



Rizzetta & Company

Turnbull Creek Community Development District

Board of Supervisors' Special Meeting November 18, 2025

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

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Murabella Amenity Center
101 Positano Avenue, St. Augustine FL 32092
www.turnbullcreekcdd.com

District Board of Supervisors

Chris DelBene	Chairperson
Jennifer Martin	Vice Chairperson
Raymond Ames	Assistant Secretary
Michael Gernhard	Assistant Secretary
Daren Sallas	Assistant Secretary

District Manager

Ben Pfuhl	Rizzetta & Company
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District Counsel

Mary Grace Henley	Kilinski/Van Wyk
Jennifer Kilinski	Kilinski/Van Wyk

District Engineer

Mike Yuro	Yuro & Associates
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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**

November 11, 2025

FINAL AGENDA

Dear Board Supervisors:

The Board of Supervisors for the Turnbull Creek Community Development District will hold a **special meeting on November 18, 2025, at 6:30 p.m.** at The Murabella Amenity Center 101 Positano Avenue, St. Augustine, FL 32092.

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS - Part A**
 - A. District Engineer
 - B. Landscape
 - 1.) Yardnique Landscape ReportsTab 1
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Amended Policies for Use of Lakes and Other Stormwater Management Facilities
 - 1.) Consideration of Resolution 2026-01; Adopting Amended Policies for Use of Lakes and Other Stormwater Management Facilities.....Tab 2
 - B. Discussion Regarding HOA Breeze/ AI
 - C. Consideration of Champion Swim School ProposalTab 3
 - D. Consideration of Pool Filter ProposalTab 4
 - E. Consideration of Playground Mulch ProposalsTab 5
 - F. Consideration of Playground Equipment ProposalsTab 6
 - G. Consideration of Entry Gate Proposals.....Tab 7
 - H. Consideration of Parking Lot Resurfacing Proposal.....Tab 8
 - I. Consideration of Sunshade ProposalTab 9
 - J. Discussion Regarding Slide Safety Inspection ReportTab 10
 - K. Consideration of Slide Repair/Replacement ProposalTab 11
 - L. Consideration of Poolsure Price Adjustment.....Tab 12
 - M. Discussion Regarding Community Concerns.....Tab 13
 - N. Discussion Regarding UPS Pods
 - O. Consideration of Painting Proposal.....Tab 14
 - P. Discussion of District Security Systems *
 - 1.) Discussion of Security Camera Placement *
 - 2.) Consideration of Security Camera Proposal *
 - 3.) Consideration of Access Control Proposal *
 - 4.) Consideration of Emergency Alert System *
- 5. BUSINESS ADMINISTRATION**
 - A. Approval of Consent Agenda
 - 1.) Consideration of Minutes of the Board of Supervisors' Special Meeting held September 16, 2025Tab 15
 - 2.) Ratification of the Operation and Maintenance Expenditures for August & September 2025.....Tab 16

6. STAFF REPORTS - Part B

- A. District Counsel
- B. Amenity and Field Operation Managers
 - 1.) Field Operations & Amenity Management ReportTab 17
 - 2.) Future Horizon ReportTab 18
- C. District Manager
 - 1.) Review of District Goals
 - 2.) Review of District Website
 - 3.) Establishment of Audit Committee

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.

Sincerely,

Ben Pfuhl

District Manager

Tab 1

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

<i>Landscape Maintenance Checklist Yardnique</i>	
1.0 Maintenance	10/27/2025
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The clubhouse and Pacetti Berm were mowed completely. Ponds 1-5 were mowed completely.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Verona Way, Memorial Park were mowed completely. SR 16 entrance was mowed completely. Ponds 6-9,15 and 16 were spot mowed due to being wet.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field was not mowed due to being to wet. The playground was mowed completely. Ponds 1b-5b were mowed completely.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field was mowed completely. Ponds 10-14 were mowed completely.
Friday - Outer berms off of SR16 & Pacetti Rd	SR16 berm was mowed completely. Pacetti berms and athletic field were mowed completely.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include	String trimming was completed daily as part of the mowing service.
fences on pond side, light poles, tress & shrubs.	
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging of the beds was completed daily as part of the mowing service.
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
1.5 Weed Control	Prepared by Jerry Lambert 11/7/2025

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.
1.6 Pruning	
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and	
maintain appropriate distances between pedestrian and vehicle areas.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
Weeds to be removed / treated year round as needed	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
2.0 Pesticide Application	
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues.
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	Ant mounds are being treated weekly as they appear on the same schedule as the mow rotation.
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is being inspected weekly for pests.
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	
3.2 Shrubs & Trees	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	The annuals were fertilized on 10/21/25.
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	
Note: This contract shall include the following at N/C	
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,	
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.	
5.0 Mulching	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
6.0 Seasonal Color	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	The fall annuals were installed on 9/18/25.
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	
Signature (Yardnique):	Dwain Ayres

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist Yardnique

1.0 Maintenance	10/20/2025
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The clubhouse and Pacetti Berm were mowed completely. Ponds 1-5 were mowed completely.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Verona Way, Memorial Park were mowed completely. SR 16 entrance was mowed completely. Ponds 6-9,15 and 16 were mowed completely.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field was mowed completely. The playground was mowed completely. Ponds 1b-5b were mowed completely.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field was mowed completely. Ponds 10-14 were mowed completely.
Friday - Outer berms off of SR16 & Pacetti Rd	SR16 berm was mowed completely. Pacetti berms and athletic field were mowed completely.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include	String trimming was completed daily as part of the mowing service.
fences on pond side, light poles, tress & shrubs.	
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging of the hard surfaces was completed daily as part of the mowing service.
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
1.5 Weed Control	Prepared by Jerry Lambert 11/7/2025

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.
1.6 Pruning	
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and	
maintain appropriate distances between pedestrian and vehicle areas.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
Weeds to be removed / treated year round as needed	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
2.0 Pesticide Application	
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues.
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	Ant mounds are being treated weekly as they appear on the same schedule as the mow rotation.
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is being inspected weekly for pests.
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	
3.2 Shrubs & Trees	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	The annuals were fertilized on 10/21/25.
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	
Note: This contract shall include the following at N/C	
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,	
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.	
5.0 Mulching	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
6.0 Seasonal Color	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	The fall annuals were installed on 9/18/25.
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	
Signature (Yardnique):	Dwain Ayres

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

<i>Landscape Maintenance Checklist Yardnique</i>	
1.0 Maintenance	9/29/2025
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The clubhouse and Pacetti Berm were completely mowed. Ponds 1-5 were spot mowed due to being wet.
Tuesday- Verona Way, Park & SR16 Entrance / Ponds # 6 ,7, 8, 9, 15 & 16	Verona Way, Memorial Park were completely mowed. SR 16 entrance was completely mowed. Ponds 6-9,15 and 16 were spot mowed due to being wet.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field and the playground was completely mowed. Ponds 1b-5b were spot mowed due to being wet.
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Friday - Outer berms off of SR16 & Pacetti Rd	SR16 and Pacetti berms were not mowed due to being wet. The athletic field was not mowed due to being wet.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include fences on pond side, light poles, tress & shrubs.	String trimming was completed daily as part of the mowing service.
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging of the hard surfaces was not completed this week. The edging of the beds was completed.
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
1.5 Weed Control	Prepared by Jerry Lambert 11/7/2025

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.
1.6 Pruning	
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and	
maintain appropriate distances between pedestrian and vehicle areas.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
Weeds to be removed / treated year round as needed	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
2.0 Pesticide Application	
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2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is being inspected weekly for pests.
3.0 Fertilization	
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Seasonal annuals fertilized on 30 day cycles	Annuals are scheduled to be fertilized the week of 9/22/25.
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
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Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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<i>Landscape Maintenance Checklist Yardnique</i>	
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Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field and the playground was completely mowed. Ponds 1b-5b were completely mowed.
Thursday - Rugusa Field / Pond Banks #10, 11, 12, 13, 14,	Rugusa Field was completely mowed. Ponds 10-14 were completely mowed.
Friday - Outer berms off of SR16 & Pacetti Rd	SR16 and Pacetti berms were completely mowed. The athletic field was spot due to the turf not growing much from last week
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include	String trimming was completed daily as part of the mowing service.
fences on pond side, light poles, tress & shrubs.	
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging of the hard surfaces was completed daily as part of the mowing service.
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
1.5 Weed Control	Prepared by Jerry Lambert 11/7/2025

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.
1.6 Pruning	
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and	
maintain appropriate distances between pedestrian and vehicle areas.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
Weeds to be removed / treated year round as needed	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
2.0 Pesticide Application	
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues.
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	Ant mounds are being treated weekly as they appear on the same schedule as the mow rotation.
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is being inspected weekly for pests.
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	
3.2 Shrubs & Trees	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	Annuals are scheduled to be fertilized the week of 9/22/25.
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	
Note: This contract shall include the following at N/C	
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	Valve repalcement scheduled for 9/22/25.
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.	Mainline repairs scheduled for 9/22/25 and 9/23/25.
5.0 Mulching	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
6.0 Seasonal Color	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	The fall annuals were installed on 9/18/25.
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	
Signature (Yardnique):	Dwain Ayres

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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

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.
1.6 Pruning	
Shrubs, vines and oriental trees in common areas and berms to be pruned to maintain their natural shape and	
maintain appropriate distances between pedestrian and vehicle areas.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shall be done one time per year (June-July)	
1.7 Berms	
Berms to be cleaned, weeded and manicured, grasses trimmed once a year at the same time pine straw is put down (Yearly)	
Weeds to be removed / treated year round as needed	Large weeds are being pulled weekly and berms are being sprayed on a rotation. Limbs are also being picked up on a rotation.
2.0 Pesticide Application	
2.1 Turf Pest Control	
Turf inspected weekly and spot treated (As Needed)	Turf is inspected weekly for insect or fungus issues.
Ant, mole & cricket control can be requested once a year Documentation shall be given to owner for proof & chemical	
Top Choice granular insecticide blanket application for (fire ant control) annually at 3 entrances, amenity center, roadways, bermuda grasses	

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Fire ant spot treatments as needed to control mound outbreaks with "other" products (Not Top Choice) as needed	Ant mounds are being treated weekly as they appear on the same schedule as the mow rotation.
2.2 Shrub & Tree Pest Control	
Shrubs & Trees Pest Control inspected bi-weekly	All plant material is being inspected weekly for pests.
3.0 Fertilization	
3.1 Turf Areas	
All lawn areas (entrys, amenity center & mail kiosks are fertilized with grannular slow release fertilizers	
To be completed in 4 rounds (March, May, September & November)	
3.2 Shrubs & Trees	
Shrubs / trees to be fertilized twice a year with grannular slow release nitrogen source in 2 rounds (March & September)	
One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	Annuals are scheduled to be fertilized the week of 9/22/25.
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
All controllers, sprinkler heads, valve boxes, adjustments as needed, watering schedules, submit a written report	
Note: This contract shall include the following at N/C	
Lateral line repairs, valve repair and replacement as needed, Solenoid replacement, Head replacement,	
Relocation or adjustments to heads, Wire splices or cut wires, Valve box replacements, Decoder repairs,	
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.	
5.0 Mulching	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	
Pine straw to be applied to all berms areas twice a year (March & September) 3" depth	
6.0 Seasonal Color	
Annuals shall be changed out 4 cycles per year (March, June, August-September, December)	New annuals are scheduled to be installed in September.
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	
Signature (Yardnique):	Dwain Ayres

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist Yardnique

1.0 Maintenance	9/2/2025
Growing Season Only (April 1st - October 31st)	
1.1 Mowing (by Friday of each week) 5 days / week	
All Turf & Pond Areas	
Monday - & Berm Along Pacetti Rd / Clubhouse areas Amenity Ponds # 1- 5	The clubhouse and Pacetti Berm were completely mowed. Ponds 1-5 were completely mowed.
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Friday - Outer berms off od SR16 & Pacetti Rd	SR16 and Pacetti berms were completely. The athletic field was completely mowed.
1.2 String Trimming	
Trimming around all obstacles at every mowing cycle to include	String trimming was completed daily as part of the mowing service.
fences on pond side, light poles, tress & shrubs.	
1.3 Edging	
All hardscape and paved trails at each mowing cycle	The edging of the hard surfaces was completed as part of the mowing service.
1.4 Blowing	
All hardscape areas blown clean, including tennis & basketball courts, streets and parking lots	All hard surfaces were blown off once mowing was completed in each area.
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Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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2.2 Shrub & Tree Pest Control	
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Note: This contract shall include the following at N/C	
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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	
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5.0 Mulching	
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Main entrance at Pacetti Rd (215 plants per installation)	
Amenity center beds and roundabout (612 plants per installation)	
Christmas color display of poinsettia's at amenity center entrance at the holidays	
Signature (Yardnique):	Dwain Ayres

Tab 2

RESOLUTION 2026-01

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; AND PROVIDING FOR SEVERABILITY AND 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, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

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

WHEREAS, the District desires to adopt the revised lake and fishing policies set forth in **Exhibit A (“Amended Policies”)**, which relate to the use of the District’s stormwater ponds and other District-owned property; and

WHEREAS, the District has properly noticed for rule development and rulemaking regarding the Amended Policies and a public hearing was held at a meeting of the Board on November 18, 2025; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Amended Policies for immediate use and application.

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

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

SECTION 2. The District hereby adopts the Amended Policies, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Amended Policies is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[Continue onto next page]

PASSED AND ADOPTED this 18th day of November 2025.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Policies

**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”)
POLICIES FOR USE OF LAKES AND
OTHER STORMWATER MANAGEMENT FACILITIES¹**

The Turnbull Creek Community Development District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of District lakes or other District storm water facilities.

1. Wading and swimming in District lakes and other District storm water management facilities is prohibited.
2. Watercrafts of any kind in District lakes or other District storm water management facilities are prohibited.
3. The District lakes and other District storm water management facilities primarily function as retention ponds to facilitate the District’s system for treatment and attention of storm water run-off and overflow. As a result, contaminants may be present in the water. Any permitted fishing is on a catch and release basis ONLY.
4. Fishing is permitted at all District ponds only in areas that do NOT BACK UP TO HOMES. Homeowners are permitted to fish from their own backyards down to the water line and are NOT permitted to fish from the backyard of others or otherwise in the CDD easement area abutting others private property without specific permission by that homeowner. Violation of the policies set forth herein may result in suspension or termination of amenity privileges and in the case of trespassing on private property, a criminal violation pursuant to Florida law.
5. Users of District lakes and other District storm water management facilities shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement, or regulation of any governmental entity relating to the District lakes and other District storm water management facilities.
6. Pets are not allowed in the District lakes and other District storm water management facilities.
7. No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District lakes or other District storm water facilities unless properly permitted and approved by the CDD and other applicable governmental agencies.
8. No foreign materials may be disposed of in the District lakes or other District storm water facilities, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the lake environment.
9. Any hazardous condition concerning the District lakes or other District storm water facilities must be immediately reported to the District Manager and the proper authorities.
10. Property owners and residents are responsible for their tenants, guests’, and invitees’ adherence to these policies.

These Policies may be amended and/or updated, as the District deems necessary (Adopted March 2020).

Tab 3

CHAMPION SWIM SCHOOL™

We Champion your Child!™



Who We Are



Founded in 2019, Champion Swim School™ embodies an innovative approach to the lifelong skill of water safety. We teach ages 6 months -12 years and offer swim lessons in community amenity centers ensuring easy access for your residents.

Champion Swim School was voted "Best Swim Lessons" in Jacksonville, FL, in 2022, 2023 and 2024, by Distinguished Teaching Inc., has over 100 five star reviews and even more raving parents.





Why Pool Managers Call Us the Easy Button

Raving Families

- ★ Responsive customer service and easy online account management.
- ★ Flexible enrollment and convenient schedules.
- ★ Mature instructors, experienced and full of compassion.
- ★ Comprehensive programming offers 3 levels: parent tot, learn-to-swim, swim team prep.

Happy Pool Staff

- ★ Simple set up for equipment, supplies and signage.
- ★ Staff trained on resident relations & respecting the community atmosphere.
- ★ We eagerly work with Amenity leadership to serve their unique community needs.

Amazing Swimmers

- ★ Innovative method produces fast results, serving children ages 6 months - 12 years. Adult lessons also available in a private class setting.
- ★ Proprietary Champion Float™ accelerates the learning process.
- ★ Gentle & repetitious classes benefit even the most anxious students.

Here to Serve

Our leadership team, customer service representatives and highly trained instructors allow Champion to serve our partnered communities and swim families at the highest level.



Partnership Details

Set Up

- ★ Our owner meets with leadership to determine pool space.
- ★ Work within the pool schedule to determine the best days/times for lessons.
- ★ Create a contract based on the details determined by Aquatic leadership

Payment

- ★ Champion pays 10% of the program's gross revenue to the organization for rent.
- ★ Detailed reports and student count sent to pool management each session.
- ★ Payment sent out via check after each session.

Marketing

- ★ Champion provides marketing collateral to send out to families.
- ★ Attend community events where families can learn more about our program.
- ★ Educate and communicate with swim families through our digital platforms.

Proposed Schedule

April 1st - September 30th	Sunday 1pm - 5pm
June 1st - July 30th	Monday & Wednesday 9am - 1pm Or Tuesday & Thursday 9am - 1pm Or Monday through Thursday 9am - 1pm *depending on the size of your community.

Next Steps...

Set up in person meeting between Aquatics Management & Pam Villa to discuss partnership details and pool space.



Thank You for your Consideration!



Tab 4

ESTIMATE

C Buss Enterprises
152 Lipizzan Trail
Saint Augustine, FL 32095

clayton@cbussenterprises.com
904-710-8161
https://www.cbussenterprises.com



Murabella

Bill to
Murabella

Ship to
Murabella
101 W. Positano Ave
Saint Augustine
FL
32092

Estimate details

Estimate no.: 1392
Estimate date: 05/13/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		POOL REPAIR	- REMOVE EXISTING SAND FROM NATIONAL 60" 35.0 SQ FT FRP HORIZONTAL FILTERS W/ COMMERCIAL VAC-CON TRUCK - INSPECT UNDERDRAINS & LATERALS - INSTALL 7500 LBS OF #20 GRIT POOL FILTER SAND - VACUUM TRUCK - LABOR	1	\$8,650.00	\$8,650.00

Total \$8,650.00

Note to customer
Thank you for your business.

Tab 5

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 Murabella Amenity Center 904-759-9833

PROPOSAL/ CONTRACT #	DATE	EXPIRATION DATE
21237	11/04/2025	11/11/2025

PMT METHOD
 QuickBooks Payments-Credit Card

DESCRIPTION	AMOUNT
Remove and haul away existing mulch inside playground	30,450.00
Install crushed concrete base, and Install 4350 sq ft of playground grade artificial turf	
Option to add a Shock Pad under neath the turf	22,800.00
50% Deposit	
50% Due on completion	
ACH, zelle, venmo, cash, check, card(3.5% fee)	
Thank you and have a Great day!	
	SUBTOTAL 53,250.00
	TAX 0.00
	TOTAL \$53,250.00

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.

U.S. MULCHING - JACKSONVILLE

409 Queen Anne Court
St. Augustine, FL 32092



ESTIMATE

Jay Schieszer
RMSNF
Murabella HOA

DATE September 8, 2025
PO number
TERMS

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
30	Install Certified Playground : 101 W Positano	\$60.00	\$1,800.00
20	Install Certified Playground : 165 Toscana Lane	\$60.00	\$1,200.00
20	Install Certified Playground : 124 E Francetta Lane	\$60.00	\$1,200.00
		SUBTOTAL	4,200.00
		TAX	0.00
			\$4,200.00
			PAY THIS AMOUNT

DIRECT ALL INQUIRIES TO:
Javi Sowers
(904) 422-5927
email: usmulchingjax@bellsouth.net
www.usmulchingjax.com

THANK YOU FOR YOUR BUSINESS!

Tab 6



Proposal

#EST2392

Bill To
Turnbull Creek CDD
MuraBella
TBD

Ship To
Turnbull Creek CDD
Murabella
101 W Positano Ave.
St. Augustine FL 32092

Proposal Date	Project Manager
10/29/2025	Mary Cyr

Option 1

Project Name		Project ID	Terms
Turnbull Creek CDD : MuraBella Playground Parts		24163	Due w/ Order
Quantity	Description	Unit Price	Total Extended
3	Playworld AAU0069DUN HANDLE - LARGE	\$74.56	\$223.68
2	PLAYWORLD AAU0067CHR SMALL HANDLE	\$44.00	\$88.00
5	Playworld BAE0632 NUT -3/8in-16 X 1-1/4in BARREL	\$6.09	\$30.45
8	Playworld BAE0595 WASHER - 3/8in SAE FLAT -	\$0.12	\$0.96
5	Playworld BAE0668 BOLT-3/8in-16 X 2-1/2in BUTTON	\$2.41	\$12.05
3	PLAYWORLD BFC0736 LARGE HANDHOLD FILLER SHEET	\$30.57	\$91.71
1	Playworld BAE0902 WRENCH - 7/32in SHT HEX KEY -	\$3.03	\$3.03
1	Playworld BAE0922 TOOL- TT 45 L WRENCH	\$4.21	\$4.21
1	Playworld BFC0090 - Push Clicker Cover Plate	\$33.01	\$33.01
1	Playworld BFC0084BEI - Push Clicker Oval Plate	\$45.22	\$45.22
1	Playworld BFC0172BEI - Push Clicker Handle	\$39.11	\$39.11
1	Playworld BAE0161 NUT - 1/4in-20 X 7/16in BUTTON	\$2.45	\$2.45
2	Playworld BFC0176BEI - Push Clicker Pin Plates	\$22.01	\$44.02
1	Playworld BAE0158 WASHER - 1/4in SAE FLAT -	\$0.08	\$0.08
1	Playworld BAE0153 BOLT - 1/4in X 1-1/2in BUTTON	\$0.84	\$0.84
3	Playworld BAE0664 BOLT -3/8in-16 X 1in BUTTON HD	\$1.12	\$3.36
3	Playworld BAE0663 NUT - 3/8in-16 X 7/16in BUTTON	\$3.08	\$9.24
1	Playworld BAD6000FRG 4.5 OZ AEROSOL CAN OF SPRAY	\$26.90	\$26.90



Proposal

#EST2392

1	Playworld ZZXX0650 WAVE RIDER SEE-SAW BEIGE FRAME FOREST GREEN SEATS	\$3,343.00	\$3,343.00
1	Playworld ZZXX0576 ROCKY RIDGE RETRO (BLACK ROPE ONLY)	\$731.00	\$731.00
	Subtotal Subtotal		\$4,732.32
1	Freight	\$977.00	\$977.00
1	Play Equipment Installation *Includes removal of damaged equipment **CUSTOMER RESPONSIBILITY: *Disposal of old equipment *Customer will receive & store Items until install can be scheduled	\$3,000.00	\$3,000.00
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		Subtotal	\$8,709.32
		Tax	\$0.00
		Total	\$8,709.32

Original SO# 0709673, 0603736, 0603619

Accepted By

Printed Name: _____ Signature: _____ Date: _____

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING.

PO/Reference #: _____

THANK YOU!



Standard Terms and Conditions

General Terms:

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

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

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

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

Installation Standard Services Include (as required):

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

Installation Customer Responsibilities (unless otherwise noted in proposal):

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

Building Permits:

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

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

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

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

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

Any other responsibilities must be clearly outlined in the proposal.



Proposal

#EST2394

Bill To
Turnbull Creek CDD
MuraBella
TBD

Ship To
Turnbull Creek CDD
Murabella
101 W Positano Ave.
St. Augustine FL 32092

Proposal Date	Project Manager
10/29/2025	Mary Cyr

Option 2

Project Name		Project ID	Terms
Turnbull Creek CDD : MuraBella Playground Parts		24163	Due w/ Order
Quantity	Description	Unit Price	Total Extended
3	Playworld AAU0069DUN HANDLE - LARGE	\$74.56	\$223.68
2	PLAYWORLD AAU0067CHR SMALL HANDLE	\$44.00	\$88.00
5	Playworld BAE0632 NUT -3/8in-16 X 1-1/4in BARREL	\$6.09	\$30.45
8	Playworld BAE0595 WASHER - 3/8in SAE FLAT -	\$0.12	\$0.96
5	Playworld BAE0668 BOLT-3/8in-16 X 2-1/2in BUTTON	\$2.41	\$12.05
3	PLAYWORLD BFC0736 LARGE HANDHOLD FILLER SHEET	\$30.57	\$91.71
1	Playworld BAE0902 WRENCH - 7/32in SHT HEX KEY -	\$3.03	\$3.03
1	Playworld BAE0922 TOOL- TT 45 L WRENCH	\$4.21	\$4.21
1	Playworld BFC0090 - Push Clicker Cover Plate	\$33.01	\$33.01
1	Playworld BFC0084BEI - Push Clicker Oval Plate	\$45.22	\$45.22
1	Playworld BFC0172BEI - Push Clicker Handle	\$39.11	\$39.11
1	Playworld BAE0161 NUT - 1/4in-20 X 7/16in BUTTON	\$2.45	\$2.45
2	Playworld BFC0176BEI - Push Clicker Pin Plates	\$22.01	\$44.02
1	Playworld BAE0158 WASHER - 1/4in SAE FLAT -	\$0.08	\$0.08
1	Playworld BAE0153 BOLT - 1/4in X 1-1/2in BUTTON	\$0.84	\$0.84
3	Playworld BAE0664 BOLT -3/8in-16 X 1in BUTTON HD	\$1.12	\$3.36
3	Playworld BAE0663 NUT - 3/8in-16 X 7/16in BUTTON	\$3.08	\$9.24
1	Playworld BAD6000FRG 4.5 OZ AEROSOL CAN OF SPRAY	\$26.90	\$26.90



Proposal

#EST2394

1	Playworld ZZXX0650 WAVE RIDER SEE-SAW BEIGE FRAME FOREST GREEN SEATS	\$3,343.00	\$3,343.00
1	Playworld ZZCH7966 ROCKY RIDGE CLIMBER(60in DECK) *Includes black rope	\$2,938.00	\$2,938.00
	Subtotal Subtotal		\$6,939.32
1	Freight	\$1,035.00	\$1,035.00
1	Play Equipment Installation *Includes removal of damaged equipment **CUSTOMER RESPONSIBILITY: *Disposal of old equipment *Customer will receive & store Items until install can be scheduled	\$3,678.00	\$3,678.00
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		Subtotal	\$11,652.32
		Tax	\$0.00
		Total	\$11,652.32

Original SO# 0709673, 0603736, 0603619

Accepted By

Printed Name: _____ Signature: _____ Date: _____

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING.

PO/Reference #:_____

THANK YOU!



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- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed according to the manufacturer's instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

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

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

Installation Standard Services Include (as required):

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

Installation Customer Responsibilities (unless otherwise noted in proposal):

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

Building Permits:

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

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

Any other responsibilities must be clearly outlined in the proposal.

Tab 7



Date: 10/27/2025

Proposal #:

250216-MD

Customer:

*Murabella HOA.
101 w Positano Ave
St Augustine, FL 32092*

Project Location:

*Murabella HOA
101 W Positano Ave
St Augustine, FL 32092*

Project Contact:

*James Schieszer
Jschieszer@rmsnf.com*

Project Description:

gate leaf right side rebuild

All Weather Contractors (**AWC**) is pleased to submit the following proposal:

❖ **SCOPE OF WORK - Description**

AWC scope of work includes labor and materials, unless otherwise noted:

1. Fabricate and design a new false gate leaf to match existing piece on site.
2. Use aluminum 6061 series materials.
3. Prime and paint new work to match as close as possible with a Sherwin Williams DTM product
4. Once fabrication is completed install and set in concrete onsite.
5. Clean jobsite and dispose of debris.

