

TURNBULL CREEK
Community Development District

January 14, 2020

AGENDA

Turnbull Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.turnbullcreekcdd.com

January 7, 2020

Board of Supervisors
Turnbull Creek Community Development District

Dear Board Members:

The Turnbull Creek Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, January 14, 2020 at 6:30 P.M.** at the **Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Designation of Officers
 - A. Designation of Chairman
 - B. Designation of Vice Chairman
 - C. Election of Officers, Resolution 2020-02
- IV. Staff Reports
 - A. Landscape Manager (*Presenter: Duval Landscape*)
 1. Discussion of Landscaping Cost to Maintain Eastern Property Line
 - B. Engineer (*Presenter: Mike Yuro*)
 1. Update Regarding Garribaldi Way
 2. Discussion of Drainage Issues at Positano and San Giacomo Mail Kiosk
- V. Update Regarding Launch Agreement / Proposal (*Presenter: Erick Hutchinson*)
- VI. Discussion of Supervisors Attendance at HOA Meetings (*Presenter: Jennifer Kilinski*)
- VII. Consideration of Facility Rental Policy Regarding Serving Alcohol (*Presenter: Jennifer Kilinski*)

- VIII. Discuss of Resident Survey Results (*Presenter: Erick Hutchinson*)
- IX. Consideration of Resolution 2020-03, Adopting Internal Controls Policy (*Presenter: Jennifer Kilinski*)
- X. Consideration of Crown Pools Proposal for Bulkhead and Pool Deck Repair (*Presenter: Jerry Lambert*)
- XI. Consideration of Renewal Agreement with Ancient City Soccer (*Presenter: Erick Hutchinson*)
- XII. Consideration of Proposal of Swim Lessons (*Presenter: Erick Hutchinson*)
- XIII. Staff Reports (Part 2)
 - A. Attorney (*Presenter: Jennifer Kilinski*)
 - B. Manager – (*Presenter: Ernesto Torres*)
 - C. Operation Manager – (*Presenter: Jerry Lambert*)
 - 1. Report
 - 2. Proposal for Fence
 - D. Amenity Center Update (*Presenter: Erick Hutchinson*)
 - 1. Report
 - 2. Proposals for Glass Mirror
- XIV. Approval of Consent Agenda (*Presenter: Ernesto Torres*)
 - A. Approval of Minutes of the November 12, 2019 Meeting
 - B. Balance Sheet as of November 30, 2019 and Statement of Revenues & Expenditures for the Period Ending November 30, 2019; Month-to-Month Income Statement; Assessment Receipt Schedule
 - C. Approval of Check Register
- XV. Supervisor's Requests and Audience Comments
- XVI. Adjournment (*Next Scheduled Meeting – March 10, 2020 @ 6:30 p.m.*)

I look forward to seeing you at the meeting. If you have questions regarding any of the items on this agenda, please call me in advance of the meeting.

Sincerely,

Ernesto Torres

Ernesto Torres, District Manager

THIRD ORDER OF BUSINESS

C.

RESOLUTION 2020-02

**A RESOLUTION DESIGNATING OFFICERS OF THE
TURNBULL CREEK COMMUNITY DEVELOPMENT
DISTRICT**

WHEREAS, the Board of Supervisors of the Turnbull Creek Community Development District at a regular business meeting held on January 14, 2020 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Ernesto Torres</u>	Secretary
<u>Ernesto Torres</u>	Treasurer
<u>James Perry</u>	Assistant Treasurer
<u>Patti Powers</u>	
<u>James Perry</u>	Assistant Secretary(s)
<u>Daniel Laughlin</u>	
<u>James Oliver</u>	

PASSED AND ADOPTED THIS 14TH DAY OF JANUARY, 2020.

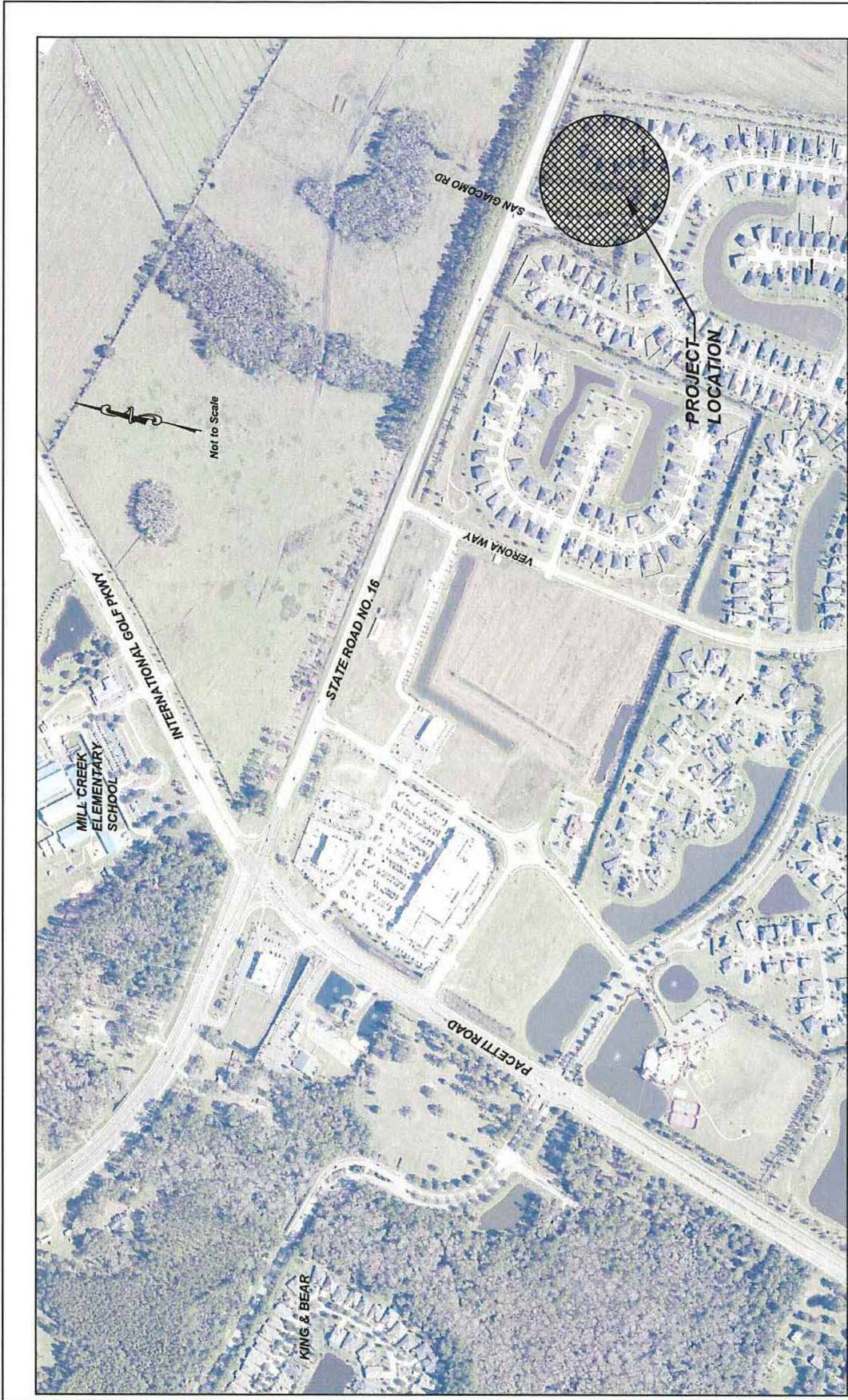
Chairperson / Vice Chairperson

Secretary / Assistant Secretary


FOURTH ORDER OF BUSINESS

B.

