Rizzetta & Company

Turnbull Creek
Community Development District

Board of Supervisors' Meeting
August 11, 2026

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

www.turnbullcreekcdd.com

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
District Counsel	Mary Grace Henley	Kilinski/Van Wyk
	Jennifer Kilinski	Kilinski/Van Wyk
District Engineer	Mike Yuro	Yuro & Associates

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

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

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

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

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors
Turnbull Creek Community
Development District

August 4, 2026

FINAL AGENDA

Dear Board Supervisors:

The Board of Supervisors for the Turnbull Creek Community Development District will hold a **regular meeting on August 11, 2026, 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 Reports .... Tab 1
4. **BUSINESS ITEMS**
   A. Consideration of Playground Equipment Replacement *(Under Separate Cover)*
   B. Consideration of Tree Removal Proposals .... Tab 2
   C. Consideration of Tree Install Proposal - Positano Ave. .... Tab 3
   D. Consideration of Entrance Irrigation Repairs .... Tab 4
   E. Public Hearing on Fiscal Year 2025-2026 Budget
      1.) Consideration of Resolution 2026-06; Adopting Fiscal Year 2026-2027 Budget .... Tab 5
   F. Public Hearing on Fiscal Year 2026-2027 Special Assessments
      1.) Consideration of Resolution 2026-07; Imposing Special Assessments .... Tab 6
   G. Consideration of Southern Recreation – Shade Top Replacement .... Tab 7
   H. Consideration of Hoover Maintenance Agreement Renewal .... Tab 8
   I. Consideration of Impeller Replacement Proposal .... Tab 9
   J. Consideration of Resolution 2026-08, Setting FY 26-27 Regular Meetings .... Tab 10
   K. Acceptance of Fiscal Year 2024-2025 Financial Audit .... Tab 11
   L. Consideration of Access Control Agreement (Under Separate Cover) *
5. **BUSINESS ADMINISTRATION** .... Tab 12
   A. Approval of Consent Agenda
      1.) Consideration of Minutes of the Board of Supervisors' Meeting held June 9, 2026
      2.) Ratification of the Operation and Maintenance Expenditures for May 2026

STAFF REPORTS - Part B
   A. District Counsel
   B. Amenity and Field Operation Managers .... Tab 13
      1.) Field Operations& Amenity Management Report
      2.) Future Horizons Report
   C. District Manager

6. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
7. **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

Landscape Maintenance Checklist Yardnique	
1.0 Maintenance	**6/22/2026**
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 were completely mowed. SR 16 entrance was completely mowed. Ponds 6-9,15 and 16 were completely mowed.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field was completley mowed. 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 berm was completely mowed. Pacetti berms and athletic field were 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 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	

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 herbiciedes 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 orimental trees in common areas and berms to be pruned to maintain their natural shape and	
maintain appropriate distances between pedestrian and vehicle areas.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shalll be done one time per year (June-July)	
1.7 Berms	
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 Documention shall be given to owner for proof & chemical	
Top Choice grannular insecticide blanket appplication 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	
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 to completed within 24 hours of notification.	
Note: Things that fall outside the contract	
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.	
5.0 Mulching	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	
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 summer annuals were installed on 6/25/26.
Areas of seasonal color are:	
SR16 / San Giacomo entrance (420 plants per installion)	
Pacetti Rd / Terrancina Dr (85 plants per installation)	
Main entrance at Pacetti Rd (215 plants per installation)	
Amenity center beds and roundabout (612 plants per installation)	
Christmas color display of poinsetta's at amenity center entrance at the holidays	
Signature (Yardnique):	Dwain Ayres

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist Yardnique	
1.0 Maintenance	**6/29/2026**
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 were completely mowed. SR 16 entrance was completely mowed. Ponds 6-9,15 and 16 were completely mowed.
Wednesday - Pescara Fields & playground areas Ponds # 1 - 5	Pescara Field was completley mowed. 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 berm was completely mowed. Pacetti berms and athletic field were 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 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	

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 herbiciedes 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 orimental trees in common areas and berms to be pruned to maintain their natural shape and	
maintain appropriate distances between pedestrian and vehicle areas.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shalll be done one time per year (June-July)	
1.7 Berms	
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 Documention shall be given to owner for proof & chemical	
Top Choice grannular insecticide blanket appplication 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	
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 to completed within 24 hours of notification.	
Note: Things that fall outside the contract	
The water source and pump system or respective controls, Mainline repairs 4" pipe, Timer repairs, vandalism.	
5.0 Mulching	
All amenity areas, roadways and roundabout mulched twice yearly (March & late summer) 2" depth	
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 summer annuals were installed on 6/25/26.
Areas of seasonal color are:	
SR16 / San Giacomo entrance (420 plants per installion)	
Pacetti Rd / Terrancina Dr (85 plants per installation)	
Main entrance at Pacetti Rd (215 plants per installation)	
Amenity center beds and roundabout (612 plants per installation)	
Christmas color display of poinsetta's at amenity center entrance at the holidays	
Signature (Yardnique):	Dwain Ayres

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

Landscape Maintenance Checklist Yardnique	
1.0 Maintenance	**7/6/2026**
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 were completely mowed. SR 16 entrance was completely mowed. Ponds 6-9,15 and 16 were completely mowed.
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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	

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 herbiciedes 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 orimental trees in common areas and berms to be pruned to maintain their natural shape and	
maintain appropriate distances between pedestrian and vehicle areas.	
Trees (crape Myrtles) shall be pruned when dormant (winter)	
Palms trimming shalll be done one time per year (June-July)	
1.7 Berms	
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.
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Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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3.0 Fertilization	
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4.0 Irrigation (All Inclusive Package) Guidelines	
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Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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Christmas color display of poinsetta's at amenity center entrance at the holidays	
Signature (Yardnique):	Dwain Ayres

Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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Murabella / Turnbull Creek CDD / Landscape Irrigation Audit

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3.0 Fertilization	
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One application of systemic insecticide and liquid fertilizer made to shrubs and trees (April or May)	
Seasonal annuals fertilized on 30 day cycles	
4.0 Irrigation (All Inclusive Package) Guidelines	
Bi-Weekly Inspections (26 per year)	
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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 poinsetta's at amenity center entrance at the holidays	
Signature (Yardnique):	Dwain Ayres

Tab 2

Tree Removal - Holly Trees

July 27, 2026

Murabella-Turnbull Creek

101 E Positano Ave
St Augustine, FL 32092

Tree Removal - Holly Trees

To flush cut and remove the 16 Holly Trees at the Amenity Center.

To flush cut and remove the 11 Holly Trees at the roundabout on Positano Ave.

To remove and stump grind the 3 Holly Trees at the roundabout on Positano Ave.

To remove all resulting debris off site.

$7,695.00

Sale:	$7,695.00
Total:	**$7,695.00**

Terms and Conditions

1. Agreement
This agreement ("Agreement") is made between Yard-Nique or an affiliated company Yardnique, Landmark, NatureScapes, NativeGreen, Creative Landscapes, Unique, or Team Management ("Company") and Murabella-Turnbull Creek ("Customer") for the provision of landscaping
enhancements ("Services") to be installed at 101 E Positano Ave, St Augustine, FL 32092 ("Property").

2. Scope of Work
The Company agrees to perform the Services as outlined in the attached proposal/estimate, which includes a detailed description of the work to be performed, materials to be used, and the price.

3. Payment Terms

- Payment is Net 45
- The final balance is due upon completion of the Services.
- Payment can be made via [payment methods, e.g., credit card (subject to a 3% processingfee), check, and ACH bank transfer].
- Late payments may incur a fee of 1.5% per month, following 30 days after completion of the Services.

4. Schedule

- The Company will commence the Services on a mutually agreed upon start date, subject to weather conditions and other unforeseen delays.
- The Company will notify the Customer of any significant delays or changes to the schedule.

5. Access to Property
The Customer agrees to provide the Company with reasonable access to the Property during normal working hours to perform the Services. The Customer will ensure that all necessary permissions and permits are obtained before work begins.