❖ **VALIDITY**

1. This proposal is valid for 30 days from the date of the proposal.

❖ **PRICE**

1. Total price for the work is: **\$ 9,695.00.**
2. Terms of Payment: **100%** Upon completion of work.

❖ **EXCLUSIONS**

❖ **ALTERNATES & UNIT PRICES (if applicable)**

1. N/A

❖ **QUALIFICATIONS & CLARIFICATIONS**

1. Payment and performance bond not required; permitting is the responsibility of owner/manager, unless otherwise noted. Work outside scope will require a written change order. Debris & haul-away included.

❖ **WORK HOURS & SCHEDULE**

1. Workdays are Monday – Friday 8:00am to 5:00pm, unless otherwise specified.
2. Weather-related issues may delay completion.

❖ **CERTIFICATIONS & INSURANCE MAINTAINED BY ALL WEATHER CONTRACTORS**

1. **GC**—CGC1523954 — **HVAC**—CMC1250093 — **Plumbing**—CFC1432682 — **Roofing**—CCC1334999 licenses.
2. Commercial General Liability Insurance \$1,000,000
3. Commercial General Liability Aggregate \$2,000,000
4. Workers Compensation Insurance \$1,000,000
5. Automotive Liability Insurance \$1,000,000
6. Umbrella General Liability Insurance \$5,000,000



Date: 10/27/2025

Proposal #:

250216-MD

❖ **WARRANTY**

1. Material warranty by manufacturer. AWC will provide a 1-year warranty for workmanship.

❖ **INSPECTION**

1. Work shall be inspected by the customer representative at the completion of the work.

All Weather Contractors is uniquely qualified to perform the work detailed above. We are RealPage approved supplier of construction services, and our teams of highly experienced tradespeople are ready to begin your project. Accept this proposal by placing an initial on each page of this proposal and signing the acceptance below. Return to our offices as soon as possible to get your project underway.

❖ **PROPOSAL SUBMITTED BY:**

David Bane, Metal Fabrication Manager
Dbane@allweathercontractors.com
904-789-1795

❖ **PROPOSAL ACCEPTED BY:**

Name & Title

Date

WO/PO#, if applicable

General Statement: This proposal is based exclusively on the direct cost elements described above, such as labor, material, specified equipment, and normal mark-ups. It does not include any amount for changes in the sequence and scope of work, delays, disruptions, re-scheduling, extended overhead, overtime, acceleration, and/or impact costs not specifically noted and/or mutually agreed. If needed All Weather Contractors reserves the right to submit a claim for all impacts, limitations, and related items of cost.

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 Murabella Amenity Center 904-759-9833

PROPOSAL/ CONTRACT #	DATE	EXPIRATION DATE
21186	10/22/2025	10/31/2025

P.O. NUMBER

Murabella Entrance Gates

PMT METHOD

QuickBooks Payments-Credit Card

DESCRIPTION	AMOUNT
Replace fence at Murabella entry on both sides 10' Tall Black Aluminum Industrial Grade Double Pickets to Middle Rail Pressed Spear Point on Top *Special Order: 4-6 Weeks Limited Manufacture Warranty On Material Warranty Does Not Cover Hinges & Latches 2 Year Workmanship warranty on labor 50% Deposit 50% Due Upon Completion *Previous Deposit Will Be Applied Toward Balance	4,700.00

ACH, zelle, venmo, cash, check, card(3.5% fee)
 Thank you and have a Great day!

SUBTOTAL	4,700.00
TAX	0.00
TOTAL	\$4,700.00

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 8



Duval Asphalt Products, Inc.
7544 Phillips Highway
Jacksonville, FL 32256
(904) 296-2020
(904) 296-6574 fax



PROPOSAL: Murabella Mail Kiosk 1 Resurfacing

To:	Property:
Murabella HOA	W. Positano Ave
101 W Positano	St Augustine, FL 32092
St Augustine, FL 32092	

Proposal Date:	Nov 04, 2025	Quote ID:	QUO-05941-Y4R0C4 (Rev. 0)
Effective From:	11/4/2025	Effective To:	12/4/2025

Line No.	Product	Price	Approval (your initials)
10	Mill and Resurface Asphalt Approx. 500 Sq Yds @ \$48.64 / Sq Yd Mill existing asphalt at an average depth of 1.5" Clean surface and haul debris off site Apply tack coat Install Sp9.5 type asphalt at an average depth of 1.5" *final pricing to be determined by infield measurements and final product placement *Unless specified otherwise, this quote and price are only valid to be accepted if the quote is signed and the work completed within 30 days of the effective from date on this quote.	\$24,320.00	
20	Striping Layout and restripe parking lot back to its current configuration *Unless specified otherwise, this quote and price are only valid to be accepted if the quote is signed and the work completed within 30 days of the effective from date on this quote.	\$648.27	

Drainage is not implied or guaranteed by this quote. It is understood that Duval Asphalt will receive compensation for any drainage related work. This quote is figured without adding money for rework of areas lacking sufficient pitch to allow for drainage. As a contingency, \$450 per hour with a 4 hour minimum should be factored for drainage adjustment. 2%, or greater, prevailing pitch is required for complete drainage.

Prime is \$.65 per SY with a 1,500 SY minimum per mob. Anything under 1,500 SY is \$4.75 per GI for material plus a \$500 mob. All Prime is scheduled thru Allen Shirley at (904) 219-7447.

Estimated Total (assuming all line items)	\$24,968.27
--	--------------------

**The terms contained in Exhibit A are hereby fully incorporated
by reference into this proposal**

THIS CONTRACT IS CONTINGENT ONLY UPON CREDIT APPROVAL BY DUVAL ASPHALT PRODUCTS.

TERMS - NET 30 DAYS ANY PAYMENTS NOT RECEIVED BY THAT TIME SHALL BEAR INTEREST AT THE RATE OF 1 1/2 % PER MONTH, AND CUSTOMER ALSO AGREE TO PAY DUVAL ASPHALT PRODUCTS, INC. COST AND EXPENSES OF COLLECTION, FOR ANY BREACH OF THIS PROPOSAL, INCLUDING REASONABLE ATTORNEYS FEES WHETHER OR NOT A SUIT IS FILED. NO RETAINAGE IS TO BE WITHHELD FROM PAYMENTS DUE FROM THIS CONTRACT. ALL PAYMENTS DUE HEREUNDER SHALL BE MADE AT THE OFFICES OF DUVAL ASPHALT PRODUCTS, INC. OR BY MAIL.

ACCEPTANCE OF PROPOSAL - THE ABOVE OR ATTACHED PRICES AND SPECIFICATIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED.

RESPECTFULLY SUBMITTED,

Duval Asphalt Products, Inc.

Nick Schaber

E-mail: NSchaber@duvalasphalt.com

Cell Phone: 9045341484

ACCEPTED BY:

Signature _____

Name _____

Title _____

Date _____

Exhibit A

1. Any damage to our work will be repaired on a cost plus 20% basis.
 2. All work is guaranteed to be installed as specified. Duval Asphalt warranties the installation of pavement / sealcoating against defects in material and workmanship for (1) year from date of completion.
 3. Asphalt is a flexible pavement, unless otherwise noted, Duval Asphalt does not guarantee against ponding water or make provisions for the repair of such areas under this contract.
 4. Duval Asphalt requires a representative of your company be on-site during project operations in order to resolve any related issues.
 5. Changes to contract quantity in excess of 10 percent (10%) will result in adjustment of unit prices.
 6. Permits, bonds, testing, layout, saw cutting, maintenance of traffic, and striping, are not included unless otherwise noted in the scope of this contract.
 7. Dumpsters must be removed from pavement surface and irrigation systems must be turned off 24 hours prior to start of project. Any delay or change in schedule by owner or owner's representative after Duval Asphalt has mobilized on site, such as base not being ready or wet pavement due to irrigation being left on, will result in a re-mobilization charge of \$3,500 for paving and \$1,250 for sealcoating. Quotes based on one mobilization unless stated otherwise.
 8. Changes to a project that require additional days of work are to be priced on an individual basis. The mobilization charge above in #7 is not sufficient or applicable to add additional days of work.
 9. A two-week notice is required, prior to start of project, to schedule job. It is understood that the schedule is subject to change due to inclement weather.
 10. Duval Asphalt is not responsible for damage to underground utilities caused by the normal prosecution of our work.
 11. Installation of new asphalt surfaces will not prevent reflective cracking; no warranty is stated or implied.
 12. Adequate curing period must be allowed in order to minimize scuffing and tearing. Scuffing and tearing of the asphalt will occur in the hot summer months, no warranty is stated or implied.
 13. Duval Asphalt does not guarantee against surface defects (i.e., cracking, ponding, settling, etc.) resulting from base installed by others, or areas where inadequate base is discovered.
 14. Duval Asphalt recommends the removal and replacement of oil and other solvent deteriorated asphalt. We do not guarantee sealcoat adhesion to raised and exposed aggregate, pavements with coquina shell, concrete areas with spilled mortar or other films or coatings, extremely dirty areas or areas containing mold or mildew.
 15. Sealed areas shall be barricaded to all traffic. Duval Asphalt is not responsible for damages to sealed areas, sidewalks, or tracking of sealer due to foot traffic and or vehicle traffic crossing barricaded areas. Barricades may be opened to traffic no less than 24 hours after application.
 16. Cost of towing vehicles is the responsibility of owner or management. There will be a charge of \$250 per hour for sealcoat, and \$750 per hour and any trucking delay charges for paving and patching.
 17. The removal of unsuitable material such as much, marl, clay, organic material, sand, etc. or the replacement of clean fill, and the removal of vegetation is not included in this contract unless otherwise stated.
 18. Quote based on normal non-union rates, no payroll transcripts required, no retainage will be withheld from payments to this contract. Final payment based on in-place measurements unless otherwise stated as "total investment". Duval Asphalt is an EOE in accordance with 41CFR 60-250.4(m), 60-741.4 and 61.250.
 19. Contracts are bid at specific thickness, additional material needed to complete project due to curb being cut to deep, base not smooth and level, or unforeseen problems will be billed according to contract.
 20. Should customer cancel this contract before work begins, the parties agree that 20% of the proposed contract price will be payable to Duval Asphalt as liquidated damages (not as penalty) representing the reasonable admin. Expenses incurred on the project and lost profit.
 21. If during normal completion of scope, inadequate base is discovered, the customer can proceed and void any warranty in affected area and incur no additional cost. If corrective action is elected, cost will be determined on a case-by-case basis and will result in additional cost for labor and material.
 22. This quote assumes no testing will be performed and no DOT, or DOT style specifications will be required. DOT specifications cannot be achieved on any project outside DOT roadways built entirely with DOT approved processes and material.
 23. Price is based on Duval Asphalt retaining all milled asphalt material to use for recycled content. If prime or owner elect to retain any or all of the milled material, asphalt price is subject to change to reflect the need for virgin material substitute.
- IT IS ANTICIPATED THAT, WHEN RESURFACING PAVEMENTS CONSTRUCTED WITH AN INVERTED CROWN, SOME ROLLER MARKING WILL BE VISIBLE IN THE FINISHED SURFACE.

Agreed: _____ (please initial) Date: _____

Job Information Sheet

(Please complete entirely with addresses and phone numbers)

____ Private (not bonded)
____ Bonded Private or State (bonded by general contractor)
____ Federal Work (Miller Act)

ATTACH NOTICE OF COMMENCEMENT

(If one has been recorded)

Project Name: Murabella Mail Kiosk 1 Resurfacing
Address: W. Positano Ave St Augustine FL 32092
Description (if available): Lot: _____ Block: _____ OR Book: _____
Page: _____ Township: _____ Range _____ County _____

Your Company Name: Murabella HOA
Address: 101 W Positano
City: St Augustine State: FL Zip: 32092
Phone #: _____

General Contractor: _____
Address: _____
Phone #: _____

Name of Company your Contract is with: _____
Address: _____
Phone #: _____

Property Owner: _____
Address: _____
Phone #: _____

Bonding Company and/or Bond Agent: _____
Address: _____
Phone #: _____

Bank Name or Funding Source: _____
Address: _____
Contact Name: _____ Phone #: _____

Contract Amount: _____ RETAINAGE: _____%

Tab 9

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 Murabella Amenity Center 904-759-9833

PROPOSAL/ CONTRACT #	DATE	EXPIRATION DATE
21238	11/04/2025	11/11/2025

PMT METHOD
QuickBooks Payments-Credit Card

DESCRIPTION	AMOUNT
Remove and haul away old sail shade post beams	1,800.00
50% Deposit	
50% Due on completion	
ACH, zelle, venmo, cash, check, card(3.5% fee)	
Thank you and have a Great day!	
	SUBTOTAL 1,800.00
	TAX 0.00
	TOTAL \$1,800.00
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 10

Safe Slide Restoration

Oct 24, 2025



Turnbull Creek CDD - Safety Inspection Report - Safe Slide Restoration - 10.24.25

Executive Summary:

The following is an inspection report for the current status of the water slide steel stair case at Turnbull Creek CDD. This report is based on the inspection done by Safe Slide Restoration on 10/9/25. Safe Slide Restoration is certified with the following: AIMS International, NDT-UT, NDT-VT, SPRAT, the American Composite Manufacturer's Association (ACMA), and steel by the Association for Materials Protection and Performance (AMPP).

The goal of Safe Slide Restoration's inspection is to identify safety concerns and recommend action steps for the waterpark facility. Areas of inspection include:

- Waterslide.
- Steel Structure, Stairways, and Supports.
- Other general safety concerns.

Prior to and following the safety inspection, we met with James Schieszer and reviewed our inspection findings.

More pictures and videos may have been taken of each finding/attraction during the inspection and are available upon request.



Project: Turnbull Creek CDD - Murabella Amenity Center
Date: Oct 9, 2025, 6:41 AM
Creator: Joseph Atherton

Open Flume Body Slide Inspection Results:

Open Flume Body Slide - Over all condition is (Servicable)

- Moderate Finding 1: There is a failed coating in the start tub and thinning gelcoat at first seam. Immediate treatment recommended for safety and aesthetic purposes.
- Moderate Finding 2: Unknown previous coating in ride path. Treatment recommended for safety and aesthetic puposes.
- Recommended Actions: Remove failed coating and replace with proper OEM gelcoat finish with textured surface.
- Minor Finding: Multiple seams have surface caulking creating needless friction in ride aesthetic disruption.
- Recommended Action: Recaulk all seams after recoating the ride path per OEM standards.



Failed and thinning gelcoat.

Project: Turnbull Creek CDD - Murabella Amenity Center
Date: Oct 9, 2025, 7:54 AM
Creator: Joseph Atherton



Start Tub view:

Project: Turnbull Creek CDD - Murabella Amenity Center
Date: Oct 9, 2025, 7:53 AM
Creator: Joseph Atherton



Up-close of previous coating and surface caulk.

Project: Turnbull Creek CDD - Murabella Amenity Center
Date: Oct 9, 2025, 8:03 AM
Creator: Joseph Atherton



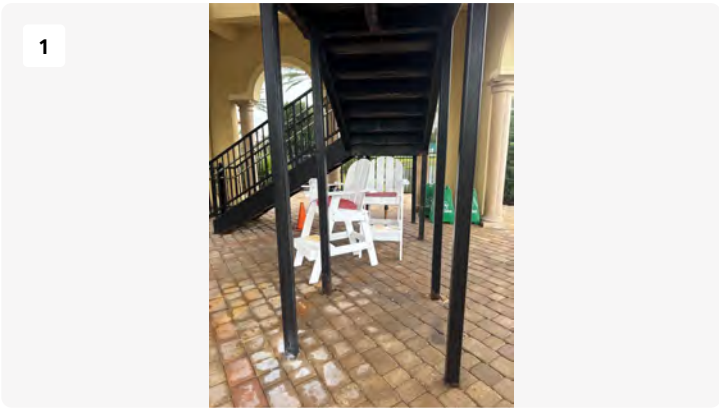
Ride Path view:

Project: Turnbull Creek CDD - Murabella Amenity Center
Date: Oct 9, 2025, 8:03 AM
Creator: Joseph Atherton

Steel Structure Inspection Results:

Steel Slide Tower and Slide Support Columns - Over all condition is (Servicable)

- Moderate Finding: Excessive corrosion found around tower staircase bases. Immediate treatment recommended for safety and durabiliy purposes.
- Recommended Actions: Address corrosion and recoat the structure with a protectant coating.
- Moderate Finding: General corrosion throughout the structure. Treatment recommended for safety and durabiliy purposes.
- Recommended Action: Address corrosion and recoat the structure with a protectant coating.
- Minor Finding: Areas of coating failure and corrosion around welds on the slide support columns. Treatment recommended for reatment recommended for aesthetic purpose.
- Recommended Action: Address corrosion and recoat the slide supports with a protectant coating.



Tower and stair bases holistic view:

Project: Turnbull Creek CDD - Murabella Amenity Center
Date: Oct 9, 2025, 7:47 AM
Creator: Joseph Atherton



Corrosion at support base:

Project: Turnbull Creek CDD - Murabella Amenity Center
Date: Oct 9, 2025, 6:43 AM
Creator: Joseph Atherton



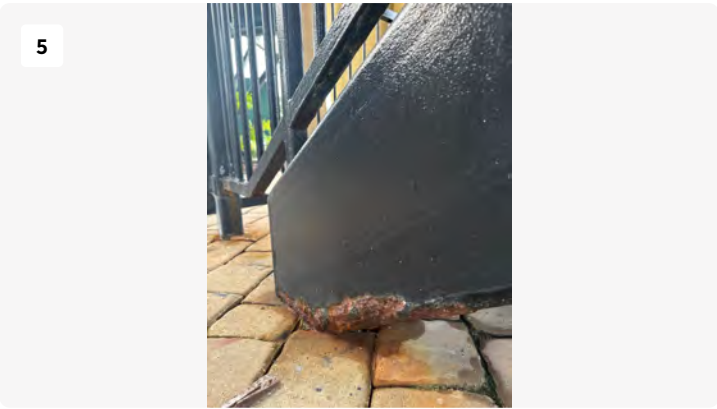
Corrosion at support base:

Project: Turnbull Creek CDD - Murabella Amenity Center
Date: Oct 9, 2025, 7:48 AM
Creator: Joseph Atherton



Corrosion at base:

Project: Turnbull Creek CDD - Murabella Amenity Center
Date: Oct 9, 2025, 7:48 AM
Creator: Joseph Atherton



Contact corrosion at base of staircase:

Project: Turnbull Creek CDD - Murabella Amenity Center
Date: Oct 9, 2025, 6:45 AM
Creator: Joseph Atherton



Underside of slide tower:

Project: Turnbull Creek CDD - Murabella Amenity Center
Date: Oct 9, 2025, 6:44 AM
Creator: Joseph Atherton



Some coating failure and surface rust on the welds:

Project: Turnbull Creek CDD - Murabella Amenity Center
Date: Oct 9, 2025, 8:10 AM
Creator: Joseph Atherton



Slide Structure visually in good condition:

Project: Turnbull Creek CDD - Murabella Amenity Center
Date: Oct 9, 2025, 8:01 AM
Creator: Joseph Atherton

NDT Inspection Results:

Turnbull creek NDT Inspection

Completed by Joseph Atherton - NDT Certified, Level 2 in the UT method.

Tested on Oct 9th, around 7.45 AM using E-toE (Echo).

1

**High landing:**

North Column - NL-0.185, SL-0.187, NH-0.186, SH-0.187

South column - NL-0.151, SL-0.132, NH-0.133, SH-0.132

East column - NL-0.198, SL-0.184, NH-0.186, SH-0.185

West column - NL-0.129, SL-0.130, NH-0.134, SH-0.130

Project: Turnbull Creek CDD - Murabella Amenity Center

Date: Oct 9, 2025, 7:48 AM

Creator: Joseph Atherton

2

**Low landing:**

North Column - NL-0.101, SL-0.098, NH-0.097, SH-0.100

South column - NL-0.183, SL-0.183, NH-0.183, SH-0.183

East column - NL-0.135, SL-0.135, NH-0.135, SH-0.126

West column - NL-0.181, SL-0.181, NH-0.182, SH-0.182

Project: Turnbull Creek CDD - Murabella Amenity Center

Date: Oct 9, 2025, 7:48 AM

Creator: Joseph Atherton

3

**Stair Stringer - first flight:**

Right side - OutL-0.261, InL-0.315, OutH-0.224, InH-0.222

Left side - OutL-0.234, InL-0.232, OutH-0.230, InH-0.232

Project: Turnbull Creek CDD - Murabella Amenity Center

Date: Oct 9, 2025, 6:45 AM

Creator: Joseph Atherton

4

**Underside of staircase where stringers were tested:**

Project: Turnbull Creek CDD - Murabella Amenity Center

Date: Oct 9, 2025, 7:48 AM

Creator: Joseph Atherton

Terms & Conditions

We at Safe Slide Restoration are committed to quality and customer satisfaction. We are an international company that provides services to the largest water parks and cruise lines in the world. We look forward to putting our expertise to work for you. Please [visit our online store](#) to purchase any products you may need for maintenance, and feel free to call my cell at 317-437-2217 or our office at 855-639-7543 if you have any questions or comments. Thank you for your partnership.

Sincerely, Joe Atherton - Regional Customer Representative joseph.atherton@safeslides.com

The slides, steel, amusement areas, and equipment were inspected in accessible or visible areas, including ground level, platforms, and slide ride paths. The inspection performed is an on-site visual and/or NDT (non-destructive testing) inspection, and records measurements as they were at the time of their observation. The inspection is a limited visual inspection completed by a generalist and not a licensed engineer. The inspection is not technically exhaustive. We are not responsible for the interpretation of these findings/measurements as it pertains to overall structural integrity. In order to maintain structural integrity, it is important to have an ongoing protection and inspection plan. We highly recommend daily documented dry inspections and test rides before operation. Safe Slide Restoration does not take responsibility for the form or structure of the welds, bolts, structure of the rides and/or slides being compliant with the as-built documents nor properly engineered for the service conditions experienced.

DISPUTE RESOLUTION AND REMEDY LIMITATION

This Agreement is governed by Missouri law. The parties agree any dispute arising out of the inspection shall be initially submitted to non-binding mediation. In the event mediation is unsuccessful the venue for filing any suit for claims arising out of the inspection shall be Madison County Missouri Circuit Court.

Any legal action arising from the inspection services must be filed within one (1) year of the date services were rendered. Failure to bring an action within this time period shall be a complete bar to any such action.

CONFIDENTIALITY AGREEMENT: The information in this document is confidential to the person to whom it is addressed and should not be disclosed to any other person. It may not be reproduced in whole, or in part, nor may any of the information contained therein be disclosed without the prior written consent of the directors of Safe Slide Restoration.

Tab 11

Safe Slide Restoration®

"Restoring confidence in your slide."

Dale Cooper LLC DBA Safe Slide Restoration

P.O. Box 102, Farmington, MO 63640

O: 855-639-7543 / C: Choose an item.

www.safeslides.com

October 27, 2025

Turnbull Creek CDD/ Attn: James Schieszer

101 W. Positano, St. Augustine, FL 32092

904-759-9833/ jschieszer@rmsnf.com

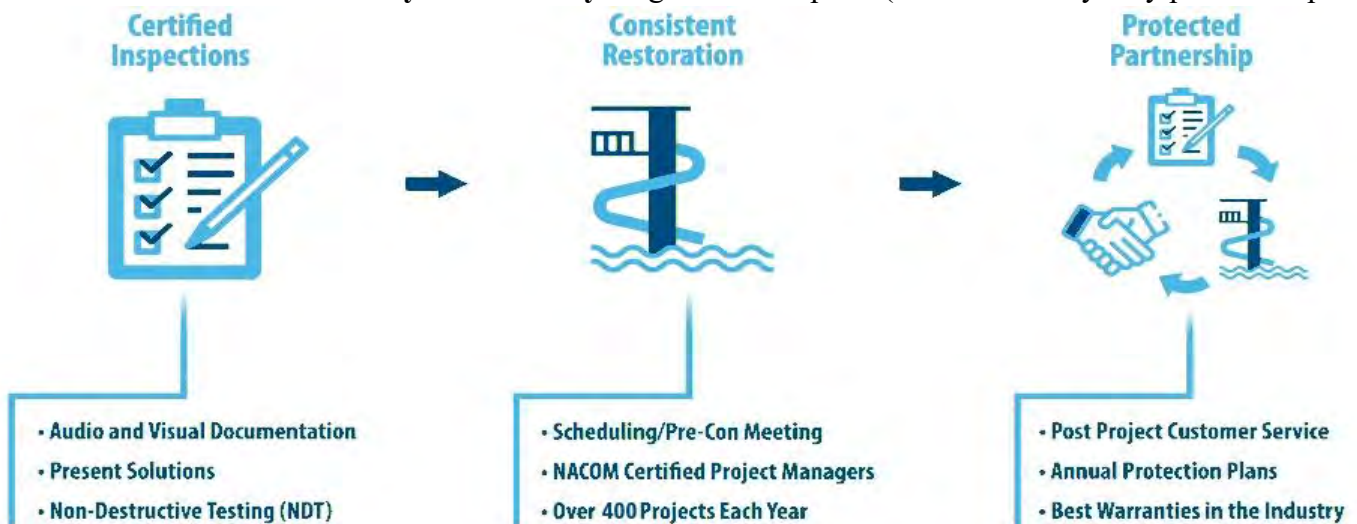
Hello James,

The following is a proposal for the restoration of your water slide and steel structure. This proposal is based on the inspection done by Safe Slide Restoration on 10/09/2025. Our company holds the following certifications/qualifications:

- American Composite Manufacturer's Association (ACMA)
- OSHA
- AMPP (Association for Materials Protection and Performance)
- Over **30 years** of experience working with fiberglass and gel coat.
- Over **14 years** of experience working with steel structures.

We Have The Industry's Best Warranties

- There is a **1 – year warranty** on paint for adhesion – Steel
- There is a **5 – year warranty** on structural fiberglass repair not to delaminate.
- There is a **5 – year warranty** on gel coat and paint (available with yearly protection plan)



Guarantees

- All Project Managers are ACMA Certified
- Gel Coat Thickness Meets OEM Standards
- Meeting Deadlines
- Responsive

Slide Description:**Open Flume-Body - Green Ext - White Int.****Work Description:****Option A:****Gel Coat - Interior:**

- Remove failed coatings
- Repair all common fiberglass repairs in ride path* (common repairs do not require lamination)
- All repairs will be done with vinyl-ester filler
- Prepare interior ride path for Gel Coat (prime coat blistered and submerged areas)
- Add textured surface to start tub if needed
- Refinish interior ride path of slide with Gel Coat
- Gel Coat will be applied to a thickness of 20 - 24 mils.
- Premium Gel Coat will be used
- Recaulk all seams (recaulking is not a guarantee to stop leaking seams) **
- Seams will be sealed with premium caulk

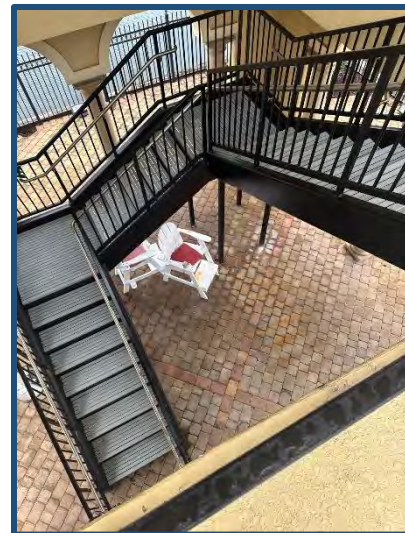
Work Description:**Option B:****Gel Coat - Interior:**

- Same as above

Paint - Exterior:

- Remove failed coatings
- Wash exterior of slide with internally formulated cleaner
- Prime-coat bare areas as needed
- Paint exterior with one coat of Poly - Siloxane Paint
- Paint RAL color: _____ INIT: _____
- Note: Lift costs are not included in this cost, they can be added upon request

Option A Project Amount: \$ 29,260.00**Option B Project Amount: \$ 41,567.00**

Steel Structure Description:**Steel Slide Tower: - Black****Steel Slide Supports: - Black****Work Description:****Sand Blast and Paint – Tower and Slide Supports:**

- Hot water/high pressure wash structure, (5,000 PSI) per AMPP SSPC-SP1
- Abrasive blast structure free of any previous coatings per AMPP SSPC-SP6
 - If there are areas with previous coatings, this will provide a more aggressive profile to assure better adhesion.
- Hand Tool rusted areas as needed, per AMPP SSPC-SP2
- Power Tool rusted areas as needed, per AMPP SSPC-SP3
- Reasonable measures will be taken to capture/contain the majority of debris associated with abrasive blasting (i.e. blast tarps, ground tarps)
- Prime Coat with 2-part
- Apply finish coat with poly-siloxane paint
- Note: Lift costs are not included in this cost, they can be added upon request

Project Amount: \$ 83,903.00**Work Description:****Sand Blast and Paint – Tower only:**

- Hot water/high pressure wash structure, (5,000 PSI) per AMPP SSPC-SP1
- Abrasive blast structure free of any previous coatings per AMPP SSPC-SP6
 - If there are areas with previous coatings, this will provide a more aggressive profile to assure better adhesion.
- Hand Tool rusted areas as needed, per AMPP SSPC-SP2
- Power Tool rusted areas as needed, per AMPP SSPC-SP3
- Reasonable measures will be taken to capture/contain the majority of debris associated with abrasive blasting (i.e. blast tarps, ground tarps)
- Prime Coat with 2-part
- Apply finish coat with poly-siloxane paint
- Note: Lift costs are not included in this cost, they can be added upon request

Project Amount: \$ 76,198.00



Structure Description:

Mushroom Play Feature – Red and White

Work Description:

Paint – Mushroom Play Features:

- Hot water/high pressure wash structure, (5,000 PSI) per AMPP SSPC-SP1
- Hand Tool rusted areas as needed, per AMPP SSPC-SP2
- Power Tool rusted areas as needed, per AMPP SSPC-SP3
- Prime-coat with 2-part as needed
- Apply finishing coat with poly-siloxane paint
- Paint RAL color: _____

INIT: _____

Project Amount: \$ 4,479.00

Note: This proposal expires in 30 days from the date on the first page of this document.

