Thank you for your business!**

# Publix

Shoppes at Murabella  
84 Tuscan Way  
Saint Augustine, FL 32092  
Store Manager: Kevin Carine  
904-940-2889



1239 480 520 538

|                   |       |   |
|-------------------|-------|---|
| CM NB SWEET CREME | 6.29  | F |
| CM NB SWEET CREME | 6.29  | F |
| PUBLIX HND SNTZR  | 9.99  |   |
| PURE LIFE         | 5.99  | F |
| PURE LIFE         | 5.99  | F |
| PURE LIFE         | 5.99  | F |
| SS LHS AQUARIUM   |       |   |
| 9 @ 1.85          | 16.65 | T |
| TAX EXEMPT        |       |   |

|              |         |
|--------------|---------|
| Order Total  | 57.19   |
| Grand Total  | 57.19   |
| Credit       | Payment |
|              | 57.19   |
| TAX FORGIVEN | 1.08    |
| Change       | 0.00    |

Receipt ID: 1239 480 520 538

PRESTO!

Amount: \$57.19  
Auth #: 077316

|                |             |
|----------------|-------------|
| CREDIT CARD    | PURCHASE    |
| A0000000031010 | VISA CREDIT |
| Entry Method:  | Contactless |
| Mode:          | Issuer      |

Your cashier was Ashawnti C

04/08/2025 11:37 S1239 R152 0538 C0426

Join the Publix family!  
Apply today at [apply.publix.jobs](https://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.



# 5650 CUBESMART FL ST AUGUSTINE COMMERCE PAYMENT RECEIPT

LAKE DRIVE  
235 Commerce Lake Dr  
St Augustine, FL 32095  
(904) 810-3222

Account Number:  
5002628560

101 West Postino Ave  
St. Augustine, FL 32092  
(650) 450-2236

| RECEIPT ID | PAYMENT DATE | CHANGE DUE | AMOUNT   |
|------------|--------------|------------|----------|
| 1029733735 | 4/8/2025     | \$0.00     | \$166.00 |

| Invoice | Item                                                                          | Qty | Rate     | Discount      | Subtotal | Tax    | Total    | Paid     |
|---------|-------------------------------------------------------------------------------|-----|----------|---------------|----------|--------|----------|----------|
| #461244 | PROTECTION_PLAN-1<br>Protection Plan -<br>\$2,000.00 (4/8/2025 -<br>5/7/2025) |     | \$12.00  |               | \$12.00  | \$0.00 | \$12.00  | \$12.00  |
| #461244 | Cube #2078<br>Rent Unit 2078 - 5x10x8<br>(4/8/2025 - 5/7/2025)                |     | \$154.00 | 0%<br>25% Off | \$154.00 | \$0.00 | \$154.00 | \$154.00 |

Total Paid

Apr 08, 2025 12:55 AM

\$166.00

Cube #2078 paid through 5/7/2025

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown here and agrees to perform the obligations set forth by the cardmember's agreement with the issuer.

X \_\_\_\_\_ Cardholder Signature

Thank you for your payment. You can always pay at your store, online, through our app, at [www.cubessmart.com](http://www.cubessmart.com) or our automated service at 1-844-354-3971.

.....  
If you have any past due amounts for your storage unit(s), those balances will appear below.



Final Details for Order #112-1154491-4669859

Order Placed: April 8, 2025

Amazon.com order number: [REDACTED]

Order Total: \$114.24

Shipped on April 10, 2025

Items Ordered

2 of: HID Corporation 1346 ProxKey III Key Fob Proximity Access Card Keyfob, 1-1/4" Length x 1-1/2" Height x 15/64" Width, Thick (10)

Sold by: Zbeem (seller profile)

Business Price

Condition: New

Price

\$57.12

Shipping Address:

Shipping Speed:

FREE Shipping

Item(s) Subtotal: \$114.24

Shipping & Handling: \$6.99

Free Shipping: -\$6.99

Total before tax: \$114.24

Sales Tax: \$0.00

Total for This Shipment: \$114.24

Payment information

Payment Method:

Visa | Last digits: [REDACTED]

Billing address

Erick Hutchison

3434 COLWELL AVE

TAMPA, FL 33614-8390

United States

Item(s) Subtotal: \$114.24

Shipping & Handling: \$6.99

Promotion applied: -\$6.99

Total before tax: \$114.24

Estimated Tax: \$0.00

Grand Total: \$114.24

Credit Card transactions

Visa ending in [REDACTED] April 10, 2025: \$114.24

To view the status of your order, return to [Order Summary](#).

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St. Augustine #1615

215 World Commerce Pkwy

St. Augustine, FL 32092

7M Member

RESALE ON

E 438851 CAPRI 100% 12.99

E 906165 KS WATER 80Z 8.99

E 906165 KS WATER 80Z 8.99

G:858013325158C1

EXP:

RESALE TOTAL 30.97  
NON RESALE TOTAL 0.00

SUBTOTAL 30.97  
TAX 0.00  
\*\*\* TOTAL 30.97

AID: A0000000031010

Seq# 7242 App#: 043346

Visa Resp: APPROVED

Tran ID#: 510800007242....

APPROVED - Purchase

AMOUNT: \$30.97

04/18/2025 11:57 1615 7 59 7

Visa 30.97  
CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 3

04/18/2025 11:57 1615 7 59 7



21161500700592504181157

OP#: 7 Name: Zola B

Thank You!

Please Come Again

Whse:1615 Trm:7 Trn:59 UP:7

Items Sold: 3

7M 04/18/2025 11:57

# Publix

Shoppes at Murabella  
84 Tuscan Way  
Saint Augustine, FL 32092  
Store Manager: Kevin Carine  
904-940-2889



1239 4NQ 522 879

|                    |        |
|--------------------|--------|
| MR CLEAN GLOVES    | 9.99 T |
| FEBRZ AIR LINEN    | 6.59 T |
| PUBLIX HND SNTZR   | 9.99   |
| BLUE DROPS         | 4.59 T |
| HOT SHOT WASP&HRNT | 4.99 T |
| RAID ANT & ROACH   | 5.39 T |
| POST-IT POP-UP NTS | 6.99 T |
| TAX EXEMPT         |        |

|              |         |       |
|--------------|---------|-------|
| Order Total  | 48.53   |       |
| Grand Total  | 48.53   |       |
| Credit       | Payment | 48.53 |
| TAX FORGIVEN | 2.51    |       |
| Change       | 0.00    |       |

Receipt ID: 1239 4NQ 522 879

PRESTO!

Trace #: 524624

Purchase VISA

Amount: \$48.53

Auth #: 05034G

Your cashier was Patti F.

04/23/2025 10:53 S1239 R152 2879 C0422

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Publix Super Markets, Inc.



PAGE NO 1

**PHONE: (904) 907-2424**

TERMINAL: 405

TAX: <sup>WGV</sup> DEFAULT TAX CODE ST4**INVOICE: B58307/4**Received By \_\_\_\_\_



TURNER WGV LLC  
6205 STATE ROAD 16  
ST. AUGUSTINE FL 32094

PAGE NO 1

PHONE: (904) 907-2424

|          |         |                 |            |          |        |              |
|----------|---------|-----------------|------------|----------|--------|--------------|
| CUST NO: | JOB NO: | PURCHASE ORDER: | REFERENCE: | TERMS:   | CLERK: | DATE / TIME: |
| 4617     | 000     |                 |            | NET 20TH | ACP    | 3/28/25 9:26 |

SOLD TO:  
TURNBULL CREEK COMMUNITY

SHIP TO:  
CARDHOLDER/VISA

DUE DATE: 4/20/25

TERMINAL: 405

TAX: WGV DEFAULT TAX CODE ST4

**INVOICE: B58629/4**

| SKU     | MFG PART #     | DESCRIPTION              | SUGG  | UNITS | PRICE /PER | EXTENSION |
|---------|----------------|--------------------------|-------|-------|------------|-----------|
| 1025573 | 7079800764     | SELF-LEVLNG SLNT GRY 9OZ | 12.99 | 2     | 12.99 EA   | 25.98 N   |
| 1014531 | 7079808676     | WATERPROOF SEALNT 10.1OZ | 12.99 | 1     | 12.99 EA   | 12.99 N   |
| 4550034 | 32160          | PVC CMNT HT MD BL LVA4OZ | 8.99  | 1     | 8.99 EA    | 8.99 N    |
| 43159   | PVC 02116 1400 | CAP 1.5" SLIP SCH40      | 2.79  | 2     | 2.79 EA    | 5.58 N    |
| 5627005 | WC8/12/32/78LA | COMPOSITE SHIMS 8" 12 PK | 2.59  | 1     | 2.59 EA    | 2.59 N    |
| 4808457 | 30251          | PRIMER/CEMENT HANDY PACK | 13.99 | 1     | 13.99 EA   | 13.99 N   |
| 6015026 | PFSWHTR16      | FLEX PASTE RUBBR WHT 1LB | 16.99 | 1     | 14.99 EA   | 14.99 SN  |

\*\* PAID IN FULL \*\*

85.11

TAXABLE 0.00  
NON-TAXABLE 85.11  
SUBTOTAL 85.11

TAX AMOUNT 0.00

BANKCARD PAYMENT

85.11

**TOTAL 85.11**

TOT WT: 6.20  
MID: \*\*\*6120

YOU SAVED:2.00

APP: 01323G

XR: 158629

X

Received By



Final Details for Order #112-8910786-2696239

Order Placed: March 31, 2025

Amazon.com order number: [REDACTED]

Order Total: \$41.76

Shipped on April 1, 2025

**Items Ordered**

|                                                                                                                                                                                                                                                                           | Price   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 1 of: Laokiiy Small Dry Erase White Board, Magnetic Desktop Whiteboard with Stand, Dry Eease Board Mini Easel Double Sided on Table Top with Holder for Kids Drawing, Teacher Instruction<br>Sold by: Younger Direct ( <a href="#">seller profile</a> )<br>Condition: New | \$14.78 |
| 1 of: Erelis Long Range Walkie Talkies with 22 FRS Channels, Adults with Lamp, VOX, LCD Display for Outdoor Activities - Black<br>Sold by: deren technology ( <a href="#">seller profile</a> )<br>Condition: New                                                          | \$19.99 |

**Shipping Address:**

**Shipping Speed:**  
Standard Shipping

|                                 |                |
|---------------------------------|----------------|
| Item(s) Subtotal:               | \$34.77        |
| Shipping & Handling:            | \$6.99         |
|                                 | -----          |
| Total before tax:               | \$41.76        |
| Sales Tax:                      | \$0.00         |
|                                 | -----          |
| <b>Total for This Shipment:</b> | <b>\$41.76</b> |
|                                 | -----          |

**Payment information**

**Payment Method:**

Visa | Last digits: [REDACTED]

**Billing address**

Erick Hutchison  
3434 COLWELL AVE  
TAMPA, FL 33614-8390  
United States

|                       |                |
|-----------------------|----------------|
| Item(s) Subtotal:     | \$34.77        |
| Shipping & Handling:  | \$6.99         |
|                       | -----          |
| Total before tax:     | \$41.76        |
| <b>Estimated Tax:</b> | <b>\$0.00</b>  |
|                       | -----          |
| <b>Grand Total:</b>   | <b>\$41.76</b> |

**Credit Card transactions**

Visa ending in [REDACTED] April 1, 2025: \$41.76

To view the status of your order, return to [Order Summary](#).