6. Change Orders
Any changes to the scope of work must be documented and approved by both the Customer and the Company in writing. Additional costs resulting from change orders will be added to the final Invoice.

7. Warranties and Guarantees

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By ______________________________ Dwain Ayres

By ______________________________ Riverside Management

Date ______________________________ Date ______________________________

Tree Removal - 232 Porta Rosa Circle
July 16, 2026

Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

Tree Removal - 232 Porta Rosa Circle

To flush cut and remove the remaining dead Pine trees behind unit 232 Porta Rosa Circle.

To remove all resulting debris off site.

$4,095.00

Sale:	$4,095.00
Total:	**$4,095.00**

Tree Removal - 232 Porta Rosa Circle
July 16, 2026

Terms and Conditions

1. Agreement
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enhancements ("Services") to be installed at 101 E Positano Ave, St Augustine, FL 32092 ("Property").

2. Scope of Work
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3. Payment Terms

- Payment is Net 45
- The final balance is due upon completion of the Services.
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- Late payments may incur a fee of 1.5% per month, following 30 days after completion of the Services.

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By ______________________________ By ______________________________

Dwain Ayres   Riverside Management

Date ______________________ Date ______________________

Tree Removal - Pacetti Rd

July 23, 2026

Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

Tree Removal - Pacetti Rd

To remove and stump grind the 3 dead Pine trees on the berm along Pacetti Rd.

To remove and stump grind the 1 declining Pine tree on the berm along Pacetti Rd.

To remove all resulting debris off site.

$4,144.00

Sale:	$4,144.00
Total:	**$4,144.00**

Terms and Conditions

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enhancements ("Services") to be installed at 101 E Positano Ave, St Augustine, FL 32092 ("Property").

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By ______________________________ Dwain Ayres

By ______________________________ Riverside Management

Date ______________________________ Date ______________________________

Tab 3

Tree Install - Positano Ave
(Roundabout)

Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

To install new trees in the designated areas at the roundabout.

To top dress the new trees with mulch.

To install an irrigation bubbler to ensure proper coverage for each new tree.

To remove all resulting debris off site.

Scope of Work / Labor & Materials

EN - General

Items	Qty	Per Price	Extended Price
Enhancement Labor	12.00	$55.00	$660.00
Crape Myrtle Red Rocket (15 gal)	3.00	$188.90	$566.70
Mulch Dyed Brown (Cubic Yard)	3.00	$65.00	$195.00
Irrigation Bubbler	3.00	$25.00	$75.00
Labor Irrigation Tech	2.00	$105.00	$210.00

EN - General **Service Total:** **$1,706.70**

Total (Material, Tax and Labor) **$1,706.70**

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2. Scope of Work

The Company agrees to perform the Services as outlined in the attached proposal/estimate, which includes a detailed description of the work to be performed, materials to be used, and the price.

3. Payment Terms

- Payment is expected to follow this schedule:
  Net 45
  See the Payment Schedule above (for Fixed Price on Payment Schedule)

- The final balance is due upon completion of the Services.
- Payment can be made via [payment methods, e.g., credit card (subject to a 3% processingfee), check, and ACH bank transfer].
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Client / Owner

By	Operations Manager		**By**	Account Manager
	Signature / Title			Signature / Title
	James Schieszer		**By**	Dwain Ayres 07/27/2026
	Printed Name / Date			Printed Name / Date

Tab 4

Irrigation Repairs - Diagnose 16 Entrance
June 3, 2026

Murabella-Turnbull Creek
101 E Positano Ave
St Augustine, FL 32092

Irrigation Repairs - Diagnose 16 Entrance

The labor to diagnose 4 zones not responding.

$840.00

Sale:	$840.00
Total:	**$840.00**

Irrigation Repairs - Diagnose 16 Entrance
June 3, 2026

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By ______________________________
Dwain Ayres

By ______________________________
Riverside Management

Date ______________________ Date ______________________

Tab 5

RESOLUTION 2026-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors ("**Board**") of the Turnbull Creek Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

b. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Turnbull Creek Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $________________ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	$__________________
DEBT SERVICE FUND – SERIES 2015A1-2 AND 2015B1-2	$__________________
DEBT SERVICE FUND – SERIES 2016	$__________________
RESERVE FUND	$__________________
TOTAL ALL FUNDS	$__________________

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

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

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

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 11TH DAY OF AUGUST 2026.

ATTEST:	**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By: ______________________________
Secretary/Assistant Secretary	Its: ______________________________

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit A

Fiscal Year 2026- 2027 Budget

Rizzetta & Company

Turnbull Creek
Community Development District

turnbullcreekcdd.com

Approved Proposed Budget for
Fiscal Year 2026-2027

TABLE OF CONTENTS

Proposed Budget
Turnbull Creek Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 1,298,205	$ 1,298,205	$ 1,277,470	$ 20,735	$ 1,460,202	$ 182,732	
6								
7	**Assessment Revenue Subtotal**	**$ 1,298,205**	**$ 1,298,205**	**$ 1,277,470**	**$ 20,735**	**$ 1,460,202**	**$ 182,732**	
8								
9	**OTHER REVENUES**							
10								
11	***Other Miscellaneous Revenues***							
12	Facilities Rental	$ 3,025	$ 4,033	$ -	$ 4,033	$ -	$ -	
13	Interest Earnings	$ 25,285	$ 33,713	$ -	$ 33,713	$ -	$ -	
14	Misc. Revenue	$ 3,175	$ 4,233	$ -	$ 4,233	$ -	$ -	
15								
16	**Other Revenue Subtotal**	**$ 31,485**	**$ 41,980**	**$ -**	**$ 41,980**	**$ -**	**$ -**	
17								
18	**TOTAL REVENUES**	**$ 1,329,690**	**$ 1,340,185**	**$ 1,277,470**	**$ 62,715**	**$ 1,460,202**	**$ 182,732**	
19								
20	**EXPENDITURES - ADMINISTRATIVE**							
21								
22	***Legislative***							
23	Employee - Payroll Processing Fees	$ 3,113	$ 4,151	$ 1,100	$ (3,051)	$ 1,100	$ -	
24	Employee - Payroll Taxes	$ 143	$ 191	$ 615	$ 424	$ 615	$ -	
25	Supervisor Fees	$ 2,200	$ 2,933	$ 8,000	$ 5,067	$ 8,000	$ -	Reflects 7 Meetings + Budget Workshop
26	Supervisr Workers Comp Insurance	$ 850	$ 850	$ 935	$ 85	$ 1,029	$ 94	Estimated 10% Increase (will adjust once receive actual estimate)
27	***Financial & Administrative***							
28	ADA Website Compliance	$ 990	$ 1,320	$ 1,200	$ (120)	$ 1,200	$ -	Required ADA Compliance and Audit
29	Arbitrage Rebate Calculation	$ 1,800	$ 3,000	$ 3,000	$ -	$ 3,000	$ -	Reflects Agreement
30	Assessment Roll	$ 5,242	$ 5,242	$ 5,242	$ -	$ 5,399	$ 157	Reflects 3% Increase
31	Auditing Services	$ 4,200	$ 4,200	$ 4,200	$ -	$ 3,600	$ (600)	Reflects Agreement
32	Dissemination Agent	$ 750	$ 1,000	$ 1,000	$ -	$ 1,000	$ -	No Increase
33	District Engineer	$ 3,515	$ 4,687	$ 16,000	$ 11,313	$ 16,000	$ -	Estimation Based on Rate Sheet
34	District Management	$ 37,161	$ 46,956	$ 46,956	$ -	$ 49,565	$ 2,609	Reflects 3% Increase