We at Safe Slide Restoration are committed to quality and customer satisfaction. We are an international company that provides services to the largest water parks and cruise lines in the world. We look forward to putting our expertise to work for you. Please [visit our online store](#) to purchase any products you may need for maintenance, and feel free to call my cell at 317-437-2217 or our office at 855-639-7543 if you have any questions or comments.

Thank you for your consideration, we appreciate your time!

Sincerely,
Joe Atherton
Regional Account Manager
joseph.atherton@safeslides.com



Safe Slide
NACOM

Specialty Coatings and Maintenance Services
NACOM is a unique Safe Slide training program that combines multiple certifications into one score to identify the overall expertise of an individual or team.



Terms & Conditions

***Fiberglass repair is defined as any damage that is an obvious threat to the guests, (i.e. a chip or gouge with a sharp edge). This is not to be confused with cosmetic repair, (i.e. a spider crack with no flaking or raised edge). This does not include any major repairs that require fiberglass cloth and resin lamination.**

**** Because of the restrictions of our caulk being able to adhere to joints without the proper amount of surface area, we require that the seams are 3/16" wide to caulk them (If seams are too tight, the caulk will not adhere properly).**

Customer Expectations

Safe Slide Restoration reserves the right to have adequate access to the project area in order to complete the project as efficiently as Safe Slide Restoration deems necessary. This may require, but is not limited to: working 12 hours per day and seven days per week. The facility is responsible for providing access to an adequate water source (5 gallons per minute), electrical power (multiple circuits will be needed), and restroom facilities for the duration of the job. In the event that the project involves any chip repairs or gel coat application, Safe Slide inspectors are capable of using color charts on-site to provide a close match to the existing Gel Coat. (This is not to be confused with the manufacturer's exact color matching). Our customers have the right to request a draw down, but requests must be made 45 days before the Safe Slide crew arrives on-site. Recaulking seams does not apply if the seam has been previously permanently fiberglassed. We strive towards the very best finish that can be achieved; however, some pinholes may be present. Signature of this agreement is approval for use of photos and videos taken onsite to be used for marketing and documentation purposes. This Agreement shall be construed and governed by the laws of the State of Missouri. The parties agree that in the event any action is brought to enforce any terms of this Agreement or for damages for breach of the Agreement, the venue for such cause of action shall be Madison County, Missouri Circuit Court.

Customer Responsibilities

Safe Slide will provide draw down color options if requested 45 days prior to project start date. In the event that leaking seams are being addressed by Safe Slide Restoration, the customer is responsible for identifying and labeling seams on the interior and exterior of the slide (we recommend using a permanent marker in the ride path to label seams). The customer is responsible for identifying areas where lift is unable to operate. If a lift is required, Safe Slide is not responsible for any broken concrete, landscaping, etc. Safe Slide may require the removal of fencing to allow lift access to the water slide area if there isn't access through a gate opening. The customer is responsible for providing waste removal. The customer is required to provide access to restrooms to the Safe Slide crew for the duration of the project. A walk through of finished work and subsequent sign-off is required before Safe Slide's crew leaves the job site. Missing the post project walk through is equivalent to an approved sign off by the customer. Safe Slide Restoration will not be responsible for unscheduled return work in the case that the customer misses scheduled post project walk-through and subsequent sign-off. We recommend 20 test rides on your slide(s), with different body sizes and builds, if possible, before the season begins. We highly recommend daily documented dry inspections and test rides before operation with recorded indications/findings.

Possible Additional Charges (Fiberglass)

If there are any previous interior or exterior coatings not specified in the above work scope, there will be an additional charge for interior or exterior failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Slides may require a second coat of exterior paint (especially when using yellow and orange colors) to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. Yellow slides will require a prime coating on the interior before gel coat can be applied. A 2-3-point Tie-off system on top portion of closed flume slide may be needed if a lift is inaccessible. A cost of \$90 per panel will be assessed and tie offs will stay in place for customer use. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. If the customer does not show up and needs to postpone the post job walk through, there will be an additional charge for the delay. This will be determined by how long Safe Slide must stay on site in order to get the walk-through and sign-off which is required before our staff leaves the site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

Possible Additional Charges (Steel)

If there are any previous coatings not specified in the above work scope, there will be an additional charge for failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Crevice corrosion in areas that are not reachable or visibly seen may not be sandblasted or recoated. Structures may require a second coat of

paint to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. If the customer does not show up and needs to postpone the post job walk through, there will be an additional charge for the delay. This will be determined by how long Safe Slide must stay on site in order to get the walk-through and sign-off which is required before our staff leaves the site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

Lien Information (Regarding CA, FL, IL, MO, OH, TX)

Warranty Information

2 – year fiberglass paint Workmanship warranty:

Our 2 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

1 – year steel paint workmanship warranty:

Our 1 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

5 – year structural repair workmanship warranty:

Our 5-year workmanship warranty covers delamination of fiberglass from original substrate. This warranty **does not** cover claims from extreme acts of nature, vandalism, or repair that overlaps a repair completed by a previous contractor.

5 – year gel coat and paint workmanship warranty:

Our 5 - year workmanship warranty is only valid if the facility chooses to participate in a yearly protection program with Safe Slide Restoration. If not, a standard 2 – year workmanship warranty will apply. Gel coat warranty covers delamination of applied gel coat only. This warranty **does not** cover damage from osmotic blistering, damage or deterioration of cosmetic surface finishes, including corrosion, cracking, chipping, crazing, discoloration, fading, oxidation of gel coat, or wet coring/substrates (including in-ground slides and indoor locations where slides experience drastic temperature swings, leading to moisture accumulation from condensation. Any such conditions must be addressed prior to work commencement). This warranty does not cover substrates previously coated after the manufacturer's original coating, unless post-manufacturer coating is completely removed by Safe Slide prior to the application of the new coating. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate. This warranty also does not cover any repairs that have been completed by a previous contractor. Any warranty inspection found to be unrelated to Safe Slide's original scope of work will incur a diagnostic/trip fee unless otherwise agreed.

Safe Slide Restoration does not offer any warranty for caulking of seams.

Confidentiality Agreement

The information in this document is confidential to the person to whom it is addressed and should not be disclosed to any other person. It may not be reproduced in whole, or in part, nor may any of the information contained therein be disclosed without the prior written consent of the directors of Safe Slide Restoration.

Tab 12



1707 Townhurst Drive
Houston, Texas 77043
800.858.7665
www.poolsure.com

10/1/2025

Turnbull Creek CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Re: Turnbull Creek CDD: Annual Account Evaluation and Price Adjustment

Dear Customer,

We deeply value your partnership and consider it a privilege to support your pool operations, which are essential to our shared success.

Effective **January 1, 2026**, your updated Water Management subscription rate is listed below. Through continued investments in efficiency and innovation, we have kept this update to the smallest adjustment necessary.

2026 Base Rate \$ 1,922.87

- **Winter (Oct-Mar) \$ 1,922.87**
- **Summer (Apr-Sep) \$ 1,922.87**

A prepayment discount of 5% is available if the annual amount for **2026** is paid by **December 31, 2025**. Please contact us at ar@poolsure.com or **1-800-858-7665** if you have any questions.

Thank you for your continued partnership. We look forward to building on our shared success in the year ahead.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Falik".

Alan Falik
President

A handwritten signature in black ink, appearing to read "Vincent Flaviani".

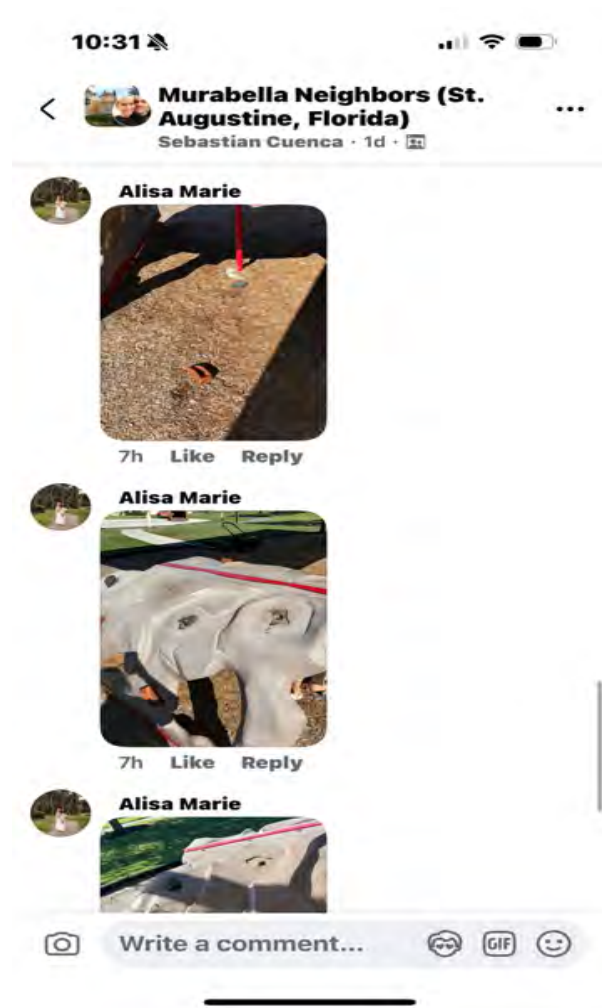
Vincent Flaviani
Vice President of Sales

TAB 13

Hi Jim and Erick:

Our facebook page is getting more and more complaints about the upkeep of our community. Please see below and provide a status update when the following items are taken care of. I will be following up on the below by this time next week for the same.

1. Please inspect all fabric canopies for damage. If there are rips/tear, assess if they can be fixed. If repair is not possible, take photo of the damage and include it in the operations report for repair/replacement. Please remove the damaged canopy pending replacement (when hurricane season ends).
2. Please address the following community complaints and make repairs:
 - a. Rock climbing structure broken/missing pieces (see photos below):



- b. Cleaning all mail kiosks – remove dead bugs, spider webs and debris. This should be performed weekly or as needed if more is required.



Joan McManus All-star contributor

The mail kiosk outside the amenity center is a fright. Dead bugs, webs and debris all over the mailboxes, mold and dirt all over the cement walkway around the unit. If my house looked like that I'd be getting a letter. Shouldn't the standards be the same. A leaf blower and a hose is all that's needed to keep it clean. Just no effort at all. Notice I didn't mention the parking at the mail kiosk. That's another issue altogether. Looks just awful, all the pot holes and loose gravel.....again if that was my driveway, I'd be getting a letter. Looks so rundown and it's right in front of the community. It's embarrassing.....

1d Like Reply

12  

3. Contact concrete companies to confirm bids still accurate and capable of acceptance for mail kiosks parking lots and main parking lot and ask to remove San Giacomo mail kiosk from price for Board consideration since the county re-paved it.

4. Contact the county to address to large pot hole at corner of West Positano Avenue and Murabella Parkway (right across from our Amenity Center entrance driveway).

TAB 14



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

CGC1523954 CMC1250093 CFC1428601 CCC1329086

MURABELLA
101 WEST POSITANO

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

03 18 25

System / Railing Painting and Repair Proposal

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

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

- \$46,980.00

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

\$6,980.00



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

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

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

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



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

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

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

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

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

Safety All pertinent safety regulations shall be adhered to.



Quantities, Exclusions and Specific Details

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

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

Total Cost - \$61,460.00

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

Approved by _____ Date _____

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

This proposal may be withdrawn after 30 days.

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

TAB 15

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 September 16, 2025, starting at 6:30 p.m. at Murabella Amenity Center at 101 Positano Avenue, St. Augustine, FL 32092.**

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
Dwyane Ayres	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**

An audience member commented on the damage to the Pickle Ball Court, stating they believed those responsible for the damage should also be responsible for repairing it.

An audience member stated that they believed the benches along the walking/running trail should be facing the other direction.

THIRD ORDER OF BUSINESS

STAFF REPORTS – PART A

A. District Engineer

Mr. Yuro reviewed his report with the Board.

Ms. Martin questioned if the Board wanted to repair, replace, or remove the slide at the pool.

B. Landscape

1.) Yardnique Landscape Reports

Mr. Ayres reviewed the landscape report with the Board.

FOURTH ORDER OF BUSINESS

**Consideration of Proposals for
Landscape and Irrigation
Maintenance**

Mr. Pfuhl reviewed the seven responses to the District's Request for Proposals (RFP) for Landscaping and Irrigation Maintenance.

Representatives from The Greenery, United, Ruppert, and Yardnique were present. The Board allotted ten minutes for each of the companies present to present to the Board and answer questions.

Following the presentations and Q&A session Ms. Henley reviewed the scoring criteria with the Board.

Each Board Member announced the score of each category for each vendor and the District Manager and District Counsel recorded the results.

After the scores were tallied the company with the highest score was Yardnique, followed by United, The Greenery, BrightView, Ruppert, Duval, and Lawn Crafters.

On a motion by Mr. DeBene, seconded by Mr. Gernhard, with all in favor, the Board approved the evaluation scores for the Landscaping and Irrigation Maintenance RFP, for Turnbull Creek Community Development District.

On a motion by Mr. DeBene, seconded by Mr. Gernhard, with all in favor, the Board authorized the staff to enter into an agreement for Landscaping and Irrigation Maintenance Services with Yardnique, for Turnbull Creek Community Development District.
--

FIFTH ORDER OF BUSINESS

**CONSIDERATION OF
PLAYGROUND MULCH
PROPOSAL**

Mr. Schieszer reviewed the proposal with the Board.

This item was tabled until the November Meeting.

SIXTH ORDER OF BUSINESS

**CONSIDERATION OF
RESOLUTION 2025-10;
RATIFYING SUBMISSION OF
SPECIAL SECURITY POWERS
PETITION TO ST. JOHNS
COUNTY**

Ms. Henely reviewed the resolution to the Board, informing them that her office has submitted the petition of special security powers to St. Johns County and as of the date of the meeting a hearing has not yet been set.

On a motion by Mr. DeIBene, seconded by Ms. Martin, with all in favor, the Board of Supervisors adopted Resolution 2025-10; Ratifying the Submission of the Special Security Powers Petition to St. Johns County, for Turnbull Creek Community Development District.

SEVENTH ORDER OF BUSINESS

**CONSIDERATION OF COURT
RESURFACING PROPOSALS**

Mr. Schieszer reviewed the proposals with the Board.

The Board discussed if the courts should be completely resurfaced or if only the damaged areas should be patched.

On a motion by Mr. DeIBene, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors approved the Pickled Court proposal in the amount of \$17,000, and demanded that the three minors responsible for the damage reimburse the District with the reimbursement to be split evenly amongst the three, allowing for a twelve month payment plan to be put in place upon request, for Turnbull Creek Community Development District.

EIGHTH ORDER OF BUSINESS

**CONSIDERATION OF HOLIDAY
LIGHTING PROPOSAL**

Mr. Hutchinson presented the Board with a proposal for holiday lighting throughout the community from Humbug Holiday Lighting (Exhibit A)

Representatives from Humbug were present and presented to the Board.

The Board discussed the proposal and debated the amount to spend.

On a motion by Mr. Gernhard, seconded by Mr. DelBene, with Mr. Sallas opposed, the Board of Supervisors authorized a not to exceed amount of \$15,000 for holiday lighting from Humbug with a three-year agreement, and with the staff to have the final determination of lightning locations, for Turnbull Creek Community Development District.

NINTH ORDER OF BUSINESS

**CONSIDERATION OF LA
BLAST DANCE PROPOSAL**

Mr. Hutchinson reviewed the La Blast Dance proposal with the Board and introduced Karen Renaud, the owner, to review and answer questions from the Board.

On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors approved the La Blast Dance proposal with a 10% revenue sharing licensing agreement with the District, for Turnbull Creek Community Development District.

TENTH ORDER OF BUSINESS

**CONSIDERATION OF
FENCE/GATE REPAIR
PROPOSAL**

Mr. Schieszer reviewed the proposal from All Weather and presented an additional proposal from St. Augustine Fence (Exhibit B).

The Board directed the staff to report the damage to the District's insurance provider as a report only, and not to seek an insurance reimbursement.

On a motion by Mr. DelBene, seconded by Ms. Martin, with all in favor, the Board of Supervisors approved proposal from St. Augustine Fence in the amount of \$950.00, for Turnbull Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

**APPROVAL OF CONSENT
AGENDA**

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

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

On a motion by Mr. Gernhard, seconded by Mr. Ames, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on August 13, 2025 and ratified the operations and maintenance expenditures for July 2025, in the amount of \$60,694.90 ,for Turnbull Creek Community Development District.

TWELFTH ORDER OF BUSINESS

STAFF REPORTS – PART B

A. District Counsel

Ms. Henley reviewed her report with the Board, reminding the Supervisors of the required four hours of ethics training to be completed by the end of the calendar year.

B. Amenity and Field Operation Managers

1.) Field Operations & Amenity Management Report

Mr. Hutchison and Mr. Schieszer reviewed their reports with the Board.

Mr. Hutchison requested that he be authorized to move the District's storage locker to a different location and to a larger unit, the Board agreed.

C. District Manager

Mr. Pfuhl reviewed his report with the Board reminding the Supervisors that the next meeting will be the Public Hearing on amending the District's fishing policies.

THIRTEENTH ORDER OF BUSINESS

**AUDIENCE COMMENTS &
SUPERVISOR REQUESTS**

AUDIENCE COMMENTS:

An audience member raised a complaint about the direction of the benches along the walking/running trail. The Board did not take any action on this request.

FOURTEENTH ORDER OF BUSINESS

**CONSIDERATION OF
SECURITY PROPOSALS***

On a motion by Mr. DeIBene, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors began the closed security session of the meeting, for Turnbull Creek Community Development District.

The Board discussed the security systems of the District. No Board action was taken.

On a motion by Mr. DeIBene, seconded by Ms. Martin, with all in favor, the Board of Supervisors ended the closed security session of the meeting, for Turnbull Creek Community Development District.

FIFTEENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. DelBene, seconded by Mr. Gernhard, with all in favor, the Board of Supervisors adjourned the meeting at 9:49 p.m., canceled the Regular Meeting scheduled for November 11, 2025, and set a Special Meeting for November 18, 2025 at 6:30 p.m., at the Murabella Amenity Center, 101 Positano Ave., St. Augustine, Florida 32092, for Turnbull Creek Community Development District.

**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.*

Secretary /Assistant Secretary

Chairman / Vice Chairman

Exhibit A

P R O P O S A L

Humbug Holiday Lighting of Jacksonville-St Augustine-St
Johns
101 Marketside Avenue
Unit 404, #181
Ponte Vedra Beach, FL 32081
(904) 999-0110



<https://humbugholidaylighting.com/staugustine-fl/>

Billing Address

Turnbull Creek CDD
POC: Erick Hutchison
3434 Colwell Ave
Suit 200
Tampa, FL 33614
(650) 450-2236 (Mobile)
murabellamanager@rmsnf.com

Service Address

Turnbull Creek CDD
POC: Erick Hutchison
101 E Positano Ave
St. Augustine, FL 32092
(650) 450-2236 (Mobile)

Date	September 9, 2025
Total	\$14,420.67

H O A / C D D

This proposal expires on 12/8/2025

Prepared by Taylor Moon (taylormhhljax@gmail.com)

N O T E S

Our holiday lights service provides you with professional grade, custom cut, energy efficient LED lights that last twice as long as standard lights. This estimate includes all labor, products, and materials needed to complete your Holiday Lights installation and takedown.

We offer a **10% Early Install Discount** to customers who accept their proposal, pay the 50% deposit and install lights before Nov 1st. Lights can be turned on at a later time, if desired. **Many of our HOAs take advantage of this offer in order to get more lighting for their budget.**

In addition to our Early Install Discount, we also offer a **3-year and 5-year agreement discount**. If you would like to take advantage of our 3-year or 5-year contract discount, the pricing would be reduced as following, for each year:

3-year Contract: 5% each year

5-year Contract: 7.5% each year

Breakdown of Pricing Discount Options (Of items currently selected):

- 1. No Discount Options Chosen: \$16,965.50
- 2. With 10% Early-Install Discount ONLY: \$15,268.95
- 3. With 3-Year/5% Discount Option ONLY: \$16,117.23
- 4. **With BOTH 10%/Early Install AND 3-Year/5% Discount: \$14,420.67**
- 4. With 5-year/7.5% Discount Option ONLY: \$15,693.09
- 5. With both 10%/Early Install AND 5-Year/7.5% Discount: \$13,996.54

We've added some graphics that illustrate the differences in quality and look between the various bows on the market, differences in wreaths some installers use, as well as the C7 versus the C9 bulb. Often, bows, wreaths and C7 bulbs are where installers cut corners on quality to increase profits. We do not. We use the larger C9 bulb. **There is no price difference to the customer if we use C7 or C9 bulbs.** We use Commercial realistic bows that do not look fake, like most Oregon fir bows. Lastly, we use canvas bows instead of the cheaper Nylon or Velvet bows. As the premier professional Holiday Light Installer in Northeast Florida, we do not cut corners. **We go out of our way to hide wires, find issues before notified of issues, and ensure our quality, reliability, and responsiveness outperforms everyone else.....and we are proud to say that!**

One last thing: We've also added some photos of previous work to help you better visualize what the lighting looks like and to show you are quality of work for many HOAs/CDDs around here.

HOA/CDD References:

- 1. Rich Gray, Director of Field Operations North Florida, Rgray@rmsnf.com
- 2. Yani Ramos, HOA Board Member-The Colony at Twenty-Mile, tchoabodmember2022@gmail.com
- 3. Danelle DeMarco, Property Manager-Bartram Springs, ddemarco@gmsnf.com
- 4. Christian Birol, Property Manager-Beacon Lake, cbirol@rmsnf.com
- 5. Michael Resetar, Property Manager-Barrington Cove & Franklin Square, MResetar@maymgt.com

[NOTE: Some of the features portrayed on this design are NOT TO SCALE but are used to give an idea of what the finished product could look like.]

This proposal contains 24 options. Be sure to click the checkboxes below for the options you want to include.

Item	Description	Amount
HOA/CDD	Holiday Lighting for HOA/CDD	
☒ Amenity Center Front Roofline		\$2,240.00

C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
C9 Lighting Cord-Level 2	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
C9 Lighting Cord-Level 3	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
■ Amenity Center Side Roofline		\$1,654.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
C9 Lighting Cord-Level 2	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
■ Amenity Center Back Roofline		\$1,267.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
C9 Lighting Cord-Level 2	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
■ (2) Palms @ Amenity Center		\$490.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ Sr. 16 Entrance Monument		\$705.50
C9 Lighting Cord-Level 1	C9 Lighting Cord	

C9 Warm White Bulbs	C9 Warm White Bulbs	
■ (3) Palms @ Sr. 16 Entrance		\$700.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ Sr. 16 Median Monument		\$858.50
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
■ (3) Palms @ Sr. 16 Median		\$700.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ Sr. 16 Exit Monument		\$705.50
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
■ (2) Palms @ Sr. 16 Exit		\$420.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ Pacetti Entrance Monument		\$705.50
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
■ (3) Palms @ Pacetti Entrance		\$770.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ Pacetti Median Monument		\$858.50
C9 Lighting Cord-Level 1	C9 Lighting Cord	

C9 Warm White Bulbs	C9 Warm White Bulbs	
■ (2) Palms @ Pacetti Median		\$490.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ Pacetti Exit Monument		\$705.50
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
■ (2) Palms @ Pacetti Exit		\$490.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ San Marino Monument		\$423.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
■ (1) Palm Tree @ San Marino		\$252.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ (2) Holly Trees @ San Marino		\$432.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ Pescara Median Monument		\$369.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
■ Pescara Exit Monument		\$280.50
C9 Lighting Cord-Level 1	C9 Lighting Cord	

C9 Warm White Bulbs	C9 Warm White Bulbs	
■ (3) Palms @ Pescara Exit		\$432.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
■ Pescara Entrance Monument		\$369.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
■ (3) Palms @ Pescara Entrance		\$648.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
Early Install	10% Discount	(\$1,696.55)
3-year Multi-year Discount	5% Off Each Year	(\$848.28)
	(2) Palms @ Amenity Center	\$490.00
	Sr. 16 Entrance Monument	\$705.50
	(3) Palms @ Sr. 16 Entrance	\$700.00
	Sr. 16 Median Monument	\$858.50
	(3) Palms @ Sr. 16 Median	\$700.00
	Sr. 16 Exit Monument	\$705.50
	(2) Palms @ Sr. 16 Exit	\$420.00
	Pacetti Entrance Monument	\$705.50
	(3) Palms @ Pacetti Entrance	\$770.00
	Pacetti Median Monument	\$858.50
	(2) Palms @ Pacetti Median	\$490.00

Pacetti Exit Monument	\$705.50
(2) Palms @ Pacetti Exit	\$490.00
Amenity Center Front Roofline	\$2,240.00
Amenity Center Side Roofline	\$1,654.00
Amenity Center Back Roofline	\$1,267.00
San Marino Monument	\$423.00
(1) Palm Tree @ San Marino	\$252.00
(2) Holly Trees @ San Marino	\$432.00
Pescara Median Monument	\$369.00
Pescara Exit Monument	\$280.50
(3) Palms @ Pescara Exit	\$432.00
Pescara Entrance Monument	\$369.00
(3) Palms @ Pescara Entrance	\$648.00
Subtotal	\$14,420.67
Tax	\$0.00
Total	\$14,420.67

FINANCING

Split the cost into easy monthly payments with  **wisetack**

From \$312.82/month at 10.90% APR for 60 months, totaling \$18769.30*.