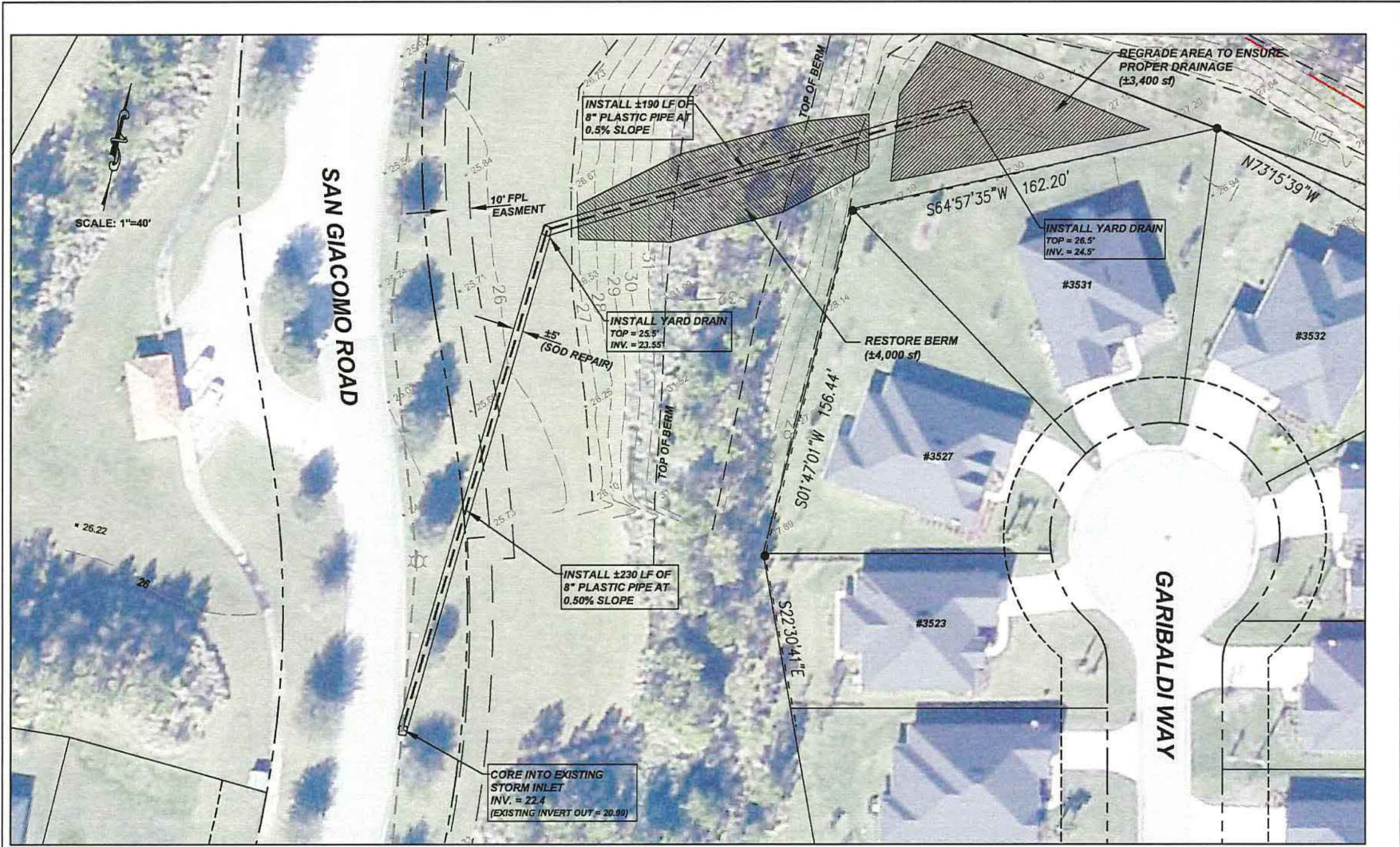
1.



REV.	DATE	REVISIONS	PROJECT NO.	YIG - 377	PROJECTING	DATE	12/24/19	REGISTERED PROFESSIONAL	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247	MURABILLA - PROPOSED DRAINAGE IMPROVEMENT PREPARED FOR TURNBULL CREEK CDD	SHEET NO.	1
					DRIVEN BY	JCJ		REGISTERED PROFESSIONAL		GARIBALDI WAY		
					CHECKED BY	MY						



 145 Hidden Road, Unit 106
 Ponte Vedra, FL 32081
 (904) 342-5199
 A MEMBER OF THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS



NO.	DATE	REVISIONS	PROJECT NO.	Y16-377	MICHAEL J. YURO, P.E.	MURABELLA - PROPOSED DRAINAGE IMPROVEMENT	SHEET NO.
			DRAWN BY:	JCJ	FLORIDA P.E. LICENSE NO. 65247	PREPARED FOR:	2
			CHECKED BY:	MJY	REGISTERED PROFESSIONAL	TURNBULL CREEK CDD	
			DATE:	12/24/19		GARIBALDI WAY	



145 Hilden Road, Unit 108
 Ponte Vedra, FL 32081
 (904) 342-5199
 CERTIFICATE OF AUTHORIZATION NO. 2668

SHEET NO.

2



Aquagenix

MANAGING YOUR ENVIRONMENTAL NEEDS

Special Service Agreement

Turnbull Creek CDD

101 West Positano Avenue
St. Augustine, FL 32092

Contact: Mike Yuro Phone: (904) 342-5199

Proposal ID	Date	Terms
114521	1/2/2020	Balance Due 30 Days After Completion Of Work

We are pleased to quote special pricing as follows

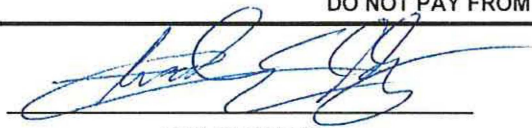
DRAINAGE IMPROVEMENTS - MURABELLA

Aquagenix will install 2 concrete yard inlets and approximately 420ft of 8" CPP pipe which will be cored into the existing street inlet box for discharge. We will use an excavator to trench through the existing landscaping berm and then restore the berm after the pipe is installed. This does not include replanting or mulch for this berm. We will regrade the area around the first yard drain to ensure positive drainage into the new system and then re-sod any disturbed areas of turf.

Quantity	Description	Taxable	Unit Price	Extended Price
1	Drainage Improvements	No	\$68,116.65	\$68,116.65
			SubTotal	\$68,116.65
			Tax	
			Grand Total	

This offer is good for twenty one (21) days from date of quote.

DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW



AQUAGENIX
CHAD EDDY

PRINT NAME
01-03-2020

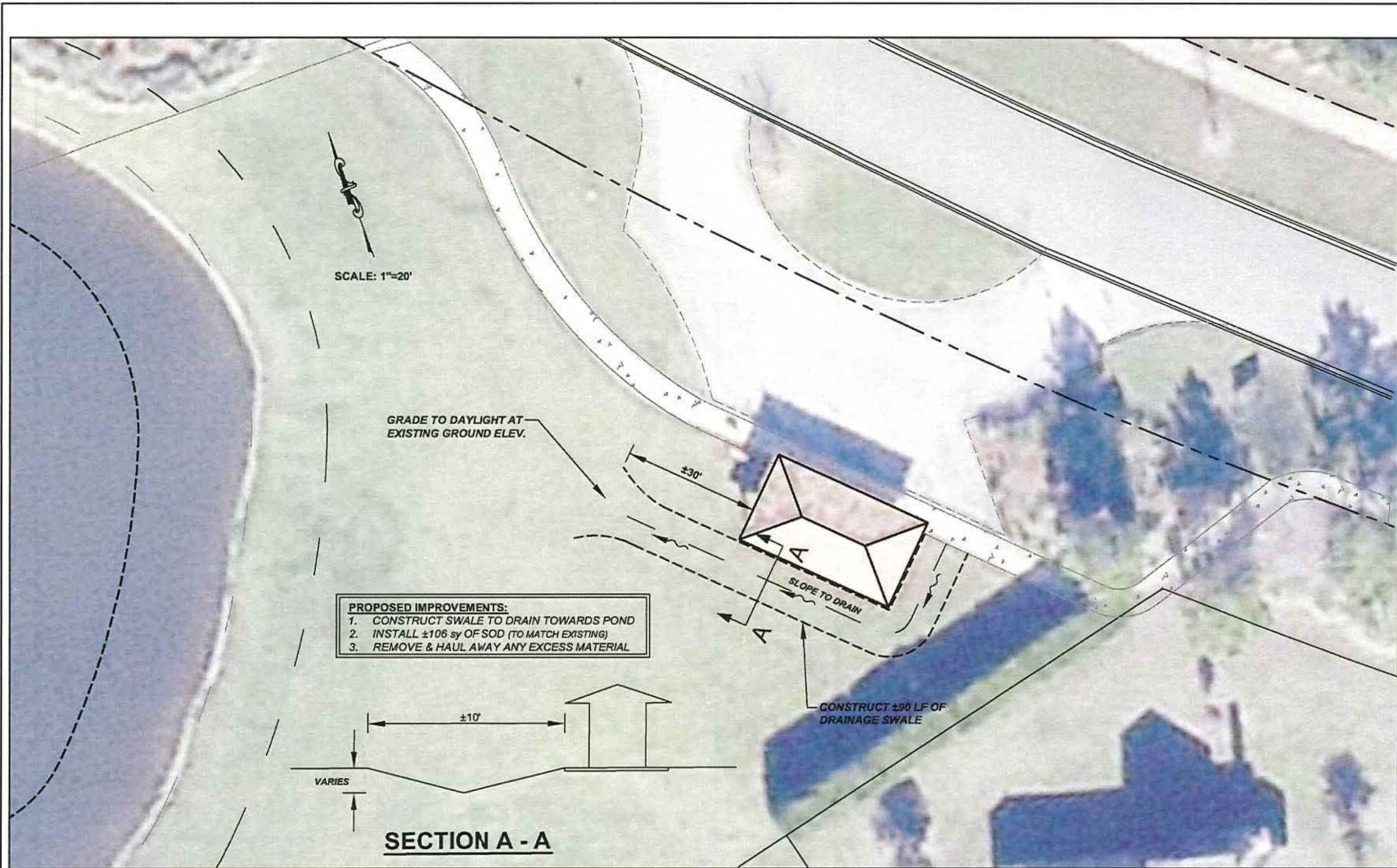
DATE

CUSTOMER

PRINT NAME

DATE

2.



NO.	DATE	REVISIONS	PROJECT NO.	Y16 - 377	145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247 REGISTERED PROFESSIONAL	MURABELLA - PROPOSED DRAINAGE IMPROVEMENT PREPARED FOR: TURNBULL CREEK CDD POSITANO MAIL KIOSK	SHEET NO.
			PROJECT NO.	Y16 - 377	145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247 REGISTERED PROFESSIONAL	MURABELLA - PROPOSED DRAINAGE IMPROVEMENT PREPARED FOR: TURNBULL CREEK CDD POSITANO MAIL KIOSK	M2
			DRAWN BY:	NDG				
			CHECKED BY:	AMY				
			DATE:	10/20/16	CERTIFICATE OF AUTHORIZATION NO. 26658			

EIGHTH ORDER OF BUSINESS



MuraBella community survey

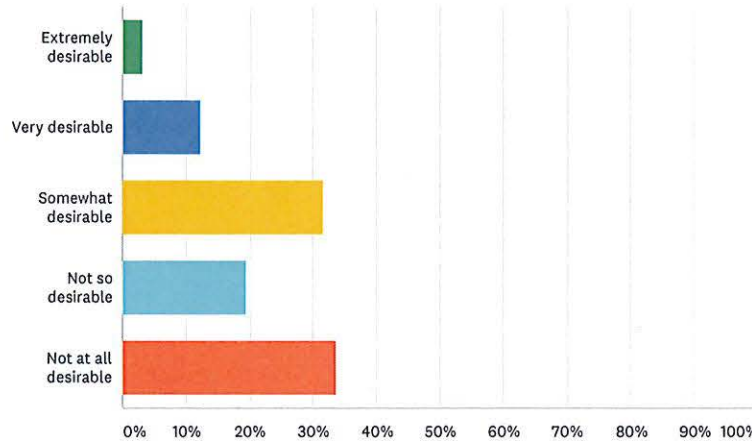
Q1



Polaris electronic sign at the State Road 16 and Pacetti Road entrances. Estimated cost is \$6,000 - \$8,000 per sign. The old signs are due for replacement and the electronic signs would be an upgrade. The electronic signs would provide better communication on events and activities.

▲
Add a comment

Answered: 98 Skipped: 2



ANSWER CHOICES	RESPONSES	
Extremely desirable	3.06%	3
Very desirable	12.24%	12
Somewhat desirable	31.63%	31
Not so desirable	19.39%	19
Not at all desirable	33.67%	33
TOTAL		98

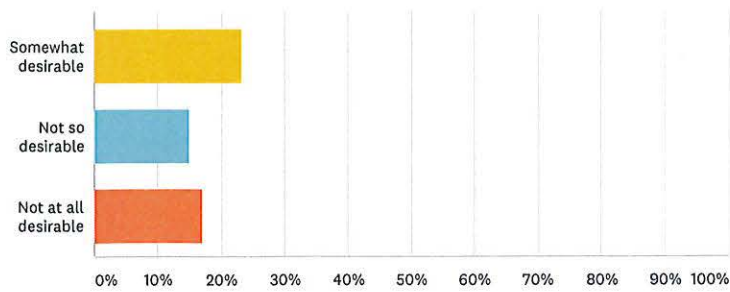
Q2



Pool lighting to permit night swimming, as such lighting is required by the Florida Department of Health. The estimated cost for the lights is \$49,000. An increase in illumination is required to extend the swimming time beyond dusk. This would also allow for nighttime events on the pool deck.

Answered: 99 Skipped: 1





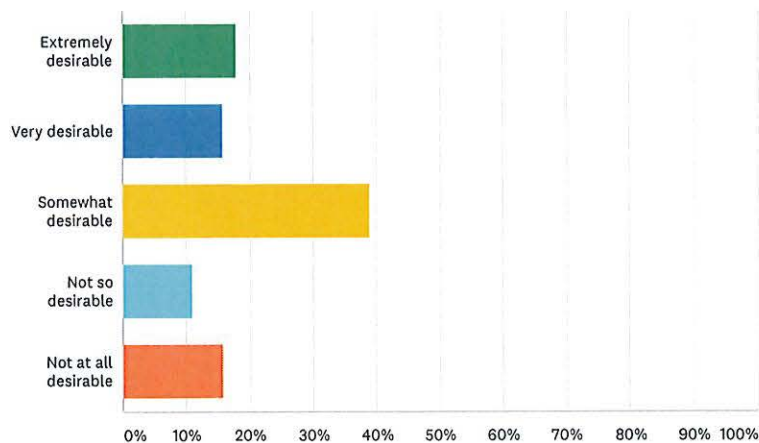
ANSWER CHOICES	RESPONSES	
Extremely desirable	36.36%	36
Very desirable	8.08%	8
Somewhat desirable	23.23%	23
Not so desirable	15.15%	15
Not at all desirable	17.17%	17
TOTAL		99

Q3



Lighting San Marino and Pescara tracks. The proposal is to add solar lights that would provide security for evening and early morning uses. Estimated cost is \$6,000.