Proposed Budget

Turnbull Creek Community Development District

General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
35	Dues Licenses & Fees	$ 175	$ 175	$ 175	$ -	$ 175	$ -	Special District State Fee - Florida Department of Commerce
36	Legal Advertising	$ 682	$ 909	$ 2,000	$ 1,091	$ 2,000	$ -	Required Meeting Public Notices
37	Miscellaneous Fees	$ 3,493	$ 4,657	$ 2,659	$ (1,998)	$ 2,659	$ -	Amortization Schedule, Mailed Notices
38	Public Officials Liability Insurance	$ 4,870	$ 4,870	$ 5,168	$ 298	$ 5,357	$ 189	Reflects EGIS Estimate
39	Trustees Fees	$ 14,117	$ 14,620	$ 14,620	$ -	$ 14,620	$ -	
40	Website Hosting, Maintenance & Backup	$ 990	$ 1,320	$ 1,320	$ -	$ 1,320	$ -	Website Hosting
41	***Legal Counsel***							
42	District Counsel	$ 50,967	$ 67,956	$ 50,000	$ (17,956)	$ 50,000	$ -	Estimated Based on Rate Sheet
43								
44	**Administrative Subtotal**	**$ 135,258**	**$ 169,037**	**$ 164,190**	**$ (4,847)**	**$ 166,639**	**$ 2,449**	
45								
46	**EXPENDITURES - FIELD OPERATIONS**					.		
47								
48	***Security Operations***							
49	Security Camera Maintenance	$ 21,624	$ 28,832	$ 2,500	$ (26,332)	$ 2,500	$ -	Estimated Based on Needs
50	Security Monitoring Services	$ 11,983	$ 15,977	$ 7,755	$ (8,222)	$ 15,577	$ 7,822	Estimation Based On Proposals
51	***Electric Utility Services***							
52	Utility - Street Lights	$ 38,144	$ 50,859	$ 47,767	$ (3,092)	$ 50,000	$ 2,233	Estimated Based on Previous Years
53	Utility Services	$ 27,352	$ 36,469	$ 57,798	$ 21,329	$ 40,000	$ (17,798)	Estimated Based on Previous Years
54	***Garbage/Solid Waste Control Services***							
55	Garbage - Recreation Facility	$ 3,582	$ 4,776	$ 4,000	$ (776)	$ 5,000	$ 1,000	Monthly Dumpster at Amenity Center
56	***Water-Sewer Combination Services***							
57	Utility Services	$ 17,021	$ 22,695	$ 13,080	$ (9,615)	$ 13,080	$ -	Estimated Based on Previous Years
58	***Stormwater Control***							
59	Lake/Pond Bank Maintenance	$ 12,375	$ 16,500	$ 18,975	$ 2,475	$ 19,734	$ 759	Estimated 4% Increase
60	Miscellaneous Expense	$ -	$ 1,000	$ 2,500	$ 1,500	$ 2,500	$ -	Estimated Based on Needs
61	Well & Pump Maintenance Contract	$ 1,852	$ 2,750	$ 2,750	$ -	$ 2,590	$ (160)	Reflects Agreement
62	***Other Physical Environment***							
63	General Liability Insurance / Property	$ 35,023	$ 35,023	$ 37,831	$ 2,808	$ 34,331	$ (3,500)	Reflects EGIS Estimate
64	Irrigation Maintenance & Repair	$ 18,608	$ 24,811	$ 12,500	$ (12,311)	$ 12,500	$ -	Estimated Based on Needs
65	Landscape Maintenance	$ 305,332	$ 407,109	$ 351,794	$ (55,315)	$ 351,794	$ -	Reflects Agreement & Mulch & Annuals
66	Landscape Miscellaneous	$ 12,164	$ 16,219	$ 31,000	$ 14,781	$ 31,000	$ -	Estimated Based on Needs (Out of Scope Services, Top Choice)
67	***Parks & Recreation***							
68	Clubhouse Facility Maintenance	$ 61,360	$ 61,825	$ 61,825	$ (0)	$ 64,298	$ 2,473	Reflects Estimated 4% Increase

Proposed Budget
Turnbull Creek Community Development District
General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
69	Clubhouse Janitorial Services	$ 5,544	$ 7,392	$ 12,000	$ 4,608	$ 8,487	$ (3,513)	Reflects Estimated 4% Increase
70	Facilities Management	$ 57,725	$ 76,967	$ 76,967	$ (0)	$ 80,046	$ 3,079	Reflects Estimated 4% Increase
71	Facility Attendants	$ 13,368	$ 21,601	$ 21,601	$ 0	$ 22,466	$ 865	Reflects Estimated 4% Increase
72	Facility Monitors	$ 21,961	$ 32,270	$ 32,270	$ (0)	$ 33,561	$ 1,291	Refllects Estimated 4% Increase
73	Field Services	$ 48,506	$ 64,675	$ 64,675	$ (0)	$ 67,262	$ 2,587	Reflects Estimated 4% Increase
74	Garbage Collection - Common Areas	$ 17,967	$ 23,956	$ 23,088	$ (868)	$ 24,012	$ 924	Reflects Estimated 4% Increase
75	ID & Access Cards	$ -	$ 150	$ 800	$ 650	$ 800	$ -	Estimated Based on Needs
76	Licenses, Fees & Permits	$ 2,349	$ 3,600	$ 3,600	$ -	$ 3,600	$ -	Music Licenses, Defibrillator Renewal, Reserve Study
77	Lifeguards / Pool Monitors	$ 9,327	$ 42,152	$ 42,152	$ (0)	$ 43,839	$ 1,687	Reflects Estimated 4% Increase
78	Maintenance & Repairs	$ 42,079	$ 56,105	$ 56,180	$ 75	$ 56,180	$ -	Estimation Based on Needs
79	Miscellaneous Expense	$ 1,965	$ 500	$ 575	$ 75	$ 575	$ -	Reflects My Murabella Neighborhood Agreement
80	Office Supplies	$ 432	$ 576	$ 1,800	$ 1,224	$ 1,800	$ -	Estimated Based on Needs
81	Pest Control	$ 2,229	$ 2,972	$ 2,875	$ (97)	$ 2,875	$ -	Reflects Current Agreements
82	Pool Chemicals & Permits	$ 17,656	$ 23,541	$ 22,050	$ (1,491)	$ 24,348	$ 2,298	Reflects Estimated 4% Increase & Pool Permits
83	Pool Maintenance	$ 57,410	$ 76,547	$ 17,089	$ (59,458)	$ 17,773	$ 684	Reflects Estimated 4% Increase
84	Pressure Washing	$ 1,845	$ 2,460	$ 3,500	$ 1,040	$ 3,500	$ -	
85	Program Director	$ 2,437	$ 3,249	$ 3,249	$ (1)	$ 3,379	$ 130	Reflects Estimated 4% Increase
86	Telephone, Internet, Cable	$ 5,198	$ 6,931	$ 5,000	$ (1,931)	$ -	$ (5,000)	
87	***Special Events***							
88	Holiday Decorations	$ 14,421	$ 14,421	$ 7,000	$ (7,421)	$ 14,421	$ 7,421	Reflects Agreement
89	Special Events	$ 9,249	$ 12,332	$ 17,000	$ 4,668	$ 17,000	$ -	
90	***Contingency***							
91	Miscellaneous Contingency	$ 18,100	$ 24,133	$ 47,735	$ 23,602	$ 222,735	$ 175,000	$50K – Playground, $40K – Interior Refurbish, $85k – Columns & Archways
92								
93	**Field Operations Subtotal**	**$ 916,188**	**$ 1,221,375**	**$ 1,113,280**	**$ (108,095)**	**$ 1,293,563**	**$ 180,283**	
94								
95	**TOTAL EXPENDITURES**	**$ 1,051,446**	**$ 1,390,412**	**$ 1,277,470**	**$ (112,942)**	**$ 1,460,202**	**$ 182,732**	
96								
97	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 278,244**	**$ (50,227)**	**$ -**	**$ (50,227)**	**$ -**	**$ -**	
98								