- Instant decision
- No hidden fees
- Checking eligibility does not impact your credit score

Click [here](#) to see monthly payment options

**All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. See <http://www.wisetack.com/lenders>. See additional terms at <http://www.wisetack.com/faqs>*

P I C T U R E S



HHL 9.jpeg



HHL 10.jpeg



HHL (8).jpeg



HHL 4.jpeg



HHL (5).jpeg



HHL (2).jpeg



HHL 6.jpeg



HHL (3).jpeg



HHL (7).jpeg



HHL (1).jpeg



Murabella-2025-HHL-2025-sep-03-1244.jpeg



Murabella-2025-HHL-2025-sep-03-1244 (1).jpeg



Murabella-2025-HHL-2025-sep-03-1244 (2).jpeg



Murabella-2025-HHL-2025-sep-03-1244 (3).jpeg



C7 vs C9 bulbs.png



Wreaths.png



Bows.png



HUM_123124-04.jpg



HHL (11).jpeg



HUM_123124-05.jpg



HUM_123124-06.jpg



HUM_123124-08.jpg



HUM_123124-10.jpg



HUM_123124-12.jpg



HumbugLights-121024-001.jpg



HumbugLights-121024-005.jpg



HumbugLights-121024-008.jpg



HumbugLights-121024-009.jpg



HumbugLights-121024-010.jpg



HumbugLights-121024-011.jpg



HumbugLights-121024-012.jpg



HumbugLights-121024-014.jpg



HumbugLights-121024-017.jpg



HumbugLights-121024-018 (1).jpg



IMG_4645 Bartram Entrance.jpg

T E R M S A N D C O N D I T I O N S

Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns is a trade name/DBA of *Last Man Out Enterprises, LLC* (the “Company” or **Humbug Holiday Lighting**). The Company is an independently owned and operated franchisee of the **Humbug Holiday Lighting** brand. By accepting this proposal, the person/company listed on the first page (“Customer”) agrees to the terms of this document, including entering into a contract with **Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns** and no other individual or entity. Customer represents that they have the full authority to enter into this agreement and authorize the lights, decorations and services described in this document. The terms of the Holiday Lighting agreement are as follows:

1. Typical Project Invoicing & Payments

- Our packages start at \$900 and increase from there. All projects must meet the \$900 minimum, unless otherwise approved by **Humbug Holiday Lighting**.
- Upon acceptance of project – 50% of the total is due.
- All deposits are non-refundable.

- If for some reason, full payment for all products, items, and services is not received within 30 days of install, a 5% monthly late fee will apply to the unpaid balance until payment is received in full and credited to the purchaser's account.
- Payments are applied to late fees first, then to remaining balance.
- If payments are not made as required, **HumbugHoliday Lighting** will consider the account in default and the customer will be responsible for the cost of collections, including reasonable attorney fees, as allowed by law.
- **HumbugHoliday Lighting** reserves the right to decline or refund services at its discretion.

2. Lighting, Displays, & Decorations Maintenance

- If any lights stop working, or there are issues with decorations and displays, minor maintenance is free of charge. Simply contact us at 904-999-0110 and someone will be there to help ASAP. However, restrictions do apply:
- Humbug Holiday Lighting will only repair lights and decorations that were provided by, and installed by **HumbugHoliday Lighting**. No items installed or provided by the client will be the responsibility of **HumbugHoliday Lighting**.
- Additionally, no customer-owned lighting or other electrical items are allowed to be plugged/tapped into the wiring and lights provided by **HumbugHoliday Lighting**.
- After December 24, a service fee will apply for maintenance requests.
- All agreements are contingent upon circumstances beyond our control, including but not limited to weather emergencies, national emergencies, acts of vandalism, theft, terrorism, changes in trade legislation, and labor disruption.
- Repair or replacement for damage to decorations and/or lighting not caused by "Acts of God" is billed hourly at a rate of \$85/hour, with a minimum of 2 hours. Any materials that need to be replaced will be billed accordingly. (Ex. Damage to driveway stakes/lights due to someone driving a car over them when exiting driveway). (Ex. Weed eater/edger cuts an electrical line.)
- We aim to complete service within 24–48 hours, based on weather and workload.
- **The customer is responsible for ensuring proper electrical supply availability of outdoor 120v plug electrical outlets.** Our installation requires functional 120v plug outlets. If there are no functional 120v plugs, or not enough 120v plug outlets, the installation will be delayed until a hired electrician installs the necessary plugs required for install.

The customer may be responsible for arranging the licensed electrician to install the necessary 120v plug outlets.

3. Installation Dates

- **All of our installation dates are on a first come first serve basis.**
- **HumbugHoliday Lighting** will try to accommodate specific requests to install displays by a certain date but cannot make any guarantees because of weather, possible staffing issues and schedule availability.
- Clients are given a date range, usually a 5-day window in which we will arrive to install, but these dates may change depending on weather conditions or other unforeseen circumstances.
- We will do its best to honor any installation window that it provides but clients must understand that changes do happen. We are not responsible for any damages occurring from not performing an installation by a specific time frame.
- Our company is closed and not available to do work for clients on the following dates: Thanksgiving Day and the subsequent day after, as well as Dec. 24th – Dec 26th, we are usually closed for service calls on weekends as well, but may be available for emergencies or special issues. **HumbugHoliday Lighting** has some projects that take precedence and may cause blackout dates for availability

4. Removal, Storage, & Ownership

- Removals begin on or around January 2 each year and continue until necessary.
- If you want to guarantee an “Early Removal” for the time December 25 and no later than Jan 7th, there is the “Early Takedown” Option available on every proposal..
- If you want to retain the lights and material past January 15th, but no later than Feb 1st there is a “Late Takedown” option available on each proposal.
- For those not taking advantage of any early or later install option, removal of decorations is scheduled by geographic location in order to maximize efficiency. Our goal is to have your holiday lights removed before January 21st, but we cannot always guarantee this time frame due to weather, which delays takedowns, coupled with the number of clients we have
- All lighting and décor materials are property of **HumbugHoliday Lighting**. **At no time will the client assume ownership of materials used.**

- **At no time is the client allowed to hire another company or person to takedown our lights. Call the office for any pressing issues or concerns.**

5. Billing Errors

- Notify us within 7 days of receiving your invoice for billing corrections. After that, charge stand as billed.

6. Discounts

- **HumbugHoliday Lighting** reserves the right to offer discounts to clients as it sees fit. **HumbugHoliday Lighting** makes no guarantees that discounts offered one year will be extended in future years. **HumbugHoliday Lighting** has the right to remove discounts based on non-payment or late payment.

7. Refunds

- All deposits are non-refundable.

8. Media Release

- Upon acceptance of the proposal I/we hereby grant **HumbugHoliday Lighting** permission to use my/our likeness in a photograph, video, or other digital media in all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all these materials will become the property of **HumbugHoliday Lighting** and will not be returned. I/we hereby irrevocably authorize **HumbugHoliday Lighting** to edit, alter, copy, exhibit, publish, or distribute these photos for any lawful business purpose. In addition, I waive any right to inspect or approve the finished product wherein my/our likeness appears. Additionally, I/we waive any right to royalties or other compensation arising or related to the use of the photo. I hereby hold harmless, release, and forever discharge Humbug Holiday Lighting from all claims, liabilities, demands, and causes of action in which I, my heirs, representatives, executors, administrators, employees, or any other persons acting on our behalf by reason of authorization.

9. Limitations on Liability

- Maximum liability is limited to total payments received. No coverage for consequential, incidental, or legal damages.
- All materials are provided "as-is" with no warranty unless otherwise stated.

- Both parties agree to resolve disputes in good faith and waive the right to a jury trial if litigation occurs.

10. Multi-Year Agreements

- If you agree to either the 3-year/5% or 5-year/7.5% Multi-Year discount, then the appropriate discount (5% or 7.5%) would apply to each year of the agreement.
- The Early Install Discount is separate and distinct from the Multi-Year agreements, but can be combined with the Multi-Year Agreement discounts. However, the Early Install Discount is not required to be taken advantage of each year of a Multi-Year Agreement

11. Early Termination of Multi-Year Agreements

- The Customer reserves the right to terminate the Agreement prior to its natural expiration date in the event **HumbugHoliday Lighting** fails to perform according to the agreed scope of services, including but not limited to failure to respond timely to service issues or maintenance needs.

■ **Response and Cure Timeframes**

- 1. Service calls are responded to by **HumbugHoliday Lighting** within 24 hours, weather dependent.
- 2. Repair/Maintenance completed by **HumbugHoliday Lighting** within 48 hours, weather dependent. (Acts of God is separate and is covered in our Terms & Conditions).
- 3. Any identified issues must be resolved or cured within two (2) business days of acknowledgment, excluding events outside of **HumbugHoliday Lighting's** reasonable control (e.g., Acts of God, vandalism, etc.).
- 4. Failure to cure within the stated period may constitute grounds for early termination.

- **Pro-Rated Fees Upon Termination** In the event the Customer exercises its right to terminate the Agreement early, the discounted multi-year pricing previously applied will be adjusted. The total paid by the Customer for prior services rendered will be recalculated based on the standard one-year rate, and Humbug Holiday Lighting will be entitled to immediate payment of the difference between discounted and standard pricing for prior years, which shall become due upon termination.

- **Mutual Agreement on Performance Metrics**The parties agree to use the following metrics to objectively define "poor performance":

- 1. Failure to respond to service calls within 24 hours, weather dependent.
- 2. Failure to complete repairs or maintenance within 48 hours, weather dependent.
- 3. Failure to cure issues without reasonable effort to cure.

Click [here](#) if you no longer wish to receive notifications or related information about this propose

SERVICE ORDER ADDENDUM

Contractor/Vendor: Last Man Out Enterprises, LLC d/b/a Humbug Holiday Lighting

District: Turnbull Creek Community Development District

Proposal: Annual Holiday Lighting Contract for a Three (3)-Year Term

Proposal Date: September 9, 2025

Additional Terms and Conditions:

The following provisions govern the services provided under the Proposal:

1. **Effective Date.** The agreement between the parties shall be deemed effective as of the date of the full execution of the Proposal and this Addendum, which together shall constitute the "Agreement."
2. **Insurance.** Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

Contractor shall provide the District with a certificate naming the District and its respective officers, supervisors, agents, managers, counsel, engineers, staff and representatives as additional insureds ("**Additional Insureds**") on all policies above except for Worker's Compensation. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement. Such insurance shall be considered primary and non-contributory with respect to the Additional Insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds, and a 30-Day Notice of Cancellation applies in favor of the Additional Insureds.

If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

3. **Limitation on Governmental Liability.** Contractor agrees that nothing in the Agreement shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law. To the extent the Proposal requires any indemnification from the District, such obligation shall not be construed as a waiver of the District's sovereign immunity or limitations of liability, and shall apply only up to the monetary limits set forth in section 768.28, *Florida Statutes*.

4. Indemnification.

- a. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.
- b. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

5. Clean-Up. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. During and at completion of the services each year, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

6. Payments and Invoices. All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*.

7. Default and Enforcement.

- a. A default by either party under the Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance.
- b. In the event that either the District or the Contractor is required to enforce the Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- c. The Agreement and the provisions contained in the Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.
- d. To the extent any of the services described herein are classified as construction services, CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

8. Termination. The Contractor agrees that the District may terminate this Agreement in accordance with the terms and conditions of the Proposal upon any event constituting "poor performance" thereunder. Any early termination fee or pro-rated fees imposed for early termination are subject to whatever claims or off-sets the District may have against the Contractor.

9. Public Records. Contractor understands 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*, the terms of which are incorporated herein by

reference. Contractor acknowledges that the designated Public Records Custodian for the District is **Rizzetta & Company, Inc.**

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 436-6270, BPFUHL@RIZZETTA.COM, OR AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

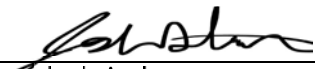
10. E-Verify. Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated section 448.091, *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
11. Foreign Influence. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contact with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.
12. Scrutinized Companies. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.
13. Anti - Human Trafficking. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*.
14. Conflicts. To the extent that the provisions of this Addendum and the provisions of the Proposal conflict, this Addendum controls.

[Signatures on Following Page]

[Signature Page to Service Order Addendum]

CONTRACTOR:

**LAST MAN OUT ENTERPRISES,
LLC D/B/A HUMBUG HOLIDAY
LIGHTING**


By: Josh Ambrose
Its: Owner
Date: 9/23/25

DISTRICT:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**


Chairperson, Board of Supervisors
Date: 09/24/2025

9-24-25 - Turnbull Creek CDD - Holiday Lighting Agreement - Humbug

Final Audit Report

2025-09-24

Created:	2025-09-24
By:	Benjamin Pfuhl (bpfuhl@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2TOI7Z_F0Tsc5S37je469IKRqb7Ikqlq

"9-24-25 - Turnbull Creek CDD - Holiday Lighting Agreement - Humbug" History

-  Document created by Benjamin Pfuhl (bpfuhl@rizzetta.com)
2025-09-24 - 7:47:12 PM GMT
-  Document emailed to Chris DelBene (cmdelbene@outlook.com) for signature
2025-09-24 - 7:47:25 PM GMT
-  Email viewed by Chris DelBene (cmdelbene@outlook.com)
2025-09-24 - 10:23:31 PM GMT
-  Document e-signed by Chris DelBene (cmdelbene@outlook.com)
Signature Date: 2025-09-24 - 10:27:00 PM GMT - Time Source: server
-  Agreement completed.
2025-09-24 - 10:27:00 PM GMT

Exhibit B

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 Murabella Amenity Center 904-759-9833

PROPOSAL/ CONTRACT #	DATE	EXPIRATION DATE
21074	09/12/2025	09/30/2025

P.O. NUMBER
Entrance Gate at Pacetti Road

DESCRIPTION	AMOUNT
To Repair Entrance Gate at Murabella	950.00
50% Deposit	
50% Due Upon Completion	
ACH, zelle, venmo, cash, check, card(3.5% fee)	
Thank you and have a Great day!	
	SUBTOTAL 950.00
	TAX 0.00
	TOTAL \$950.00

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 16

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures September 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$109,160.01**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures
September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
All Weather Contractors, Inc.	100906	201348	Gate Repair 09/25	\$ 6,895.00
All Weather Contractors, Inc.	100906	201349	Gate Repair 09/25	\$ 1,200.00
B&B Exterminating Co., Inc.	100889	136241 9/25	Subterranean Termite Control Annual Renewal 09/25	\$ 453.00
COMCAST	20250919-1	8495 74 140 0863399 09/25 ACH	Internet Services 09/25	\$ 356.88
COMCAST	20250922-1	8495 74 140 1701846 09/25 ACH	Internet Services 09/25	\$ 116.57
Deanco Building Solutions, Inc.	100897	147583	Janitorial Services 09/25	\$ 680.00
Egis Insurance Advisors, LLC	100907	29398	Workman's Compensation Policy #WC100125555 10/01/25-10/01/26	\$ 850.00
Fitness Pro	100898	35990	Service Request - Repair Treadmill 09/25	\$ 1,068.77
Florida Power & Light Company	20250923-1	Monthly Summary 08/25 ACH 616	Electric Services 08/25	\$ 7,284.73
Future Horizons, Inc.	100899	91287	Aquatic Weed Control 08/25	\$ 1,375.00
Gannett Florida LocaliQ	100895	0007301367	Account# 765148 Legal Advertising 08/25	\$ 301.84

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures
September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Governmental Management Services, LLC	100900	328	Website Maintenance 09/25	\$ 100.00
Hancock Bank	20250923-3	082725 ACH	Credit Card Expenses 08/25	\$ 2,349.75
Hi-Tech System Associates	20250903-1	429973 ACH	Alarm Access Control 09/25	\$ 30.00
Hoover Pumping Systems Corp.	100901	191454	Pump System Annual Maintenance Agreement 09/25	\$ 2,590.00
Kilinski Van Wyk, PLLC	100890	12955	Legal Services 07/25	\$ 2,114.50
Kilinski Van Wyk, PLLC	100902	13076	Legal Services 08/25	\$ 3,726.00
Kilinski Van Wyk, PLLC	100902	13203	Legal Services - Monthly Meeting 08/25	\$ 1,836.40
Kilinski Van Wyk, PLLC	100902	13223	Legal Services - Ordinance Amendment 08/25	\$ 446.50
Paychex	20250925-1	2025-09-16 ACH	BOS Payroll 09/16/25	\$ 665.70
Paychex	20250910-1	2025082800 ACH	Express Payroll Direct Deposit Processing 08/15/25	\$ 139.87
Poolsure	100893	131295631391	Pool Chemicals 09/25	\$ 1,922.87

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures
September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Republic Services	20250923-2	0687-001560550 ACH	Waste Disposal Services 09/25	\$ 359.49
Riverside Management Services, Inc	100903	200	Management Services 09/25	\$ 25,892.51
Riverside Management Services, Inc	100903	201	Lifeguard Services 08/25	\$ 4,557.63
Rizzetta & Company, Inc.	100888	INV0000102287	District Management Fees 09/25	\$ 3,945.83
St Johns Utility Department	20250918-1	Monthly Summary 08/25 ACH 616	Water-Sewer Services 08/28	\$ 909.61
St. Augustine Fence, Inc.	100904	13364	Deposit - Pavers / Drainage 08/25	\$ 2,250.00
Vector Security, Inc	100891	76476118	Security Monitoring Services 09/25	\$ 590.03
Vector Security, Inc	100908	76632757	Security Monitoring Services 10/25	\$ 590.03
Weather Engineers, Inc.	100894	C51169	Maintenance & Repair 08/25	\$ 199.50
Yard-Nique, Inc.	100892	TMNE 161889	Landscape Maintenance 08/25	\$ 24,882.00
Yard-Nique, Inc.	100892	TMNE 162412	Landscape Maintenance 07/25	\$ 6,760.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures
September 1, 2025 Through September 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.	100905	TMNE 166122	Trench 08/25	\$ 440.00
Yard-Nique, Inc.	100905	TMNE 166473	Landscape Maintenance 08/25	\$ 990.00
Yuro & Associates, LLC	100896	3883	Engineering Services 08/25	<u>\$ 290.00</u>
Report Total				<u>\$ 109,160.01</u>

INVOICE

Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3 293
Tallahassee, FL 32312

tracy@wearefitnesspro.com
+1 (850) 523 8882
www.wearefitnesspro.com



1400 Village Square #3-293
Tallahassee, FL 32312
850-523-8882

Bill to

Turnbull Creek CDD Murabella
Turnbull Creek CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship to

Turnbull Creek CDD Murabella
101 W Positano Avenue
Jacksonville, FL 32092

Invoice details

Invoice no.: 35525
Terms: Net 15
Invoice date: 07/22/2025
Due date: 08/06/2025

Approved via email by Erick 07-30-2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 43994 - REPAIR CHEST PRESS			
2.	1. CS WO Contract or Purchase		No charge Completed during scheduled PM Tech replaced pop pin. UNIT TESTS CORRECT	1	\$0.00	\$0.00
3.	2a. Parts		Parts for Repair: ASSY, OS, SPRING PIN	1	\$44.48	\$44.48
4.	2b. Shipping/ Handling		Shipping and Handling Estimate:	1	\$26.99	\$26.99
5.			Service Request Details/Notes: Life Fitness chest press OSTWR5-MP SN: 101920814237 pop pin handle beginning to crack needs pop pin for angle adjustment			
Total						\$71.47

07-30-2025

INVOICE

Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3 293
Tallahassee, FL 32312

tracy@wearefitnesspro.com
+1 (850) 523 8882
www.wearefitnesspro.com



1400 Village Square #3-293
Tallahassee, FL 32312
850-523-8882

Bill to

Turnbull Creek CDD Murabella
Turnbull Creek CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship to

Turnbull Creek CDD Murabella
101 W Positano Avenue
Jacksonville, FL 32092

Invoice details

Invoice no.: 35536
Terms: Net 15
Invoice date: 07/30/2025
Due date: 08/14/2025

Approved via email by Erick 07-30-2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 43944 - JULY PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. Murabella	1	\$212.00	\$212.00
			SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 9x Strength Units and 2x benches (includes VKR) Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Elliptical, 1x stair climber, 1x Recumbent bike and 1x Upright Bike. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 3x treadmills. Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for			

debris around belt and under hoods
around motor and electrical
components. SEE BELOW
ISSUES FOUND

1. Life Fitness Treadmill INTS sn:
HHT124810 front roller squeaking.
Bearings beginning to fail. Should
replace front roller.

2. Life Fitness Chest Press OSMP SN:
101920758046 gas rod for angle
adjustment is very weak making
adjustment difficult. Should replace gas
assist rod. SEE PHOTOS.

3. Life Fitness Recumbent INR SN:
HRB105612 pedal bearings on left side
beginning to fail. Should replace pedal.
SEE PHOTOS

4. Life Fitness Treadmill INTS sn:
HHT124509 has damaged clip on right
side lower panel of motor cover and
customer has duct taped cover in
place. Should replace lower right side
plastic motor shroud. SEE PREVIOUS
SPM

5. The bottom plastic for the frames of
multiple towers is broken again. Should
replace bottom plastic for towers on at
least 5 towers. SEE PREVIOUS PM

Total

\$212.00

07-30-2025

INVOICE

Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3 293
Tallahassee, FL 32312

tracy@wearefitnesspro.com
+1 (850) 523 8882
www.wearefitnesspro.com



1400 Village Square #3-293
Tallahassee, FL 32312
850-523-8882

Bill to

Turnbull Creek CDD Murabella
Turnbull Creek CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship to

Turnbull Creek CDD Murabella
101 W Positano Avenue
Jacksonville, FL 32092

Invoice details

Invoice no.: 35550
Terms: Net 15
Invoice date: 07/30/2025
Due date: 08/14/2025

Approved via email by Erick 07-30-2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 43446 - REPAIRS IDENTIFIED DURING APRIL PM			
2.	1. CS WO Contract or Purchase		Estimated Labor Tech replaced cable for bi/Tri at earlier visit see 43923 Tech replaced incremental weight for leg press. UNIT TESTS CORRECT	1	\$95.00	\$95.00
3.	2a. Parts		Parts for Repair: ASSY, INCREMENT WEIGHT, 7 LB (Item 1)	1	\$108.04	\$108.04
4.	2b. Shipping/ Handling		Shipping and Handling Estimate:	1	\$32.66	\$32.66
5.			Service Request Details/Notes: 1. Life Fitness Leg press weight stack Ostwr-2 sn: 101914812154 incremental weight is cracked. Does not seat securely and falls randomly. Should replace incremental weight. 2. Life Fitness standing Bi/Tri OSBT SN: 101920757701 needs lower cable (see photos)			

Total

\$235.70

07-30-2025

INVOICE

Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3 293
Tallahassee, FL 32312

tracy@wearefitnesspro.com
850.523.8882
www.wearefitnesspro.com



1400 Village Square #3-293
Tallahassee, FL 32312
850-523-8882

Bill to

Turnbull Creek CDD Murabella
Turnbull Creek CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship to

Turnbull Creek CDD Murabella
101 W Positano Avenue
Jacksonville, FL 32092

Invoice details

Invoice no.: 35701
Terms: Net 15
Invoice date: 08/11/2025
Due date: 08/26/2025

Approved via email by Erick 08-13-2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 44253 - LAT PULLDOWN NOT FUNCTIONING			
2.	1. CS WO Contract or Purchase		Estimated Labor Tech found LF pull down with loose guide rod collar and an unknown sticky substance on 1 guide rod. Tech cleaned guide rod and adjusted collar. UNIT TESTS CORRECT	1	\$115.00	\$115.00

Total **\$115.00**

08-12-2025

Turnbull Creek CDD
FPL Meter Reading
Due Date: 08/15/25
Service Dates: 07/01/25-08/01/25

<u>Account</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	<u>Meter</u>
	7/25/2025	0000 W Bonaventure Way	001-53100-4307	\$ 3,541.42	
	8/1/2025	101 W Positano Ave	001-53100-4301	\$ 2,908.32	MLL8318
	8/1/2025	5085 State Road 16 # Light	001-53100-4307	\$ 89.27	AA18161
	8/1/2025	0000 Verona Way SL-1 Street Light	001-53100-4307	\$ 104.58	AC94630
	8/1/2025	5335 San Giaconio Rd #1	001-53100-4301	\$ 28.04	AC94630
	8/1/2025	111 W Positano Ave # Kiosk	001-53100-4301	\$ 32.19	AA18105
	8/1/2025	90 E Franchetta Ln # Light	001-53100-4301	\$ 26.16	AC94446
	8/1/2025	5335 State Road 16 #1	001-53100-4301	\$ 40.29	AC94447
	8/1/2025	111 W Positano Ave # 1	001-53100-4301	\$ 524.55	AA18161
	8/1/2025	168 Toscana LN	001-53100-4301	\$ 96.34	ACD2881
	8/1/2025	100 W Positano Ave	001-53100-4301	\$ 34.59	AC00686
	8/1/2025	100 Terracina Dr # Light	001-53100-4301	\$ 41.05	AC94629
TOTAL				\$ 7,466.80	
Summary					
General Service			001-53100-4307	\$ 3,735.27	
			001-53100-4301	\$ 3,731.53	
			001-15601		
TOTAL				\$ 7,466.80	

**Electric Bill Statement****For:** Jun 25, 2025 to Jul 25, 2025 (30 days)**Statement Date:** Jul 25, 2025**Account Number:** [REDACTED]**Service Address:**0000 W BONAVENTURE WAY
SAINT AUGUSTINE, FL 32092**TURNBULL CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$3,541.42**

TOTAL AMOUNT YOU OWE

Aug 15, 2025

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	3,541.42
Payments received	-3,541.42
Balance before new charges	0.00
Total new charges	3,541.42
Total amount you owe	\$3,541.42

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after October 16, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after August 14, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

08-06-2025

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

TURNBULL CREEK CDD
C/O RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.[REDACTED]
ACCOUNT NUMBER

\$3,541.42

TOTAL AMOUNT YOU OWE

Aug 15, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill 3,541.42
Payment received - Thank you -3,541.42
Balance before new charges \$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount ** 3,533.77
Gross receipts tax (State tax) 4.65
Taxes and charges 4.65
Regulatory fee (State fee) 3.00
Total new charges \$3,541.42
Total amount you owe \$3,541.42

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

Non-fuel energy charge: \$0.059770 per kWh
Fuel charge: \$0.026470 per kWh

METER SUMMARY

Next bill date Aug 26, 2025.

Usage Type Usage
Total kWh used 2197

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 25, 2025	Jun 25, 2025	Jul 26, 2024
kWh Used	2197	2197	2197
Service days	30	29	30
kWh/day	73	76	73
Amount	\$3,541.42	\$3,541.42	\$3,477.97

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Easy way to reduce costs

Earn bill credits by allowing Business On Call® to cycle off your A/C, only when necessary.

[Claim credits](#)

Download the app

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Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 1

ESLA

For: 06-25-2025 to 07-25-2025 (30 days)
kWh/Day: 73
Service Address:
0000 W BONAVENTURE WAY
SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861206	39	3584	F	160		2,080	
Energy					0.400000		64.00
Non-energy					6.610000		1,057.60
Fixtures					1.470000		235.20
Maintenance							
F861206	39	3584	F	9		117	
Energy					0.400000		3.60
Non-energy					4.500000		40.50
Fixtures					1.470000		13.23
Maintenance							
PMF0001				169			
Non-energy					9.740000		1,646.06
Fixtures							
UCNP				7,297			
Non-energy					0.049350		360.11
Maintenance							

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



TURNBULL CREEK CDD
C/O RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Customer Name:
TURNBULL CREEK CDD

Account Number:
[REDACTED]

FPL.com Page 2

ESLA

For: 06-25-2025 to 07-25-2025 (30 days)

kWh/Day: 73

Service Address:

0000 W BONAVENTURE WAY
SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							67.60
Non-energy sub total							3,352.70
Sub total						2,197	3,420.30
Energy conservation cost recovery							0.86
Capacity payment recovery charge							0.15
Environmental cost recovery charge							1.08
Storm restoration recovery charge							45.52
Transition rider credit							-4.55
Storm protection recovery charge							12.26
Fuel charge							58.15
Electric service amount							3,533.77
Gross receipts tax (State tax)							4.65
Regulatory fee (State fee)							3.00
Total						2,197	3,541.42

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** [REDACTED]**Service Address:**101 W POSITANO AVE
SAINT AUGUSTINE, FL 32092**TURNBULL CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$2,908.32**

TOTAL AMOUNT YOU OWE

Aug 22, 2025

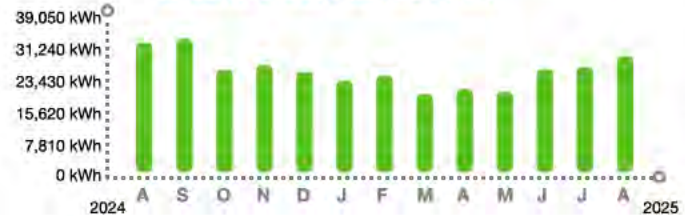
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	2,720.61
Payments received	-2,720.61
Balance before new charges	0.00
Total new charges	2,908.32
Total amount you owe	\$2,908.32

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after October 23, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after August 19, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- * Affiliate and third party programs are not regulated by the Florida Public Service Commission and are not provided by FPL. Non-payment of these fees will not result in disconnection of your FPL electrical service. For questions regarding these products and services, contact the number shown.