How doers  
get more done.

230 DURBIN PAVILION DRIVE  
ST. JOHNS, FL 32259 (904)417-4600

1324 00010 76447 03/25/25 01:47 PM  
SALE CASHIER EDWARD

736494011917 SAFETY LATCH <A> 94.93N  
LATCH, 20" POOL SAFETY D&D BLK  
736494009945 GATE HINGE <A>  
HINGE, GATE SLFCLS D&D BLK 2PK  
2039.93 79.86N

SUBTOTAL 174.79  
TAX + PIF 0.00

TAX EXEMPT

\$174.79

AUTH CODE 02027G/7100587  
Contactless  
AID A0000000031010

USD\$ 174.79  
TA

VISA CREDIT

P.O.#/JOB NAME: 0

1324 03/25/25 01:47 PM



1324 10 76447 03/25/2025 5297

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%  
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO  
THE DPI COMMUNITY DEVELOPMENT DISTRICT.  
THE FEE IS COLLECTED AND USED TO FINANCE  
PUBLIC IMPROVEMENTS IN THE DISTRICT.  
THIS FEE IS NOT A TAX AND IS CHARGED IN  
ADDITION TO SALES TAX. THIS FEE BECOMES  
PART OF THE SALES PRICE AND IS SUBJECT  
TO SALES TAX.

RETURN POLICY DEFINITIONS

| POLICY ID | DAYS | POLICY EXPIRES ON |
|-----------|------|-------------------|
| A 1       | 90   | 06/23/2025        |



How doers  
get more done.

230 DURBIN PAVILION DRIVE  
ST. JOHNS, FL 32259 (904)417-4600

1324 00061 69569 04/02/25 11:50 AM  
SALE CASHIER ANNA

033287212613 RYBONEHP18VM <A> 129.00N  
RYB 18V ONE+ HP BL MULTI-TOOL  
RSN: 1 NEW AMT 79.00 MKDN -50.00  
MAX REFUND VALUE \$79.00

SUBTOTAL 79.00  
TAX + PIF 0.00  
TAX EXEMPT  
TOTAL \$79.00

USD\$ 79.00  
AUTH CODE 02719G/9610469 TA  
Contactless  
AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: 0

1324 04/02/25 11:50 AM



1324 61 69569 04/02/2025 8/94

PIF NOTICE  
THE TAX ON YOUR RECEIPT CONTAINS A 0.50%  
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO  
THE DPI COMMUNITY DEVELOPMENT DISTRICT.  
THE FEE IS COLLECTED AND USED TO FINANCE  
PUBLIC IMPROVEMENTS IN THE DISTRICT.  
THIS FEE IS NOT A TAX AND IS CHARGED IN  
ADDITION TO SALES TAX. THIS FEE BECOMES  
PART OF THE SALES PRICE AND IS SUBJECT  
TO SALES TAX.

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 07/01/2025





Final Details for Order #112-2768082-0609867

Order Placed: April 3, 2025

Amazon.com order number: [REDACTED]

Order Total: \$39.12

Shipped on April 5, 2025

**Items Ordered**

6 of: *SoftTouch Rubber Leg Tip (4 Piece), 1", Black (4 count pack of 1)*

Sold by: Amazon (seller profile)

Business Price

Condition: New

**Price**

\$6.52

**Shipping Address:**

**Shipping Speed:**

FREE Shipping

Item(s) Subtotal: \$39.12

Shipping & Handling: \$6.99

Free Shipping: -\$6.99

Total before tax: \$39.12

Sales Tax: \$0.00

**Total for This Shipment: \$39.12**

**Payment information**

**Payment Method:**

Visa | Last digits: [REDACTED]

**Billing address**

Erick Hutchison

3434 COLWELL AVE

TAMPA, FL 33614-8390

United States

Item(s) Subtotal: \$39.12

Shipping & Handling: \$6.99

Promotion applied: -\$6.99

Total before tax: \$39.12

**Estimated Tax: \$0.00**

**Grand Total: \$39.12**

**Credit Card transactions**

Visa ending in [REDACTED] April 5, 2025: \$39.12

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #112-9012439-4644249

Order Placed: April 2, 2025

Amazon.com order number: [REDACTED]

Order Total: \$172.23

Shipped on April 4, 2025

Items Ordered

Price

1 of: AquaLatch 20 Inch Tall Black Magnetic Pool Child Safety Gate Latch | Keyed Alike | AQUA-20-BK-KA

\$58.25

Sold by: Landmark Products Direct (seller profile)

Business Price

Condition: New

Shipping Address:

Item(s) Subtotal: \$58.25

Shipping & Handling: \$2.01

Free Shipping: -\$2.01

----

Total before tax: \$58.25

Sales Tax: \$0.00

----

Total for This Shipment: \$58.25

----

Shipping Speed:

FREE Shipping

Shipped on April 4, 2025

Items Ordered

Price

2 of: Safetech Hardware MegaKlik Self Closing Gate Hinges | Self-Aligning Heavy Duty Spring Hinges | Adjustable Tension | Pool safety Hinge | Square Post, Aluminum Gates | Swing Close 185 lbs SHH135 - Black

\$59.99

Sold by: Advantage Industries / SafeTech (seller profile)

Business Price

Condition: New

Shipping Address:

Item(s) Subtotal: \$119.98

Shipping & Handling: \$4.98

Free Shipping: -\$4.98

Promotion Applied: -\$6.00

----

Total before tax: \$113.98

Sales Tax: \$0.00

----

Total for This Shipment: \$113.98

----

Shipping Speed:

FREE Shipping

Payment information

Payment Method:

Visa | Last digits: [REDACTED]

Item(s) Subtotal: \$178.23

Shipping & Handling: \$6.99

Promotion applied: -\$12.99

**Billing address**

Erick Hutchison  
3434 COLWELL AVE  
TAMPA, FL 33614-8390  
United States

-----  
Total before tax: \$172.23

**Estimated Tax:** \$0.00

-----  
**Grand Total: \$172.23**

**Credit Card transactions**

Visa ending in [REDACTED] April 4, 2025: \$172.23

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Final Details for Order #112-3093546-4220238

Order Placed: March 31, 2025

Amazon.com order number: [REDACTED]

Order Total: \$9.99

Shipped on April 9, 2025

Items Ordered

Price

1 of: Wristband Bros Custom Lanyards For ID Badges, Keys & More | Add Text & Logos | Choose Your Attachment | Bulk Quantities For Events

\$9.99

Sold by: Wristband Bros (seller profile)

Business Price

Condition: New

Shipping Address:

Item(s) Subtotal: \$9.99

Shipping & Handling: \$0.00

Total before tax: \$9.99

Sales Tax: \$0.00

Shipping Speed:

Standard Shipping

Total for This Shipment: \$9.99

Payment information

Payment Method:

Visa | Last digits: [REDACTED]

Item(s) Subtotal: \$9.99

Shipping & Handling: \$0.00

Billing address

Erick Hutchison

3434 COLWELL AVE

TAMPA, FL 33614-8390

United States

Total before tax: \$9.99

Estimated Tax: \$0.00

Grand Total: \$9.99

Credit Card transactions

Visa ending in [REDACTED] April 9, 2025: \$9.99

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Final Details for Order #112-5249729-0609002

Order Placed: April 9, 2025

Amazon.com order number: [REDACTED]

Order Total: \$128.99

Shipped on April 10, 2025

**Items Ordered**

**Price**

1 of: Gefolly SL-2000W Solar Street Light Outdoor, 200000LM Commercial Parking Lot Light Dusk to Dawn, 6500K Security Flood \$148.99

Li

ght with Motion Sensor Lamp for Basketball Court, Road, Garden

Sold by: Gefolly (seller profile)

Business Price

Condition: New

**Shipping Address:**

Item(s) Subtotal: \$148.99

Shipping & Handling: \$6.99

Free Shipping: -\$6.99

Your Coupon Savings: -\$20.00

**Shipping Speed:**

FREE Shipping

Total before tax: \$128.99

Sales Tax: \$0.00

**Total for This Shipment: \$128.99**

**Payment information**

**Payment Method:**

Visa | Last digits [REDACTED]

Item(s) Subtotal: \$148.99

Shipping & Handling: \$6.99

Promotion applied: -\$26.99

**Billing address**

Erick Hutchison

3434 COLWELL AVE

TAMPA, FL 33614-8390

United States

Total before tax: \$128.99

**Estimated Tax: \$0.00**

**Grand Total: \$128.99**

**Credit Card transactions**

Visa ending in [REDACTED] April 10, 2025: \$128.99

To view the status of your order, return to [Order Summary](#).

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St. Augustine #1615

215 World Commerce Pkwy

St. Augustine, FL 32092

VR Member

RESALE ON

E 782796 \*\*\*KSWTR40PK 3.99  
75838 \*M-FOLD TWL\* 41.99  
0000351411 /75838 9.00-  
E 1334985 DUNKIN DONUT 22.39  
E 0000350298 /1334985 6.40-  
1352242 FEBREZE VTY 9.99  
1805039 PINESOL 2X 14.99  
TOTAL NUMBER OF ITEMS SOLD = 5

G:858013325158C1

EXP:

RESALE TOTAL 77.95  
NON RESALE TOTAL 0.00

SUBTOTAL 77.95  
TAX 0.00  
\*\*\*\* TOTAL 77.95

H

AID: A0000000031010

Seq# 6544 App#: 004936

Visa Resp: APPROVED

Tran ID#: 510100006544....