Proposed Budget
Turnbull Creek Community Development District
Reserve Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 250,000	$ 250,000	$ 250,000	$ -	$ 300,000	$ 50,000	
6								
7	**Assessment Revenue Subtotal**	**$ 250,000**	**$ 250,000**	**$ 250,000**	**$ -**	**$ 300,000**	**$ 50,000**	
8								
9	**OTHER REVENUES**							
10								
11	Balance Forward from Prior Year	$ -	$ -	$ -	$ -	$ -	$ -	
12								
13	**Other Revenue Subtotal**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
14								
15	**TOTAL REVENUES**	**$ 250,000**	**$ 250,000**	**$ 250,000**	**$ -**	**$ 300,000**	**$ 50,000**	
16								
17	**EXPENDITURES**							
18								
19	***Contingency***					.		
20	Capital Reserves	$ 129,825	$ 129,825	$ 250,000	$ 120,175	$ 300,000	$ 50,000	
21								
22	**TOTAL EXPENDITURES**	**$ 129,825**	**$ 129,825**	**$ 250,000**	**$ 120,175**	**$ 300,000**	**$ 50,000**	
23								
24	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 120,175**	**$ 120,175**	**$ -**	**$ 120,175**	**$ -**	**$ -**	
25								

Turnbull Creek Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2015A1-2	Series 2015B1-2	Series 2016	Budget for 2026/2027
REVENUES				
Special Assessments				
Net Special Assessments [1]	$979,051.56	$78,324.26	$283,820.41	$1,341,196.23
TOTAL REVENUES	**$979,051.56**	**$78,324.26**	**$283,820.41**	**$1,341,196.23**
EXPENDITURES				
Administrative				
Debt Service Obligation	$979,051.56	$78,324.26	$283,820.41	$1,341,196.23
Administrative Subtotal	**$979,051.56**	**$78,324.26**	**$283,820.41**	**$1,341,196.23**
TOTAL EXPENDITURES	**$979,051.56**	**$78,324.26**	**$283,820.41**	**$1,341,196.23**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**	**$0.00**	**$0.00**

St. Johns County Collection Costs (2%) and Early Payment Discounts (4%)	6.0%
GROSS ASSESSMENTS	**$1,426,804.50**

Notes:

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

[1] Maximum Annual Debt Service less any Prepaid Assessments received.

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$1,760,202.00	**2025/2026 O&M Budget:**	$1,527,470.00
Collection Costs:	2%	$37,451.11	**2026/2027 O&M Budget:**	$1,760,202.00
Early Payment Discounts:	4%	$74,902.21		
2026/2027 Total:		**$1,872,555.32**	**Total Difference:**	**$232,732.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	*$*	*%*
Single Family (Phase 1)	Series 2015A1-2 Debt Service	$1,451.69	$1,451.69	$0.00	0.00%
	Series 2015B1-2 Debt Service	$88.08	$88.08	$0.00	0.00%
	Operations/Maintenance	$1,694.44	$1,952.61	$258.17	15.24%
	Total	**$3,234.21**	**$3,492.38**	**$258.17**	**7.98%**
Single Family (Partial) (Phase 1) (1)	Series 2015A1-2 Debt Service	$682.48	$682.48	$0.00	0.00%
	Series 2015B1-2 Debt Service	$88.08	$88.08	$0.00	0.00%
	Operations/Maintenance	$1,694.44	$1,952.61	$258.17	15.24%
	Total	**$2,465.00**	**$2,723.17**	**$258.17**	**10.47%**
Single Family (Phase 2)	Series 2016 Debt Service	$1,427.85	$1,427.85	$0.00	0.00%
	Series 2015B1-2 Debt Service	$88.08	$88.08	$0.00	0.00%
	Operations/Maintenance	$1,694.44	$1,952.61	$258.17	15.24%
	Total	**$3,210.37**	**$3,468.54**	**$258.17**	**8.04%**
Single Family (Partial) (Phase 2) (1)	Series 2016 Debt Service	$696.04	$696.04	$0.00	0.00%
	Series 2015B1-2 Debt Service	$88.08	$88.08	$0.00	0.00%
	Operations/Maintenance	$1,694.44	$1,952.61	$258.17	15.24%
	Total	**$2,478.56**	**$2,736.73**	**$258.17**	**10.42%**
Single Family (Partial) (Phase 2) (1)	Series 2016 Debt Service	$713.88	$713.88	$0.00	0.00%
	Series 2015B1-2 Debt Service	$88.08	$88.08	$0.00	0.00%
	Operations/Maintenance	$1,694.44	$1,952.61	$258.17	15.24%
	Total	**$2,496.40**	**$2,754.57**	**$258.17**	**10.34%**
Single Family (Partial) (Phase 2) (1)	Series 2016 Debt Service	$678.19	$678.19	$0.00	0.00%
	Series 2015B1-2 Debt Service	$88.08	$88.08	$0.00	0.00%
	Operations/Maintenance	$1,694.44	$1,952.61	$258.17	15.24%
	Total	**$2,460.71**	**$2,718.88**	**$258.17**	**10.49%**

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

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		$1,760,202.00
COLLECTION COSTS @	2.0%	$37,451.11
EARLY PAYMENT DISCOUNT @	4.0%	$74,902.21
TOTAL O&M ASSESSMENT		$1,872,555.32

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2015A1-2 DEBT SERVICE [1]	SERIES 2015B1-2 DEBT SERVICE [1]	SERIES 2016 DEBT SERVICE [1]
PHASE 1				
SINGLE FAMILY	739	717	731	0
SINGLE FAMILY (PARTIAL)	1	1	1	0
PHASE 2				
SINGLE FAMILY	216	0	211	210
SINGLE FAMILY (PARTIAL)	1	0	1	1
SINGLE FAMILY (PARTIAL)	1	0	1	1
SINGLE FAMILY (PARTIAL)	1	0	1	1
TOTAL	959	718	946	213

ALLOCATION OF O&M ASSESSMENT

LOT SIZE	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
PHASE 1				
SINGLE FAMILY	1.00	739.00	77.06%	$1,442,980.58
SINGLE FAMILY (PARTIAL)	1.00	1.00	0.10%	$1,952.61
PHASE 2				
SINGLE FAMILY	1.00	216.00	22.52%	$421,764.28
SINGLE FAMILY (PARTIAL)	1.00	1.00	0.10%	$1,952.61
SINGLE FAMILY (PARTIAL)	1.00	1.00	0.10%	$1,952.61
SINGLE FAMILY (PARTIAL)	1.00	1.00	0.10%	$1,952.61
TOTAL		959.00	100.00%	$1,872,555.32

PER LOT ANNUAL ASSESSMENT

LOT SIZE	O&M	SERIES 2015A1-2 DEBT SERVICE [2]	SERIES 2015B1-2 DEBT SERVICE [3]	SERIES 2016 DEBT SERVICE [4]	TOTAL [5]
PHASE 1					
SINGLE FAMILY	$1,952.61	$1,451.69	$88.08	$0.00	$3,492.38
SINGLE FAMILY (PARTIAL)	$1,952.61	$682.48	$88.08	$0.00	$2,723.17
PHASE 2					
SINGLE FAMILY	$1,952.61	$0.00	$88.08	$1,427.85	$3,468.54
SINGLE FAMILY (PARTIAL)	$1,952.61	$0.00	$88.08	$696.04	$2,736.73
SINGLE FAMILY (PARTIAL)	$1,952.61	$0.00	$88.08	$713.88	$2,754.57
SINGLE FAMILY (PARTIAL)	$1,952.61	$0.00	$88.08	$678.19	$2,718.88

LESS: St. Johns County Collection Costs (2%) and Early Payment Discount (4%):	($112,353.32)
Net Revenue to be Collected:	$1,760,202.00

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

[2] **Annual debt service assessment per lot adopted in connection with the Series 2015A1-2 bond issuance. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.**

[3] **Annual debt service assessment per lot adopted in connection with the Series 2015B1-2 bond issuance. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.**

[4] **Annual debt service assessment per lot adopted in connection with the Series 2016 bond issuance. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.**

[5] **Annual assessment that will appear on November 2026 St. Johns property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).**

GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Services include investment administration of the District's bank and trust accounts, if applicable, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. However, the firm does not serve as a Municipal Advisor and does not provide investment advice. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests and owner inquiries. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for any bond-related collection needs. These funds are collected as prescribed in the Trust Indentures. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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

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

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

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

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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESERVE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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

Tab 6

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached hereto as **Exhibit A** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 11TH DAY OF AUGUST 2026.