08-06-2025

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

TURNBULL CREEK CDD
C/O RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

ACCOUNT NUMBER

\$2,908.32

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill 2,720.61
Payment received - Thank you -2,720.61
Balance before new charges \$0.00

New Charges

Rate: GSDDT-1 GENERAL SERVICE DEMAND TIME OF USE

Electric service amount ** 2,803.97
Gross receipts tax (State tax) 71.96
Taxes and charges 71.96
Regulatory fee (State fee) 2.44
Total new charges \$2,878.37

FPL Affiliate and Other Programs

FPLES SurgeShield program* 29.95
--For program ?s, please call 833-437-5466.
Total FPL affiliate and other charges \$29.95
Total amount you owe \$2,908.32

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter MLL8318. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
Total kWh used	30594		99857		30737
On-Peak kWh used	87715		77708		10007
Off-peak kWh used					20730
On-peak demand	62.52				63
Maximum demand					64

ENERGY USAGE COMPARISON

	This Month Aug 1, 2025	Last Month Jul 1, 2025	Last Year Aug 1, 2024
Service to			
kWh Used	30737	27952	34322
Service days	31	29	30
kWh/day	991	963	1144
Amount	\$2,878.37	\$2,690.66	\$3,015.11

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

** Your electric service amount includes the following charges:

Base charge: \$30.41
Non-fuel energy charge:
On-peak \$0.062970 per kWh
Off-peak \$0.022150 per kWh
Fuel charge:
On-peak \$0.030740 per kWh
Off-peak \$0.025650 per kWh
Demand charge:
Maximum \$12.69 per KW
\$0.71 per KW

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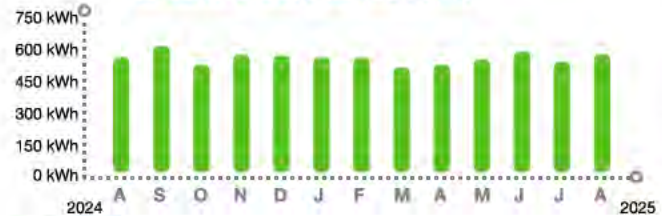
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**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** [REDACTED]**Service Address:**5085 STATE ROAD 16 # LIGHT
SAINT AUGUSTINE, FL 32092**TURNBULL CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$89.27**

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

Enroll in FPL Budget
Billing® and have \$84.40
withdrawn instead of
\$89.27.[FPL.com/AutoBB](https://www.fpl.com/AutoBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	83.95
Payments received	-83.95
Balance before new charges	0.00
Total new charges	89.27
Total amount you owe	\$89.27

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$84.40 instead of \$89.27 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](https://www.fpl.com/AutoBB)
- Payment received after October 23, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after August 21, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

08-06-2025

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

TURNBULL CREEK CDD
C/O RIZZETTA & CO
3434 COLWELL AVE STE 200
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

ACCOUNT NUMBER

\$89.27

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	83.95
Payment received - Thank you	-83.95
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$57.75

Fuel: (\$0.027180 per kWh) \$16.34

Electric service amount 86.96

Gross receipts tax (State tax) 2.23

Taxes and charges 2.23

Regulatory fee (State fee) 0.08

Total new charges \$89.27

Total amount you owe \$89.27

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AA18161. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	46930		46329		601

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	601	559	585
Service days	31	29	30
kWh/day	19	19	20
Amount	\$89.27	\$83.95	\$79.36

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** [REDACTED]**Service Address:**

0000 VERONA WAY

SAINT AUGUSTINE, FL 32092

TURNBULL CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$104.58**

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	104.58
Payments received	-104.58
Balance before new charges	0.00
Total new charges	104.58
Total amount you owe	\$104.58

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after October 23, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after August 21, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

08-06-2025

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

TURNBULL CREEK CDD
C/O RIZZETTA & CO
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Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

ACCOUNT NUMBER

\$104.58

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	104.58
Payment received - Thank you	-104.58
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	103.96
Gross receipts tax (State tax)	0.53
Taxes and charges	0.53
Regulatory fee (State fee)	0.09
Total new charges	\$104.58
Total amount you owe	\$104.58

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.059770 per kWh
Fuel charge:	\$0.026470 per kWh

METER SUMMARY

Next bill date Sep 2, 2025.

Usage Type	Usage
Total kWh used	240

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	240	240	240
Service days	31	29	30
kWh/day	8	8	8
Amount	\$104.58	\$104.58	\$98.31

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

For: 07-01-2025 to 08-01-2025 (31 days)
kWh/Day: 8
Service Address:
0000 VERONA WAY
SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
HPS0150	150	16000	F	4		240	
Energy					2.080000		8.32
Non-energy							
Fixtures					5.140000		20.56
Maintenance					2.230000		8.92
PMF0001				4			
Non-energy							
Fixtures					9.740000		38.96
UCNP				300			
Non-energy							
Maintenance					0.049350		14.81

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TURNBULL CREEK CDD
C/O RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Customer Name:
TURNBULL CREEK CDD

Account Number:
[REDACTED]

FPL.com Page 2

ESLA

For: 07-01-2025 to 08-01-2025 (31 days)

kWh/Day: 8

Service Address:

0000 VERONA WAY

SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							8.32
Non-energy sub total							83.25
Sub total						240	91.57
Energy conservation cost recovery							0.09
Capacity payment recovery charge							0.02
Environmental cost recovery charge							0.12
Storm restoration recovery charge							4.97
Transition rider credit							-0.50
Storm protection recovery charge							1.34
Fuel charge							6.35
Electric service amount							103.96
Gross receipts tax (State tax)							0.53
Regulatory fee (State fee)							0.09
Total						240	104.58

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** [REDACTED]**Service Address:**5335 SAN GACONIO RD # 1
SAINT AUGUSTINE, FL 32092**TURNBULL CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$28.04**

TOTAL AMOUNT YOU OWE

Aug 22, 2025

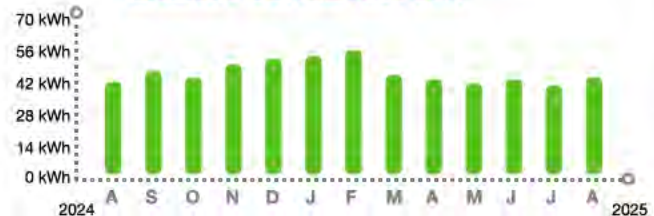
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	27.84
Payments received	-27.84
Balance before new charges	0.00
Total new charges	28.04
Total amount you owe	\$28.04

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after October 23, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after August 21, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

08-06-2025

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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C/O RIZZETTA & CO
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

ACCOUNT NUMBER

\$28.04

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	27.84
Payment received - Thank you	-27.84
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge:	\$12.87
Minimum base bill charge:	\$8.78
Non-fuel: (\$0.096100 per kWh)	\$4.42
Fuel: (\$0.027180 per kWh)	\$1.25
Electric service amount	27.32
Gross receipts tax (State tax)	0.70
Taxes and charges	0.70
Regulatory fee (State fee)	0.02
Total new charges	\$28.04

Total amount you owe \$28.04

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94630. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	12728		12682		46

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	46	42	44
Service days	31	29	30
kWh/day	1	1	1
Amount	\$28.04	\$27.84	\$27.37

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** [REDACTED]**Service Address:**111 W POSITANO AVE # KIOSK
SAINT AUGUSTINE, FL 32092**TURNBULL CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$32.19**

TOTAL AMOUNT YOU OWE

Aug 22, 2025

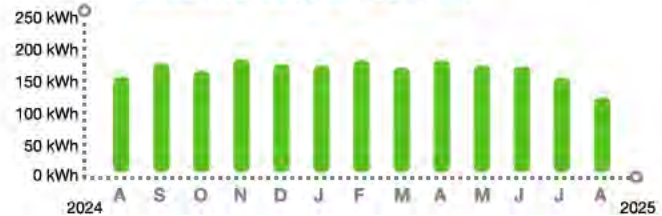
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	34.01
Payments received	-34.01
Balance before new charges	0.00
Total new charges	32.19
Total amount you owe	\$32.19

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after October 23, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after August 21, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

08-06-2025

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

TURNBULL CREEK CDD
C/O RIZZETTA & CO
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TAMPA FL 33614-8390The amount enclosed includes
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

ACCOUNT NUMBER

\$32.19

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	34.01
Payment received - Thank you	-34.01
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$2.95

Non-fuel: (\$0.096100 per kWh) \$12.12

Fuel: (\$0.027180 per kWh) \$3.42

Electric service amount 31.36

Gross receipts tax (State tax) 0.80

Taxes and charges 0.80

Regulatory fee (State fee) 0.03

Total new charges \$32.19

Total amount you owe \$32.19

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AA18105. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	20726		20600		126

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	126	161	162
Service days	31	29	30
kWh/day	4	6	5
Amount	\$32.19	\$34.01	\$31.98

KEEP IN MIND

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**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number** [REDACTED]**Service Address:**124 E FRANCHETTA LN #LIGHT
SAINT AUGUSTINE, FL 32092**TURNBULL CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$26.16**

TOTAL AMOUNT YOU OWE

Aug 22, 2025

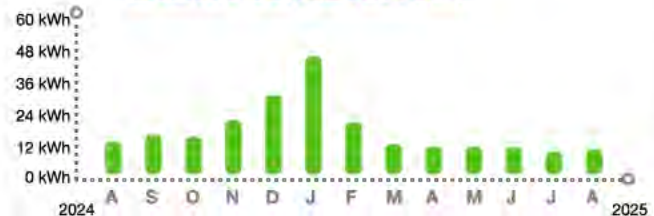
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	26.12
Payments received	-26.12
Balance before new charges	0.00
Total new charges	26.16
Total amount you owe	\$26.16

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after October 23, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after August 21, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

08-06-2025

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

TURNBULL CREEK CDD
C/O RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

ACCOUNT NUMBER

\$26.16
TOTAL AMOUNT YOU OWE**Aug 22, 2025**
NEW CHARGES DUE BY\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name:
TURNBULL CREEK CDD

Account Number:
[REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	26.12
Payment received - Thank you	-26.12
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge:	\$12.87
Minimum base bill charge:	\$11.40
Non-fuel: (\$0.096100 per kWh)	\$0.95
Fuel: (\$0.027180 per kWh)	\$0.27
Electric service amount	25.49
Gross receipts tax (State tax)	0.65
Taxes and charges	0.65
Regulatory fee (State fee)	0.02
Total new charges	\$26.16

Total amount you owe \$26.16

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94446. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	03032		03022		10

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	10	9	13
Service days	31	29	30
kWh/day	0	0	0
Amount	\$26.16	\$26.12	\$26.16

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** [REDACTED]**Service Address:**

5335 STATE ROAD 16 #1

SAINT AUGUSTINE, FL 32092

TURNBULL CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$40.29**

TOTAL AMOUNT YOU OWE

Aug 22, 2025

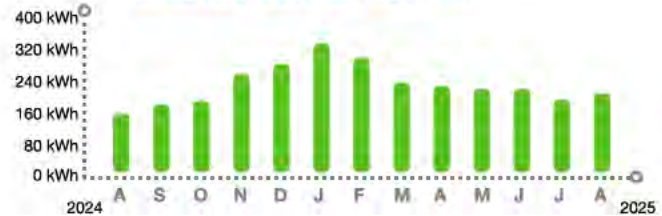
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	38.02
Payments received	-38.02
Balance before new charges	0.00
Total new charges	40.29
Total amount you owe	\$40.29

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after October 23, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after August 21, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

08-06-2025

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

TURNBULL CREEK CDD
C/O RIZZETTA & CO
3434 COLWELL AVE STE 200
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ACCOUNT NUMBER

\$40.29

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	38.02
Payment received - Thank you	-38.02
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge:	\$12.87
--------------	---------

Non-fuel: (\$0.096100 per kWh)	\$20.56
--------------------------------	---------

Fuel: (\$0.027180 per kWh)	\$5.82
----------------------------	--------

Electric service amount	39.25
-------------------------	-------

Gross receipts tax (State tax)	1.01
--------------------------------	------

Taxes and charges	1.01
-------------------	------

Regulatory fee (State fee)	0.03
----------------------------	------

Total new charges	\$40.29
-------------------	---------

Total amount you owe	\$40.29
----------------------	---------

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94447. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	93131		92917		214

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	214	196	159
Service days	31	29	30
kWh/day	7	7	5
Amount	\$40.29	\$38.02	\$31.86

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number** [REDACTED]**Service Address:**

101 W POSITANO AVE # 1

SAINT AUGUSTINE, FL 32092

TURNBULL CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$524.55**

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

Enroll in FPL Budget
Billing® and have
\$429.24 withdrawn
instead of \$524.55.
[FPL.com/AutoBB](https://www.fpl.com/AutoBB)

BILL SUMMARY

Amount of your last bill	495.85
Payments received	-495.85
Balance before new charges	0.00
Total new charges	524.55
Total amount you owe	\$524.55

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$429.24 instead of \$524.55 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](https://www.fpl.com/AutoBB)
- Payment received after October 23, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after August 21, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

08-06-2025

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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TURNBULL CREEK CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649

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for ways to pay.

ACCOUNT NUMBER

\$524.55

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill 495.85
Payment received - Thank you -495.85
Balance before new charges \$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$30.41

Non-fuel: (\$0.033890 per kWh) \$58.33

Fuel: (\$0.027180 per kWh) \$46.78

Demand: (\$13.41 per KW) \$375.48

Electric service amount 511.00

Gross receipts tax (State tax) 13.11

Taxes and charges 13.11

Regulatory fee (State fee) 0.44

Total new charges \$524.55

Total amount you owe \$524.55

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLJ3386. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	06687		04966		1721
Demand KW	28.37				28

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	1721	1922	1869
Service days	31	29	30
kWh/day	55	66	62
Amount	\$524.55	\$495.85	\$474.69

KEEP IN MIND

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**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** [REDACTED]**Service Address:**

168 TOSCANA LN

SAINT AUGUSTINE, FL 32092

MURABELLA OWNERS ASSOC INC,
Here's what you owe for this billing period.

CURRENT BILL**\$96.34**

TOTAL AMOUNT YOU OWE

Aug 22, 2025

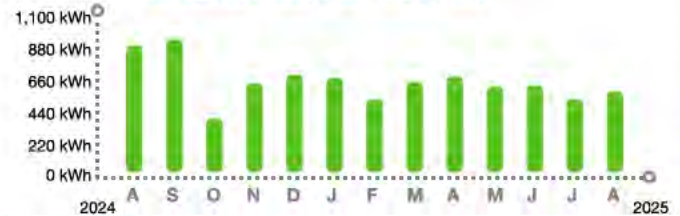
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	88.57
Payments received	-88.57
Balance before new charges	0.00
Total new charges	96.34
Total amount you owe	\$96.34

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payments received after August 22, 2025 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after August 21, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

08-06-2025

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name:
MURABELLA OWNERS
ASSOC INC

Account Number:

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	88.57
Payment received - Thank you	-88.57
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$58.05

Fuel: (\$0.027180 per kWh) \$16.42

Electric service amount 87.34

Gross receipts tax (State tax) 2.24

Florida sales tax (State tax) 6.23

County sales tax (Local tax) 0.45

Taxes and charges 8.92

Regulatory fee (State fee) 0.08

Total new charges \$96.34

Total amount you owe \$96.34

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD2881. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	12652		12048		604

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	604	547	951
Service days	31	29	30
kWh/day	19	19	32
Amount	\$96.34	\$88.57	\$129.80

KEEP IN MIND

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**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** [REDACTED]**Service Address:**

100 W POSITANO AVE

SAINT AUGUSTINE, FL 32092

TURNBULL CREEK CDD,
Here's what you owe for this billing period.**CURRENT BILL****\$34.59**

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	33.46
Payments received	-33.46
Balance before new charges	0.00
Total new charges	34.59
Total amount you owe	\$34.59

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after October 23, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after August 21, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

08-06-2025

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.[REDACTED]
ACCOUNT NUMBER**\$34.59**

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	33.46
Payment received - Thank you	-33.46
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$16.24

Fuel: (\$0.027180 per kWh) \$4.59

Electric service amount 33.70

Gross receipts tax (State tax) 0.86

Taxes and charges 0.86

Regulatory fee (State fee) 0.03

Total new charges \$34.59

Total amount you owe \$34.59

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC00686. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	06144		05975		169

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	169	150	164
Service days	31	29	30
kWh/day	5	5	5
Amount	\$34.59	\$33.46	\$32.06

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** [REDACTED]**Service Address:**100 TERRACINA DR # LIGHT
SAINT AUGUSTINE, FL 32092**TURNBULL CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$41.05**

TOTAL AMOUNT YOU OWE

Aug 22, 2025

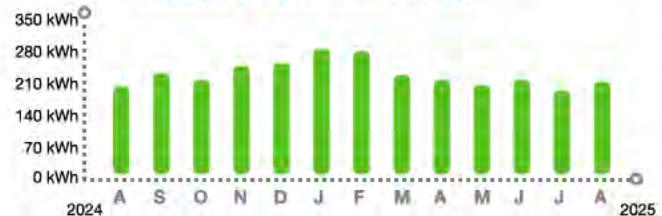
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	38.51
Payments received	-38.51
Balance before new charges	0.00
Total new charges	41.05
Total amount you owe	\$41.05

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after October 23, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after August 21, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

08-06-2025

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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TURNBULL CREEK CDD
C/O RIZZETTA & CO
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

ACCOUNT NUMBER

\$41.05

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	38.51
Payment received - Thank you	-38.51
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$21.14

Fuel: (\$0.027180 per kWh) \$5.98

Electric service amount 39.99

Gross receipts tax (State tax) 1.03

Taxes and charges 1.03

Regulatory fee (State fee) 0.03

Total new charges \$41.05

Total amount you owe \$41.05

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94629. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	60897		60677		220

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	220	200	208
Service days	31	29	30
kWh/day	7	7	7
Amount	\$41.05	\$38.51	\$36.67

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Lease or own? Go solar your way! Get monthly bill credits with FPL SolarTogether®. No panels installed.

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Make the switch to LEDs

Enjoy rebates and longer-lasting light when you upgrade to qualifying LED fixtures

[Swap to save](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Turnbull Creek CDD

Hancock Whitney Visa Acct

7/28/2025

General Fund

				Parks & Rec	Parks & Rec
				Maintenance & Repair	Clubhouse Facility Maintenance
Date	Vendor Name	Description	Amount	57200-4647	57200-4708
6/28/2025		Previous Balance	1,945.07		
	Erick				
6/29/2025	CONSTANT CONTACT	EMAIL SERVICE	79.20		79.20
7/2/2025	MICROSOFT	RENEWAL	99.99		99.99
7/8/2025	CUBESMART	STORAGE UNIT	166.00		166.00
7/25/2025	PUBLIX	COFFEE CUPS	8.67		8.67
	James				
6/29/2025	AMAZON	WET WIPES	99.49		99.49
7/2/2025	AMAZON	TILE BRUSH	26.75	26.75	
7/2/2025	HOME DEPOT	HAND SOAP/SANITIZER	17.04		17.04
7/4/2025	AMAZON	OUTDOOR BULBS	34.82	34.82	
7/3/2025	EBAY	LIGHT AMP	58.58	58.58	
7/8/2025	EBAY	LIGHT COIL	51.92	51.92	
7/16/2025	ACE	CONCRETE MIX/RAGS	25.96	25.96	
7/20/2025	EBAY	LIGHT COIL	(51.65)	(51.65)	
7/20/2025	AMAZON	WHEEL LOCK	44.18	44.18	
7/17/2025	HOME DEPOT	CLUBHOUSE SUPPLIES	245.72		245.72
7/22/2025	DOG WASTE DEPOT	DOG BAGS	352.96	352.96	
7/25/2025	AMAZON	DRY WIPES	46.33		46.33
	TOTAL		1,305.96	543.52	762.44

Previous Payment

(1,945.07)

7/28/2025

Ending Balance

1,305.96

001-22900


DM/Approval

8/15/25

Date

EXP REPORT ERICK/JIM

Total

\$1,305.96

Erick

Vendor	Item	Date	Cost	Expense Account
CONSTANT CONTACT	EMAIL SERVICE	6/29/25	\$79.20	4708
MICROSOFT	RENEWAL	7/2/25	\$99.99	4708
CUBESMART	STORAGE UNIT	7/8/25	\$166.00	4708
PUBLIX	COFFEE CUPS	7/25/25	\$8.67	4708
			\$353.86	

JIM S

Vendor	Item	Date	Cost	Expense Account
AMAZON	WET WIPES	6/29/25	\$99.49	4708
AMAZON	TILE BRUSH	7/2/25	\$26.75	4647
HOME DEPOT	HAND SOAP/SANITIZER	7/2/25	\$17.04	4708
AMAZON	OUTDOOR BULBS	7/4/25	\$34.82	4647
EBAY	LIGHT AMP	7/3/25	\$58.58	4647
EBAY	LIGHT COIL	7/8/25	\$51.92	4647
ACE	CONCRETE MIX/RAGS	7/16/25	\$25.96	4647
EBAY	LIGHT COIL	7/20/25	\$51.65	CREDIT
AMAZON	WHEEL LOCK	7/20/25	\$44.18	4647
HOME DEPOT	CLUBHOUSE SUPPLIES	7/17/25	\$245.72	4708
DOG WASTE DEPOT	DOG BAGS	7/22/25	\$352.96	4647
AMAZON	DRY WIPES	7/25/25	\$46.33	4708
			\$952.10	



[Print](#)

Billing Activity - Payments

Turnbull Creek CDD

Attn: Erick Hutchison

3434 Colwell Ave

Suite 200

Tampa FL 33614

US

P: 6504502236

Today's Date: 08/01/2025

User Name:

Payments from 06/29/2025 to 06/29/2025

Date	Description	Charge Amount	Credit Amount
06-29-2025 03:22:33 AM	Payment - Credit Card (Visa) [REDACTED]		\$79.20

Billing questions? [Contact Support](#)

Constant Contact - 890 Winter St - Waltham, MA 02451 US



The automatic renewal of your subscription Microsoft 365 Personal is scheduled for **July 1, 2025**

Your subscription is set to automatically renew. On July 1, 2025, USD **99.99**, plus applicable taxes, will be charged to [REDACTED]

5650 CUBESMART FL ST AUGUSTINE COMMERCE PAYMENT RECEIPT LAKE DRIVE

235 Commerce Lake Dr
St Augustine, FL 32095
(904) 810-3222

Account Number:
5002628560

Erick Benjamin Hutchison

101 West Postino Ave
St. Augustine, FL 32092
(650) 450-2236

RECEIPT ID	PAYMENT DATE	CHANGE DUE	AMOUNT
1076973385	7/8/2025	\$0.00	\$166.00

Invoice	Item	Qty	Rate	Discount	Subtotal	Tax	Total	Paid
#482047	PROTECTION_PLAN-1 Protection Plan - \$2,000.00 (7/8/2025 - 8/7/2025)		\$12.00		\$12.00	\$0.00	\$12.00	\$12.00
#482047	Cube #2078 Rent Unit 2078 - 5x10x8 (7/8/2025 - 8/7/2025)		\$154.00	0% 25% Off	\$154.00	\$0.00	\$154.00	\$154.00

Total Paid

Jul 08, 2025 12:28 AM

Visa

\$166.00

Cube #2078 paid through 8/7/2025

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 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 Mirabella
84 Tuscan Way
Saint Augustine, FL 32092
Store Manager: Kevin Carine
904-940-2889



1239 7QQ 528 012

SPARKLE 2=4 WH TAS	4.29 T
PUB CUP FOAM 8.5OZ	2.19 T
PUB CUP FOAM 8.5OZ	2.19 T
TAX EXEMPT	

Order Total	8.67
Grand Total	8.67
Credit	Payment 8.67

TAX FORGIVEN	0.56
--------------	------

Change	0.00
--------	------

Receipt ID: 1239 7QQ 528 012

PRESTO!

Trace #: 524210

Reference #: 1281626214

Acct #: XXXXXXXXXX

Purchase VISA

Amount: \$8.67

Auth #: 05634Q

CREDIT CARD
A0000000031010
Entry Method:
Mode:

PURCHASE
VISA CREDIT
Contactless
Issuer

Your cashier was Rady M

07/25/2025 9:26 S1239 R152 8012 C0411

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



Final Details for Order #112-8847807-0858654

Order Placed: June 25, 2025

Amazon.com order number: 112-8847807-0858654

Order Total: **\$99.49**

Shipped on June 29, 2025

Items Ordered

	Price
1 of: Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull Dis	\$93.42
penser Ideal For Public Use	
Sold by: Innovent Inc (seller profile)	
Business Price	
Condition: New	

Shipping Address:

Erick Hutchison
373 CHARLIE WAY
ST AUGUSTINE, FL 32095-7544
United States

Shipping Speed:

FREE Shipping

Item(s) Subtotal:	\$93.42
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99

Total before tax:	\$93.42
Sales Tax:	\$6.07

Total for This Shipment: \$99.49

Payment information

Payment Method:

Visa | Last digits: [REDACTED]

Billing address

Erick Hutchison
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	\$93.42
Shipping & Handling:	\$6.99
Promotion applied:	-\$6.99

Total before tax:	\$93.42
Estimated Tax:	\$6.07

Grand Total: \$99.49

Credit Card transactions

Visa ending in [REDACTED] June 29, 2025: \$99.49

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #112-9843616-2113019

Order Placed: June 30, 2025

Amazon.com order number: 112-9843616-2113019

Order Total: \$26.75

Shipped on July 2, 2025

Items Ordered

1 of: Pool Tile Brush Scrubber 2-in-1 Scrub and Scour Waterline Tile Scale Cleaner - Easily Clean Swimming Pool Tiles Flip Brush	Price
	\$18.55

Sold by: Amazon Resale (seller profile)

Condition: Used - Like New Looks and functions as if it were new. Item will come in original packaging.