APPROVED - Purchase

AMOUNT: \$77.95

04/11/2025 10:59 1615 6 53 75

Visa 77.95  
CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 5  
INSTANT SAVINGS \$ 15.40  
~~04/11/2025~~ 10:59 1615 6 53 75



21161500600532504111059

OP#: 75 Name: Diana c

Thank You!

Please Come Again

Whse:1615 Trn:6 Trn:53 OP:75

Items Sold: 5

VR 04/11/2025 10:59

Transaction bbmqmq60

Merchant Information

Merchant pinmax corp

Transaction Information

Type Credit  
Refund yes  
Amount - \$475.00 USD  
Transaction Date Apr 22 2025, 12:27 PM EDT  
Tax Exempt yes  
Purchase Order Number JIM  
Order ID BP0K9C5B539F  
Approval Code 05199G  
Status Submitted For Settlement  
Refunded Transaction e6k2w7kk

Payment Information

Payment Type Credit Card  
Transaction Origin E-Commerce  
Card Type Visa  
Cardholder Name  
Credit Card Number

Customer Information

Name James Schieszer  
Billing Address James Schieszer  
Tampa, Florida 33614  
Shipping Address Jim Schieszer Jim Schieszer  
Jacksonville, Florida 32259

# PINCH·A·PENNY POOL·PATIO·SPA

Pinch A Penny 210  
3055 CR 210 West  
Suite 103  
St. Johns FL 32259  
9042177827

## Sales Receipt

Transaction #: 373656  
Account #: 9047599833  
Customer: Jim Schieszer  
Date: 4/22/2025 Time: 9:53 AM  
Cashier: Chris Soohoo Register #: 1

| Item     | Description                       | Amount  |
|----------|-----------------------------------|---------|
| 00910117 | SUPER TILE/LINER CLEANER<br>8 OZ. | \$11.99 |
| 00910117 | SUPER TILE/LINER CLEANER<br>8 OZ. | \$11.99 |

|           |         |
|-----------|---------|
| Sub Total | \$23.98 |
| Exempt    | \$0.00  |
| Total     | \$23.98 |

|                        |         |
|------------------------|---------|
| SIDE TERMINAL Tendered | \$23.98 |
| Change Due             | \$0.00  |



Thank you for shopping  
Pinch A Penny 210  
We hope you'll come back soon!

PAGE NO 1

Received By \_\_\_\_\_





Final Details for Order #112-6013563-4502619

Order Placed: April 23, 2025

Amazon.com order number: [REDACTED]

Seller's order number: 10373584

Order Total: \$1,488.99

Shipped on April 23, 2025

**Items Ordered**

1 of: Dolphin Nautilus CC Supreme Wi-Fi Automatic Robotic Pool Vacuum Cleaner Includes Caddy, Easy to Transport and Store, Ideal for In-Ground Pools up to 50 FT in Length  
Sold by: The Pool Spot ([seller profile](#))  
Condition: New

**Price**

\$1,488.99

**Shipping Address:**

Item(s) Subtotal: \$1,488.99

Shipping & Handling: \$0.00

Total before tax: \$1,488.99

Sales Tax: \$0.00

**Shipping Speed:**

Standard Shipping

**Total for This Shipment: \$1,488.99**

**Payment information**

**Payment Method:**

Visa | Last digits: [REDACTED]

Item(s) Subtotal: \$1,488.99

Shipping & Handling: \$0.00

**Billing address**

Erick Hutchison  
3434 COLWELL AVE  
TAMPA, FL 33614-8390  
United States

Total before tax: \$1,488.99

Estimated Tax: \$0.00

**Grand Total: \$1,488.99**

**Credit Card transactions**

Visa ending in [REDACTED] April 23, 2025: \$1,488.99

To view the status of your order, return to [Order Summary](#).

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LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

LOVE'S HOME CENTERS, LLC  
480 COUNTY ROAD 210 W  
ST. JOHNS, FL 32259 (904) 417-4448

- SALE -

SALESM: 834451V2 5155008 TRANSH: 176556697 04-24-25

|                                  |       |
|----------------------------------|-------|
| 239271 2-3/8-IN WALK GATE SET/BL | 32.98 |
| PUBLIC INFRASTRUCTURE FEE        | 0.00  |

|                      |       |
|----------------------|-------|
| SUBTOTAL:            | 32.98 |
| TOTAL TAX:           | 0.00  |
| INVOICE 94795 TOTAL: | 32.98 |
| VISA:                | 32.98 |

VISA: [REDACTED] AMOUNT: 32.98 AUTHCD: 065056  
TAP REFID:344522795109 04/24/25 14:00:56  
CUSTOMER CODE: 00  
TUR : 0000000000  
TSI : 0000

STORE: 3445 TERMINAL: 22 04/24/25 14:01:15

# OF ITEMS PURCHASED: 1  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT  
[LOWES.COM/RETURNS](http://LOWES.COM/RETURNS)  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.  
FOR DETAILS VISIT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

\*\*\*\*\*

|                                                                                    |   |
|------------------------------------------------------------------------------------|---|
| SHARE YOUR FEEDBACK!                                                               | * |
| ENTER FOR A CHANCE TO BE                                                           | * |
| ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!                                           | * |
| ENTRE EN EL SORTEO MENSUAL                                                         | * |
| PARA SER UNO DE LOS CINCO GANADORES DE \$500!                                      | * |
| ENTER BY COMPLETING A SHORT SURVEY                                                 | * |
| WITHIN ONE WEEK AT: <a href="http://www.lowes.com/survey">www.lowes.com/survey</a> | * |
| Y D U R I D #947953 344521 144213                                                  | * |

# PINCH·A·PENNY POOL·PATIO·SPA

Pinch A Penny 210  
3055 CR 210 West  
Suite 103  
St. Johns FL 32259  
9042177827

## Sales Receipt

Transaction #: 373867  
Account #: 9047599833  
Customer: Jim Schieszer  
Date: 4/24/2025 Time: 2:22 PM  
Cashier: Chris Soohoo Register #: 1

| Item     | Description                   | Amount  |
|----------|-------------------------------|---------|
| 02130011 | PRO SERIES HD LEAF RAKE       | \$32.99 |
| 15020100 | DYE TESTER FOR LEAK DETECTION | \$6.99  |

|           |         |
|-----------|---------|
| Sub Total | \$39.98 |
| Exempt    | \$0.00  |
| Total     | \$39.98 |

|                        |         |
|------------------------|---------|
| SIDE TERMINAL Tendered | \$39.98 |
| Change Due             | \$0.00  |



Thank you for shopping  
Pinch A Penny 210  
We hope you'll come back soon!



DOLLAR GENERAL STORE #18356  
35 MURABELLA PKWY,  
SAINT AUGUSTINE, FL 32092  
(904) 293-4128  
SALE TRANSACTION

S SCRIPTO AIM N FLA 70257632125 \$3.85  
Tax: \$3.85 @ 6.5% \$0.25  
Balance to pay \$4.10  
Visa \$4.10

VISA CREDIT  
Type: CONTACTLESS Auth Code: 013176  
HID: \*\*\*\*\*27013 TID: \*\*\*\*6000  
TOTAL PURCHASE \$4.10

Save Time. Save Money.  
Every Day! At Dollar General

| STORE | TILL | TRANS. | DATE              |
|-------|------|--------|-------------------|
| 18356 | 1    | 320132 | 04-25-25 10:44 AM |

Your cashier was: ADELAIDA





Final Details for Order #112-5345184-1017830

Order Placed: April 23, 2025

Amazon.com order number: [REDACTED]

Order Total: \$23.10

Shipped on April 25, 2025

Items Ordered

Price

1 of: Taylor 9056 Chlorine and Bromine DPD Comparator Replacement for Taylor 2000 Series

\$16.11

Sold by: National Hardware Supply (seller profile)

Business Price

Condition: New

Shipping Address:

Item(s) Subtotal: \$16.11

Shipping & Handling: \$6.99

Total before tax: \$23.10

Sales Tax: \$0.00

Shipping Speed:

Standard Shipping

Total for This Shipment: \$23.10

Payment information

Payment Method:

Visa | Last digits: [REDACTED]

Item(s) Subtotal: \$16.11

Shipping & Handling: \$6.99

Billing address

Erick Hutchison

3434 COLWELL AVE

TAMPA, FL 33614-8390

United States

Total before tax: \$23.10

Estimated Tax: \$0.00

Grand Total: \$23.10

Credit Card transactions

Visa ending in [REDACTED] April 25, 2025: \$23.10

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Final Details for Order #112-5324418-4720238

Order Placed: April 24, 2025

Amazon.com order number: [REDACTED]

Order Total: \$83.89

Shipped on April 25, 2025

**Items Ordered**

1 of: SOFPULL CENTERPULL HIGH-CAPACITY PAPER TOWELS BY GP PRO (GEORGIA-PACIFIC), 28143, WHITE, 4 ROLLS  
PER CASE, 567 TOWELS PE  
R ROLL

**Price**  
\$63.95

Sold by: Amazon (seller profile)  
Business Price  
Condition: New

**Shipping Address:**

Item(s) Subtotal: \$63.95  
Shipping & Handling: \$6.81  
Free Shipping: -\$6.81  
-----

**Shipping Speed:**  
FREE Shipping

Total before tax: \$63.95  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$63.95**  
-----

Shipped on April 25, 2025

**Items Ordered**

1 of: Small Chair Leg Floor Protectors Chair Leg Protectors for Hardwood Floors Felt Silicone Caps Strengthen Bottom Protection Non Slip Reduce Noise 32 Pack Clear Round Small Fit 1/2"~ 3/4" (14~19mm)

**Price**  
\$20.99

Sold by: FDJK-us (seller profile)  
Business Price  
Condition: New

**Shipping Address:**

Item(s) Subtotal: \$20.99  
Shipping & Handling: \$0.18  
Your Coupon Savings: -\$1.05  
Free Shipping: -\$0.18  
-----

**Shipping Speed:**  
FREE Shipping

Total before tax: \$19.94  
Sales Tax: \$0.00  
-----

**Total for This Shipment: \$19.94**  
-----

**Payment information**

**Payment Method:**

Item(s) Subtotal: \$84.94

Visa | Last digits: [REDACTED]

**Billing address**

Erick Hutchison  
3434 COLWELL AVE  
TAMPA, FL 33614-8390  
United States

Shipping & Handling: \$6.99

Promotion applied: -\$8.04

Total before tax: \$83.89

Estimated Tax: \$0.00

**Grand Total: \$83.89**

**Credit Card transactions**

Visa ending in [REDACTED] April 25, 2025: \$83.89

To view the status of your order, return to [Order Summary](#).