ATTEST:

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By: ____________________________

Its: ____________________________

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

Exhibit A

Fiscal Year 2026-2027 Adopted Budget
(Available upon Request)

Exhibit B

Fiscal Year 2026-2027 Assessment Roll
(Available upon Request)

Tab 7

Proposed Date	JULY 30, 2026
Expiration Date	AUGUST 30, 2026

Southern Recreation

Play for all ages

4060 Edison Avenue
Jacksonville, Florida 32254
Phone 904-387-4390 Fax 904-387-4391
travis@southernrecreation.com
www.southernrecreation.com

PROJECT NAME:
Murabella
Shade Top Replacement

PROPOSED TO
Jim Schieszer
Riverside Management Services
9655 Florida Mining Blvd.
Jacksonville, Florida 32257
(904)759-9833
jschieszer@rmsnf.com

BILL TO **Same**

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		SRP Replacement 22'x14' Shade Top		1,895.00

Subtotal	1,895.00
Tax Rate	.075
Tax	142.13
Freight	250.00
Installation	750.00
Total Due	3,037.13

Terms and Conditions and Required Signature on next page.

Southern Recreation, Inc. Terms and Conditions

Payment **A 50% deposit is required to begin project.** The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included **unless specifically noted on the proposal.**

Installation may include the following: Permitting if required for the State of Florida - State Certified Contractor CBC1252594
Site Preparation to include equipment removal, excavation, grading and drainage
Concrete work to include Curbing for containment and Sidewalks for accessibility
Installation of your Playground by *NPSI and Factory Certified Installers

Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber
Surfacing, Loose Fill Rubber or Synthetic Turf
Complete site clean up and playground inspection upon completion
*National Playground Safety Institute Certified Playground Safety Inspectors

Southern Recreation Responsibilities Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

Owners Responsibilities Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-
Note: All equipment installation must meet CPSC and ASTM guidelines for proper spacing. **SR WILL NOT INSTALL** any equipment outside of these spacing guidelines

Optional Responsibilities If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

Access/Utilities Access will need to 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.

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 rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

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

Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature Terry Rogers **Terry Rogers, President**

Accepted by________________________________ **Date** __________

Billing Name and Address: ____________________________________ **Billing Email:** ____________________

Please sign and fill in the information where the project invoice will be billed to.

Color Options

Frame

Gloss

- Ice Butter
- Yellow
- Butterscotch
- Orange
- Red
- Burgundy
- Royal Purple
- Periwinkle
- Azure
- Sky Blue
- Blue
- Sea Mist
- Ocean
- Ice Mint
- Chartreuse
- Spring Green
- Green
- Dark Green
- Sage
- Brown
- Beige
- Vanilla
- White
- Black

Matte, Textured, or Metallic

- Champagne
- Metallic
- Bronze
- Starlight

Fabric

Traditional Fabric

This option includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are flame retardant (FR).

- Natural
- Beige
- Latte FR
- Desert Sand
- Brown FR
- Sun Blaze FR
- Oxide Red FR NEW
- Orange NEW
- Yellow
- Royal Purple
- Aquamarine NEW
- Sky Blue
- Dove Blue FR
- True Blue FR
- Aquatic Blue
- Navy Blue
- Turquoise
- Lime FR
- Mint Green FR
- Forest Green FR
- Brunswick Green
- Rivergum
- Midnight FR
- Silver FR
- Steel Gray
- Pearl Onyx FR

Dual Color Fabric

This option is available for an upcharge exclusively for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail.

- Citrus
- Sunburst
- Macaw
- Chameleon
- Topaz
- Amazonia
- Savanna
- Cobblestone
- Gold Rush
- Capri
- Santorini
- Maldives

Waterproof Fabric

This option is available exclusively for our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas.

- Tan
- White

Tab 8

Date: 6/2/2026 **Phone:**

To: Turnbull Creek CDD
James Schieszer

Subject: Hoover Maintenance Agreement, MA#8191

Contract Term: 12 months 9/1/2026 - 8/31/2027

Site IDs: #8522

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

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

The following items are excluded from the Hoover Maintenance Program:

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

HOOVER® PUMPING SYSTEMS

Date: 6/2/2026 **Phone:**

To: Turnbull Creek CDD
James Schieszer

Subject: Hoover Maintenance Agreement, MA#8191

Contract Term: 12 months 9/1/2026 - 8/31/2027

Site IDs: #8522

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

For Hoover Flowguard pump systems the Hoover Maintenance Program includes:

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

The following are the Flowguard Sites on this agreement

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

Total Annual Price	$2,590.00

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

☐ YES, I authorize Hoover to complete non-maintenance related repairs up to $750.00 while on site during a Maintenance visit. *The Hoover Technician will call the on-site manager to discuss the repair prior to completing the work. For repairs exceeding $750.00, approval will be obtained immediately or in advance.*

☐ NO, I want to approve each non-maintenance related repair. If an authorized manager is not available to provide immediate approval, an additional service visit will be scheduled after approval is obtained.

Terms: This agreement is automatically renewable for one year unless written notice is provided by either party 30 days prior to its expiration. We still require a signed copy for our records. Hoover Pumping systems Standard Terms and Conditions of Sales will apply. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Accepted by:
Hoover Pumping Systems

Ramona Mingo

Ramona Mingo 6/2/2026

Accepted by:
Turnbull Creek CDD

Signature/Date

Name Printed

P.O. Number (if required)

Tab 9

Estimate

Quote #: Q-14412-1

Expires On: 8/30/2026

1707 Townhurst Houston, TX 77043
Phone: (800) 858-7665   Fax: (832) 436-4713
Email: repairs@poolsure.com

Ship To
Turnbull Creek CDD
101 West Positano Ave
Saint Augustine, FL 32092
US

Bill To
Turnbull Creek CDD
P.O. Box 32414
Charlotte, NC 28232
US

Contact Name	Contact Phone	Contact Email
Jim Schieszer	+19042887667	jschieszer@rmsnf.com
SALESPERSON		**PAYMENT METHOD**
Andre' Raggins		Net 20

This quoted work is for Turnbull Creek Murabella Pool

Limited Visual Inspection:
Pump has been running fine since last visit.
The impeller may be compromised and could've contributed to action before.

Recommendation:
Continue to monitor motor.
Order a new impeller to have on standby.
Property cannot shut down for a week at the moment but can after September 15th.
We can then pull the motor and send off to have checked out.

QTY	DESCRIPTION	UNIT PRICE	EXTENDED
1.00	15hp CSPH/CCSPH Impeller	$2,769.90	$2,769.90
1.00	FL Labor	$130.00	$130.00
		TOTAL:	$2,899.90

Disclosures

Due to high demand and global supply chain issues, swimming pool parts and equipment are on backorder. While Poolsure is committed to completing work as soon as possible, please be prepared for unavoidable equipment delays.

Quote based on limited visual inspection. Some problems may not become apparent until system work begins. Pricing is subject to change after 30 days of original bid date. All repairs are subject to the applicable sales tax at the time the repair is completed (not reflected in price quoted). Customer may be required to pay a percentage of the total prior to scheduling the work. Any collection costs associated with this work will be the responsibility of the customer.

Florida DBPR License# CPC1458768
Regulated by The Florida Department of Business and Professional Regulation
Construction Industry Licensing Board
1940 North Monroe Street
Tallahassee, FL 32399-0783
850-487-1395
website: www.myfloridalicense.com/dbpr/

By executing below, Customer hereby authorizes the work described above to be performed and agrees to be bound by the Standard Terms & Conditions attached to this estimate.