Shipping Address:

Jim Schieszer

Item(s) Subtotal:	\$18.55
Shipping & Handling:	\$6.99

Shipping Speed:
Standard Shipping

Total before tax:	\$25.54
Sales Tax:	\$1.21

Total for This Shipment:	\$26.75

Payment information

Payment Method:

Visa | Last digits: [REDACTED]

Item(s) Subtotal:	\$18.55
Shipping & Handling:	\$6.99

Billing address

Erick Hutchison
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Total before tax:	\$25.54
Estimated Tax:	\$1.21

Grand Total: \$26.75

Credit Card transactions

Visa ending in [REDACTED] July 2, 2025: \$26.75

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 00053 15239 07/02/25 12:33 PM
SALE CASHIER NELLI IE

670456969901 HDX HAND SAN <A>
HDX HAND SANITIZER GEL PUMP 16OZ
205.28 10.56N
074182459932 SS 500Z AQUA <A> 6.48N
SOFTSOAP HS REFILL AQUARIUM 500Z

SUBTOTAL 17.04
SALES TAX 0.00

TAX EXEMPT
TOTAL \$17.04

XXXXXXXXXX
AUTH CODE 02469G/8530637 USD\$ 17.04
Contactless TA

AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: 00

6342 07/02/25 12:33 PM



6342 53 15239 07/02/2025 4491

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 09/30/2025



Final Details for Order #112-9464140-7864207

Order Placed: July 2, 2025

Amazon.com order number: 112-9464140-7864207

Order Total: \$34.82

Shipped on July 3, 2025

Items Ordered

	Price
1 of: UpgradedMorsatie LED Flame Light Bulbs, 4 Modes Flickering Light Bulbs with Upside Down Effect, E26/E27 Fire Light Bulb for Halloween, Christmas, Party, Porch, Patio, Indoor Outdoor Decoration-2Pack Sold by: Morsatie (seller profile) Condition: New	\$12.99
1 of: Hompavo Upgraded LED Flame Light Bulbs, 3 Modes Flickering Light Bulbs, E12 Chandelier Base Candle Fire Light Bulb for Halloween Christmas Party Porch Indoor & Outdoor Home Decoration - 6 Pack Sold by: Hompavo Direct (seller profile) Business Price Condition: New	\$22.79

Shipping Address:

Shipping Speed:
FREE Shipping

Item(s) Subtotal:	\$35.78
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99
Your Coupon Savings:	-\$1.14

Total before tax:	\$32.69
Sales Tax:	\$2.13

Total for This Shipment:	\$34.82

Payment information

Payment Method:

Visa | Last digits: [REDACTED]

Billing address

Erick Hutchison
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	\$35.78
Shipping & Handling:	\$6.99
Promotion applied:	-\$10.08

Total before tax:	\$32.69
Estimated Tax:	\$2.13

Grand Total:	\$34.82

To view the status of your order, return to [Order Summary](#).

Order details



View your 5 offers from this order

Redeem \$40 bonus, win \$4,000 & more*

View offers

*Terms Apply

Order info

Time placed	Jul 3, 2025 at 7:56 AM
Order number	04-13285-15045
Total	\$58.58 (1 item)
Sold by	electricsouth

Shipping address

Jim Schieszer

United States

Delivery info

Arrives Jul 7, 2025 - Jul 10, 2025



Paid
Jul 3



Tracking
available



Delivered

Payment info

Ending in: [redacted]
Jim Schieszer

1 item
Shipping
Tax*

Order total

*We're required by law to collect sale applicable fees for certain tax author
[Learn more](#)

How do you like our order details?
[Tell us what you think](#)

Item info



Eaton Lightning Contactor CN35DN3 30 Amp 600 Volt
Item number: 235675095965
Returns accepted through Aug 9, 2025.
[Buy again](#) [More actions](#)

\$55.00

Seller info

Curry McWhorter
17175 John Glenn Ave
Robertsdale, Alabama 36567
United States

Other actions

[Contact seller](#) [Cancel this order](#)

Order details



View your 5 offers from this order

Redeem \$25 bonus, win \$4,000 & more*

View offers

*Terms Apply

Shipping address

Jim Schieszer



Your item was delivered.

Delivered on Fri, Jul 11

Track package

Order info

Time placed	Jul 8, 2025 at 9:08 AM
Order number	07-13301-20264
Total	\$51.92 (1 item)
Sold by	garestoration

Payment info

Ending in [redacted]
Jim Schieszer

Delivery info

Delivered on Fri, Jul 11



Paid
Jul 8



Tracking
available
Jul 8



Delivered
Jul 11

1 item

Shipping

Tax*

Order total

*We're required by law to collect sale
applicable fees for certain tax author
[Learn more](#)

How do you like our order details?
[Tell us what you think](#)

Item info



EATON CN35DN 30 AMP LIGHTING CONTACTOR 208 V COIL \$48.75
Item number: 173373365812
Returns accepted through Aug 10, 2025.

[Buy again](#)

Track package

More actions

Seller info

Vladislav Osipyan
W53 N550 Highland Dr
Cedarburg, Wisconsin 53012
United States

Other actions

[Contact seller](#)

PAGE NO 1

CUST NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
4617	000			NET 20TH	ACP	7/16/25 11:49

SHIP TO:
CARDHOLDER/VISA

SKU	MFG PART #	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1006442	60317	WIPING RAGS WHITE 2LB	9.99	1	9.99 EA	9.99 N
2365823	2365823	LEVEL TORPEDO 9"POLY ACE	5.99	1	5.99 EA	5.99 N
52375	110160	CONCRETE MIX 60#QUIKRETE	4.99	2	4.99 EA	9.98 N

Received By _____



Final Details for Order #112-0586340-7163469

Order Placed: July 17, 2025

Amazon.com order number: 112-0586340-7163469

Order Total: \$44.18

Shipped on July 19, 2025

Items Ordered

	Price
1 of: 1 Pack Mailbox Lock with Key, Mailbox Lock Replacement for L-1172C Mailbox Key Lock, Nickel Finish Sold by: DBZZ-US (seller profile) Business Price Condition: New	\$16.98
1 of: Wheel Lock Universal Trailer Wheel Lock Adjustable Security Tire Boot Lock Anti Theft for ATV RV SUV Car Golf Cart Boats Motorcycles Great Deterrent Bright Black-Yellow (3 Keys) Sold by: MHPCONT (seller profile) Business Price Condition: New	\$26.21

Shipping Address:

Shipping Speed:
FREE Shipping

Item(s) Subtotal:	\$43.19
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99
Promotion Applied:	-\$1.70

Total before tax:	\$41.49
Sales Tax:	\$2.69

Total for This Shipment:	\$44.18

Payment information

Payment Method:

Visa | Last digits: [REDACTED]

Billing address

Erick Hutchison
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	\$43.19
Shipping & Handling:	\$6.99
Promotion applied:	-\$8.69

Total before tax:	\$41.49
Estimated Tax:	\$2.69

Grand Total: \$44.18

Credit Card transactions

Visa ending in [REDACTED] July 19, 2025: \$44.18

To view the status of your order, return to [Order Summary](#).



How doers
get more done.

2905 International Golf Parkway
World Commerce, FL 32092

0005: 7069 07/17/25 11:57 AM
SALE CASHIER EYANIRE

030772157053 SELECT-A-SIZ <A,S> 24.98N
BOUNTY 12DR SAS WHITE
073257014786 55G DRUM LNR <A>
HDX 55 GAL 40CT CLEAR DRUM LINERS
2024.97 49.94N
073257014779 33/39G CLEAR <A>
HDX 33-39 GAL 50CT OUTDOOR CLR BAGS
3016.97 50.91N
054000100604 SCOTT12PK <A>
SCOTT 1000 12PK BATH TISSUE
2014.48 28.96N
019736004763 TERRY TOWEL <A> 13.98N
HDX PAINTER'S TERRY TOWEL - 24PK
4715409150138 7"BLKTIEBG <A> 38.51N
8" BLK UV RESIST CABLE TIE 1000PK
039800108050 AAA 8-PACK <A> 8.87N
ENERCIZER MAX AAA 8-PACK
041333048642 AA 10-PACK <A> 10.87N
DURACELL AA 10-PACK
079567490029 WD-40 8OZ <A> 6.75N
WD-40 MP LUBE & PENETRANT 8OZ
051141916903 SCOUR PAD <A> 5.98N
SB HEAVY DUTY SCOUR PAD 6PK
037000977995 FEBRZAE2AS <A> 5.97N
FEBREZE AIR LINEN&SKY 2X8.8OZ

SUBTOTAL 245.72
SALES TAX 0.00

TAX EXEMPT

XXXXXXXXXX TOTAL \$245.72
VISA

USD\$ 245.72
TA

AUTH CODE 00589G/3516697

Contactless

AID A0000000031010

VTSA CREDIT

P.O.#/JOB NAME: 00

6342 07/17/25 11:57 AM



6342 51 72069 07/17/2025 2811

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 10/15/2025

PLEASE MAKE ALL CHECKS PAYABLE TO: "Dog Waste Depot"

Subtotal	\$352.96
Sales Tax (0.0%)	\$0.00
Total	\$352.96
Payments	-\$352.96
Balance Due	\$0.00



Final Details for Order #112-8508755-0468241

Order Placed: July 25, 2025

Amazon.com order number: 112-8508755-0468241

Order Total: \$46.33

Shipped on July 25, 2025

Items Ordered

1 of: SoftPull Centerpull Regular Capacity Premium Paper Towel, White, 28124, 324 Sheets Per Roll, 6 Rolls Per Case
Sold by: Target Sales LLC (seller profile)
Business Price
Condition: New

Price

\$43.50

Shipping Address:

Shipping Speed:

Local Express Shipping

Item(s) Subtotal: \$43.50

Shipping & Handling: \$0.00

Total before tax: \$43.50

Sales Tax: \$2.83

Total for This Shipment: \$46.33

Payment information

Payment Method:

Visa | Last digits: [REDACTED]

Billing address

Erick Hutchison
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$43.50

Shipping & Handling: \$0.00

Total before tax: \$43.50

Estimated Tax: \$2.83

Grand Total: \$46.33

Credit Card transactions

Visa ending in [REDACTED] July 25, 2025: \$46.33

To view the status of your order, return to [Order Summary](#).

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	St. Johns County Utility Department		
	Invoice Date:	07/19/25	
	Period Covered:	06/19/25 - 07/17/25	
	Due Date:	8/18/2025	
Account Number	Amount	Location	GL Account
██████████	\$ 938.63	101 W Positano Ave	4301
██████████	\$ 16.19	168 Toscana Ln	4301
██████████	\$ 38.91	4106 Messina Dr	4301
██████████	\$ 87.71	123 E Franchetta Ln	4301
TOTAL	\$ 1,081.44	001 53600 4301	
	\$ 1,081.44	Reclaimed Water Utility	



Pay by Phone (844) 752-8845

Phone (904) 209-2700

Fax (904) 209-2718

Toll Free (877) 837-2311

PO Drawer 3006

St. Augustine, FL 32085

Statement Date	Current Charges Due Date
07/19/2025	08/18/2025

Current Month Activity				
Service Dates	Service Description	Units	Amount	Total

06/19/25	Amount of Your Last Statement			804.27
07/17/25	Payment - Thank You		-804.27	
	Past Due Balance			0.00

Consumption Fees	Water Rates			
	Meter Maintenance Charge	6.00	1.00	6.00
	Base Rate	77.21	1.00	77.21
	0 - 25,000 Gallons	3.92	25.00	98.00
	25,001 - 50,000 Gallons	4.89	25.00	122.25
	50,001 - 100,000 Gallons	8.25	13.46	111.05
	Water Total		63.46	414.51

Consumption Fees	Wastewater Rates			
	Base Rate	90.69	1.00	90.69
	0 + Sewer Gallons	6.83	63.46	433.43
	Wastewater Total		63.46	524.12

Automatic Payment Program - Do Not Pay 0.00

Past Due Balance 0.00

Current Charges 938.63

Amount Now Due / Credits 938.63

07-23-2025

Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

Message Center

In 2024, SJCUD detected 12 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcfl.us/WaterReport/NorthWest.pdf to view your report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

Make a Payment at: www.billpay.sjcutility.us/cw

See reverse for monthly draft options or credit card payments

Please detach and return with your payment.

Account #		Date Due	
		08/18/2025	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	938.63	938.63	952.71
Automatic Withdrawal, Do Not Pay		\$	



Please write your account number on your check and remit to:



St. Johns County Utility Department

Post Office Drawer 3006

St. Augustine, FL 32085-3006

St. Johns County Utility Department

Post Office Drawer 3006

St. Augustine, Florida 32085-3006

TURNBULL CREEK CDD
C/O RIZZETTA
3434 COLWELL AVE STE 200
TAMPA, FL 33614
USA

☐ Check for Address Change

000000114371000000532445000000093863000000095271



Pay by Phone (844) 752-8845

Phone (904) 209-2700

Fax (904) 209-2718

Toll Free (877) 837-2311

PO Drawer 3006

St. Augustine, FL 32085

Statement Date	Current Charges Due Date
07/19/2025	08/18/2025

Current Month Activity				
Service Dates	Service Description	Units	Amount	Total

06/19/25	Amount of Your Last Statement			15.88
07/17/25	Payment - Thank You		-15.88	
	Past Due Balance			0.00

Water Rates				
	Base Rate	15.45	1.00	15.45
Consumption Fees	0 - 5,000 Gallons	3.92	0.19	0.74
	Water Total		0.19	16.19

Automatic Payment Program - Do Not Pay	0.00
Past Due Balance	0.00
Current Charges	16.19
Amount Now Due / Credits	16.19

07-23-2025

TURNBULL CREEK CDD

Account Number:

Service Address:

168 TOSCANA LN

Service Type: Commercial

Days in Billing Cycle: 31

Deposit Amount: \$100.00

Deposit Date: 08/25/2022

Geo Code: WGV

Meter Number: 83218573

Current Read Date: 07/19/2025

Previous Read Date: 06/18/2025

Current Reading: 1331

Previous Reading: 1312

Gallons Used: 190.00

Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

Message Center

In 2024, SJCUD detected 12 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcfl.us/WaterReport/NorthWest.pdf to view your report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

Make a Payment at: www.billpay.sjcutility.us/cw

See reverse for monthly draft options or credit card payments

Please detach and return with your payment.

Account #		Date Due	
		08/18/2025	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	16.19	16.19	21.19
Automatic Withdrawal, Do Not Pay		\$	



Please write your account number on your check and remit to:



St. Johns County Utility Department

Post Office Drawer 3006

St. Augustine, FL 32085-3006



TURNBULL CREEK CDD

C/O RIZZETTA

3434 COLWELL AVE STE 200

TAMPA, FL 33614

USA

☐ Check for Address Change

St. Johns County Utility Department

Post Office Drawer 3006

St. Augustine, Florida 32085-3006



000000124405000000532445000000001619000000002119



Pay by Phone (844) 752-8845

Phone (904) 209-2700

Fax (904) 209-2718

Toll Free (877) 837-2311

PO Drawer 3006

St. Augustine, FL 32085

Statement Date	Current Charges Due Date
07/19/2025	08/18/2025

Current Month Activity				
Service Dates	Service Description	Units	Amount	Total

06/19/25	Amount of Your Last Statement			38.68
07/17/25	Payment - Thank You		-38.68	
	Past Due Balance			0.00

Water Rates				
	Base Rate	38.60	1.00	38.60
Consumption Fees	0 - 12,500 Gallons	3.92	0.08	0.31
	Water Total		0.08	38.91

	Automatic Payment Program - Do Not Pay	0.00
	Past Due Balance	0.00
	Current Charges	38.91
	Amount Now Due / Credits	38.91

07-23-2025

Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

Message Center

In 2024, SJCUD detected 12 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcfl.us/WaterReport/NorthWest.pdf to view your report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

Make a Payment at: www.billpay.sjcutility.us/cw

See reverse for monthly draft options or credit card payments

Please detach and return with your payment.

Account #		Date Due	
		08/18/2025	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	38.91	38.91	43.91
Automatic Withdrawal, Do Not Pay		\$	



Please write your account number on your check and remit to:



St. Johns County Utility Department

Post Office Drawer 3006

St. Augustine, FL 32085-3006



TURNBULL CREEK CDD
C/O RIZZETTA
3434 COLWELL AVE STE 200
TAMPA, FL 33614
USA

☐ Check for Address Change

St. Johns County Utility Department

Post Office Drawer 3006

St. Augustine, Florida 32085-3006



000000124406000000532445000000003891000000004391



Pay by Phone (844) 752-8845

Phone (904) 209-2700

Fax (904) 209-2718

Toll Free (877) 837-2311

PO Drawer 3006

St. Augustine, FL 32085

Statement Date	Current Charges Due Date
07/19/2025	08/18/2025

Current Month Activity				
Service Dates	Service Description	Units	Amount	Total

06/19/25	Amount of Your Last Statement			85.35
07/17/25	Payment - Thank You		-85.35	
	Past Due Balance			0.00

Consumption Fees	Water Rates			
	Base Rate	38.60	1.00	38.60
	Consumption Fees 0 - 12,500 Gallons	3.92	0.35	1.37
	Water Total		0.35	39.97

Consumption Fees	Wastewater Rates			
	Base Rate	45.35	1.00	45.35
	Consumption Fees 0 + Sewer Gallons	6.83	0.35	2.39
	Wastewater Total		0.35	47.74

Automatic Payment Program - Do Not Pay	0.00
Past Due Balance	0.00
Current Charges	87.71
Amount Now Due / Credits	87.71

07-23-2025

Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

Message Center

In 2024, SJCUD detected 12 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcl.us/WaterReport/NorthWest.pdf to view your report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

Make a Payment at: www.billpay.sjcutility.us/cw

See reverse for monthly draft options or credit card payments

Please detach and return with your payment.

Account #		Date Due	
		08/18/2025	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	87.71	87.71	92.71
Automatic Withdrawal, Do Not Pay		\$	



Please write your account number on your check and remit to:



St. Johns County Utility Department

Post Office Drawer 3006

St. Augustine, FL 32085-3006



TURNBULL CREEK CDD
C/O RIZZETTA
3434 COLWELL AVE STE 200
TAMPA, FL 33614
USA

☐ Check for Address Change

St. Johns County Utility Department
Post Office Drawer 3006
St. Augustine, Florida 32085-3006



000000124596000000532445000000008771000000009271

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures August 2025 For Board Approval

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

The total items being presented:

Approval of Expenditures: **\$100,553.99**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Alfred W Grover	100887	82025	W Positano Mail Kiosk - Photocell Light Control Unit Installed 08/25	\$ 100.00
COMCAST	20250819-1	8495 74 140 0863399 08/25 ACH	Cable Services 08/25	\$ 356.88
COMCAST	20250821-1	8495 74 140 1701846 08/25 ACH	Internet Services 08/25	\$ 116.57
Deanco Building Solutions, Inc.	100880	145819	Janitorial Services 08/25	\$ 680.00
Fitness Pro	100868	35525	Service Request 07/25	\$ 71.47
Fitness Pro	100870	35536	Service Request 07/25	\$ 212.00
Fitness Pro	100870	35550	Service Request 07/25	\$ 235.70
Fitness Pro	100879	35701	Service Request 08/25	\$ 115.00
Florida Power & Light Company	20250822-1	Monthly Summary 07/25 ACH 616	Electric Services 07/25	\$ 7,466.80
Future Horizons, Inc.	100874	64417	Replace Fountain in Pond 07/25	\$ 7,478.04
Future Horizons, Inc.	100881	90843	Aquatic Weed Control 07/25	\$ 1,375.00
Gannett Florida LocaliQ	100876	0007248744	Account# 765148 Legal Advertising 07/25	\$ 1,276.36

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Governmental Management Services, LLC	100882	327	Website Maintenance 08/25	\$ 100.00
Hancock Bank	20250825-1	072825 ACH	Credit Card Expenses 07/25	\$ 1,305.96
Hi-Tech System Associates	20250804-1	428483 ACH	Alarm Access Control 08/25	\$ 30.00
James M Teter	100877	523	Pressure Washing 07/25	\$ 1,000.00
Kilinski Van Wyk, PLLC	100873	12651	Legal Services 06/25	\$ 6,481.00
Kilinski Van Wyk, PLLC	100873	12766	Legal Services - Monthly Meeting 06/25	\$ 1,837.10
Neighborhood Publications, Inc	100883	MURA5919	Premium Website 08/25	\$ 45.00
Paychex	20250818-2	2025-08-13 ACH	BOS Payroll 08/13/25	\$ 665.70
Poolsure	100875	131295630546	Pool Chemicals 08/25	\$ 1,922.87
Republic Services	20250821-2	0687-001553036 ACH	Waste Disposal Services 08/25	\$ 298.07
Riverside Management Services, Inc	100884	196	Management Services 08/25	\$ 26,809.52
Riverside Management Services, Inc	100878	199	Lifeguard Services 07/25	\$ 9,384.69

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Rizzetta & Company, Inc.	100869	INV0000101242	District Management Fees 08/25	\$ 3,945.83
St Johns Utility Department	20250818-1	Monthly Summary 07/25 ACH 616	Water-Sewer Services 07/25	\$ 1,081.44
Turner Pest Control, LLC	100885	621006583	Pest Control Services 08/25	\$ 190.96
Vector Security, Inc	100871	76316855	Security Monitoring Services 08/25	\$ 590.03
Yard-Nique, Inc.	100872	159306	Landscape Maintenance 07/25	\$ 24,882.00
Yard-Nique, Inc.	100886	TMNE 161251	Remove Dead Tree 07/25	<u>\$ 500.00</u>
Report Total				<u>\$ 100,553.99</u>

INVOICE

Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3 293
Tallahassee, FL 32312

tracy@wearefitnesspro.com
+1 (850) 523 8882
www.wearefitnesspro.com



1400 Village Square #3-293
Tallahassee, FL 32312
850-523-8882

Bill to

Turnbull Creek CDD Murabella
Turnbull Creek CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship to

Turnbull Creek CDD Murabella
101 W Positano Avenue
Jacksonville, FL 32092

Invoice details

Invoice no.: 35990
Terms: Net 15
Invoice date: 09/09/2025
Due date: 09/24/2025

Approved via email by Erick 09-16-25

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 44201 - REPAIRS IDENTIFIED DURING JULY PREVENTATIVE MAINTENANCE			
2.	1. CS WO Contract or Purchase		Estimated Labor Tech replaced front roller for treadmill 810, replaced Left pedal for recumbent, replaced Gas rod for multipress, and replaced all broken bottom covers(extras left on site) these units test correct	1.5	\$95.00	\$142.50
3.	2a. Parts		Parts for Repair: ASSEMBLY: TREAD ROLLER, FRONT (Item 1)	1	\$263.02	\$263.02
4.	2a. Parts		Parts for Repair: SPRING, GAS, EXTENSION (Item 2)	1	\$241.02	\$241.02
5.	2a. Parts		Parts for Repair: PEDAL ASSY: W/STRAP, STANDARD, LEFT, BLACK (Item 3)	1	\$45.74	\$45.74
6.	1. CS Return Labor with Contract/Purchase		Estimated Labor (Item 4)	2	\$95.00	\$190.00
7.	2a. Parts		Parts for Repair: COVER, OS TOWER, BOTTOM (x2 needed per unit, 5 units total) (Item 4)	10	\$14.74	\$147.40

8.	2b. Shipping/ Handling	Shipping and Handling Estimate:	1	\$39.09	\$39.09
9.	Service Request Details/Notes: 1. Life Fitness Treadmill INTS sn: HHT124810 front roller squeaking. Bearings beginning to fail. Should replace front roller. 2. Life Fitness Chest Press OSMP SN: 101920758046 gas rod for angle adjustment is very weak making adjustment difficult. Should replace gas assist rod. SEE PHOTOS. 3. Life Fitness Recumbent INR SN: HRB105612 pedal bearings on left side beginning to fail. Should replace pedal. SEE PHOTOS 4. The bottom plastic for the frames of multiple towers is broken again. Should replace bottom plastic for towers on at least 5 towers.				

Total	\$1,068.77
-------	------------

09-11-2025

Turnbull Creek CDD
FPL Meter Reading
Due Date: 09/16/25
Service Dates: 08/01/25-09/02/25

<u>Account</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	<u>Meter</u>
	8/26/2025	0000 W Bonaventure Way	001-53100-4307	\$ 3,541.42	
	9/1/2025	101 W Positano Ave	001-53100-4301	\$ 2,780.91	MLL8318
	9/1/2025	5085 State Road 16 # Light	001-53100-4307	\$ 91.93	AA18161
	9/1/2025	0000 Verona Way SL-1 Street Light	001-53100-4307	\$ 104.58	AC94630
	9/1/2025	5335 San Giaconio Rd #1	001-53100-4301	\$ 28.31	AC94630
	9/1/2025	111 W Positano Ave # Kiosk	001-53100-4301	\$ 30.22	AA18105
	9/1/2025	90 E Franchetta Ln # Light	001-53100-4301	\$ 26.29	AC94446
	9/1/2025	5335 State Road 16 #1	001-53100-4301	\$ 42.84	AC94447
	9/1/2025	111 W Positano Ave # 1	001-53100-4301	\$ 467.20	AA18161
	9/1/2025	168 Toscana LN	001-53100-4301	\$ 91.85	ACD2881
	9/1/2025	100 W Positano Ave	001-53100-4301	\$ 36.49	AC00686
	9/1/2025	100 Terracina Dr # Light	001-53100-4301	\$ 42.69	AC94629
TOTAL				\$ 7,284.73	
Summary					
General Service			001-53100-4307	\$ 3,737.93	
			001-53100-4301	\$ 3,546.80	
			001-15601		
09-09-2025			TOTAL	\$ 7,284.73	

**Electric Bill Statement****For:** Jul 25, 2025 to Aug 26, 2025 (32 days)**Statement Date:** Aug 26, 2025**Account Number:** [REDACTED]**Service Address:**0000 W BONAVENTURE WAY
SAINT AUGUSTINE, FL 32092**TURNBULL CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$3,541.42**

TOTAL AMOUNT YOU OWE

Sep 16, 2025

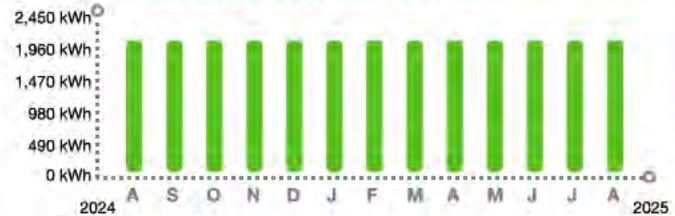
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	3,541.42
Payments received	-3,541.42
Balance before new charges	0.00
Total new charges	3,541.42
Total amount you owe	\$3,541.42

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after November 17, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after September 15, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

TURNBULL CREEK CDD
C/O RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

ACCOUNT NUMBER

\$3,541.42

TOTAL AMOUNT YOU OWE

Sep 16, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill 3,541.42
Payment received - Thank you -3,541.42
Balance before new charges \$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount ** 3,533.77
Gross receipts tax (State tax) 4.65
Taxes and charges 4.65
Regulatory fee (State fee) 3.00
Total new charges \$3,541.42
Total amount you owe \$3,541.42

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

Non-fuel energy charge: \$0.059770 per kWh
Fuel charge: \$0.026470 per kWh

METER SUMMARY

Next bill date Sep 25, 2025.