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How doers  
get more done.

2905 International Golf Parkway  
World Commerce, FL 32092

6342 00036 53094 04/24/25 01:27 PM  
SALE CASHIER ADIANNY

071549028220 FIREANT KLR <A>  
ORTHENE FIRE ANT KILLER 12 OZ  
2@11.97 23.94N  
071121272218 SP W7H 2PK <A>  
SPECTRACIDE WASP & HORNET 2-18.50Z  
2@6.97 13.94N  
672288001514 18 CT COTTON <A>  
18 CT COTTON POCKET RAGS 9.98N  
071121963208 INSECT SPRAY <A>  
REAL KILL ANT & ROACH AEROSOL 17.94N  
2@3.47 6.94N  
073257014762 33/39G BLK <A>  
HDX 33-39 GAL 50CT OUTDOOR BLK BAGS  
2@16.97 33.94N

SUBTOTAL 88.74  
SALES TAX 0.00  
TAX EXEMPT  
TOTAL 88.74

AUTH CODE 01033G/7360095 USD\$ 88.74  
Contactless TA  
AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: 0

6342 04/24/25 01:27 PM



6342 36 53094 04/24/2025 6617

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 07/23/2025

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

---

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

## **Operations and Maintenance Expenditures June 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$122,259.94**

---

\_\_\_\_\_ Chairperson

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

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

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation and Maintenance Expenditures

June 1, 2025 Through June 30, 2025

| <u>Vendor Name</u>                               | <u>Check Number</u> | <u>Invoice Number</u>            | <u>Transaction Description</u>          | <u>Check Amount</u> |
|--------------------------------------------------|---------------------|----------------------------------|-----------------------------------------|---------------------|
| Berger, Toombs, Elam, Gaines & Frank CPA         | 100849              | 372438                           | Auditing Services FY 23/24              | \$ 3,965.00         |
| COMCAST                                          | 20250620-2          | 8495 74 140 0863399              | Cable Services 06/25                    | \$ 344.81           |
| COMCAST                                          | 20250623-1          | 06/25 ACH<br>8495 74 140 1701846 | Internet Services 06/25                 | \$ 116.57           |
| First Coast Franchising                          | 100838              | 06/25 ACH<br>JAK06250247         | Janitorial Services 06/25               | \$ 709.90           |
| Florida Department of Health in St. Johns County | 100837              | 55-BID-7918167                   | Swimming Pools Permit 55-60-00479 06/25 | \$ 350.00           |
| Florida Power & Light Company                    | 20250624-1          | Monthly Summary 05/25            | Electric Services 05/25                 | \$ 6,908.78         |
| Future Horizons, Inc.                            | 100839              | ACH 616<br>89882                 | Aquatic Weed Control 05/25              | \$ 1,375.00         |
| Governmental Management Services, LLC            | 100834              | 325                              | Website Maintenance 06/25               | \$ 100.00           |
| Hancock Bank                                     | 20250624-2          | 052725 ACH                       | Credit Card Expenses 05/25              | \$ 3,607.11         |
| Hi-Tech System Associates                        | 20250603-1          | 425397 ACH                       | Alarm Access Control 06/25              | \$ 30.00            |
| Kilinski   Van Wyk, PLLC                         | 100845              | 12432                            | Legal Services 05/25                    | \$ 4,345.50         |
| Kilinski   Van Wyk, PLLC                         | 100845              | 12543                            | Legal Services - Monthly Meeting 05/25  | \$ 1,835.51         |

# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation and Maintenance Expenditures

June 1, 2025 Through June 30, 2025

| <u>Vendor Name</u>                 | <u>Check Number</u> | <u>Invoice Number</u>         | <u>Transaction Description</u>     | <u>Check Amount</u> |
|------------------------------------|---------------------|-------------------------------|------------------------------------|---------------------|
| Neighborhood Publications, Inc     | 100840              | MURA5917                      | Premium Website 06/25              | \$ 45.00            |
| Paychex                            | 20250613-1          | 2025-05-13 & 06-11 ACH        | BOS Payroll 05/13 & 06/11/2025     | \$ 1,331.40         |
| Poolsure                           | 100835              | 131295629032                  | Pool Chemicals 06/25               | \$ 1,922.87         |
| Republic Services                  | 20250623-2          | 0687-001536629 ACH            | Waste Disposal Services 06/25      | \$ 451.57           |
| Riverside Management Services, Inc | 100836              | 192                           | Management Services 06/25          | \$ 24,285.73        |
| Riverside Management Services, Inc | 100846              | 193                           | Lifeguard Services 05/25           | \$ 3,600.03         |
| Rizzetta & Company, Inc.           | 100832              | INV0000099700                 | District Management Fees 06/25     | \$ 3,945.83         |
| St Johns Utility Department        | 20250620-1          | Monthly Summary 05/25 ACH 616 | Water-Sewer Services 05/25         | \$ 829.75           |
| Turner Pest Control, LLC           | 100842              | 620768753                     | Pest Control Services 06/25        | \$ 190.96           |
| Vector Security, Inc               | 100833              | 75996799                      | Security Monitoring Services 06/25 | \$ 590.03           |
| Vector Security, Inc               | 100847              | 76128121                      | Service Call 06/25                 | \$ 35.00            |
| Weather Engineers, Inc.            | 100843              | S125645                       | Maintenance & Repair 06/25         | \$ 176.59           |
| Yard-Nique, Inc.                   | 100844              | TMNE 154890                   | Mulch Installation 05/25           | \$ 34,000.00        |



# TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

June 1, 2025 Through June 30, 2025

| <u>Vendor Name</u>     | <u>Check Number</u> | <u>Invoice Number</u> | <u>Transaction Description</u> | <u>Check Amount</u>         |
|------------------------|---------------------|-----------------------|--------------------------------|-----------------------------|
| Yard-Nique, Inc.       | 100844              | TMNE 154943           | Landscape Maintenance 06/25    | \$ 24,882.00                |
| Yuro & Associates, LLC | 100848              | 3808                  | Engineering Services 05/25     | <u>\$ 2,285.00</u>          |
| <b>Report Total</b>    |                     |                       |                                | <b><u>\$ 122,259.94</u></b> |

**Turnbull Creek CDD**  
**Hancock Whitney Visa Acct**  
**5/27/2025**

**General Fund**

|           |                  |                              |          | Parks & Rec      | Parks & Rec          | Parks & Rec                    | Parks & Rec   | Parks & Rec       |
|-----------|------------------|------------------------------|----------|------------------|----------------------|--------------------------------|---------------|-------------------|
|           |                  |                              |          | Pool Maintenance | Maintenance & Repair | Clubhouse Facility Maintenance | Misc Expenses | ID & Access Cards |
| Date      | Vendor Name      | Description                  | Amount   | 57200-4600       | 57200-4647           | 57200-4708                     | 57200-4785    | 57200-4907        |
| 4/28/2025 |                  | Previous Balance             | 9,737.86 |                  |                      |                                |               |                   |
|           | Erick            |                              |          |                  |                      |                                |               |                   |
| 4/29/2025 | CONSTANT CONTACT | EMAIL SERVICE                | 70.40    |                  |                      | 70.40                          |               |                   |
| 5/1/2025  | AMAZON           | SECURTIY STORAGE             | 49.92    |                  |                      | 49.92                          |               |                   |
| 5/2/2025  | AMAZON           | FOLDING TABLE                | 53.24    |                  |                      | 53.24                          |               |                   |
| 5/6/2025  | UPS              | CERT MAIL                    | 11.96    |                  |                      |                                | 11.96         |                   |
| 5/8/2025  | CUBESMART        | STORAGE UNIT                 | 166.00   |                  |                      | 166.00                         |               |                   |
| 5/16/2025 | PUBLIX           | BATTERIES/CREAMER            | 36.46    |                  |                      | 36.46                          |               |                   |
| 5/21/2025 | AMAZON           | KEY FOB PROXIMITY (RETURNED) | 119.94   |                  |                      |                                |               | 119.94            |
| 5/22/2025 | UPS              | CERT MAIL                    | 9.76     |                  |                      |                                | 9.76          |                   |
| 5/24/2025 | AMAZON           | PROXY ACCESS CARDS           | 400.09   |                  |                      |                                |               | 400.09            |
|           |                  |                              |          |                  |                      |                                |               |                   |
|           | James            |                              |          |                  |                      |                                |               |                   |
| 4/29/2025 | AMAZON           | SECURITY MONITOR             | 429.99   |                  | 429.99               |                                |               |                   |
| 5/5/2025  | ACE              | KNEE PADS                    | 40.97    |                  | 40.97                |                                |               |                   |
| 5/6/2025  | COSTCO           | TRIFOLDS                     | 41.99    |                  |                      | 41.99                          |               |                   |
| 5/6/2025  | DOGWASTE DEPOT   | BAGS                         | 579.54   |                  | 579.54               |                                |               |                   |
| 5/8/2025  | 7-ELEVEN         | GAS FOR GATOR                | 55.69    |                  | 55.69                |                                |               |                   |
| 5/9/2025  | ACE              | PLANTS                       | 75.92    |                  | 75.92                |                                |               |                   |
| 5/9/2025  | TENNIS SUPPLY    | WINDSCREEN                   | 134.30   |                  | 134.30               |                                |               |                   |
| 5/12/2025 | SHERWIN WILLIAMS | PAINT                        | 46.57    |                  | 46.57                |                                |               |                   |
| 5/12/2025 | AMAZON           | TRASH GRABBER/PADLOCK        | 63.82    |                  | 63.82                |                                |               |                   |
| 5/14/2025 | COSTCO           | CLUBHOUSE SUPPLIES           | 78.43    |                  |                      | 78.43                          |               |                   |
| 5/15/2025 | SP POOL WEB      | ENZYMES                      | 366.09   | 366.09           |                      |                                |               |                   |
| 5/15/2025 | HOME DEPOT       | MISC SUPPLIES                | 88.55    | 88.55            |                      |                                |               |                   |
| 5/17/2025 | AMAZON           | SOLAR LIGHTS                 | 549.50   |                  | 549.50               |                                |               |                   |
| 5/21/2025 | COSTCO           | TRIFOLDS                     | 32.99    |                  |                      | 32.99                          |               |                   |
| 5/21/2025 | COSTCO           | GR 27DC STD BT CORE          | 104.99   |                  | 104.99               |                                |               |                   |
|           |                  |                              |          |                  |                      |                                |               |                   |
|           | <b>TOTAL</b>     |                              | 3,607.11 | 454.64           | 2,081.29             | 529.43                         | 21.72         | 520.03            |

|           |                  |            |
|-----------|------------------|------------|
| 5/27/2025 | Previous Payment | (9,737.86) |
|           | Ending Balance   | 3,607.11   |
|           | 001-22900        |            |