Signature:	____________________	**Date:**	______/______/______
Name (Print):	____________________	**Purchase Order #:**	____________________

THANK YOU FOR YOUR BUSINESS!

Tab 10

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2026/2027**"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 11th day of August 2026.

ATTEST:	**TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary / Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Annual Meeting Schedule

BOARD OF SUPERVISORS MEETING DATES
TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Turnbull Creek Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092, at 6:30 p.m. on the second Tuesday of each month, unless otherwise indicated as follows:

November 10, 2026
January 12, 2027
March 09, 2026
May 11, 2027
June 08, 2027
August 10, 2027
September 14, 2027

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

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

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

District Manager

Tab 11

TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA

TABLE OF CONTENTS

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Turnbull Creek Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 30, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Turnbull Creek Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $250,935.

- The change in the District's total net position in comparison with the prior fiscal year was $901,161, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $2,237,899, an increase of $427,752 in comparison with the prior fiscal year. The fund balance is nonspendable for prepaid items and deposits, restricted for debt service and capital projects, assigned to capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Assets, excluding capital assets	$ 2,308,412	$ 2,045,342
Capital assets	9,594,117	10,030,783
Total assets	11,902,529	12,076,125
Current liabilities	270,669	1,283,989
Long-term liabilities	11,380,925	11,442,362
Total liabilities	11,651,594	12,726,351
Net Position		
Net investment in capital assets	(1,783,647)	(1,606,531)
Restricted	964,394	261,366
Unrestricted	1,070,188	694,939
Total net position	$ 250,935	$ (650,226)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which the ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 2,876,600	$ 2,691,078
Operating grants and contributions	59,379	60,820
Capital grants and contributions	135	153
General revenues		
Unrestricted investment earnings	38,132	53,770
Miscellaneous	78,875	11,564
Total revenues	3,053,121	2,817,385
Expenses:		
General government	161,892	220,319
Physical environment	773,188	957,906
Culture/recreation	712,887	640,998
Interest on long-term debt	503,993	536,666
Total expenses	2,151,960	2,355,889
Change in net position	901,161	461,496
Net position - beginning	(650,226)	(1,111,722)
Net position - ending	$ 250,935	$ (650,226)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $2,151,960. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments and investment earnings. In total, expenses decreased from the prior fiscal year. The majority of the decrease was the result of a decrease in maintenance expenses and professional services.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $17,542,553 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $7,948,436 has been taken, which resulted in a net book value of $9,594,117. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2025, the District had $11,419,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Turnbull Creek Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 598,532
Investments	533,017
Accounts receivable	3,990
Prepaid items and deposits	5,162
Restricted assets:	
Investments	1,167,711
Capital assets	
Non-depreciable assets	3,846,133
Depreciable assets, net	5,747,984
Total assets	11,902,529
LIABILITIES	
Accounts payable and accrued expenses	70,513
Accrued interest payable	200,156
Non-current liabilities:	
Due within one year	861,000
Due in more than one year	10,519,925
Total liabilities	11,651,594
NET POSITION	
Net investment in capital assets	(1,783,647)
Restricted for debt service	964,394
Unrestricted	1,070,188
Total net position	$ 250,935

See notes to the financial statements

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 161,892	$ 161,892	$ -	$ -	$ -
Physical environment	773,188	1,082,562	-	135	309,509
Culture/recreation	712,887	225,089	-	-	(487,798)
Interest on long-term debt	503,993	1,407,057	59,379	-	962,443
Total governmental activities	2,151,960	2,876,600	59,379	135	784,154
		General revenues:			
		Unrestricted investment earnings			38,132
		Miscellaneous			78,875
		Total general revenues			117,007
		Change in net position			901,161
		Net position - beginning			(650,226)
		Net position - ending			$ 250,935

See notes to the financial statements

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Project	Governmental Funds
ASSETS				
Cash	$ 598,532	$ -	$ -	$ 598,532
Investments	533,017	1,164,550	3,161	1,700,728
Accounts Receivable	3,990	-	-	3,990
Prepaid items and deposits	5,162	-	-	5,162
Total assets	$ 1,140,701	$ 1,164,550	$ 3,161	$ 2,308,412
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	$ 70,513	$ -	$ -	$ 70,513
Total liabilities	70,513	-	-	70,513
Fund balances:				
Nonspendable:				
Prepaid items and deposits	5,162	-	-	5,162
Restricted for:				
Debt service	-	1,164,550	-	1,164,550
Capital projects	-	-	3,161	3,161
Assigned to:				
Capital reserves	498,144	-	-	498,144
Unassigned	566,882	-	-	566,882
Total fund balances	1,070,188	1,164,550	3,161	2,237,899
Total liabilities and fund balances	$ 1,140,701	$ 1,164,550	$ 3,161	$ 2,308,412

See notes to the financial statements

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds		$ 2,237,899
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.		
Cost of capital assets	17,542,553	
Accumulated depreciation	(7,948,436)	9,594,117
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(200,156)	
Bonds payable	(11,380,925)	(11,581,081)
Net position of governmental activities		$ 250,935

See notes to the financial statements

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Project	Governmental Funds
REVENUES				
Assessments	$ 1,469,543	$ 1,407,057	$ -	$ 2,876,600
Interest	38,132	59,379	135	97,646
Miscellaneous	78,875	-	-	78,875
Total revenues	1,586,550	1,466,436	135	3,053,121
EXPENDITURES				
Current:				
General government	161,892	-	-	161,892
Physical environment	576,616	-	-	576,616
Culture/recreation	426,260	-	-	426,260
Debt service:				
Principal	-	899,000	-	899,000
Interest	-	515,068	-	515,068
Capital outlay	46,533	-	-	46,533
Total expenditures	1,211,301	1,414,068	-	2,625,369
Excess (deficiency) of revenues over (under) expenditures	375,249	52,368	135	427,752
Fund balances - beginning	694,939	1,112,182	3,026	1,810,147
Fund balances - ending	$ 1,070,188	$ 1,164,550	$ 3,161	$ 2,237,899

See notes to the financial statements

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$ 427,752
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	46,533
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(483,199)
Repayment of long-term liabilities is reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	899,000
The net amortization of the original issue discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(3,563)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	14,638
Change in net position of governmental activities	$ 901,161

See notes to the financial statements

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Turnbull Creek Community Development District ("District") was established on June 28, 2004 by Ordinance No. 2004-47 enacted by the Board of County Commissioners of St. Johns County, Florida, pursuant to the Uniform Community Development District Act of 1980 (the "Act"), otherwise known as Chapter 190, Florida Statutes. The District's boundaries were expanded effective July 5, 2006, pursuant to Ordinance No. 2006-77, enacted by the Board of County Commissioners of St. Johns County, Florida. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by qualified electors residing within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

The capital projects fund is used to account for the accumulation of resources for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments
The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Asset	Years
Infrastructure	30
Buildings	10-30
Improvements other than building	15
Equipment	5-7

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board, although the District Manager can approve certain changes to line item appropriations within funds.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments
The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Weighted Average Maturity
First American Government Obligations Fund Class Z	$ 944,835	S&P AAAm	45 days
Goldman Sachs Financial Square Government Fund	222,876	S&P AAAm	49 days
US Bank Money Market Fund	532,968	N/A	N/A
Florida Prime	49	S&P AAAm	47 days
Total Investments	$ 1,700,728		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)
Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments in money market funds have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Changes in capital assets for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land and land improvements	$ 3,846,133	$ -	$ -	$ 3,846,133
Total capital assets, not being depreciated	3,846,133	-	-	3,846,133
Capital assets, being depreciated				
Infrastructure	5,052,657	46,533	-	5,099,190
Buildings	8,344,455	-	-	8,344,455
Improvements other than buildings	200,448	-	-	200,448
Equipment	52,327	-	-	52,327
Total capital assets, being depreciated	13,649,887	46,533	-	13,696,420
Less accumulated depreciation for:				
Infrastructure	(2,577,941)	(170,703)	-	(2,748,644)
Buildings	(4,865,077)	(286,627)	-	(5,151,704)
Improvements other than buildings	(2,388)	(13,363)	-	(15,751)
Equipment	(19,831)	(12,506)	-	(32,337)
Total accumulated depreciation	(7,465,237)	(483,199)	-	(7,948,436)
Total capital assets, being depreciated, net	6,184,650	(436,666)	-	5,747,984
Governmental activities capital assets, net	$ 10,030,783	$ (436,666)	$ -	$ 9,594,117