Usage Type Usage
Total kWh used 2197

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 26, 2025	Jul 25, 2025	Aug 27, 2024
kWh Used	2197	2197	2197
Service days	32	30	32
kWh/day	69	73	69
Amount	\$3,541.42	\$3,541.42	\$3,473.46

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 1

ESLA

For: 07-25-2025 to 08-26-2025 (32 days)
kWh/Day: 69
Service Address:
0000 W BONAVENTURE WAY
SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861206	39	3584	F	160		2,080	
Energy					0.400000		64.00
Non-energy					6.610000		1,057.60
Fixtures					1.470000		235.20
Maintenance							
F861206	39	3584	F	9		117	
Energy					0.400000		3.60
Non-energy					4.500000		40.50
Fixtures					1.470000		13.23
Maintenance							
PMF0001				169			
Non-energy					9.740000		1,646.06
Fixtures							
UCNP				7,297			
Non-energy					0.049350		360.11
Maintenance							

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



TURNBULL CREEK CDD
C/O RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Customer Name:
TURNBULL CREEK CDD

Account Number:

FPL.com Page 2

ESLA

For: 07-25-2025 to 08-26-2025 (32 days)

kWh/Day: 69

Service Address:

0000 W BONAVENTURE WAY
SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							67.60
Non-energy sub total							3,352.70
Sub total						2,197	3,420.30
Energy conservation cost recovery							0.86
Capacity payment recovery charge							0.15
Environmental cost recovery charge							1.08
Storm restoration recovery charge							45.52
Transition rider credit							-4.55
Storm protection recovery charge							12.26
Fuel charge							58.15
Electric service amount							3,533.77
Gross receipts tax (State tax)							4.65
Regulatory fee (State fee)							3.00
Total						2,197	3,541.42

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Aug 1, 2025 to Sep 2, 2025 (32 days)**Statement Date:** Sep 2, 2025**Account Number:** [REDACTED]**Service Address:**

101 W POSITANO AVE

SAINT AUGUSTINE, FL 32092

TURNBULL CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$2,780.91**

TOTAL AMOUNT YOU OWE

Sep 23, 2025

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	2,908.32
Payments received	-2,908.32
Balance before new charges	0.00
Total new charges	2,780.91
Total amount you owe	\$2,780.91

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after November 24, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after September 20, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- * Affiliate and third party programs are not regulated by the Florida Public Service Commission and are not provided by FPL. Non-payment of these fees will not result in disconnection of your FPL electrical service. For questions regarding these products and services, contact the number shown.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

**/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY ***

TURNBULL CREEK CDD
C/O RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

ACCOUNT NUMBER

\$2,780.91

TOTAL AMOUNT YOU OWE

Sep 23, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill 2,908.32
Payment received - Thank you -2,908.32
Balance before new charges \$0.00

New Charges

Rate: GSDT-1 GENERAL SERVICE DEMAND TIME OF USE

Electric service amount ** 2,679.86
Gross receipts tax (State tax) 68.77
Taxes and charges 68.77
Regulatory fee (State fee) 2.33
Total new charges \$2,750.96

FPL Affiliate and Other Programs

FPLES SurgeShield program* 29.95
--For program ?s, please call 833-437-5466.
Total FPL affiliate and other charges \$29.95
Total amount you owe \$2,780.91

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter MLL8318. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
Total kWh used	60521		30594		29927
On-Peak kWh used	96154		87715		8439
Off-peak kWh used					21488
On-peak demand	62.40				62
Maximum demand					63

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	29927	30737	35468
Service days	32	31	33
kWh/day	935	991	1074
Amount	\$2,750.96	\$2,878.37	\$3,053.52

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

** Your electric service amount includes the following charges:

Base charge: \$30.41
Non-fuel energy charge:
On-peak \$0.062970 per kWh
Off-peak \$0.022150 per kWh
Fuel charge:
On-peak \$0.030740 per kWh
Off-peak \$0.025650 per kWh
Demand charge: \$12.69 per KW
Maximum \$0.71 per KW

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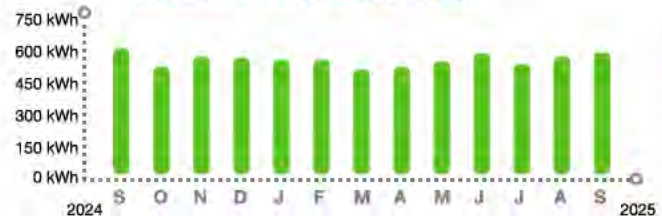
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**Electric Bill Statement****For:** Aug 1, 2025 to Sep 2, 2025 (32 days)**Statement Date:** Sep 2, 2025**Account Number** [REDACTED]**Service Address:**5085 STATE ROAD 16 # LIGHT
SAINT AUGUSTINE, FL 32092**TURNBULL CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$91.93**

TOTAL AMOUNT YOU OWE

Sep 23, 2025

NEW CHARGES DUE BY

Enroll in FPL Budget
Billing® and have \$84.82
withdrawn instead of
\$91.93.[FPL.com/AutoBB](https://www.fpl.com/AutoBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	89.27
Payments received	-89.27
Balance before new charges	0.00
Total new charges	91.93
Total amount you owe	\$91.93

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$84.82 instead of \$91.93 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](https://www.fpl.com/AutoBB)
- Payment received after November 24, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after September 22, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

Customer Service: (386) 252-1541
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Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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for ways to pay.[REDACTED]
ACCOUNT NUMBER**\$91.93**
TOTAL AMOUNT YOU OWE**Sep 23, 2025**
NEW CHARGES DUE BY\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

BILL DETAILS

Amount of your last bill	89.27
Payment received - Thank you	-89.27
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$59.77

Fuel: (\$0.027180 per kWh) \$16.91

Electric service amount 89.55

Gross receipts tax (State tax) 2.30

Taxes and charges 2.30

Regulatory fee (State fee) 0.08

Total new charges \$91.93

Total amount you owe \$91.93

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AA18161. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	47552		46930		622

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	622	601	642
Service days	32	31	33
kWh/day	19	19	19
Amount	\$91.93	\$89.27	\$86.87

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Electric Bill Statement****For:** Aug 1, 2025 to Sep 2, 2025 (32 days)**Statement Date:** Sep 2, 2025**Account Number:** [REDACTED]**Service Address:**

0000 VERONA WAY

SAINT AUGUSTINE, FL 32092

TURNBULL CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$104.58**

TOTAL AMOUNT YOU OWE

Sep 23, 2025

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	104.58
Payments received	-104.58
Balance before new charges	0.00
Total new charges	104.58
Total amount you owe	\$104.58

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after November 24, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after September 22, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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ACCOUNT NUMBER

\$104.58

TOTAL AMOUNT YOU OWE

Sep 23, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	104.58
Payment received - Thank you	-104.58
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	103.96
Gross receipts tax (State tax)	0.53
Taxes and charges	0.53
Regulatory fee (State fee)	0.09
Total new charges	\$104.58
Total amount you owe	\$104.58

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.059770 per kWh
Fuel charge:	\$0.026470 per kWh

METER SUMMARY

Next bill date Oct 2, 2025.

Usage Type	Usage
Total kWh used	240

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	240	240	240
Service days	32	31	33
kWh/day	8	8	7
Amount	\$104.58	\$104.58	\$98.80

KEEP IN MIND

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Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

For: 08-01-2025 to 09-02-2025 (32 days)
kWh/Day: 8
Service Address:
0000 VERONA WAY
SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
HPS0150	150	16000	F	4		240	
Energy					2.080000		8.32
Non-energy							
Fixtures					5.140000		20.56
Maintenance					2.230000		8.92
PMF0001				4			
Non-energy							
Fixtures					9.740000		38.96
UCNP				300			
Non-energy							
Maintenance					0.049350		14.81

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



TURNBULL CREEK CDD
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Customer Name:
TURNBULL CREEK CDD

Account Number:
[REDACTED]

FPL.com Page 2

ESLA

For: 08-01-2025 to 09-02-2025 (32 days)

kWh/Day: 8

Service Address:

0000 VERONA WAY

SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							8.32
Non-energy sub total							83.25
Sub total						240	91.57
Energy conservation cost recovery							0.09
Capacity payment recovery charge							0.02
Environmental cost recovery charge							0.12
Storm restoration recovery charge							4.97
Transition rider credit							-0.50
Storm protection recovery charge							1.34
Fuel charge							6.35
Electric service amount							103.96
Gross receipts tax (State tax)							0.53
Regulatory fee (State fee)							0.09
Total						240	104.58

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Aug 1, 2025 to Sep 2, 2025 (32 days)**Statement Date:** Sep 2, 2025**Account Number:** [REDACTED]**Service Address:**5335 SAN GIACONIO RD # 1
SAINT AUGUSTINE, FL 32092**TURNBULL CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$28.31**

TOTAL AMOUNT YOU OWE

Sep 23, 2025

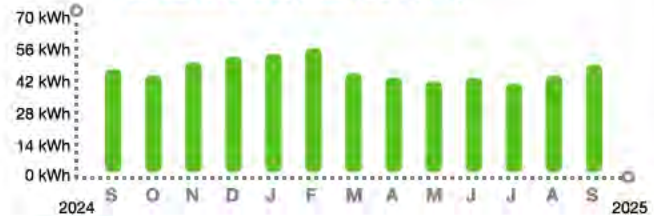
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	28.04
Payments received	-28.04
Balance before new charges	0.00
Total new charges	28.31
Total amount you owe	\$28.31

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

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Hearing/Speech Impaired: 711 (Relay Service)

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for ways to pay.

ACCOUNT NUMBER

\$28.31

TOTAL AMOUNT YOU OWE

Sep 23, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	28.04
Payment received - Thank you	-28.04
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$8.42

Non-fuel: (\$0.096100 per kWh) \$4.90

Fuel: (\$0.027180 per kWh) \$1.39

Electric service amount 27.58

Gross receipts tax (State tax) 0.71

Taxes and charges 0.71

Regulatory fee (State fee) 0.02

Total new charges \$28.31

Total amount you owe \$28.31

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94630. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	12779		12728		51

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	51	46	49
Service days	32	31	33
kWh/day	2	1	1
Amount	\$28.31	\$28.04	\$27.65

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Electric Bill Statement****For:** Aug 1, 2025 to Sep 2, 2025 (32 days)**Statement Date:** Sep 2, 2025**Account Number:** [REDACTED]**Service Address:**111 W POSITANO AVE # KIOSK
SAINT AUGUSTINE, FL 32092**TURNBULL CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$30.22**

TOTAL AMOUNT YOU OWE

Sep 23, 2025

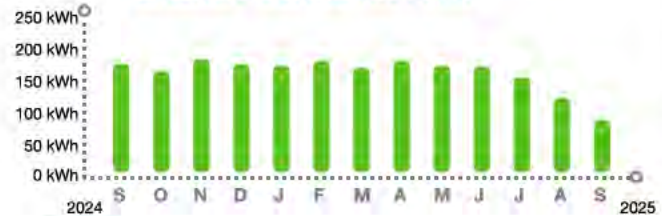
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	32.19
Payments received	-32.19
Balance before new charges	0.00
Total new charges	30.22
Total amount you owe	\$30.22

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

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ACCOUNT NUMBER

\$30.22

TOTAL AMOUNT YOU OWE

Sep 23, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

BILL DETAILS

Amount of your last bill	32.19
Payment received - Thank you	-32.19
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$5.72

Non-fuel: (\$0.096100 per kWh) \$8.45

Fuel: (\$0.027180 per kWh) \$2.39

Electric service amount 29.43

Gross receipts tax (State tax) 0.76

Taxes and charges 0.76

Regulatory fee (State fee) 0.03

Total new charges \$30.22

Total amount you owe \$30.22

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AA18105. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	20814		20726		88

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	88	126	184
Service days	32	31	33
kWh/day	3	4	6
Amount	\$30.22	\$32.19	\$34.27

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Electric Bill Statement****For:** Aug 1, 2025 to Sep 2, 2025 (32 days)**Statement Date:** Sep 2, 2025**Account Number:** [REDACTED]**Service Address:**124 E FRANCHETTA LN #LIGHT
SAINT AUGUSTINE, FL 32092**TURNBULL CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$26.29**

TOTAL AMOUNT YOU OWE

Sep 23, 2025

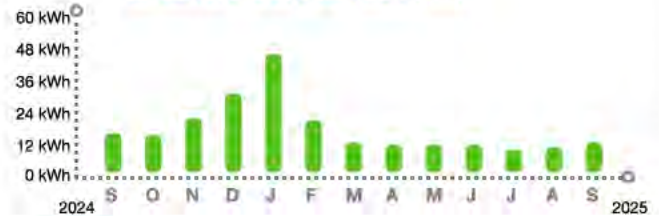
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	26.16
Payments received	-26.16
Balance before new charges	0.00
Total new charges	26.29
Total amount you owe	\$26.29

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

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ACCOUNT NUMBER

\$26.29

TOTAL AMOUNT YOU OWE

Sep 23, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	26.16
Payment received - Thank you	-26.16
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$11.26

Non-fuel: (\$0.096100 per kWh) \$1.15

Fuel: (\$0.027180 per kWh) \$0.33

Electric service amount 25.61

Gross receipts tax (State tax) 0.66

Taxes and charges 0.66

Regulatory fee (State fee) 0.02

Total new charges \$26.29

Total amount you owe \$26.29

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94446. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	03044		03032		12

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	12	10	16
Service days	32	31	33
kWh/day	0	0	0
Amount	\$26.29	\$26.16	\$26.31

KEEP IN MIND

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**Electric Bill Statement****For:** Aug 1, 2025 to Sep 2, 2025 (32 days)**Statement Date:** Sep 2, 2025**Account Number** [REDACTED]**Service Address:**

5335 STATE ROAD 16 #1

SAINT AUGUSTINE, FL 32092

TURNBULL CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$42.84**

TOTAL AMOUNT YOU OWE

Sep 23, 2025

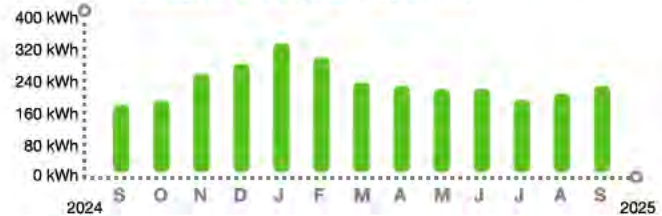
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	40.29
Payments received	-40.29
Balance before new charges	0.00
Total new charges	42.84
Total amount you owe	\$42.84

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

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Hearing/Speech Impaired: 711 (Relay Service)



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for ways to pay.

ACCOUNT NUMBER

\$42.84

TOTAL AMOUNT YOU OWE

Sep 23, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	40.29
Payment received - Thank you	-40.29
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$22.50

Fuel: (\$0.027180 per kWh) \$6.36

Electric service amount 41.73

Gross receipts tax (State tax) 1.07

Taxes and charges 1.07

Regulatory fee (State fee) 0.04

Total new charges \$42.84

Total amount you owe \$42.84

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94447. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	93365		93131		234

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	234	214	183
Service days	32	31	33
kWh/day	7	7	6
Amount	\$42.84	\$40.29	\$34.14

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Electric Bill Statement****For:** Aug 1, 2025 to Sep 2, 2025 (32 days)**Statement Date:** Sep 2, 2025**Account Number** [REDACTED]**Service Address:**101 W POSITANO AVE # 1
SAINT AUGUSTINE, FL 32092**TURNBULL CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$467.20**

TOTAL AMOUNT YOU OWE

Sep 23, 2025

NEW CHARGES DUE BY

Enroll in FPL Budget
Billing® and have
\$426.58 withdrawn
instead of \$467.20.
[FPL.com/AutoBB](https://www.fpl.com/AutoBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	524.55
Payments received	-524.55
Balance before new charges	0.00
Total new charges	467.20
Total amount you owe	\$467.20

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$426.58 instead of \$467.20 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](https://www.fpl.com/AutoBB)
- Payment received after November 24, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after September 22, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

TURNBULL CREEK CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

ACCOUNT NUMBER

\$467.20

TOTAL AMOUNT YOU OWE

Sep 23, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	524.55
Payment received - Thank you	-524.55
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$64.53
Fuel: (\$0.027180 per kWh)	\$51.75
Demand: (\$13.41 per KW)	\$308.43

Electric service amount 455.12

Gross receipts tax (State tax) 11.68

Taxes and charges 11.68

Regulatory fee (State fee) 0.40

Total new charges \$467.20

Total amount you owe \$467.20

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLJ3386. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	08591		06687		1904
Demand KW	23.45				23

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	1904	1721	2254
Service days	32	31	33
kWh/day	59	55	68
Amount	\$467.20	\$524.55	\$499.11

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Electric Bill Statement****For:** Aug 1, 2025 to Sep 2, 2025 (32 days)**Statement Date:** Sep 2, 2025**Account Number:** [REDACTED]**Service Address:**

168 TOSCANA LN

SAINT AUGUSTINE, FL 32092

MURABELLA OWNERS ASSOC INC,
Here's what you owe for this billing period.

CURRENT BILL**\$91.85**

TOTAL AMOUNT YOU OWE

Sep 23, 2025

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	96.34
Payments received	-96.34
Balance before new charges	0.00
Total new charges	91.85
Total amount you owe	\$91.85

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payments received after September 23, 2025 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after September 22, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

MURABELLA OWNERS ASSOC
INC
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

ACCOUNT NUMBER

\$91.85

TOTAL AMOUNT YOU OWE

Sep 23, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
MURABELLA OWNERS
ASSOC INC

Account Number:

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	96.34
Payment received - Thank you	-96.34
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$54.88

Fuel: (\$0.027180 per kWh) \$15.52

Electric service amount 83.27

Gross receipts tax (State tax) 2.14

Florida sales tax (State tax) 5.94

County sales tax (Local tax) 0.43

Taxes and charges 8.51

Regulatory fee (State fee) 0.07

Total new charges \$91.85

Total amount you owe \$91.85

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD2881. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	13223		12652		571

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	571	604	992
Service days	32	31	33
kWh/day	18	19	30
Amount	\$91.85	\$96.34	\$136.56

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Electric Bill Statement****For:** Aug 1, 2025 to Sep 2, 2025 (32 days)**Statement Date:** Sep 2, 2025**Account Number:** [REDACTED]**Service Address:**100 W POSITANO AVE
SAINT AUGUSTINE, FL 32092**TURNBULL CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$36.49**

TOTAL AMOUNT YOU OWE

Sep 23, 2025

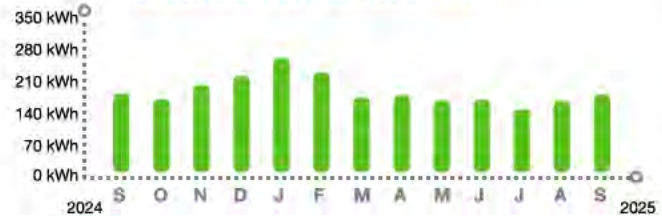
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	34.59
Payments received	-34.59
Balance before new charges	0.00
Total new charges	36.49
Total amount you owe	\$36.49

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after November 24, 2025 is considered LATE; a late payment charge of 1% will apply.
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Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

TURNBULL CREEK CDD
C/O RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
the following donation:
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in U.S. funds and mail along with
this coupon to:FPL
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

ACCOUNT NUMBER

\$36.49

TOTAL AMOUNT YOU OWE

Sep 23, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

BILL DETAILS

Amount of your last bill	34.59
Payment received - Thank you	-34.59
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$17.68

Fuel: (\$0.027180 per kWh) \$5.00

Electric service amount 35.55

Gross receipts tax (State tax) 0.91

Taxes and charges 0.91

Regulatory fee (State fee) 0.03

Total new charges \$36.49

Total amount you owe \$36.49

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC00686. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	06328		06144		184

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	184	169	187
Service days	32	31	33
kWh/day	6	5	6
Amount	\$36.49	\$34.59	\$34.61

KEEP IN MIND

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**Electric Bill Statement****For:** Aug 1, 2025 to Sep 2, 2025 (32 days)**Statement Date:** Sep 2, 2025**Account Number** [REDACTED]**Service Address:**100 TERRACINA DR # LIGHT
SAINT AUGUSTINE, FL 32092**TURNBULL CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$42.69**

TOTAL AMOUNT YOU OWE

Sep 23, 2025

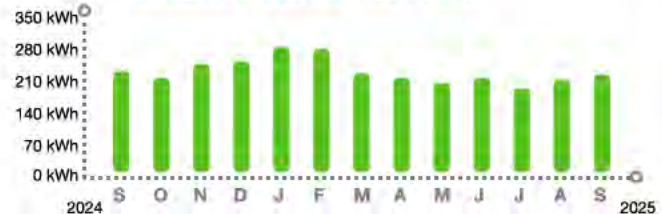
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	41.05
Payments received	-41.05
Balance before new charges	0.00
Total new charges	42.69
Total amount you owe	\$42.69

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

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Hearing/Speech Impaired: 711 (Relay Service)



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C/O RIZZETTA & CO
3434 COLWELL AVE STE 200
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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

ACCOUNT NUMBER

\$42.69

TOTAL AMOUNT YOU OWE

Sep 23, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TURNBULL CREEK CDD
Account Number: [REDACTED]

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	41.05
Payment received - Thank you	-41.05
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$22.38

Fuel: (\$0.027180 per kWh) \$6.33

Electric service amount 41.58

Gross receipts tax (State tax) 1.07

Taxes and charges 1.07

Regulatory fee (State fee) 0.04

Total new charges \$42.69

Total amount you owe \$42.69

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94629. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	61130		60897		233

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	233	220	240
Service days	32	31	33
kWh/day	7	7	7
Amount	\$42.69	\$41.05	\$40.69

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Turnbull Creek CDD
Hancock Whitney Visa Acct XXXX-XXXX-1780
8/27/2025

				General Fund				Reserve Fund
				Parks & Rec	Parks & Rec	Parks & Rec	Special Events	Contingency
				Pool Chemicals & Permits	Maintenance & Repair	Clubhouse Facility Maintenance	Special Events	Capital Reserve
Date	Vendor Name	Description	Amount	57200-4709	57200-4647	57200-4708	57400-4775	005-57900-6411
7/28/2025		Previous Balance	1,305.96					
	Erick							
7/29/2025	CONSTANT CONTACT	EMAIL SERVICE	79.20			79.20		
8/8/2025	CUBESMART	STORAGE UNIT	166.00			166.00		
8/14/2025	PUBLIX	CREAMER/SOAP/GLOVES	29.33			29.33		
8/25/2025	THUMB TACK	DJ DEPOSIT	300.00				300.00	
	James							
7/30/2025	COSTCO	TRIFOLDS/TP/COFFEE	114.96			114.96		
7/31/2025	ST AUGUSTINE FENCE	PLAY SAND	621.00					621.00
8/1/2025	COSTCO	ANNUAL RENEWAL	130.00		130.00			
8/6/2025	HOME DEPOT	MISC SUPPLIES	62.88		62.88			
8/12/2025	7 ELEVEN	GAS FOR GATOR	68.28		68.28			
8/12/2025	AMAZON	TILE CLEANER	61.74	61.74				
8/12/2025	HOME DEPOT	MISC SUPPLIES	94.86		94.86			
8/14/2025	AMAZON	CAT 6 CABLE	353.80		353.80			
8/18/2025	HOME DEPOT	WOOD AND METAL BLADE SET	19.97		19.97			
8/19/2025	AMAZON	GATE CLOSER	39.14		39.14			
8/20/2025	COSTCO	TOWELS/TRIFOLDS	68.37			68.37		
8/21/2025	HOME DEPOT	MISC SUPPLIES	140.22		140.22			
	TOTAL		2,349.75	61.74	909.15	457.86	300.00	621.00
8/27/2025		Previous Payment	(1,305.96)	57200-4709	57200-4647	57200-4708	57400-4775	005-57900-6411
		Ending Balance	2,349.75					
		001-22900						


 DM Approval

9/25/25
 Date

EXP REPORT ERICK/JIM

Total

\$2,349.75

Erick

Vendor	Item	Date	Cost	Expense Account
CONSTANT CONTACT	EMAIL SERVICE	7/29/25	\$79.20	4708
CUBESMART	STORAGE UNIT	8/8/25	\$166.00	4708
PUBLIX	CREAMER/SOAP/GLOVES	8/14/25	\$29.33	4708
THUMB TACK	DJ DEPOSIT	8/25/25	\$300.00	4775
			\$574.53	

JIM S

Vendor	Item	Date	Cost	Expense Account
COSTCO	TRIFOLDS/TP/COFFEE	7/30/25	\$114.96	4708
ST AUGUSTINE FENCE	PLAY SAND	7/31/25	\$621.00	6411
COSTCO	ANNUAL RENEWAL	8/1/25	\$130.00	4647
HOME DEPOT	MISC SUPPLIES	8/6/25	\$62.88	4647
7 ELEVEN	GAS FOR GATOR	8/12/25	\$68.28	4647
AMAZON	TILE CLEANER	8/12/25	\$61.74	4709
HOME DEPOT	MISC SUPPLIES	8/12/25	\$94.86	4647
AMAZON	CAT 6 CABLE	8/14/25	\$353.80	4647
HOME DEPOT	WOOD AND METAL BLADE SET	8/18/25	\$19.97	4647
AMAZON	GATE CLOSER	8/19/25	\$39.14	4647
COSTCO	TOWELS/TRIFOLDS	8/20/25	\$68.37	4708
HOME DEPOT	MISC SUPPLIES	8/21/25	\$140.22	4647
			\$1,775.22	



[Print](#)

Billing Activity - Payments

Turnbull Creek CDD

Attn: Erick Hutchison

3434 Colwell Ave

Suite 200

Tampa FL 33614

US

P: 6504502236

Today's Date: 09/03/2025

User Name:

Payments from 07/29/2025 to 07/29/2025

Date		Description	Charge Amount	Credit Amount
07-29-2025	03:21:36 AM	Payment - Credit Card (Visa) ***** [REDACTED]		\$79.20

Billing questions? [Contact Support](#)

Constant Contact - 890 Winter St - Waltham, MA 02451 US

5650 CUBESMART FL ST AUGUSTINE COMMERCE
LAKE DRIVE

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
1093380325	8/8/2025	\$0.00	\$166.00

Invoice	Item	Qty	Rate	Discount	Subtotal	Tax	Total	Paid
#488093	PROTECTION_PLAN-1 Protection Plan - \$2,000.00 (8/8/2025 - 9/7/2025)		\$12.00		\$12.00	\$0.00	\$12.00	\$12.00
#488093	Cube #2078 Rent Unit 2078 - 5x10x8 (8/8/2025 - 9/7/2025)		\$154.00	0% 25% Off	\$154.00	\$0.00	\$154.00	\$154.00
Total Paid								

Aug 08, 2025 12:36 AM

Visa ****[REDACTED]

\$166.00

Cube #2078 paid through 9/7/2025

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 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 Mirabella
84 Tuscan Way
Saint Augustine, FL 32092
Store Manager: Kevin Carine
904-940-2889



1239 8EQ 511 686

LOL HALF&HALF TRAD	3.83	F
LOL HALF&HALF TRAD	3.83	F
CM NB SWEET CREME	6.29	F
DAWN N/S SPNGE 3CT	3.59	I
MR CLEAN GLOVES	11.79	I
TAX EXEMPT		

Order Total	29.33	
Grand Total	29.33	
Credit	Payment	29.33
TAX FORGIVEN	1.00	
Change	0.00	

Receipt ID: 1239 8EQ 511 686

PRESTO!

Trace #: 519197

Reference #: 1029419256

Acct #: XXXXXXXXXXXX

Purchase VISA

Amount: \$29.33

Auth #: 09511G

CREDIT CARD	PURCHASE
A0000000031010	VISA CREDIT
Entry Method:	Contactless
Mode:	Issuer

Your cashier was Ashawnti C

08/14/2025 12:25 S1239 R151 1686 00426

Join the Publix family!
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We're an equal opportunity employer.

Publix Super Markets, Inc.



Invoice #0134

Date: 8/21/25

*Business/Client Name: Turnbull Creek CCD

*Event: Halloween Party

*Event Date: 10/25/25

*Event Time: 8:00pm

*Event Location: Murabella Clubhouse

101 W Positano Ave St. Augustine, FL 32092

*DJ/MC Fee: \$750

*Qty/Hrs: 3

*Travel: \$50

Package Details

- DJ/MC, PA System, Wireless mics, Dance floor lighting and Custom playlists
- Corporate Event

**Add Ons*

- Halloween lighting
-
-
-

Total: \$800

Deposit: \$300

Balance: \$500

Payment Method/Terms of Condition:

*A Nonrefundable Deposit Must Be Paid At Time Of Booking or Payment In Full! (Exceptions for Schools)

*Payments Can Be Made Via Cash App, Venmo or Zelle.

*Balance Is Due 1 Week Before the Event!

*Please Make Checks Out To The Following:

TurnUpDen Entertainment LLC

INVOICE IS VALID FOR 7 DAYS!

Thank You For Your Business!"



St. Augustine #1615

215 World Commerce Pkwy

St. Augustine, FL 32092

78 Member 111950640007

RESALE ON

*****Bottom of Basket*****

*****BOB Count 0*****

	75838 *M-FOLD TWL*	41.99
	912796 *SCOTT BATH*	26.99
E	1334985 DUNKIN DONUT	22.99
E	1334985 DUNKIN DONUT	22.99

G:858013325158C1

EXP:

RESALE TOTAL	114.96
NON RESALE TOTAL	0.00

SUBTOTAL	114.96
TAX	0.00
*** TOTAL	114.96

XXXXXXXXXX [REDACTED] H

AID: A000000031010

Seq# 5016 App# 0683 (H)

Visa Resp: APPROVED

Tran ID#: 521100005016....