---

DM Approval \_\_\_\_\_ Date \_\_\_\_\_

# EXP REPORT ERICK/JIM

## Total

**\$3,607.11**

### ERICK

| Vendor           | Item               | Date    | Cost            | Expense Account |
|------------------|--------------------|---------|-----------------|-----------------|
| CONSTANT CONTACT | EMAIL SERVICE      | 4/29/25 | \$70.40         | 4708            |
| AMAZON           | SECURTIY STORAGE   | 5/1/25  | \$49.92         | 4708            |
| AMAZON           | FOLDING TABLE      | 5/2/25  | \$53.24         | 4708            |
| UPS              | CERT MAIL          | 5/6/25  | \$11.96         | 4785            |
| CUBESMART        | STORAGE UNIT       | 5/8/25  | \$166.00        | 4708            |
| PUBLIX           | BATTERIES/CREAMER  | 5/16/25 | \$36.46         | 4708            |
| AMAZON           | RETURNED ITEM      | 5/21/25 | \$119.94        |                 |
| UPS              | CERT MAIL          | 5/22/25 | \$9.76          | 4785            |
| AMAZON           | PROXY ACCESS CARDS | 5/24/25 | \$400.09        | 4907            |
|                  |                    |         | <b>\$917.77</b> |                 |

### JIM S

| Vendor           | Item                  | Date    | Cost              | Expense Account |
|------------------|-----------------------|---------|-------------------|-----------------|
| AMAZON           | SECURITY MONITOR      | 4/29/25 | \$429.99          | 4647            |
| ACE              | KNEE PADS             | 5/5/25  | \$40.97           | 4647            |
| COSTCO           | TRIFOLDS              | 5/6/25  | \$41.99           | 4708            |
| DOGWASTE DEPOT   | BAGS                  | 5/6/25  | \$579.54          | 4647            |
| 7-ELEVEN         | GAS FOR GATOR         | 5/8/25  | \$55.69           | 4647            |
| ACE              | PLANTS                | 5/9/25  | \$75.92           | 4647            |
| TENNIS SUPPLY    | WINDSCREEN            | 5/9/25  | \$134.30          | 4647            |
| SHERWIN WILLIAMS | PAINT                 | 5/12/25 | \$46.57           | 4647            |
| AMAZON           | TRASH GRABBER/PADLOCK | 5/12/25 | \$63.82           | 4647            |
| COSTCO           | CLUBHOUSE SUPPLIES    | 5/14/25 | \$78.43           | 4708            |
| SP POOL WEB      | ENZYMES               | 5/15/25 | \$366.09          | 4600            |
| HOME DEPOT       | MISC SUPPLIES         | 5/15/25 | \$88.55           | 4600            |
| AMAZON           | SOLAR LIGHTS          | 5/17/25 | \$549.50          | 4647            |
| COSTCO           | TRIFOLDS              | 5/21/25 | \$32.99           | 4708            |
| COSTCO           | GR 27DC STD BT CORE   | 5/21/25 | \$104.99          | 4647            |
|                  |                       |         | <b>\$2,689.34</b> |                 |



Print

**Billing Activity - Payments**

**Turnbull Creek CDD**

Attn: Erick Hutchison

3434 Colwell Ave

Suite 200

Tampa FL 33614

US

P: 6504502236

**Today's Date:** 06/20/2025

**User Name:**

**Payments from 04/29/2025 to 04/29/2025**

| Date                   | Description                                | Charge Amount | Credit Amount |
|------------------------|--------------------------------------------|---------------|---------------|
| 04-29-2025 04:12:40 AM | Payment - Credit Card (Visa)<br>[REDACTED] |               | \$70.40       |

**Billing questions?** [Contact Support](#)

Constant Contact - 1601 Trapelo Road - Waltham, MA 02451 US



Final Details for Order #112-3767111-8780239

Order Placed: April 29, 2025

Amazon.com order number: [REDACTED]

Order Total: \$49.92

Shipped on May 1, 2025

Items Ordered

2 of: SSK 128GB Dual USB C Flash Drive, 2-in-1 Type C+ USB A 3.2 Gen2 Solid State Thumb Drive, Speed Up to 550MB/s  
Memory Stick

Price

\$24.96

Data Storage for iPhone 15, Thunderbolt 3, Android Phone, Tablet, Laptop

Sold by: SSK Official US Store ([seller profile](#))

Business Price

Condition: New

Shipping Address:

Shipping Speed:

FREE Shipping

Item(s) Subtotal: \$49.92

Shipping & Handling: \$6.99

Free Shipping: -\$6.99

Total before tax: \$49.92

Sales Tax: \$0.00

Total for This Shipment: \$49.92

Payment information

Payment Method:

Visa | Last digits: [REDACTED]

Billing address

Item(s) Subtotal: \$49.92

Shipping & Handling: \$6.99

Promotion applied: -\$6.99

Total before tax: \$49.92

Estimated Tax: \$0.00

Grand Total: \$49.92

Credit Card transactions

Visa ending in [REDACTED] May 1, 2025: \$49.92

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #112-4387513-0165827

Order Placed: May 1, 2025

Amazon.com order number: [REDACTED]

Order Total: \$53.24

Shipped on May 2, 2025

Items Ordered

1 of: VECELO 34" Folding Table with PU Padded Tabletop, Portable Multifunctional for Indoor/Outdoor, Home, Parties, Picnics, and Games, 1 Piece, Beige

Sold by: Amazon.com

Condition: New

Price

\$49.99

Shipping Address:

Shipping Speed:  
FREE Shipping

Item(s) Subtotal: \$49.99  
Shipping & Handling: \$6.99  
Free Shipping: -\$6.99

Total before tax: \$49.99  
Sales Tax: \$3.25

Total for This Shipment: \$53.24

Payment information

Payment Method:

Visa | Last digits: [REDACTED]

Billing address

Erick Hutchison  
3434 COLWELL AVE  
TAMPA, FL 33614-8390  
United States

Item(s) Subtotal: \$49.99  
Shipping & Handling: \$6.99  
Promotion applied: -\$6.99

Total before tax: \$49.99  
Estimated Tax: \$3.25

Grand Total: \$53.24

Credit Card transactions

Visa ending in [REDACTED] May 2, 2025: \$53.24

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The UPS Store #6113  
52 Tuscan Way Ste 202  
Saint Augustine, FL 32092-1850  
904-217-0890

Terminal....: POS6113B Date.: 5/6/2025  
Employee....: 342616 Time.: 03:09 PM

| ITEM NAME              | QTY | PRICE   | TOTAL   |
|------------------------|-----|---------|---------|
| Metered Mail           | 1 @ | \$10.58 | \$10.58 |
| Tax                    |     | \$0.00  | \$0.00  |
| MMR8131413E07          |     |         |         |
| Tra                    |     |         |         |
| Photo                  | 1 @ | \$1.29  | \$1.29  |
| Tax                    |     |         |         |
| Subtotal               |     |         | \$11.87 |
| Shipping/Other Charges |     |         | \$0.00  |
| Total tax              |     |         | \$0.09  |
| Total                  |     |         | \$11.96 |
| Cards                  |     |         | \$0.96  |

Items Designated NR are NOT eligible  
for Returns, Refunds or Exchanges.

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Gift Card, or a \$50 Amazon.com® Gift Card each month.  
Scan the QR code or go to the link to take the survey.



<https://www.theupsstore.com/pr>

PURCHASE NECESSARY. Void where prohibited.  
Must be US resident 18 or older.  
Limit (1) entry per month.  
For Official Rules  
<http://www.TheUPSStore.com/PR>

Need Package H

(3-14-2020)



# 5650 CUBESMART FL ST AUGUSTINE COMMERCE PAYMENT RECEIPT

235 Commerce Lake Dr  
St Augustine, FL 32095  
(904) 810-3222

Account Number:  
5002628560

101 West Postino Ave  
St. Augustine, FL 32092  
(650) 450-2236

| RECEIPT ID | PAYMENT DATE | CHANGE DUE | AMOUNT   |
|------------|--------------|------------|----------|
| 1044728801 | 5/8/2025     | \$0.00     | \$166.00 |

| Invoice | Item                                                                          | Qty | Rate     | Discount      | Subtotal | Tax    | Total    | Paid     |
|---------|-------------------------------------------------------------------------------|-----|----------|---------------|----------|--------|----------|----------|
| #467931 | PROTECTION_PLAN-1<br>Protection Plan -<br>\$2,000.00 (5/8/2025 -<br>6/7/2025) |     | \$12.00  |               | \$12.00  | \$0.00 | \$12.00  | \$12.00  |
| #467931 | Cube #2078<br>Rent Unit 2078 - 5x10x8<br>(5/8/2025 - 6/7/2025)                |     | \$154.00 | 0%<br>25% Off | \$154.00 | \$0.00 | \$154.00 | \$154.00 |

Total Paid

May 08, 2025 12:30 AM

Visa

\$166.00

Cube #2078 paid through 6/7/2025

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown here and agrees to perform the obligations set forth by the cardmember's agreement with the issuer.

X \_\_\_\_\_ Cardholder Signature

Thank you for your payment. You can always pay at your store, online, through our app, at [www.cubessmart.com](http://www.cubessmart.com) or our automated service at 1-844-354-3971.

.....  
If you have any past due amounts for your storage unit(s), those balances will appear below.