NOTE 5 - CAPITAL ASSETS (Continued)

Depreciation expense was charged to function/programs as follows:

Physical environment	$	196,572
Culture/recreation		286,627
Total depreciation	$	483,199

NOTE 6 - LONG-TERM LIABILITIES

Series 2015 Bonds

On March 12, 2015, the District issued $13,375,000 of Special Assessments Refunding Bonds, Series 2015A and $1,280,000 of Special Assessments Bonds, Series 2015B. The Series 2015A Bonds were issued to refund the District's outstanding Special Assessment Bonds, Series 2005 and the Series 2015B Bonds were issued to pay all of the costs of the Phase 1 – Pond Bank Reconstruction Project. The Series 2015A and 2015B Bonds consist of the following:

Series	Components	Original Face Amount	Interest Rate	Maturity
2015A-1	Senior Bonds	$ 10,650,000	1.250% - 4.375%	May 1, 2035
2015A-2	Subordinate Bonds	2,725,000	4.750%	May 1, 2035
2015B-1	Senior Bonds	1,020,000	1.250% - 4.500%	May 1, 2045
2015B-2	Subordinate Bonds	260,000	4.750% - 5.000%	May 1, 2045

The Series 2015A and 2015B Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid $30,000 and $20,000 of the Series 2015A and 2015B Bonds, respectively.

The Bond Indenture established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2016 Bonds

On April 28, 2016, the District issued $4,196,000 of Special Assessment Refunding Bonds, Series 2016. The Bonds are due May 1, 2037 with a fixed interest rate of 3.700%. The Bonds were issued to refund the District's outstanding Special Assessments Bonds, Series 2006, and make the final payment of the deferred costs. Interest is to be paid semiannually on each May 1 and November 1 and the principal is to be paid annually on each May 1, commencing May 1, 2017.

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid $30,000 of the Series 2016 Bonds.

The Bond Indenture established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 - LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2015A	$ 8,375,000	$ -	$ 645,000	$ 7,730,000	$ 645,000
Less: Original issue discount	(33,393)	-	(3,164)	(30,229)	-
Series 2015B	1,005,000	-	45,000	960,000	30,000
Less: Original issue discount	(8,245)	-	(399)	(7,846)	-
Series 2016	2,938,000	-	209,000	2,729,000	186,000
Total	$ 12,276,362	$ -	$ 895,437	$ 11,380,925	$ 861,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending	Governmental Activities		
September 30:	Principal	Interest	Total
2026	$ 861,000	$ 480,371	$ 1,341,371
2027	883,000	446,241	1,329,241
2028	940,000	410,413	1,350,413
2029	983,000	370,788	1,353,788
2030	1,026,000	329,354	1,355,354
2031-2035	5,607,000	957,922	6,564,922
2036-2040	779,000	142,853	921,853
2041-2045	340,000	48,575	388,575
Total	$ 11,419,000	$ 3,186,517	$ 14,605,517

NOTE 7 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 9 - SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of $40,000 of the Series 2015A Bonds and $10,000 of the Series 2016 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

NOTE 10 – LITIGATION AND CLAIMS

During the current fiscal year, the District incurred repair costs related to damage to the District's pickleball courts caused by minors operating e-bikes and misusing equipment. The District initially paid for the repairs in the amount of $17,739 and is seeking reimbursement from the families involved. The matter involves a potential claim against the families involved, and the District also reported the damage to its insurer; however, coverage has not yet been formally determined. As of the report date, the outcome cannot be determined and, therefore, no receivable, insurance recovery, or reimbursement revenue related to this matter has been reflected in the financial statements.

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 1,444,380	$ 1,469,543	$ 25,163
Interest	-	38,132	38,132
Miscellaneous revenue	-	78,875	78,875
Total revenues	1,444,380	1,586,550	142,170
EXPENDITURES			
Current:			
General government	207,072	161,892	45,180
Physical environment	616,045	576,616	39,429
Culture/recreation	421,263	426,260	(4,997)
Capital outlay	200,000	46,533	153,467
Total expenditures	1,444,380	1,211,301	233,079
Excess (deficiency) of revenues over (under) expenditures	$ -	375,249	$ 375,249
Fund balance - beginning		694,939	
Fund balance - ending		$ 1,070,188	

See notes to required supplementary information

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	3
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	1
Employee compensation	$4,800
Independent contractor compensation	$95,506
Construction projects to begin on or after October 1; (>$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - $1,602.27 Debt service - $88.08 - $1,451.69
Special assessments collected	$2,876,600
Outstanding Bonds:	
Series 2015A	$7,730,000
Series 2015B	$960,000
Series 2016	$2,729,000

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Turnbull Creek Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 30, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

June 30, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

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

We have examined Turnbull Creek Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Turnbull Creek Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 30, 2026

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Turnbull Creek Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 30, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 30, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

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

We wish to thank Turnbull Creek Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 30, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor’s report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management’s responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Tab 12

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures
May 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **$107,815.04**

____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Alfred W Grover	101058	050126	Maintenance & Repairs 05/26	$ 540.00
Chiller Medic, Inc.	101052	15541	Maintenance & Repairs 04/26	$ 820.00
COMCAST	20260518-1	8495741400863399-042526 ACH	Phone, Internet & Cable Services 05/26	$ 448.48
COMCAST	20260520-1	8495741401701846-042726 ACH	Internet Services 05/26	$ 179.77
Deanco Building Solutions, Inc.	101053	161185	Janitorial Services 04/26	$ 500.00
Deanco Building Solutions, Inc.	101064	161678	Janitorial Services 05/26	$ 680.00
Fitness Pro	101065	277940	Maintenance & Repairs 04/26	$ 212.00
Florida Power & Light Company	20260515-1	2298893591-042426 ACH	Electric Services 04/26	$ 4,290.56
Florida Power & Light Company	20260520-2	2722888282-050126 ACH	Electric Services 04/26	$ 2,314.61
Florida Power & Light Company	20260522-1	2781798307-050126 ACH	Electric Services 04/26	$ 87.75
Florida Power & Light Company	20260522-1	4217317033-050126 ACH	Electric Services 04/26	$ 110.85

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Florida Power & Light Company	20260522-1	5191830404-050126 ACH	Electric Services 04/26	$ 32.75
Florida Power & Light Company	20260522-1	5841524282-050126 ACH	Electric Services 04/26	$ 34.78
Florida Power & Light Company	20260522-1	5907098254-050126 ACH	Electric Services 04/26	$ 31.33
Florida Power & Light Company	20260522-1	6555783429-050126 ACH	Electric Services 04/26	$ 43.05
Florida Power & Light Company	20260522-1	6889119035-050126 ACH	Electric Services 04/26	$ 632.31
Florida Power & Light Company	20260522-1	8189715355-050126 ACH	Electric Services 04/26	$ 106.15
Florida Power & Light Company	20260522-1	9561370132-050126 ACH	Electric Services 04/26	$ 39.52
Florida Power & Light Company	20260522-1	9623601409-050126 ACH	Electric Services 04/26	$ 42.39
Future Horizons, Inc.	101066	94709	Lake & Pond Management Services 04/26	$ 1,375.00
Governmental Management Services, LLC	101059	336	Website Compliance & Management 05/26	$ 110.00
Grau & Associates, P.A.	101060	29489	Arbitrage Services 02/26	$ 600.00