Answered: 100 Skipped: 0



ANSWER CHOICES	RESPONSES	
Extremely desirable	18.00%	18
Very desirable	16.00%	16
Somewhat desirable	39.00%	39
Not so desirable	11.00%	11
Not at all desirable	16.00%	16
TOTAL		100

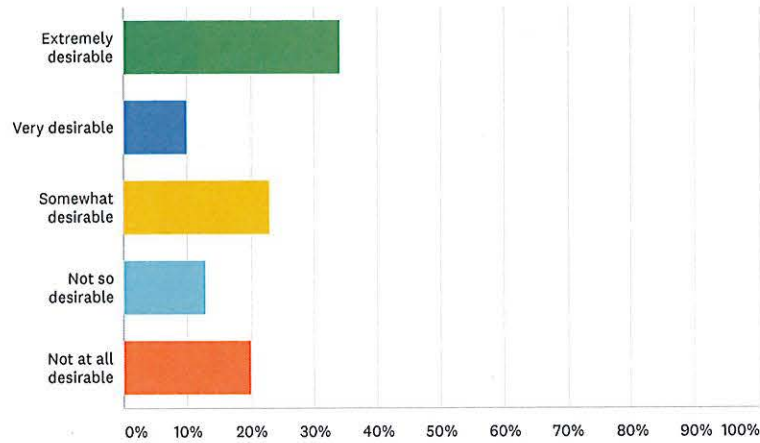
Q4



Pool lighting to permit night swimming, as such lighting is required by the Florida Department of Health. The estimated cost for the lights is \$49,000. An increase in

estimated cost for the lights is \$75,000. An increase in illumination is required to extend the swimming time beyond dusk. This would also allow for nighttime events on the pooldeck.

Answered: 100 Skipped: 0



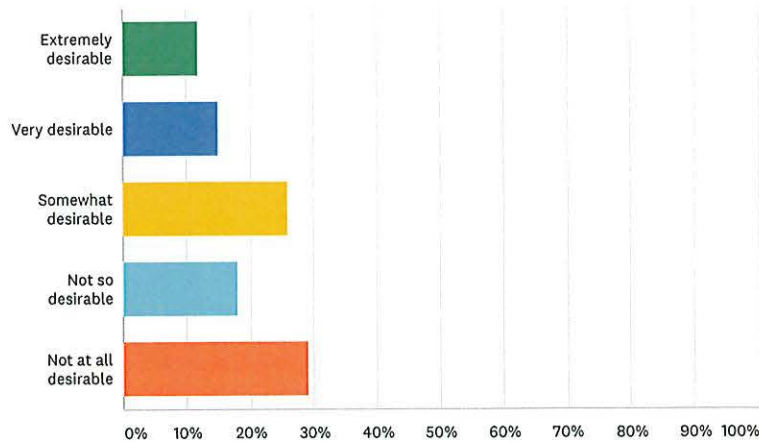
ANSWER CHOICES	RESPONSES	
Extremely desirable	34.00%	34
Very desirable	10.00%	10
Somewhat desirable	23.00%	23
Not so desirable	13.00%	13
Not at all desirable	20.00%	20
TOTAL		100

Q5



Add additional fencing along Pacetti Rd. This will help provide security (and limit access) to the community. Estimated cost is \$6,000 - \$20,000 depending on the length and height of the fence desired.

Answered: 100 Skipped: 0



ANSWER CHOICES	RESPONSES	
Extremely desirable	12.00%	12
Very desirable	15.00%	15

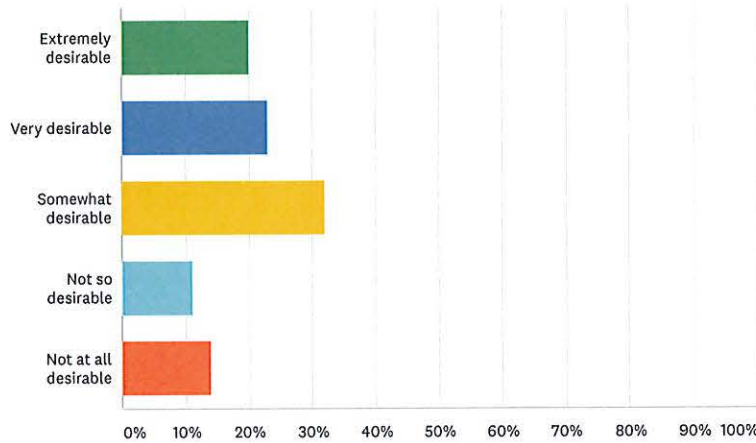
Somewhat desirable	26.00%	26
Not so desirable	18.00%	18
Not at all desirable	29.00%	29
TOTAL		100

Q6



Add pool pavilion structure. This will provide more shaded area at the pool as well as an additional area for parties. In the future, the pavilion could also provide a platform for solar heating of the pool during cool months. Estimate cost for pavilion structure is \$32,000 (pool heating separate).

Answered: 100 Skipped: 0



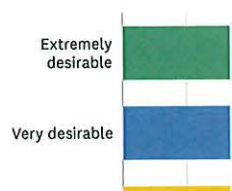
ANSWER CHOICES	RESPONSES	
Extremely desirable	20.00%	20
Very desirable	23.00%	23
Somewhat desirable	32.00%	32
Not so desirable	11.00%	11
Not at all desirable	14.00%	14
TOTAL		100

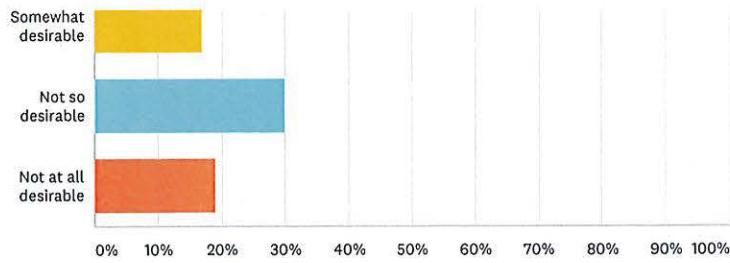
Q7



Playground addition, with the goal of providing older kids (i.e. ages 10-13) a challenging playground environment. The anticipated placement of this addition would be at the Amenity Center adjacent to the pool and tennis courts with the volleyball court to be relocated to an alternative area. Estimated cost is \$40,000 - \$60,000.

Answered: 100 Skipped: 0





ANSWER CHOICES	RESPONSES	
Extremely desirable	17.00%	17
Very desirable	17.00%	17
Somewhat desirable	17.00%	17
Not so desirable	30.00%	30
Not at all desirable	19.00%	19
TOTAL		100

Q8



If you had one suggested improvement the Board of Supervisors did not consider what would it be? Also, let us know if you have other prioritization of the items listed above.

Answered: 45 Skipped: 55

Comments from survey:

- #1-more sidewalks, a music system at the pool, a restaurant or bar at the pool.
- #2-I would like to see lots more umbrellas around the pool. There aren't enough.
- #3-Do something with street parking and commercial vehicles parking at night not during business hours
- #4-We'd love a fenced DOG PARK
- #5-More sidewalks, a pool bar or pool restaurant, a small splash park for kids, a music system to play music at the pool
- #6-Limit on street parking after 10 pm to allow traffic flow
- #7-Signal light at the entrance to subdivision on Pacetti Rd
- #8-Heated pool priority before adding lights.
- #9-Allow alcohol Consumption at pool. Other neighbors allow it. Why don't we?
- #10-Put money into common area landscaping and maintaining what we currently have. Our grounds are deplorable except maybe at the Amenities center and main entrance.
- #11-more sidewalks, a music system at the pool, a restaurant or bar at the pool.
- #12-It would be very helpful if cars and trucks do NOT block the sidewalk in front of all houses. Very disruptive to sidewalk use and unsightly. Enforcement of this rule would be appreciated.
- #13-Improved street lighting to reduce dark areas for overall safety and safety of the large number of people walking and running in the street
- #14-increase the fenCing at the sides of tennis courts also better drainage on the walking track lastly Extend the sidewalk that goes over the berm that reaches that doesn't connect yet to the sidewalk on soccer fields
- #15-If the lights are a priority obtain a liquor license, set-up a bar and it will pay for itself, the lights and other items. Why should I have to go a Disney Resort to enjoy an adult beverage by the pool?
- #16-Pay down debt or save for emergencies
- #17-Heating for the pool in the colder months
- #18-To become a GATED COMMUNITY... thank you
- #19-Welcome Home with Safe Travels on the flipside signs at all entrances. See King and Bear as an example.
Additional park benches and landscaping in some of the common areas like Riposto and PRC. And the area behind Ragusa to be enjoyed by residents. Maybe even tables and coverage.
- #20-Food/beverage/alcohol at pool, and tvs as well
- #21-Fix the lake bank along Bellagio Dr. I am loosing lawn because of this. Fix real problems first.
- #22-Add more street lights throughout Murabella.
- #23-Heat the Pool
- #24-Repair the banks!!!
- #25-Speed bumps
- #26-Additional lighting where streets intersect or meet Porta Rosa Circle. It's hard to read street street signs at night, or see people walking.
Also, security cameras at the mailboxes and entrances/exit points of the neighborhood. The purpose to help prevent incidents from happening and assist in identifying if something does.
- #27-"Pool lighting to permit night swimming"
- #28-Gates on all entrances
- #29-Secondary smaller pool, possibly for adults only.
- #30-LOVE the idea of a heated pool so we can use more!!!! That would be incredible!
- #31-Would love to have a boat/RV storage for the hood. Also maybe a community garden area. We have a lot of wasted open land we could use .
- #32-Re-paving and better water drainage on the Walking tracks-trails along the Pescara and San Marino fields.
- #33-The survey is a great idea
- #34-Speed bumps. People fly on PRC and side streets

#35-We need guest parking throughout the community; some green space should be converted. Also, the community needs to advocate for parking allowed on only one side of the street around Porta Rosa. It is a matter of life and death.

#36-Lighting at 16 entrance.

#37-better care of the retention ponds IE: clearing the shoreline of nasty looking (and snake infested) bushes and growth

#38-Fix the low spots on sidewalks that flood when it rains. There are several spots that are consistently puddled with the slightest rain. Raising these sidewalks slightly would cost little & greatly improve the walkability of the neighborhood. This should include the running trails.

#39-Heating the pool to extend season

#40-Splash pad. Something similar to sunshine or hannah park or the calhoun y. Nothing too fancy. But that and or big kid slides in pescara

#41-Improved fields so they can be used.

Always under water.

#42-Limit spending our money!

We have a beautiful community ... why would we want to ruin the beauty with electronic signs?

\$60,000 for more playground equipment?? Please limit spending!

#43-The San Marino area is very dark so the increased solar lights would be very beneficial.

NINTH ORDER OF BUSINESS

RESOLUTION 2020-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN INTERNAL CONTROLS POLICY CONSISTENT WITH SECTION 218.33, FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Turnbull Creek Community Development District (the "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, consistent with Section 218.33, *Florida Statutes*, the District is statutorily required to establish and maintain internal controls designed to prevent and detect fraud, waste, and abuse as defined in Section 11.45(1), *Florida Statutes*; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets; and

WHEREAS, to demonstrate compliance with Section 218.33, *Florida Statutes*, the District desires to adopt by resolution the Internal Controls Policy attached hereto as **Exhibit A**.

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

SECTION 1. The attached Internal Controls Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 14TH DAY OF JANUARY, 2020.

ATTEST:

**TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT "A"

TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT INTERNAL CONTROLS POLICY

1. Purpose.

- 1.1. The purpose of this internal controls policy is to establish and maintain internal controls for the Turnbull Creek Community Development District.
- 1.2. Consistent with Section 218.33(3), *Florida Statutes*, the internal controls adopted herein are designed to:
 - 1.2.1. Prevent and detect Fraud, Waste, and Abuse (as hereinafter defined).
 - 1.2.2. Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.
 - 1.2.3. Support economical and efficient operations.
 - 1.2.4. Ensure reliability of financial records and reports.
 - 1.2.5. Safeguard Assets (as hereinafter defined).

2. Definitions.

- 2.1. "Abuse" means behavior that is deficient or improper when compared with behavior that a prudent person would consider a reasonable and necessary operational practice given the facts and circumstances. The term includes the misuse of authority or position for personal gain.
- 2.2. "Assets" means District assets such as cash or other financial resources, supplies, inventories, equipment and other fixed assets, real property, intellectual property, or data.
- 2.3. "Auditor" means the independent auditor (and its employees) retained by the District to perform the annual audit required by state law.
- 2.4. "Board" means the Board of Supervisors for the District.
- 2.5. "District Management" means (i) the independent contractor (and its employees) retained by the District to provide professional district management services to the District and (ii) any other independent contractor (and its employees) separately retained by the District to provide amenity management services, provided said services include a responsibility to safeguard and protect Assets.

- 2.6. "Fraud" means obtaining something of value through willful misrepresentation, including, but not limited to, intentional misstatements or intentional omissions of amounts or disclosures in financial statements to deceive users of financial statements, theft of an entity's assets, bribery, or the use of one's position for personal enrichment through the deliberate misuse or misapplication of an organization's resources.
- 2.7. "Internal Controls" means systems and procedures designed to prevent and detect fraud, waste, and abuse; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets.
- 2.8. "Risk" means anything that could negatively impact the District's ability to meet its goals and objectives. The term includes strategic, financial, regulatory, reputational, and operational risks.
- 2.9. "Waste" means the act of using or expending resources unreasonably, carelessly, extravagantly, or for no useful purpose.

3. Control Environment.

3.1. Ethical and Honest Behavior.

- 3.1.1. District Management is responsible for maintaining a work environment that promotes ethical and honest behavior on the part of all employees, contractors, vendors and others.
- 3.1.2. Managers at all levels must behave ethically and communicate to employees and others that they are expected to behave ethically.
- 3.1.3. Managers must demonstrate through words and actions that unethical behavior will not be tolerated.

4. Risk Assessment.

- 4.1. Risk Assessment. District Management is responsible for assessing Risk to the District. District Management's Risk assessments shall include, but not be limited to:
 - 4.1.1. Identifying potential hazards.
 - 4.1.2. Evaluating the likelihood and extent of harm.
 - 4.1.3. Developing cost-justified precautions and implementing those precautions.
 - 4.1.4. Documenting the Risk assessment process and its findings.

5. Control Activities.

5.1. Minimum Internal Controls. The District hereby establishes the following minimum Internal Controls to prevent and detect Fraud, Waste, and Abuse:

5.1.1. Preventive controls designed to forestall errors or irregularities and thereby avoid the cost of corrections. Preventive control activities shall include, but not be limited to, the following:

5.1.1.1. Identifying and segregating incompatible duties and/or implementing mitigating controls.

5.1.1.2. Performing accounting functions in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.

5.1.1.3. Requiring proper authorizations to access and/or modify accounting software.

5.1.1.4. Implementing computerized accounting techniques (e.g. to help identify coding errors, avoid duplicate invoices, etc.).

5.1.1.5. Maintaining a schedule of the District's material fixed Assets.

5.1.1.6. Maintaining physical control over the District's material and vulnerable Assets (e.g. lock and key, computer passwords, network firewalls, etc.).

5.1.1.7. Retaining and restricting access to sensitive documents.

5.1.1.8. Performing regular electronic data backups.

5.1.2. Detective controls designed to measure the effectiveness of preventive controls and to detect errors or irregularities when they occur. Detective control activities shall include, but not be limited to, the following:

5.1.2.1. Preparing financial reports in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.

5.1.2.2. Reviewing financial statements and investigating any material variances between budgeted expenses and actual expenses.