APPROVED - Purchase

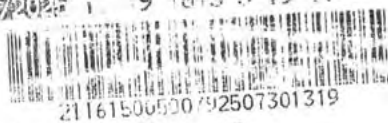
AMOUNT: \$114.96

07/30/2025 13:19 1615 5 79 71

Visa	114.96
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 4

07/30/2025 13:19 1615 5 79 71



21161500500792507301319

OP#: 71 Name: Phoebe B

Thank You!

Please Come Again

Whse. 1615 Trn:79 OP:71

Items Sold: 4

78 07/30/2025 13:19

St Augustine Fence & Outdoor Construction

4701 State Road 16
ST. AUGUSTINE, FL 32092 US
+19046876087
estimates@staugoutdoorconstruction.net
www.outdoorconstruction.net

INVOICE

BILL TO
James Schieszer

INVOICE 13341
DATE 07/31/2025
TERMS 1/2 Down & 1/2 Due upon
complet
DUE DATE 07/31/2025

P.O. NUMBER
Final Balance

DESCRIPTION	AMOUNT
Deliver & Install 6yds of play sand	1,200.00
50% Deposit 50% Due Upon Completion	
*Any yard after that additional \$200 per yard	
Credit card convenience fee for DEPOSIT	21.00
Credit card convenience fee for FINAL balance	21.00
	SUBTOTAL 1,242.00
	TAX 0.00
	TOTAL 1,242.00
	PAYMENT 621.00
	BALANCE DUE \$621.00

ACH, Zelle, Venmo, Cash, Check, Card (3.5% fee)
Thank you and have a Great day!

By execution of this document, Buyer acknowledges that he/she has read and understands the terms & conditions set forth. CUSTOMER MUST ASSUME RESPONSIBILITY FOR PLACEMENT OF FENCE unless all survey pins are uncovered. St Aug. Fence Inc. will assist in locating pins if survey is provided. All material will remain property of St Aug Fence Inc until paid in full. There will be a \$75 per hr to cut back any large debris above or below ground. ST AUG. FENCE INC. IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND OBSTRUCTIONS SUCH AS UTILITIES, SPRINKLER LINES, PIPES, ETC.

Pay invoice



How doers
get more done

1111 Parkway
1 32092

08/06/25 12:55 PM
SALE 1111 1111

032750010753 16/16 1111 1111 9.98N
033200000204 BAKINGSODA <A> 13.98N
046500053009 AERO. LINEN <A> 1.00N
GLADE AEROSOL CLEAN LINEN 2PK 140Z
HDX 33-39 GAL 50CT OUTDOOR CLR BAGS 3.98N
2016.97 33.94N

SUBTOTAL 62.88
SALES TAX 0.00

TAX EXEMPT TOTAL \$62.88

XXXXXXXXXX VISA USD\$ 62.88

CODE 00026G/3544999 TA

no. 1111 1111 1111 VISA CREDIT

P.O.#, JOB NAME 00

6342 08/06/25 12:55 PM



6342 54 95502 08/06/2025 5091

RETURN POLICY DEFINITIONS
POLICY ID 1 DAYS 90 POLICY EXPIRES ON 11/04/2025

**** ICR RECEIPT ****

7 ELEVEN
3735 INTL GOLF PKWY
SAINT AUGUSTINE 32092
Ph: 9047930666
STORE#: 42108
THANKS FOR SHOPPING
7-ELEVEN

Pump 15 RUL	68.28
22.393 GAL @ 3.049 /GAL	68.28
CREDIT	

SUBTOTAL	\$68.28
TOTAL DUE	\$68.28

VISA

\$68.28

STORE#: 42108
APPROVAL#: 06526G AUTH CODE: 0
APPROVAL TIME: 153350
REF#: 71896978804
ENTRY: CHIP

TRY OUR DELI CENTRAL SANDWICHES
AND DELICIOUS ENTREES

**** REPRINT ****

T#03 OP1 TRN4534 08/12/2025 11:33 AM



Final Details for Order #112-2684383-9949845

Order Placed: August 12, 2025

Amazon.com order number: 112-2684383-9949845

Order Total: \$61.74

Shipped on August 13, 2025

Items Ordered

2 of: SeaKlear Thick Tile & Vinyl Cleaner, 1 Quart Bottle

Sold by: EZ Pools ([seller profile](#))

Condition: New

Price

\$28.99

Shipping Address:

Item(s) Subtotal: \$57.98

Shipping & Handling: \$0.00

Total before tax: \$57.98

Sales Tax: \$3.76

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$61.74

Payment information

Payment Method:

Visa | Last digits [REDACTED]

Item(s) Subtotal: \$57.98

Shipping & Handling: \$0.00

Billing address

Erick Hutchison

3434 COLWELL AVE

TAMPA, FL 33614-8390

United States

Total before tax: \$57.98

Estimated Tax: \$3.76

Grand Total: \$61.74

Credit Card transactions

Visa ending in [REDACTED] August 13, 2025: \$61.74

To view the status of your order, return to [Order Summary](#).



How does it
get more done.

2905 International Golf Parkway
World Commerce, FL 32092

6342 00053 83872 08/12/25 01:16 PM
SALE CASHIER SHAWANDA

078627017176 6FT HOSE <A>	12.98N
5/8"X6" SWAN HOSE REEL LEADER	
030192018255 ACTINSTHNRGJ A	19.98N
KLEAN STRIP ACETONE GAL	
761475976527 LOCK ON POLE <A>	18.51N
LOCK-ON 60" DUAL ENDED POLE	
043318140037 SIMPLE GREEN <A>	5.48N
SIMPLE GREEN APC SPY LFM 1/20Z	
761475989312 C&C DUSTER <A>	
UNGER COB WEB & CORNER DUSTER	
2012.97	25.94N
071549028220 FIREANT KLR <A>	11.97N
ORTHENE FIRE ANT KILLER 12 OZ	

SUBTOTAL	94.86
SALES TAX	0.00

TAX EXEMPT

TOTAL	\$94.86
-------	---------

XXXXXXXXXX

VISA

USD\$ 94.86

AUTH CODE 00535G/7534484

TA

Contactless

AID A0000000031010

VISA CREDIT

P.O.#/JOB NAME: 00

6342 08/12/25 01:16 PM



6342 53 83872 08/12/2025 9218

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	11/10/2025



Final Details for Order #112-6914728-1658655

Order Placed: August 14, 2025

Amazon.com order number: 112-6914728-1658655

Order Total: \$353.80

Shipped on August 15, 2025

Items Ordered

1 of: TRUE CABLE Cat6A Shielded Riser (CMR) Bulk Ethernet Cable, 1000ft, Orange, 23AWG Solid Bare Copper, 750MHz, F/UTP, PoE++
100W, ETL Listed
Sold by: trueCABLE ([seller profile](#))
Business Price
Condition: New

Price
\$332.21

Shipping Address:

Shipping Speed:
FREE Shipping

Item(s) Subtotal: \$332.21
Shipping & Handling: \$6.99
Free Shipping: -\$6.99

Total before tax: \$332.21
Sales Tax: \$21.59

Total for This Shipment: \$353.80

Payment information

Payment Method:

Visa | Last digits: [REDACTED]

Billing address

Erick Hutchison
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$332.21
Shipping & Handling: \$6.99
Promotion applied: -\$6.99

Total before tax: \$332.21
Estimated Tax: \$21.59

Grand Total: \$353.80

To view the status of your order, return to [Order Summary](#).



How doers
get more done.

2905 International Golf Parkway
World Commerce, FL 32092

6342 00087 85420 08/18/25 11:27 AM
SALE CASHIER RENEE

045242483594 SAWZLS10P <A> 19.97N
MKE 10PC BIM WOOD & METAL BLADE SET

SUBTOTAL 19.97
SALES TAX 0.00

TAX EXEMPT

TOTAL \$19.97

XXXXXXXXXXXX

VISA

USD\$ 19.97

AUTH CODE 03731G/1874074

TA

Contactless

AID A0000000031010

VISA CREDIT

P.O.#/JOB NAME: 00

6342 08/18/25 11:27 AM



6342 87 85420 08/18/2025 2903

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
1	90	11/16/2025

A



Final Details for Order #112-7013935-8694660

Order Placed: August 19, 2025

Amazon.com order number: 112-7013935-8694660

Order Total: \$39.14

Shipped on August 20, 2025

Items Ordered

1 of: Sta-Klos Gate Closer - Premium Self-Closing Stainless Spring with Adjustable Tension - Reliable Automatic Closer for Pool, Dog & Outdoor Gates - Made in USA
Sold by: Gate Shut Company LLC ([seller profile](#))
Condition: New

Price

\$36.75

Shipping Address:

Shipping Speed:
FREE Shipping

Item(s) Subtotal:	\$36.75
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99

Total before tax:	\$36.75
Sales Tax:	\$2.39

Total for This Shipment:	\$39.14

Payment information

Payment Method:

Visa | Last digits: [REDACTED]

Billing address

Erick Hutchison
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	\$36.75
Shipping & Handling:	\$6.99
Promotion applied:	-\$6.99

Total before tax:	\$36.75
Estimated Tax:	\$2.39

Grand Total:	\$39.14

Credit Card transactions

Visa ending in [REDACTED] August 20, 2025: \$39.14

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

N2 Member 111950640007

RESALE ON

	512599 **KS TOWEL**	19.99
E	387009 ZHILL 48/80Z	7.99
E	0000360286 /387009	1.60-
	75838 *M-FOLD TWL*	41.99

G:858013325158C1

EXP:

RESALE TOTAL	68.37
NON RESALE TOTAL	0.00

SUBTOTAL	68.37
TAX	0.00
*** TOTAL	68.37

XXXXXXXXXXXX [REDACTED] H
AID: A0000000031010
Seq# 3063 App#: 08748G
Visa Resp: APPROVED
Tran ID#: 523200003063....

APPROVED - Purchase

AMOUNT: \$68.37

08/20/2025 14:48 1615 3 230 667

Visa	68.37
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 3
INSTMENTS \$ 1.60
08/20/2025 14:48 1615 3 230 667



21161500302302508201448

OP#: 667 Name: Zachary W

Thank You!

Please Come

Whse:1615 Trm:3 Trn:230

Items Sold: 3

N2 08/20/2025 14:48



How doers
get more done.

2905 International Golf Parkway
World Commerce, FL 32092

6342 00054 09818 08/21/25 01:34 PM
SALE CASHIER RENEE

073257014779 33/39G CLEAR <A>
HDX 33-39 GAL 50CT OUTDOOR CLR BAGS
2@16.97 33.94N
073257014786 55G DRUM LNR <A> 24.97N
HDX 55 GAL 40CT CLEAR DRUM LINERS
071549028220 FIREANT KLR <A> 11.97N
ORTHENE FIRE ANT KILLER 12 OZ
017000209296 DIAL HS 11OZ <A>
DIAL LIQUID HAND SOAP GOLD 11OZ
2@2.98 5.96N
017801810158 13W PL LED <A>
FEIT(13W) PL G240-1 CW QUADTUBE LED
3@11.98 35.94N
017801819441 PLC13WPL-C <A> 7.98N
FEIT 13W PL QUADTUBE CW G240-1 CFL
017801819410 PLC13WPL-C <A> 7.48N
FEIT 13W PL QUADTUBE SW G240-1 CFL
840072809312 B1160WBW3PK <A> 11.98N
ECS (60W) B11 CLR BW 3PK DIM

SUBTOTAL 140.22
SALES TAX 0.00

TAX EXEMPT

TOTAL \$140.22

XXXXXXXXXX

VISA

USD\$ 140.22

AUTH CODE 04504G/8545814

TA

Contactless

AID A0000000031010

VISA CREDIT

P.O.#/JOB NAME: 00

6342 08/21/25 01:34 PM



6342 54 09818 08/21/2025 9163

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON

A

1

90

11/19/2025

	St. Johns County Utility Department		
	Invoice Date:	08/19/25	
	Period Covered:	07/19/25 - 08/16/25	
	Due Date:	9/18/2025	
Account Number	Amount	Location	GL Account
	\$ 768.68	101 W Positano Ave	4301
	\$ 16.16	168 Toscana Ln	4301
	\$ 38.99	4106 Messina Dr	4301
	\$ 85.78	123 E Franchetta Ln	4301
TOTAL	\$ 909.61	001 53600 4301	
	\$ 909.61	Reclaimed Water Utility	

08-22-2025



Pay by Phone (844) 752-8845

Phone (904) 209-2700

Fax (904) 209-2718

Toll Free (877) 837-2311

PO Drawer 3006

St. Augustine, FL 32085

Statement Date	Current Charges Due Date
08/19/2025	09/18/2025

Current Month Activity				
Service Dates	Service Description	Units	Amount	Total

07/19/25	Amount of Your Last Statement			938.63
08/16/25	Payment - Thank You		-938.63	
	Past Due Balance			0.00

Consumption Fees	Water Rates			
	Meter Maintenance Charge	6.00	1.00	6.00
	Base Rate	77.21	1.00	77.21
	0 - 25,000 Gallons	3.92	25.00	98.00
	25,001 - 50,000 Gallons	4.89	25.00	122.25
	50,001 - 100,000 Gallons	8.25	2.19	18.07
	Water Total		52.19	321.53

Consumption Fees	Wastewater Rates			
	Base Rate	90.69	1.00	90.69
	0 + Sewer Gallons	6.83	52.19	356.46
	Wastewater Total		52.19	447.15

Automatic Payment Program - Do Not Pay 0.00

Past Due Balance 0.00

Current Charges 768.68

Amount Now Due / Credits 768.68

Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

Message Center

In 2024, SJCUD detected 12 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcf.us/WaterReport/NorthWest.pdf to view you report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

Make a Payment at: www.billpay.sicutility.us/cw

See reverse for monthly draft options or credit card payments

Please detach and return with your payment.

Account #		Date Due	
		09/18/2025	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	768.68	768.68	780.21
Automatic Withdrawal, Do Not Pay		\$	



Please write your account number on your check and remit to:



St. Johns County Utility Department

Post Office Drawer 3006

St. Augustine, FL 32085-3006

St. Johns County Utility Department

Post Office Drawer 3006

St. Augustine, Florida 32085-3006

TURNBULL CREEK CDD
C/O RIZZETTA
3434 COLWELL AVE STE 200
TAMPA, FL 33614

USA

☐ Check for Address Change

000000114371000000532445000000076868000000078021



Pay by Phone (844) 752-8845

Phone (904) 209-2700

Fax (904) 209-2718

Toll Free (877) 837-2311

PO Drawer 3006

St. Augustine, FL 32085

Statement Date	Current Charges Due Date
08/19/2025	09/18/2025

Current Month Activity				
Service Dates	Service Description	Units	Amount	Total

07/19/25	Amount of Your Last Statement			16.19
08/16/25	Payment - Thank You		-16.19	
	Past Due Balance			0.00

Water Rates				
	Base Rate	15.45	1.00	15.45
Consumption Fees	0 - 5,000 Gallons	3.92	0.18	0.71
	Water Total		0.18	16.16

Automatic Payment Program - Do Not Pay	0.00
Past Due Balance	0.00
Current Charges	16.16
Amount Now Due / Credits	16.16

TURNBULL CREEK CDD

Account Number:
[REDACTED]

Service Address:
168 TOSCANA LN

Service Type: Commercial

Days in Billing Cycle: 30

Deposit Amount: \$100.00

Deposit Date: 08/25/2022

Geo Code: WGV

Meter Number: 83218573

Current Read Date: 08/18/2025

Previous Read Date: 07/19/2025

Current Reading: 1349

Previous Reading: 1331

Gallons Used: 180.00

Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

Message Center

In 2024, SJCUD detected 12 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcl.us/WaterReport/NorthWest.pdf to view you report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

Make a Payment at: www.billpay.sicutility.us/cw

See reverse for monthly draft options or credit card payments

Please detach and return with your payment.

Account #		Date Due	
[REDACTED]		09/18/2025	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	16.16	16.16	21.16
Automatic Withdrawal, Do Not Pay		\$	



Please write your account number on your check and remit to:



St. Johns County Utility Department

Post Office Drawer 3006

St. Augustine, FL 32085-3006



TURNBULL CREEK CDD
C/O RIZZETTA
3434 COLWELL AVE STE 200
TAMPA, FL 33614

USA

☐ Check for Address Change

St. Johns County Utility Department

Post Office Drawer 3006

St. Augustine, Florida 32085-3006



000000124405000000532445000000001616000000002116



Pay by Phone (844) 752-8845

Phone (904) 209-2700

Fax (904) 209-2718

Toll Free (877) 837-2311

PO Drawer 3006

St. Augustine, FL 32085

Statement Date	Current Charges Due Date
08/19/2025	09/18/2025

Current Month Activity				
Service Dates	Service Description	Units	Amount	Total

07/19/25	Amount of Your Last Statement			38.91
08/16/25	Payment - Thank You		-38.91	
	Past Due Balance			0.00

Water Rates				
	Base Rate	38.60	1.00	38.60
Consumption Fees	0 - 12,500 Gallons	3.92	0.10	0.39
	Water Total		0.10	38.99

Automatic Payment Program - Do Not Pay	0.00
Past Due Balance	0.00
Current Charges	38.99
Amount Now Due / Credits	38.99

TURNBULL CREEK CDD

Account Number:

Service Address:

4106 MESSINA DR

Service Type: Commercial

Days in Billing Cycle: 31

Deposit Amount: \$100.00

Deposit Date: 06/01/2023

Geo Code: WGV

Meter Number: 67587002

Current Read Date: 08/19/2025

Previous Read Date: 07/19/2025

Current Reading: 12212

Previous Reading: 12202

Gallons Used: 100.00

Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

Message Center

In 2024, SJCUD detected 12 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcl.us/WaterReport/NorthWest.pdf to view you report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

Make a Payment at: www.billpay.sicutility.us/cw

See reverse for monthly draft options or credit card payments

Please detach and return with your payment.

Account #		Date Due	
		09/18/2025	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	38.99	38.99	43.99
Automatic Withdrawal, Do Not Pay		\$	



Please write your account number on your check and remit to:



St. Johns County Utility Department

Post Office Drawer 3006

St. Augustine, FL 32085-3006



TURNBULL CREEK CDD

C/O RIZZETTA

3434 COLWELL AVE STE 200

TAMPA, FL 33614

USA

☐ Check for Address Change

St. Johns County Utility Department

Post Office Drawer 3006

St. Augustine, Florida 32085-3006



000000124406000000532445000000003899000000004399



Pay by Phone (844) 752-8845

Phone (904) 209-2700

Fax (904) 209-2718

Toll Free (877) 837-2311

PO Drawer 3006

St. Augustine, FL 32085

Statement Date	Current Charges Due Date
08/19/2025	09/18/2025

Current Month Activity				
Service Dates	Service Description	Units	Amount	Total

07/19/25	Amount of Your Last Statement			87.71
08/16/25	Payment - Thank You		-87.71	
	Past Due Balance			0.00

Water Rates				
	Base Rate	38.60	1.00	38.60
Consumption Fees	0 - 12,500 Gallons	3.92	0.17	0.67
	Water Total		0.17	39.27

Wastewater Rates				
	Base Rate	45.35	1.00	45.35
Consumption Fees	0 + Sewer Gallons	6.83	0.17	1.16
	Wastewater Total		0.17	46.51

Automatic Payment Program - Do Not Pay				0.00
Past Due Balance				0.00
Current Charges				85.78
Amount Now Due / Credits				85.78

TURNBULL CREEK CDD

Account Number:

Service Address:

123 E FRANCHETTA LN

Service Type: Commercial

Days in Billing Cycle: 30

Deposit Amount: \$100.00

Deposit Date: 06/01/2023

Geo Code: WGV

Meter Number: 67586982

Current Read Date: 08/18/2025

Previous Read Date: 07/19/2025

Current Reading: 4268

Previous Reading: 4251

Gallons Used: 170.00

Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

Message Center

In 2024, SJCUD detected 12 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcl.us/WaterReport/NorthWest.pdf to view you report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

Make a Payment at: www.billpay.sicutility.us/cw

See reverse for monthly draft options or credit card payments

Please detach and return with your payment.

Account #		Date Due	
		09/18/2025	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	85.78	85.78	90.78
Automatic Withdrawal, Do Not Pay		\$	



Please write your account number on your check and remit to:



St. Johns County Utility Department

Post Office Drawer 3006

St. Augustine, FL 32085-3006



TURNBULL CREEK CDD

C/O RIZZETTA

3434 COLWELL AVE STE 200

TAMPA, FL 33614

USA

☐ Check for Address Change

St. Johns County Utility Department

Post Office Drawer 3006

St. Augustine, Florida 32085-3006



000000124596000000532445000000008578000000009078

Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals



PO Box 37068
Jacksonville, FL 32236
Phone: (904) 356-3963
Fax: (904) 356-4969
www.weatherengineers.com
CAC041190

Invoice

Number	Date
C51169	08/26/25

BILL TO: #29005

TURNBULL CREEK CDD

3434 COLWELL AVE SUITE 200
TAMPA FL 33614

SERVICE PERFORMED AT:

**MURABELLA COMMUNITY CENTER
101 W. POSITANO AVENUE
ST. AUGUSTINE FL 32092**

Site Number: 29005-001

Amount Paid: _____

Return this portion with payment

Invoice Date	Customer #	P.O. Number	Salesman	Terms	Contract #
08/26/25	29005			30	SA001

DESCRIPTION

Service Date: 08/25/25

Performed an inspection on your HVAC equipment as per agreement.

Approved via email by Erick 08/26/25

08-26-2025

TOTAL : \$ 199.50

Thank you for your business!

Please make all checks payable to Weather Engineers, Inc.

Remit To: PO Box 37068 Jacksonville, FL 32236

Phone: (904)356-3963 * Fax (904) 356-4969



Work Order

Weather Engineers, Inc.

P.O. BOX 37068

Jacksonville, FL 32236

(904) 356-3963 Fax: (904) 356-4969

CAC041190

08/25/25

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TURNBULL CREEK CDD

3434 COLWELL AVE SUITE 200

TAMPA FL 33614

MURABELLA COMMUNITY CENTER

101 W. POSITANO AVENUE

ST. AUGUSTINE FL 32092

Call Slip Number

240973

Problem Reported:

Current Contract: 02/01/2025-01/31/2026

PROB: INS-INSPECTION FROM SITE

PREVENTIVE MAINTENANCE INSPECTION WEEK# 1 LAST INSP PERFORMED: 231347

| 02/28/25 | 185

Inspection Notes:

Check electrical componets,operating pressures,amperage draws,
heating operation & defrost controls,supplemental heat, etc.Visual
check for refrigerant leaks.Clean condensate drain lines/pan(s).
Check indoor coil & outdoor coil, clean outdoor coils as required.
Adjust belts,oil & grease motors wher applicable.Safety controls,
pilot;if oil or gas.Calibrate/adjust controls.

Tech

Date

185

08/25/2025

Brand

Model

Serial #

AMER STAN

TWE065E13FBZ

53748SJ2V

Location: AHU-1 (OFFICE)

Brand

Model

Serial #

AMER STAN

2A6C0060A3000AB

5455PL52F

Location: CDU-1 (GROUND)

Brand

Model

Serial #

TRANE

4TWA4060A3000AB

20273PNY2F

Location: CDU-2 (GROUND)

Brand

Model

Serial #

TRANE

TEM6A06A0C60H51SBA

20182J3B3V

Location: AHU-2 (CLOSET)



Work Order

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Weather Engineers, Inc.
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TURNBULL CREEK CDD
3434 COLWELL AVE SUITE 200
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240973

ADDITIONAL DETAILS:

performed maintenance service on the units listed above checked operation, refrigerant PSIG, coil TD, washed CDU coil per agreement, adjusted and or replaced belt per agreement, tightened electrical connections, verified operation and cleaned condensate drain.

Description	Amount
COUPON 100	0.00

All service labor and diagnostics will be warranted thirty (30) days from the date of initial service. Weather Engineers, Inc. warrants all service parts for a period of one (1) year from date of original installation provided time does not exceeds the manufactures warranty period. Weather Engineers, Inc. shall provide new materials under warranty without charge for the part itself. This warranty does not include labor beyond the initial thirty (30) days or other cost incurred for diagnosis, repairing, removing, installing, shipping, servicing or handling of either the defective part or the replacement part or material. Warranty will be performed during normal business hours of 8:00 AM - 4:30 PM Monday thru Friday (only) excluding holidays. Thank You For Your Business!!

Authorized Signature

08/25/2025 10:57AM

Tab 17

Turnbull Creek Community Development District

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

Memorandum

Date: Nov 18, 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.)

Monthly Operations Overview

The following is a summary of activities conducted as part of the RMS operations for the Turnbull Creek Community Development District, overseen by Site Field Manager Jim Schieszer.

General Property Maintenance

- Routine upkeep of property, including janitorial services.
- Replacement of trash can bags and pickup of trash across all roads, common areas, athletic fields, dog pots, mail kiosks, and playground areas.

Pool Maintenance

- Daily pool maintenance tasks, such as chemical balancing and vacuuming.

- Adjustment of pool timers and maintenance of ADA lift chairs.

Resident Issues and Follow-Up

1. Addressed resident concerns regarding property issues, including ant hills, irrigation breaks, pond bank erosion, pond algae, and tree-related problems.
2. Meeting with Yardnique Landscape (Dwain Ayers) in regard to landscaping issues and updates.
3. Communications with Brian Stephens with Yardnique on irrigation leaks occurred for repairs.
4. Communication with Chris Railing (Future Horizons) for lake work and monthly reports.
5. Auditing / Documentation of Yardnique Outdoors.
6. Yardnique repaired the pool drainage issue.
7. A new gate is installed at the Pickleball court. New painting complete
8. New impellers on main pool pumps.
9. Potholes repaired at Mail kiosk
10. Paver repairs complete under slide
11. Pascara pump work underway
12. Bid for Slide repair and painting.
13. Bids for gate replacement, astro turf at playground, sunshades and playground parts.
14. We installed a new drinking fountain at the pool. Will need additional drinking fountain installed in the gym
- 15.

Amenity Manager: Erick Hutchison

- Renew Comcast?
- Add red and white Christmas lights? Wreaths?
- 33' artificial Christmas Tree
- Campion Swim School

-

Should you have any questions or comments regarding the above information, please feel free to contact Darrin Mossing at (865) 603-5101

Tab 18

Turnbull Creek Treat Sheet**Date:** 10-13-25**Weather:** Partly Cloudy**Winds:** 0-10 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	Alligator Weed	Yes	Polaris, Aquaneat
5	None	Yes	None
6	None	Yes	None
7	None	Yes	None
8	None	Yes	None
9	None	Yes	None
10	Shoreline	Yes	Polaris, Aquaneat
11	Shoreline	Yes	Polaris, Aquaneat
12	None	Yes	None
13	Shoreline	Yes	Polaris, Aquaneat
14	Shoreline	Yes	Polaris, Aquaneat

San Marino

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

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	Plankton	Yes	Copper Sulfate

Comments: None

Turnbull Creek Treat Sheet**Date:** 9-16-25**Weather:** Partly Cloudy**Winds:** 0-10 MPH**MuraBella**

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Shoreline	Yes	Aquaneat
2	Shoreline	Yes	Aquaneat
3	Shoreline, Algae	Yes	Aquaneat, Copper Sulfate
4	None	Yes	None
5	Shoreline	Yes	Aquaneat
6	Shoreline	Yes	Aquaneat
7	Shoreline	Yes	Aquaneat
8	Shoreline	Yes	Aquaneat
9	Shoreline	Yes	Aquaneat
10	None	Yes	None
11	None	No	None
12	None	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	Shoreline	Yes	Aquaneat, Aquashade
2	Shoreline	Yes	Aquaneat, Aquashade

Pescara

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1	Shoreline, Algae	Yes	Aquaneat, Copper Sulfate
2	Shoreline, Algae	Yes	Aquaneat, Copper Sulfate
3	Shoreline	Yes	Aquaneat
4	Shoreline, Algae	Yes	Aquaneat, Copper Sulfate
5	Shoreline, Plankton	Yes	Aquaneat, Copper Sulfate

Comments: None