# Publix

Shoppes at Murabella  
84 Tuscan Way  
Saint Augustine, FL 32092  
Store Manager: Kevin Carine  
904-940-2889



1239 5GQ 526 653

|                    |       |   |
|--------------------|-------|---|
| PUB CUP FOAM 8.5OZ | 2.19  | T |
| PUBLIX AAA BATTERY | 13.99 | T |
| PUBLIX AA BATTERY  | 13.99 | T |
| CM NB SWEET CREME  | 6.29  | F |
| TAX EXEMPT         |       |   |

|              |         |       |
|--------------|---------|-------|
| Order Total  | 36.46   |       |
| Grand Total  | 36.46   |       |
| Credit       | Payment | 36.46 |
| TAX FORGIVEN |         |       |
| Change       | 0.00    |       |

Receipt ID: 1239 5GQ 526 653

PRESTO!  
Trace #: 527030  
Reference #: 1225965238

Purchase VISA  
Amount: \$36.46  
Auth #: 02201G

|                |             |
|----------------|-------------|
| CREDIT CARD    | PURCHASE    |
| A0000000031010 | VISA CREDIT |
| Entry Method:  | Cntctless   |
| Mode:          | Issuer      |

Your cashier was Lana L

05/16/2025 8:59 S1239 R152 6653 C0487

Join the Publix family!  
Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.



Final Details for Order #112-5877249-3581816

Order Placed: May 16, 2025

Amazon.com order number: [REDACTED]

Order Total: \$119.94

Shipped on May 21, 2025

Items Ordered

2 of: HID Corporation 1346 ProxKey III Key Fob Proximity Access Card Keyfob, 1-1/4" Length x 1-1/2" Height x 15/64" Width; Thick (10)

Sold by: Zbeem (seller profile)

Business Price

Condition: New

Price

\$56.31

Shipping Address:

Shipping Speed:

FREE Shipping

Item(s) Subtotal: \$112.62

Shipping & Handling: \$6.99

Free Shipping: -\$6.99

Total before tax: \$112.62

Sales Tax: \$7.32

Total for This Shipment: \$119.94

Payment information

Payment Method:

Visa | Last digits: [REDACTED]

Billing address

Erick Hutchison  
3434 COLWELL AVE  
TAMPA, FL 33614-8390  
United States

Item(s) Subtotal: \$112.62

Shipping & Handling: \$6.99

Promotion applied: -\$6.99

Total before tax: \$112.62

Estimated Tax: \$7.32

Grand Total: \$119.94

Credit Card transactions

Visa ending in [REDACTED] May 21, 2025: \$119.94

To view the status of your order, return to [Order Summary](#).

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The UPS Store #6113  
52 Tuscan Way Ste 202  
Saint Augustine, FL 32092-1850  
904-217-0890

Terminal....: F0S6113H Date.: 5/22/2025  
Employee....: 263396 Time.: 01:38 PM

| ITEM NAME                     | QTY | PRICE  | TOTAL  |
|-------------------------------|-----|--------|--------|
| Metered Mail Ground Advantage |     |        | \$9.23 |
|                               | 1 @ | \$9.23 |        |
| Tax                           |     |        | \$0.00 |
| IMRBJ3US\$6ACS                |     |        |        |
| Tracking Number               |     |        |        |
| Miscellaneous Taxable         |     |        | \$0.50 |
|                               | 1 @ | \$0.50 |        |
|                               |     |        | \$0.03 |
| Subtotal                      |     |        | \$9.73 |
| Shipping/Other Charges        |     |        | \$0.00 |
| Total tax                     |     |        | \$0.03 |
| Total                         |     |        | \$9.76 |
| Cards                         |     |        | \$9.76 |

Items Designated NR are NOT eligible  
for Returns, Refunds or Exchanges.

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Scan the QR code or go to the link to take the survey.



<https://www.theupsstore.com/pr>

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Ends 1/31/26. Must be US resident 18 years or older  
to enter. Limit (1) entry per person per month.

For Official Rules visit  
<https://www.TheUPSStore.com/surveyrules2025>

Need Package Help?



**Final Details for Order #112-3219936-7217805**

Order Placed: May 24, 2025

Amazon.com order number: [REDACTED]

Order Total: \$400.09

**Shipped on May 24, 2025**

**Items Ordered**

2 of: HID Corporation 1346 ProxKey III Key Fob Proximity Access Card Keyfob, 1-1/4" Length x 1-1/2" Height x 15/64" Width; Thick (Pack of 40)

Sold by: ID ENHANCEMENTS, INC. ([seller profile](#))

Business Price

Condition: New

**Price**

\$183.00

**Shipping Address:**

**Shipping Speed:**

One-Day Shipping

Item(s) Subtotal: \$366.00

Shipping & Handling: \$10.29

Total before tax: \$376.29

Sales Tax: \$23.80

**Total for This Shipment: \$400.09**

**Payment information**

**Payment Method:**

Visa | Last digits: [REDACTED]

**Billing address**

Erick Hutchison

3434 COLWELL AVE

TAMPA, FL 33614-8390

United States

Item(s) Subtotal: \$366.00

Shipping & Handling: \$10.29

Total before tax: \$376.29

Estimated Tax: \$23.80

**Grand Total: \$400.09**

**Credit Card transactions**

Visa ending in [REDACTED] May 24, 2025: \$400.09

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #112-1782426-8871420

Order Placed: April 28, 2025

Amazon.com order number: [REDACTED]

Order Total: \$429.99

Shipped on April 28, 2025

**Items Ordered**

**Price**

1 of: SAMSUNG 34" ViewFinity S65VC Series Ultrawide QHD Curved Monitor, Built-in FHD Camera, HDR10, 100Hz, 350 nit, USB-

\$429.99

C, Adjustable Stand, Intelligent Eye Care, LS34C650VANXGO, Black

Sold by: Amazon (seller profile)

Business Price

Condition: New

**Shipping Address:**

Item(s) Subtotal: \$429.99

Shipping & Handling: \$6.99

Free Shipping: -\$6.99

Total before tax: \$429.99

Sales Tax: \$0.00

**Shipping Speed:**

FREE Shipping

**Total for This Shipment: \$429.99**

**Payment information**

**Payment Method:**

Visa | Last digits: [REDACTED]

Item(s) Subtotal: \$429.99

Shipping & Handling: \$6.99

Promotion applied: -\$6.99

Total before tax: \$429.99

Estimated Tax: \$0.00

**Billing address**

Erick Hutchison

3434 COLWELL AVE

TAMPA, FL 33614-8390

United States

**Grand Total: \$429.99**

**Credit Card transactions**

Visa ending in [REDACTED] April 28, 2025: \$429.99

To view the status of your order, return to [Order Summary](#).

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PAGE NO 1

|          |         |                 |            |          |        |              |
|----------|---------|-----------------|------------|----------|--------|--------------|
| CUST NO: | JOB NO: | PURCHASE ORDER: | REFERENCE: | TERMS:   | CLERK: | DATE / TIME: |
| 4617     | 000     |                 |            | NET 20TH | MRP    | 5/5/25 2:06  |

TAX: <sup>WGV</sup> DEFAULT TAX CODE ST4**INVOICE: B81724/4**

| SKU     | MFG PART # | DESCRIPTION              | SUGG  | UNITS | PRICE /PER | EXTENSION |
|---------|------------|--------------------------|-------|-------|------------|-----------|
| 5058583 | 245443     | SPRNG SNP ZNC 0.63" 280# | 3.99  | 2     | 3.99 EA    | 7.98 N    |
| 2030065 | DWST590014 | FLOOR KNEE PADS GEL FOAM | 32.99 | 1     | 32.99 EA   | 32.99 N   |

**\*\* PAID IN FULL \*\***

40.97

|             |       |
|-------------|-------|
| TAXABLE     | 0.00  |
| NON-TAXABLE | 40.97 |
| SUBTOTAL    | 40.97 |

|            |      |
|------------|------|
| TAX AMOUNT | 0.00 |
|------------|------|

**BANKCARD PAYMENT**

40.97

|       |       |
|-------|-------|
| TOTAL | 40.97 |
|-------|-------|

TOT WT: 1.50  
MID: \*\*\*6120

APP: 00177G

XR: 181724

X

Received By \_\_\_\_\_



St. Augustine #1615

215 World Commerce Pkwy

St. Augustine, FL 32092

C7 Member

RESALE ON

75838 \*M-FOLD TWL\* 41.99

G:858013325158C1

EXP:

RESALE TOTAL 41.99  
NON RESALE TOTAL 0.00

SUBTOTAL 41.99  
TAX 0.00  
\*\*\*\* TOTAL 41.99

H

AID: A0000000031010

Seq# 5265 App#: 065486

Visa Resp: APPROVED

Tran ID#: 512600005265....

APPROVED - Purchase

AMOUNT: \$41.99

05/06/2025 12:14 1615 5 90 603

Visa 41.99  
CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 1

05/06/2025 12:14 1615 5 90 603



21161500500902505061214

OP#: 603 Name: Tamyka P

Thank You!

Please Come Again

Whse:1615 Trn:5 Trn:90 OP:603

Items Sold: 1

C7 05/06/2025 12:14

**DOG WASTE DEPOT**  
12316 World Trade Dr. #102  
San Diego, CA 92128  
TEL: 800-678-1612  
www.DogWasteDepot.com

# Invoice

| Date     | Invoice # |
|----------|-----------|
| 5/6/2025 | 762452    |

|                                                                               |
|-------------------------------------------------------------------------------|
| Bill To                                                                       |
| Turnbull Creek CDD<br>Accounts Payable<br>3434 Colwell Ave<br>Tampa, FL 33614 |

**PAID**  
**05/06/2025**

|                    |
|--------------------|
| Ship To            |
| Turnbull Creek CDD |

PLEASE MAKE ALL CHECKS PAYABLE TO: "Dog Waste Depot"

| ORDER#:    | Rep | Ship Date | Via   | Terms    | PO#: | 3RD Party Payment C... |
|------------|-----|-----------|-------|----------|------|------------------------|
| DWD-229422 | DWD | 5/6/2025  | FEDEX | INTERNET |      |                        |

| Quantity | Item Code                | Description                                                                                                                                         | Price Each     | Amount          |
|----------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|
| 2        | DEPOT-001-30<br>Shipping | Dog Waste Roll Bag 30 roll case (6000 bags)<br>Shipping<br><br>FedEx Package 1 Tracking #: 288361039611<br>FedEx Package 2 Tracking #: 288361040166 | 289.77<br>0.00 | 579.54T<br>0.00 |
|          |                          |                                                                                                                                                     |                |                 |

|                                                                                                                                            |                         |           |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------|
| <b>REMIT PAYMENT TO:</b><br><b>Dog Waste Depot</b><br>12316 World Trade Drive #102<br>San Diego, CA 92128<br><br><b>FED ID# 27-4523962</b> | <b>Subtotal</b>         | \$579.54  |
|                                                                                                                                            | <b>Sales Tax (0.0%)</b> | \$0.00    |
|                                                                                                                                            | <b>Total</b>            | \$579.54  |
|                                                                                                                                            | <b>Payments</b>         | -\$579.54 |
|                                                                                                                                            | <b>Balance Due</b>      | \$0.00    |