5.1.2.3. Establishing and implementing periodic reconciliations of bank, trust, and petty cash accounts.

- 5.1.2.4. Establishing an internal protocol for reporting and investigating known or suspected acts of Fraud, Waste, or Abuse.
 - 5.1.2.5. Engaging in periodic physical inventory counts and comparisons with inventory records.
 - 5.1.2.6. Monitoring all ACH (electronic) transactions and the sequencing of checks.
- 5.2. Implementation. District Management shall implement the minimum Internal Controls described herein. District Management may also implement additional Internal Controls that it deems advisable or appropriate for the District. The specific ways District Management implements these minimum Internal Controls shall be consistent with Generally Accepted Accounting Principles (GAAP) and otherwise conform to Governmental Accounting Standards Board (GASB) and American Institute of Certified Public Accountants (AICPA) standards and norms.

6. Information and Communication.

- 6.1. Information and Communication. District Management shall communicate to its employees (needing to know) information relevant to the Internal Controls, including but not limited to any changes to the Internal Controls and/or changes to laws, rules, contracts, grant agreements, and best practices.
- 6.2. Training. District Management shall regularly train its employees (needing the training) in connection with the Internal Controls described herein and promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.

7. Monitoring Activities.

- 7.1. Internal Reviews. District Management shall internally review the District's Internal Controls at least once per year. In connection with this internal review, District Management shall:
 - 7.1.1.1. Review its operational processes.
 - 7.1.1.2. Consider the potential risk of Fraud, Waste, or Abuse inherent in each process.
 - 7.1.1.3. Identify the controls included in the process, or controls that could be included, that would result in a reduction in the inherent risk.
 - 7.1.1.4. Assess whether there are Internal Controls that need to be improved or added to the process under consideration.

- 7.1.1.5. Implement new controls or improve existing controls that are determined to be the most efficient and effective for decreasing the risk of Fraud, Waste or Abuse.
 - 7.1.1.6. Train its employees on implemented new controls or improvements to existing controls.
- 7.2. External Audits and Other Reviews. Audits and other reviews may be performed on various components of the District's Internal Controls by the Auditor consistent with Government Auditing Standards (GAS). Audits may identify material deficiencies in the Internal Controls and make recommendations to improve them. District Management shall communicate and cooperate with the Board and the Auditor regarding the potential implementation of Auditor recommendations.

Specific Authority: §§ 190.011(5), 218.33(3), *Florida Statutes*
Effective date: January 14, 2020

TENTH ORDER OF BUSINESS



*3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979*

January 7, 2020

Murabella

Ernesto – Project Contact

Re: Paver Issue

Crown Pools Inc. is pleased to provide you with quote for the above-mentioned project. This number includes pulling up of pavers over low area, leveling with concrete, resetting pavers, and mud set border.

Remove pavers, fill voids with concrete and reset pavers - 120sf \$5,545.00

Thank you for the opportunity to provide you with a proposal. Please call me if you have any additional questions or issues.

Sincerely,

Brad Correia
President
Crown Pools
CPC1456979

ELEVENTH ORDER OF BUSINESS

Exhibit B

Spring 2020 – Ancient City Soccer Club

Season runs February 17th-May 9th

Practices and games will be at the Murabella fields

Games will be Saturdays: March 7th-May 9th, between 9:00am-12:30

Practices will take place between February 17th-May 7th:

Monday-Thursday – 5:00-7:30pm

TWELFTH ORDER OF BUSINESS

From: Murabella Manager murabellamanager@rmsnf.com
Subject: Fwd: Swim Lesson Proposal
Date: January 7, 2020 at 10:27 AM
To: Ernesto Torres etorres@gmsnf.com

----- Forwarded message -----

From: Murabella Manager <murabellamanager@rmsnf.com>
Date: Fri, Jan 3, 2020 at 3:42 PM
Subject: Re: Swim Lesson Proposal
To: Ben Williams <BWilliams@fcymca.org>

Thank you Ben!

I'll make sure to include you in the agenda on Jan 14th at 6:30pm

Erick

On Fri, Jan 3, 2020 at 10:43 AM Ben Williams <BWilliams@fcymca.org> wrote:

Hello Erick,

I would appreciate the opportunity to present to the board about the possibility of the YMCA partnering with Murabella to offer swim lessons this summer. We are able to offer multiple possibilities for lessons and are open to working with the Murabella community to see what offerings would be best. Typically we do both group and private lessons. Our group lessons are for Preschool (ages 3-5) and school age (5-12) and they are comprised of 8 sessions, each lasting 45 minutes. As we move forward we could determine specifics on time, pricing and how many classes to offer over the summer. We look forward to the opportunity to see what would be the most ideal for your community and could plan accordingly.

All of our Swim lessons would be given by YMCA Trained Swim Instructors and we would provide two lifeguards during the time that swim lessons would be taking place. I do believe it would be a benefit to both the area and Murabella in particular. This is an opportunity that families will be looking for this summer. We would be able to promote and market these lessons to our members, your members and the community. We usually offer lower rates for those who are members of the Y, and would be able to offer those lower member rates to anyone who is a Murabella community member.

If you have any questions or need more information, please let me know. We look forward to the opportunity to present to the Murabella board.

Thanks so much,

BEN WILLIAMS

Membership Director

FLAGLER HEALTH VILLAGE

YMCA OF FLORIDA'S FIRST COAST

98 Turin Terrace

St. Augustine, FL 32092

P 904.500-9622 ext 1355 **F** 904.296.4744

FirstCoastYMCA.org

The Y: We're for youth development, healthy living and social responsibility.

This message and any attachments are intended only for the use of the addressee and may contain information that is privileged, confidential and proprietary. If the reader of the message is not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, notify the sender immediately by return email and delete the message and any attachments from your system.

Please Note: Our email address domain has changed from firstcoastymca.org to fcymca.org. Email from both domains will continue to be accepted until further notice.

--

*Erick Hutchison
amenities manager*

--

*Erick Hutchison
amenities manager*

From: Murabella Manager murabellamanager@rmsnf.com
Subject: Fwd: ISR Swim Proposal 2020
Date: January 7, 2020 at 10:30 AM
To: Ernesto Torres etorres@gmsnf.com

----- Forwarded message -----

From: Tiffany Ball <t.ball@infantswim.com>
Date: Fri, Dec 20, 2019 at 9:58 AM
Subject: Re: ISR Swim Proposal 2020
To: Murabella Manager <murabellamanager@rmsnf.com>

You too!

On Fri, Dec 20, 2019 at 9:31 AM Murabella Manager <murabellamanager@rmsnf.com> wrote:

Thank you!

Happy Holidays!

Erick

On Thu, Dec 19, 2019 at 6:43 PM Tiffany Ball <t.ball@infantswim.com> wrote:

Hi Erick, this is Tiffany Ball from Murabella. I am just sending you all of the information you requested from my business email address. I hope that I have covered everything you asked for. If you need any additional information please let me know. Again, I will not be able to make the next CDD meeting due to being out of town but I really hope this can still be presented for approval. I would be available to answer any questions during the meeting over the phone. The start dates and times I listed are flexible. I can work with pretty much anything the CDD suggests. Please let me know if you have any questions.

Thanks,
Tiffany Ball
ISR Swim Instructor
Owner of Aqua Kiddies LLC

--

Erick Hutchison
amenities manager

--

Erick Hutchison
amenities manager

THIRTEENTH ORDER OF BUSINESS

C.

1.