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
Grau & Associates, P.A.	101060	29491	Arbitrage Services 02/26	$ 1,200.00
Hancock Bank	20260526-1	CC042726-616	Credit Card Expenses 04/26	$ 5,296.51
Hi-Tech System Associates	20260505-1	442115 ACH	Security Monitoring & Maintenance 05/26	$ 30.00
Neighborhood Publications, Inc	101067	MURA5929	Website Compliance & Maintenance 05/26	$ 45.00
OnSight Industries LLC	101054	450479	Maintenance & Repair 04/26	$ 329.50
Paychex	20260528-1	2026-05-12 ACH	BOS Payroll 05/12/26	$ 665.70
Poolsure	101061	131295635032	Pool Chemicals 05/26	$ 1,922.87
Republic Services	20260521-1	0687-001624707 ACH	Waste Disposal Services 05/26	$ 584.76
Riverside Management Services, Inc	101062	212	Facility Monitor 05/26	$ 25,063.66
Rizzetta & Company, Inc.	101057	INV0000109180	District Management Fees 05/26	$ 4,106.33
St Johns Utility Department	20260519-1	532445114371-041926 ACH	Water-Sewer Services 04/26	$ 729.98

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Transaction Description	Check Amount
St Johns Utility Department	20260519-1	532445124405-041926 ACH	Water-Sewer Services 04/26	$ 11.37
St Johns Utility Department	20260519-1	532445124406-041926 ACH	Water-Sewer Services 04/26	$ 34.45
St Johns Utility Department	20260519-1	532445124596-041926 ACH	Water-Sewer Services 04/26	$ 81.84
Turner Pest Control, LLC	101068	622230474	Pest Control 05/26	$ 200.51
Vector Security, Inc	101055	77733244	Security Monitoring & Maintenance 05/26	$ 622.06
Yard-Nique, Inc.	101056	TMNE 198041	Landscape Maintenance 04/26	$ 25,629.00
Yard-Nique, Inc.	101063	TMNE 203494	Landscape Miscellaneous 04/26	$ 1,218.20
Yard-Nique, Inc.	101063	TMNE 203617	Irrigation Repair 04/26	$ 685.00
Yard-Nique, Inc.	101063	TMNE 204099	Landscape Miscellaneous 04/26	$ 498.00
Yard-Nique, Inc.	101069	TMNE 204258	Landscape Maintenance 05/26	$ 25,629.00
Report Total				**$ 107,815.04**

Tab 13

Turnbull Creek

Community Development District

Field Operations & Amenity Management Report

08/11/26

Jim Schieszer
FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Erick Hutchison
AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Turnbull Creek
Community Development District

Field Operations & Amenity Management Report

August 11, 2026

To: Board of Supervisors

From: Jim Schieszer
Field Operations Manager

Erick Hutchison
Amenity Manager

RE: Murabella Field Operations & Amenity Management Report – August 11, 2026

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

Community Events

Community Clubs:

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

Community Information:

- HOA Board Meeting – Monday, August 17th 6:30pm
- Food Truck Tuesday – 1st and 3rd Tuesday Monthly

Summer Slide Hours

Through Labor Day, Monday, September 7th, 2026

Saturday – Sunday 11am-6pm

Private Rentals:

- July – 7 Rentals

Topics for Discussion:

- Gift of Dance
- Night Monitor – Implemented July 1st
- E-Bikes

Weekly Maintenance

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

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

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

Topics for discussion:

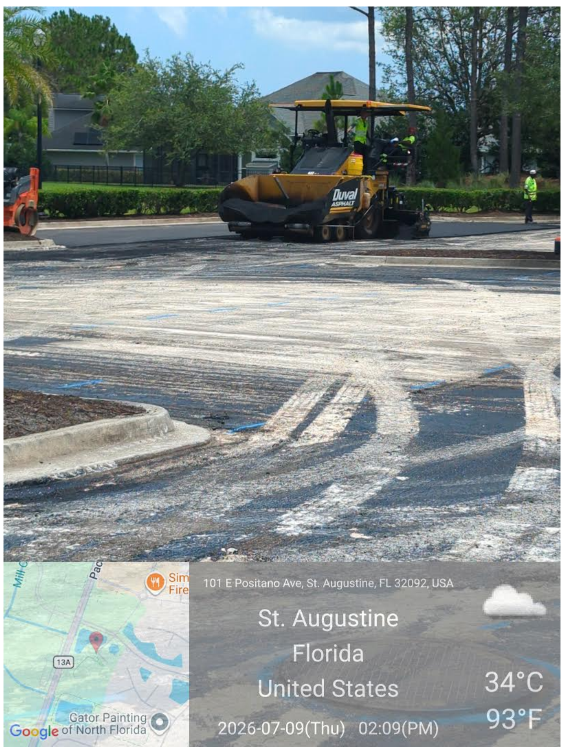
Pine trees: Multiple need to be removed throughout the berms due to pine beetle infestation

Pool bridge: Welded rails that got damaged in a heavy wind storm

Completed Projects

- Paving Project completed on parking lots – amenity center, mail kiosks and playgrounds

BEFORE | **AFTER**



Completed Projects

- Dead Pine Tree Removal at Pascara Park
- Pine Tree Infested with Pine Beetles

- Repair of roof leaking in Social Room

Conclusion

For any questions or comments regarding the above information please contact Jim Schieszer, Field Operations Manager, at jschieszer@rmsnf.com and Erick Hutchison, Amenity Manager, at murabellamanager@rmsnf.com .

Respectfully,

Jim Schieszer
Erick Hutchison

Turnbull Creek Treat Sheet

Date: 6-3-26 **Water Temp:** 83 Degrees

Weather: Clear **Winds:** 10-15 MPH

MuraBella

Lake	Plants Treated	Trash Pickup	Chemical Used
1	Plankton	Yes	FL 909
2	Plankton	Yes	FL 909
3	None	Yes	None
4	Plankton	Yes	FL 909
5	Plankton	Yes	FL 909
6	Algae, Sago Pondweed	Yes	FL 909, Tribune
7	None	No	Needs Shoreline but too windy to treat.
8	None	Yes	Needs Shoreline but too windy to treat.
9	None	No	None
10	None	No	Needs Shoreline but too windy to treat.
11	None	No	None
12	None	No	Needs Shoreline but too windy to treat.
13	None	No	Needs Shoreline but too windy to treat.
14	None	No	Needs Shoreline but too windy to treat.

San Marino

Lake	Plants Treated	Trash Pickup	Chemical Used
1	Algae	Yes	Copper Sulfate
2	Algae	Yes	Copper Sulfate

Pescara

Lake	Plants Treated	Trash Pickup	Chemical Used
1	Algae	Yes	Copper Sulfate
2	Sago Pondweed, Niad	Yes	Copper Sulfate, Tribune
3	None	No	None
4	None	Yes	None
5	Plankton	Yes	FL 909

Comments: None

Turnbull Creek Treat Sheet

Date: 6-17-26 **Water Temp:** 86 Degrees

Weather: Clear **Winds:** 5-10 MPH

MuraBella

Lake	Plants Treated	Trash Pickup	Chemical Used
1	Shoreline	No	Aquamaster, Gatrlon 3A
2	Algae	Yes	FL 909
3	Shoreline	No	Aquamaster, Gatrlon 3A
4	Shoreline	No	Aquamaster, Gatrlon 3A
5	Shoreline	Yes	Aquamaster, Gatrlon 3A
6	Algae	Yes	FL 909
7	None	No	None
8	None	No	None
9	None	No	None
10	None	No	None
11	None	No	None
12	None	Yes	None
13	None	Yes	None
14	None	Yes	None

San Marino

Lake	Plants Treated	Trash Pickup	Chemical Used
1	None	Yes	Aquashade
2	None	Yes	Aquashade

Pescara

Lake	Plants Treated	Trash Pickup	Chemical Used
1	None	Yes	None
2	Algae	Yes	Copper Sulfate
3	None	No	None
4	None	Yes	None
5	None	Yes	None

Comments: None