Transaction DateTime: 05/08/2025 11:36

| Detail                                              | Quantity | Amount \$ |
|-----------------------------------------------------|----------|-----------|
| D#7H#1RUL19.078G@ 2.919G                            |          | 55.69     |
| PREPAY FINALIZATION [#2070417] CREDIT CARDS REGULAR |          | -175      |
| REFUND DUE                                          |          | -119.31   |
| CREDIT CARDS REGULAR                                | 1        | -119.31   |
| [REDACTED]                                          |          |           |
| APRV# 07491G                                        |          |           |
| AUTH CODE1: 0 AUTH CODE2:                           |          |           |
| CUST REF#: 23505409904                              |          |           |
| AID: A0000000031010                                 |          |           |
| ARQC 98FD4564A0F1B4EA                               |          |           |
| Trxid:- d58dc94f-026e-4e38-96f8-df1d3dda53c2        |          |           |

TURNER WGV LLC  
6205 STATE ROAD 16  
ST. AUGUSTINE FL 32094

PAGE NO 1

PHONE: (904) 907-2424

|          |         |                 |            |          |        |              |
|----------|---------|-----------------|------------|----------|--------|--------------|
| CUST NO: | JOB NO: | PURCHASE ORDER: | REFERENCE: | TERMS:   | CLERK: | DATE / TIME: |
| 4617     | 000     |                 |            | NET 20TH | AMB    | 5/9/25 10:17 |

DUE DATE: 6/20/25

TERMINAL: 407

SOLD TO:  
TURNBULL CREEK COMMUNITY

SHIP TO:  
CARDHOLDER/VISA

TAX: <sup>wgv</sup> DEFAULT TAX CODE ST4

**INVOICE: X08803/4**

| SKU     | MFG PART # | DESCRIPTION             | SUGG  | UNITS | PRICE /PER | EXTENSION |
|---------|------------|-------------------------|-------|-------|------------|-----------|
| 7104045 | 75651301   | MG POTTING MIX SOIL 1CF | 13.99 | 2     | 13.99 EA   | 27.98 N   |
| 00-999  |            | MISC PLANTS \$9.99      | 9.99  | 2     | 9.99 EA    | 19.98 N   |
| 00-699  |            | MISC PLANTS \$6.99      | 6.99  | 4     | 6.99 EA    | 27.96 N   |
| REPRINT |            |                         |       |       |            |           |

\*\* PAID IN FULL \*\*

75.92

|             |       |
|-------------|-------|
| TAXABLE     | 0.00  |
| NON-TAXABLE | 75.92 |
| SUBTOTAL    | 75.92 |

|            |      |
|------------|------|
| TAX AMOUNT | 0.00 |
|------------|------|

BANKCARD PAYMENT

75.92

|              |              |
|--------------|--------------|
| <b>TOTAL</b> | <b>75.92</b> |
|--------------|--------------|

TOT WT: 0.00  
MID: \*\*\*6120

APP: 07078G

X

Received By \_\_\_\_\_



## Welch Tennis Courts, Inc.

PO Box 7770  
4501 Old US Hwy 41 S  
Sun City FL 33586  
United States  
Tax ID # 59-3213747

## Payment Receipt

Date 5/8/2025

Payment Method VISA

Credit Card #

### Bill To

Accounts Payable  
Turnbull Creek CDD  
3434 Coldwell Ave  
Tampa FL 33614  
United States

| Date     | Description    | Orig. Amount | Amount Due | Discount | Applied Amount |
|----------|----------------|--------------|------------|----------|----------------|
| 5/8/2025 | Invoice #80854 | 134.30       | 134.30     |          | 134.30         |

Total \$134.30



**SHERWIN-WILLIAMS.**

SAINT JOHNS Store 702424

3065 COUNTY RD 210 W  
SAINT JOHNS FL 32259 2016  
(904)230-9208  
Fax (904) 230-9254  
www.sherwin-williams.com

SAI F 1:25pm  
Tran # 8374-4 05/12/25  
E75/18739 10  
Carlos PU# CYM

Order # OE035398/A/02424  
TURNBULL CREEK CDD  
Account XXXX-9349-0  
Job 1 TURNBULL CREEK CDD

6512-87252 A87W01351 GALLON A87W1351  
SPR INT SA EXTRA  
1.00 @ 41.95 41.95  
Color: SW6254 LAZY GRAY

| CCE*Color Cast | OZ | 32 | 64 | 128 |
|----------------|----|----|----|-----|
| B1 Black       | -  | 26 | 1  | -   |
| R2 Maroon      | -  | 1  | -  | -   |
| Y3 Deep Gold   | -  | 1  | -  | 1   |

Sher-Color Formula

143-9488 99060320 2 INCH  
2" CHIP BRUSH  
1.00 @ 2.09 2.09  
Discount (% 15.00) -0.31

SUBTOTAL BEFORE TAX 43.73

6.500% SALES TAX:1-103209500 2.84  
TOTAL \$46.57

VISA (VISA CREDIT) -46.57

Auth # 053246  
Contactless  
AID:0000000031010

STORE HOURS  
SUNDAY 10:00 AM - 4:00 PM  
MONDAY - FRIDAY 7:00 AM - 6:00 PM  
SATURDAY 8:00 AM - 5:00 PM

\*\*\*\*\*  
Purchases are subject to Sherwin-Williams  
Terms and Conditions of Sale located at  
sherwin-williams.com/terms-and-conditions.  
\*\*\*\*\*  
\*\*\*\*\*  
All PEEL & STICK samples are final sale.  
No returns or exchanges.



Final Details for Order #112-1674379-0965834

Order Placed: May 8, 2025

Amazon.com order number: [REDACTED]

Order Total: \$63.82

Shipped on May 9, 2025

Items Ordered

Price

2 of: Unger Professional 36" Nifty Nabber - Reacher Grabber Tool & Trash Picker, Built-In Magnet & Ergonomic Grip  
Grabber Reacher, Grabber Tool, Reacher's & Grabbers for Seniors, Clew Grabber Pickup Tool

\$19.97

Sold by: Amazon (seller profile)

Business Price

Condition: New

Shipping Address:

Item(s) Subtotal: \$39.94

Shipping & Handling: \$3.76

Free Shipping: -\$3.76

Total before tax: \$39.94

Sales Tax: \$2.60

Shipping Speed:

FREE Shipping

Total for This Shipment: \$42.54

Shipped on May 12, 2025

Items Ordered

Price

2 of: Puroma 2 Pack 2.6 Inch Long Shackle Combination Lock 4 Digit Outdoor Waterproof Padlock for School Gym Locker, Sports  
Lo

\$9.99

cker, Fence, Gate, Toolbox, Case, Hasp Storage (Black)

Sold by: PuromaDirect (seller profile)

Condition: New

Shipping Address:

Item(s) Subtotal: \$19.98

Shipping & Handling: \$3.23

Free Shipping: -\$3.23

Total before tax: \$19.98

Sales Tax: \$1.30

Shipping Speed:

FREE Shipping

Total for This Shipment: \$21.28

Payment information

Payment Method:

Visa | Last digits: [REDACTED]

Item(s) Subtotal: \$59.92

Shipping & Handling: \$6.99

Promotion applied: -\$6.99

Billing address





St. Augustine #1615

215 World Commerce Pkwy

St. Augustine, FL 32092

OG Member 111950610007

RESALE ON

\*\*\*\*\*Bottom of Basket\*\*\*\*\*

\*\*\*\*\*EOB Count 0\*\*\*\*\*

|   |         |              |       |
|---|---------|--------------|-------|
|   | 617686  | SOFTSOAP     | 11.99 |
| E | 387009  | ZHILL 48/80Z | 7.99  |
|   | 912796  | *SCOTT BATH* | 26.99 |
|   | 1865836 | WINDES 4X36  | 8.97  |

\*\*\*\*\*Bottom of Basket\*\*\*\*\*

\*\*\*\*\*EOB Count 0\*\*\*\*\*

|   |         |              |       |
|---|---------|--------------|-------|
| E | 1334989 | DUNKIN DONUT | 22.49 |
|---|---------|--------------|-------|

TOTAL NUMBER OF ITEMS SOLD = 5

G:858013326158C1

EXP:

|                  |       |
|------------------|-------|
| RESALE TOTAL     | 78.43 |
| NON RESALE TOTAL | 0.00  |

|           |       |
|-----------|-------|
| SUBTOTAL  | 78.43 |
| TAX       | 0.00  |
| *** TOTAL | 78.43 |

H

AID: A000000031010

Seq# 8930 App# 070546

Visa Resp: APPROVED

tran ID#: 613400008930....

APPROVED - Purchase

AMOUNT: 678.43

05/14/2025 11:50 1615 8 66 29

|        |       |
|--------|-------|
| Visa   | 78.43 |
| CHANGE | 0.00  |

TOTAL NUMBER OF ITEMS SOLD = 5

05/14/2025 11:50 1615 8 66 29



2111500800662505141150

OP#: 29 Name: Tricia C.

Thank You!

Please Come Again

Whse:1615 Trn:8 Trn:66 OP:29

Items Sold: 5

CG 05/14/2025 11:50

# Billing & Shipping

---

**Billing**  
James Schieszer  
Turnbull Creek CDD  
3434 Colwell Ave Ste 200  
Tampa FL 33614  
United States

**Shipping**  
James Schieszer@rmsnf.com  
Turnbull Creek CDD

# Order Details

---

|                                                                          | Price    | QTY | Total    |
|--------------------------------------------------------------------------|----------|-----|----------|
| Orenda CV-600 Enzyme Water Cleaner - 5<br>Gallon Drum<br>Sku: ORE-50-135 | \$366.09 | 1   | \$366.09 |
| Subtotal:                                                                |          |     | \$366.09 |
| Shipping (-Standard Ground-):                                            |          |     | \$0.00   |
| Tax (0%):                                                                |          |     | \$0.00   |
| Total:                                                                   |          |     | \$366.09 |

# Need Help?

---

If there are any errors on the information listed above, please immediately contact us at **800-446-6416** or email [helpdesk@poolweb.com](mailto:helpdesk@poolweb.com) to correct. Once your order has been processed, changes cannot be made and it cannot be canceled.



How doers  
get more done.