Turnbull Creek Community Development District

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

Memorandum

Date: January 14, 2020
To: Turnbull Board of Supervisors
Ernesto Torres, Richard Whetsel
From: Jerry Lambert, Operations Manager
Erick Hutchinson, Amenity Manager
Re: Turnbull Creek CDD
Monthly Murabella Operations Report

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

Operations Manager: Jerry Lambert

- Property maintenance, janitorial, trash cans bags, trash pickup on all roads and common areas and athletic fields, dog pots & mail kiosks & playground areas.
- Pool maintenance; chemicals & vacuuming, timer changed & ADA lift chairs maintenance.
- Follow through with resident concerns in regards to property issues, (Ant hills, irrigation breaks, pond bank erosion issues, pond algae and tree limbs, etc.)
- Meeting with Duval (Mike Johnson) in regard to landscaping issues and updates.
- Communications with Josh Boucher (Duval) with irrigation leaks as they occurred for repairs.
- Communication with Chris Railing (Future Horizons) for lake work and monthly reports.
- Installation of locks (by USPS) and all labeled on the 2 new parcel mailbox units on Positano Ave. mailbox kiosk.
- Removed 7 trees on property line off Terracina Dr (potential damage to homeowner property fencing) trimmed trees blocking light on Positano Dr
- Ordered 5 new park grills, to be installed by us once delivered.
- Follow-up with County Roads & Bridges for sidewalk grinding. (Linda) All the community was completed within 3 days they scheduled.
- Confirmed date & time for Greg Dunn for Arbor Day tree planting. Saturday 1/25/2020 @ 8:30 am (Rain date is Sunday 1/25/2020 @ 8:30 am) Mike Johnson (Duval) supplying flags and

mulch. Met with Brian Wing, Greg Dunn, Mike Johnson, Josh Boucher and others on 1/8/2020 for the event planning.

- Replaced bad hinge on gate to playground. (St Augustine Fence Co)
- Ordered & installed R.O. water system in clubhouse. (see pics)
- Obtained components & built the pressure washing trailer. (see pics)
- Pressure washed worst sunshades, ordered 4 new sunshades from Southern Recreation. (To be installed hopefully by mid-February)
- Pressure washed, straightened and painted park benches. (see pics)

Other Site Projects:

- Started sanding and painting of rusted playground equipment to meet our insurance inspection request. (25% completed)
- Pond bank erosion issues. (resident complaints) Gravel/dirt & sod? Need direction...
- Erosion on pool deck (Crown Pools proposal)? Direction to proceed?
- Chain link fence lock up cage behind shed. (approval?)
- Should you have any questions or comments regarding the above information, please feel free to contact me at (248) 807-2763 or Rich at (904) 759-8923.

Amenity Manager: Erick Hutchison

- Successfully incorporated Launch into the MuraBella community
- Held a pie contest with delicious results
- Had a Thanksgiving and Christmas event with great turnout
- Photoshoot with Mr & Mrs Clause
- Had food trucks for food truck Friday
- Sent a survey to the community to see which improvements for future projects were most important MuraBella residents

Other Projects: Amenity

- Received quote for Broken glass in the gym
- Received quote for security scanner in the clubhouse
- Reached out to several companies regarding the electronic billboards

2.

ESTIMATE



Jerry Lambert
101 W. Positano Ave FL
Saint Augustine, FL 32092
(248) 807-2763

Fenced Up

103 Mcalister Drive (Corporate Office)
Ormond Beach, Florida 32174

Phone: (904) 540-5595

Email: info@fencedup.com

Web: www.fencedup.com

Estimate #

002935

Date

12/04/2019

Description

Total

Marabella Chainlink Storage Cage Enclosed 6'x 6'

\$1,780.00

Chain link Cage Cube 6'x 6' with 6 ft gate affixed on one side to preexisting wall.

Includes: All material and labor

Subtotal

\$1,780.00

Total

\$1,780.00

Location of Fencing

It is our job to place the fence where you, the owner, would like it installed. It is important that you clearly mark where the fence should be installed. If there is a survey or pins present, we will use that information to install fence accordingly if that is what you would like. If it is not clear where the line is, then it is the owner's responsibility to tell us where the fence should go. We are not permitted to install fences on adjacent properties unless agreed upon by all owners. If permitting is required, then a different permit will be required for each property receiving the fence installation.

Underground Utilities

We will contact 811 location services to mark the primary underground lines which generally include phone, electric, water, sewer etc. Irrigation lines, landscape lighting, electric dog invisible fences and electric lines that have been run to outbuildings, pools or other structures, are the homeowners responsibility in identifying and making us aware of such buried cables and pipes. Fenced Up is not responsible for lines that have not been marked and that we have not been made aware of.

Pricing, Payments and Scheduling

Pricing includes all material and labor to complete the job described above. The quote is based on the actual installed footage and not based off of survey drawings or other verbal changes. Cash and check are acceptable forms of payment. Credit Cards are also accepted, but will incur a 3% charge that we incur through our merchant account provider.

A deposit of 30% is due in order to place you in our schedule. Schedules may vary slightly from day to day depending on workload, weather and other unforeseen delays. We will notify you as we progress towards your job start day and will work diligently once your job has been started to bring it to completion. All payments are due on the day of completion unless other arrangements have been made beforehand.

Make all checks payable to:
Fenced Up
103 McAlister Dr
Ormond Beach FL 32174
386-366-3918
Info@fencedup.com
Licensed and Insured

ESTIMATE



Jerry Lambert
101 W. Positano Ave FL
Saint Augustine, FL 32092
(248) 807-2763

Fenced Up

103 Mcalister Drive (Corporate Office)
Ormond Beach, Florida 32174

Phone: (904) 540-5595

Email: info@fencedup.com

Web: www.fencedup.com

Estimate # 002932
Date 12/04/2019

Description	Total
Marabella Chainlink Stroage Cage Enclosed 6'x 6'	\$2,180.00
Chain link Cage Cube 6'x 6' with 6 ft gate affixed on one side to preexisting wall. 16' x 6' Wood Horizontal Barrier Screen Wall.	
Option: Stain or Paint Screen Wall add \$375.00	
Includes: All material and labor	
<hr/>	
Subtotal	\$2,180.00
Total	\$2,180.00

Location of Fencing

It is our job to place the fence where you, the owner, would like it installed. It is important that you clearly mark where the fence should be installed. If there is a survey or pins present, we will use that information to install fence accordingly if that is what you would like. If it is not clear where the line is, then it is the owner's responsibility to tell us where the fence should go. We are not permitted to install fences on adjacent properties unless agreed upon by all owners. If permitting is required, then a different permit will be required for each property receiving the fence installation.

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Make all checks payable to:

Fenced Up
103 McAlister Dr
Ormond Beach FL 32174
386-366-3918
Info@fencedup.com
Licensed and Insured

By signing this document, the customer agrees to the services and conditions outlined in this document.

Jerry Lambert

St Augustine Fence & Outdoor Construction

4701 State Road 16
 St Augustine, FL 32092
 904-687-6087 Office
www.outdoorconstruction.net

PROPOSAL/CONTRACT

Date	Proposal/Contract #
12/2/2019	8156

Customer
Jerry Lambert

Description	Total
Chainlink Fence Cage 10' x 12' x 6' High with a chainlink roof 1- 6' wide gate All post set in concrete 50% Deposit 50% Due on completion	1,800.00

By execution of this document, Buyer acknowledges that he/she has read and understands the terms & conditions set forth. Customer must assume responsibility for placement of fence unless all survey pins are uncovered. St Aug. Fence Inc. will assist in locating pins if survey is provided. All material will remain property of St Aug.Fence Inc until paid in full. There will be a \$65 per hr to cut back any large debris above or below ground. St Aug. Fence Inc. is not responsible for damage to underground obstructions such as utilities,sprinkler lines, pipes, etc. Customer will be charged \$35.00 for returned checks for payment. Customer is responsible for any legal fees due to non payment. Once proposal is signed, this is a binding contract. Proposal is valid for 30 days. Cancelled Orders will be subject to a 50% restocking fee.Payment Terms: 50% Deposit & Balance Due on Completion There is a 3% Convenience Fee to pay by credit card.