2905 International Golf Parkway  
World Commerce, FL 32092

6342 00053 45624 05/15/25 01:06 PM  
SALE CASHIER KALYN

082269530139 12 IN. PLAST <A> 9.97N  
12 IN. PLASTIC DECK SCRUB BRUSH WITH  
761475979/33 BATH BRUSH <A> 9.97N  
UNGER 2-IN-1 BATH & TILE BRUSH  
077174001201 SPRAY NINE <A> 5.78N  
SPRAY NINE APC DISINFECT SPY 32OZ  
851214003017 PAVER PANEL <A> 12.97N  
PAVER BASE PANEL  
073257014779 33/39G CLEAR <A> 16.97N  
HDX 33-39 GAL 50CT OUTDOOR CLR BAGS  
030192009451 MINSPIRITSOT <A> 9.98N  
KLEEN STRIP ODORLESS MINRL SPRTS OT  
070923418169 FRUIT FLY <A> 6.97N  
FRUIT FLY TRAP  
033287187898 RYB6INMEDESH <A> 10.97N  
RYOBI 2PC MED. BRISTLE CLEANING KIT  
042853470005 FLYPAD 2PK <A> 4.97N  
FLYPAD FLY TRAPS 2-PK

SUBTOTAL 88.55  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$88.55  
VISA

USD\$ 88.55

AUTH CODE 09107G/6532498

TA

Contactless

ID A0000000031010

VISA CREDIT

1.#/JOB NAME: 1

2 05/15/25 01:06 PM



6342 53 45624 05/15/2025 1453

RETURN POLICY DEFINITIONS  
BY ID DAYS POLICY EXPIRES ON  
90 08/13/2025





Final Details for Order #112-7781688-1166615

Order Placed: May 14, 2025

Amazon.com order number: [REDACTED]

Order Total: \$549.50

Shipped on May 15, 2025

Items Ordered

Price

2 of: Gefolly SL-2000W Solar Street Light Outdoor, 200000LM Commercial Parking Lot Light Dusk to Dawn, 6500K Security Flood Li

\$119.99

ght with Motion Sensor Lamp for Basketball Court, Road, Garden

Sold by: Gefolly ([seller profile](#))

Condition: New

Shipping Address:

Item(s) Subtotal: \$239.98

Shipping & Handling: \$1.33

Free Shipping: -\$1.33

Promotion Applied: -\$24.00

Shipping Speed:

FREE Shipping

Total before tax: \$215.98

Sales Tax: \$14.04

Total for This Shipment: \$230.02

Shipped on May 17, 2025

Items Ordered

Price

1 of: TRAYIU Street Light Pole 16ft Tall - Black Outdoor Adjustable Metal Street Lamp Post for Lights with Rebar Cage

\$149.99

Sold by: TRAYIU ([seller profile](#))

Condition: New

Shipping Address:

Item(s) Subtotal: \$149.99

Shipping & Handling: \$2.83

Free Shipping: -\$2.83

Total before tax: \$149.99

Sales Tax: \$9.75

Total for This Shipment: \$159.74

Shipping Speed:

FREE Shipping

Shipped on May 17, 2025

Items Ordered

Price

1 of: TRAYIU Street Light Pole 16ft Tall - Black Outdoor Adjustable Metal Street Lamp Post for Lights with Rebar Cage

\$149.99

Sold by: TRAYIU ([seller profile](#))

Condition: New

**Shipping Address:**

**Shipping Speed:**

FREE Shipping

Item(s) Subtotal: \$149.99

Shipping & Handling: \$2.83

Free Shipping: -\$2.83

Total before tax: \$149.99

Sales Tax: \$9.75

**Total for This Shipment: \$159.74**

**Payment information**

**Payment Method:**

Visa | Last digits: [REDACTED]

**Billing address**

Erick Hutchison

3434 COLWELL AVE

TAMPA, FL 33614-8390

United States

Item(s) Subtotal: \$539.96

Shipping & Handling: \$6.99

Promotion applied: -\$30.99

Total before tax: \$515.96

Estimated Tax: \$33.54

**Grand Total: \$549.50**

**Credit Card transactions**

Visa ending in [REDACTED] May 17, 2025: \$549.50

To view the status of your order, return to [Order Summary](#).

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St. Augustine #1615

215 World Commerce Pkwy

St. Augustine, FL 32092

OI Member 111950640007

RESALE ON

75838 \*M-FOLD TWL\* 41.99

0000354698 /75838 9.00-

G:858013325158C1

EXP:

RESALE TOTAL 32.99

NON RESALE TOTAL 0.00

SUBTOTAL 32.99

0.00

\*\*\*

32.99

AID: A000C

Seq# 7022 p#: 004886

Visa Res MOVED

Tran ID#: 5140007022....

APPROVED - Purchase

AMOUNT: \$32.99

05/21/2025 13:34 1615 7 53 88

Visa 32.99

CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 1

INSTANT SAVINGS \$ 9.00

05/21/2025 13:34 1615 7 53 88



21161500700532505211334

OP#: 88 Name: Nora C

Thank You!

Please Come Again

Whse:1615 Trm:7 Trn:53 OP:88

Items Sold: 1

OI 05/21/2025 13:34



St. Augustine #1615

215 World Commerce Pkwy

St. Augustine, FL 32092

## TIRES

OI Member [REDACTED]

RESALE ON

TIRE SHOP ORDER # 16150045442

850982 GR 27DC STD 89.99

BATTERY CORE 15.00

G:858013325158C1

EXP:

RESALE TOTAL 104.99

NON RESALE TOTAL 0.00

SUBTOTAL 104.99

TAX 0.00

\*\*\*\* TOTAL [REDACTED] 104.99

H

AID: A0000000031010

Seq# 95428 App#: 02842G

Visa Resp: APPROVED

Tran ID#: 514100095428....

APPROVED - Purchase

AMOUNT: \$104.99

05/21/2025 13:42 1615 95 9 618

Visa 104.99

CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 1

~~05/21/2025~~ 13:42 1615 95 9 618



21161509500092505211342

OP#: 618 Name: Rick D

Thank You!

Please Come Again

Whse:1615 Trn:95 Trn:9 OP:618

Items Sold: 1

OI 05/21/2025 13:42

## **TAB 13**

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

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

## **Memorandum**

**Date:** Sept 13, 2025

**To:** Turnbull Board of Supervisors

**Melissa Dobbins, Darrin Mossing, Ben Pfuhi**

**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 regarding 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 new solar light for Circle
9. Had a new fountain installed on pond #3.
10. Had new Park benches, picnic tables and trash cans replaced in the parks.
11. Waiting for insurance company approval for Monument repair at Pacetti entrance after car accident.
12. Three bids for Tennis court repairs
13. Yardnique completed circle clearing

13. Bids for pavers at bulkhead under the slide

14 removed several dead trees from berms

**Amenity Manager: Erick Hutchison**

- All rentals and amenities are fully operational and running smoothly
- All high touched surfaces are being sanitized daily
- Quote from Vector to provide electronic access to pickleball court
- Lablast dance fitness program

●

Should you have any questions or comments regarding the above information, please feel free to contact Darrin Mossing at (865) 603-5101

**Turnbull Creek Treat Sheet****Date:** 6-4-25**Weather:** Partly Cloudy**Winds:** 5-10 MPH**MuraBella**

| <u>Lake</u> | <u>Plants Treated</u>              | <u>Trash Pickup</u> | <u>Chemical Used</u>                          |
|-------------|------------------------------------|---------------------|-----------------------------------------------|
| 1           | Plankton, Shoreline                | Yes                 | Copper Sulfate, Aquaneat, Triclopyr 3         |
| 2           | Plankton, Shoreline, Sago Pondweed | Yes                 | Copper Sulfate, Diquat, Aquaneat, Triclopyr 3 |
| 3           | None                               | Yes                 | None                                          |
| 4           | None                               | Yes                 | None                                          |
| 5           | Plankton, Shoreline                | Yes                 | Copper Sulfate, Aquaneat, Triclopyr 3         |
| 6           | Shoreline                          | Yes                 | Aquaneat, Triclopyr 3                         |
| 7           | Shoreline                          | No                  | Aquaneat, Triclopyr 3                         |
| 8           | None                               | Yes                 | None                                          |
| 9           | None                               | Yes                 | None                                          |
| 10          | None                               | No                  | None                                          |
| 11          | None                               | No                  | None                                          |
| 12          | None                               | 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           | Shoreline             | Yes                 | Aquaneat, Triclopyr 3, Aquashade |
| 2           | Shoreline             | Yes                 | Aquaneat, Triclopyr 3, Aquashade |

**Pescara**

| <u>Lake</u> | <u>Plants Treated</u>           | <u>Trash Pickup</u> | <u>Chemical Used</u>                  |
|-------------|---------------------------------|---------------------|---------------------------------------|
| 1           | Shoreline                       | Yes                 | Aquaneat, Triclopyr 3                 |
| 2           | None                            | Yes                 | None                                  |
| 3           | Shoreline, Algae, Sago Pondweed | Yes                 | Aquaneat, Triclopyr 3, FL 909, Diquat |
| 4           | Shoreline                       | Yes                 | Aquaneat, Triclopyr 3                 |
| 5           | Cattails, Primrose              | Yes                 | Aquaneat, Triclopyr 3                 |

**Comments:** None



**Turnbull Creek Treat Sheet****Date:** 6-11-25**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           | Shoreline             | Yes                 | Aquaneat, 2-4D       |
| 5           | Algae                 | Yes                 | Copper Sulfate       |
| 6           | None                  | Yes                 | None                 |
| 7           | None                  | No                  | None                 |
| 8           | Shoreline             | Yes                 | Aquaneat, 2-4D       |
| 9           | Shoreline             | Yes                 | Aquaneat, 2-4D       |
| 10          | Shoreline             | Yes                 | Aquaneat, 2-4D       |
| 11          | Shoreline             | Yes                 | Aquaneat, 2-4D       |
| 12          | Shoreline             | Yes                 | Aquaneat, 2-4D       |
| 13          | Shoreline             | Yes                 | Aquaneat, 2-4D       |
| 14          | Shoreline             | Yes                 | Aquaneat, 2-4D       |

**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:** Lake 13 needs a better access due to wet and soggy entrance. Also now getting a large drop off at the lake where you put in.

**Turnbull Creek Treat Sheet****Date:** 7-8-25**Weather:** Partly Cloudy**Winds:** 5-15 MPH**MuraBella**

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

**Comments:** Weather stopped most Shoreline treatments today.