Total \$1,800.00

Signature _____



ARMSTRONG FENCE CO

Securing The Southeast

COMMERCIAL INDUSTRIAL RENT-A-FENCE RESIDENTIAL

December 17, 2019

FENCE QUOTE

To: RIVERSIDE MANAGEMENT SERVICES

Re: MURABELLA COMMUNITY

Subject: FENCE QUOTE

Armstrong Fence Co a leader in perimeter security throughout the Southeastern United States intends to submit a bid for subject project. The scope of work is to furnish and install as per *PLANS AND SPECIFICATIONS* the following:

CHAIN LINK FENCE ENCLOSURE WITH ROOF/TOPPER:

- TO INCLUDE:
 - 1) Provide and Install approximately (32') of 6' tall black vinyl coated chain link fencing.
 - 2) Provide and Install (1) 6' wide double swing gate on 180-degree hinges and (1) industrial drop rod.
 - 3) Provide and Install (1) 12' x 13'4" chain link roof/topper.
 - 4) Chain link to be 9-gauge finish, black vinyl coated.
 - 5) Line posts to be 2 3/8" SS-20, black vinyl coated.
 - 6) Line posts set on even centers. black vinyl coated.
 - 7) Terminal/Corner/Gate posts to be 2 7/8" SS-20, black vinyl coated.
 - 8) Bottom tension wire to be 7-gauge, black vinyl coated.
 - 9) Posts to be set in concrete footers.
 - 10) Price doesn't include any clearing or removal.

TOTAL COST - \$4,134.46

- This quote is only good through January 1st, 2020
- Standard Exclusions: Removal, Staking, Grading, Grounding, Clearing, Bollards, Intercom Devices, *Intercom Wiring & Conduits, High & Low Voltage Wiring / Conduits*, Concrete (other than post foundations), any other item not specifically listed, and Padlocks.

Any Questions please feel free to call at: 904-508-2604

Accepted by

Date

Dylan Pate
Armstrong Fence Co
2795 US 1 South
St Augustine, FL, 32086
Phone: 904-287-8177
Fax: 904-342-7931
Cell: 904-508-2604
Email: dpate@armstrong-fence.com

D.

1.

Turnbull Creek Community Development District

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

Memorandum

Date: November 12, 2019
To: Turnbull Board of Supervisors
Ernesto Torres, Richard Whetsel
From: Jerry Lambert, Operations Manager
Erick Hutchison, Amenity Manager
Re: Turnbull Creek CDD
Monthly Murabella Operations/Amenity Report

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

Site /Amenity:

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- Photoshoot with Mr & Mrs Clause
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- Should you have any questions or comments regarding the above information, please feel free to contact me at (248) 807-2763 or Rich at (904) 759-8923.
- Received quote for Broken glass in the gym
- Received quote for security scanner in the clubhouse
- Reached out to several companies regarding the electronic billboards

2.



BAKER GLASS, INC

1403 Cassat Avenue
Jacksonville, FL 32205

Phone # 904 388-9126 or 904 764-3876

Fax # 904 764-3192

Name / Address

CASH SALE

Estimate

Date	Estimate #
1/6/2020	4169

Ship To

MURABELLA
101 WEST POSITANO AVE
JAX FLA 32092

MEMOject

Description	Qty	Cost	Total
83 5/16 X 78 1/4 X 1/4 MIRROR WITH SAFETY BACKING INSTALLED	1	1,275.00	1,275.00
ATTN ERIC 650-450-2236			

Thank You Mark

E-mail

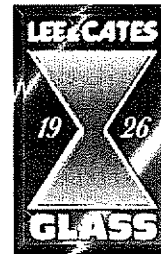
bakerglassine@bellsouth.net

Subtotal	\$1,275.00
Sales Tax (7.0%)	\$0.00
Total	\$1,275.00

Downtown
 800 Houston St.
 Jacksonville 32204 / (904) 354-4646
Northside
 9029 Lem Turner Rd.
 Jacksonville 32208 / (904) 765-1616
Regency
 410 Mill Creek Rd.
 Jacksonville 32211 / (904) 724-8677
Beaches
 130 North Third St.
 Jax Beach 32250 / (904) 241-2800
St. Augustine
 802 Anastasia Blvd.
 St. Augustine 32080 / (904) 824-0809
LEE & CATES ST AUGUSTINE GLASS

Orange Park
 1415 Kingsley Ave
 Orange Park 32073 / (904) 278-9160
Fernandina Beach
 1651 S. 8th St.
 Fernandina 32034 / (904) 261-2900
Kings Bay
 110 Gross Rd.
 Kingsland 31548 / (912) 882-7582
Mandarin
 11357 San Jose Blvd
 Jacksonville 32223 / (904) 260-1233
Palatka
 629 S. State Road 19
 Palatka, Fl. 32177 / (386) 328-5301

Brunswick
 700 Mall Blvd.
 Brunswick, Ga. 31525 / (912) 267-7770
Tallahassee
 1551 Capital Cir. S.E., Suite 4
 Tallahassee, Fl. 32301 / (850) 575-9611
Commercial Glazing Division
 5355 Shawland Rd.
 Jacksonville 32254 / (904) 358-8555
Auto Glass Division
 848 Houston St.
 Jacksonville 32204 / (904) 354-5538



BOOKKEEPING
 (904) 354-4643

REMIT PAYMENT TO:
LEE & CATES
GLASS, INC.
 P.O. BOX 41146
 JACKSONVILLE, FL 32203
TERMS—NET 30

Quote
 2152233

Federal Tax ID: 59-0713691

INVOICE TO: CASH SALE (ST AUGUSTINE) PO#:	CUSTOMER: MURABELLA CLUB HOUSE 101 WEST POSITANO AVE PER ERIC ST AUGUSTINE, FL 32092
TAX NUMBER:	CLAIMANT:

ACCT #	TEL #	CUSTOMER TELEPHONE		DATE/TIME
9		HOME 650 450 2236	WORK	11-21-19

INSURANCE INFORMATION				INSTRUCTIONS				
INSURANCE AGENT	AUTHORIZED BY			DELIVER	PICK UP	SHOP	JOBSITE	OTHER
POLICY NUMBER	CLAIM NUMBER			APPOINTMENT COMPLETION DATE				
CAUSE OF LOSS	EST. COST OF REPAIR			DATE	TIME	WAIT	LEAVE	
DATE OF LOSS	AUTHORIZED CODE			PURCHASE ORDER				MVR REPAIR ID MV-90160

YEAR	MAKE	MODEL	BODY STYLE	MILEAGE	LICENSE #	ID NUMBER	STK. NO.

QTY	PART NO.	DESCRIPTION	LIST	PRICE	AMOUNT
1	04MC	83 5/16 X 78 1/2 - 1/4" MIRROR CLEAR; STRAIGHT EDGE			
23.625	STRAIGHT	" - STRAIGHT EDGE			
2	GN100A	GUNTHER ULTRA BOND			
1	SUR	ENERGY SURCHARGE			
1	LAB5061	MIRROR LABOR			

DIRECTION TO PAY: The glass listed has been replaced with like kind and quality by our subcontractor and I authorize my insurance company to pay LEE & CATES GLASS, INC. directly. I agree that it not covered by insurance, as if my insurance company rejects it only partially pays the due amount, the full balance is due and will be paid by the 10th of the month following invoice date. A FINANCE CHARGE of 1 1/2% per month or 18% ANNUAL PERCENTAGE RATE will be added to all past due accounts. If collection is made by any other means, I agree to pay interest at the above rate until the amount due is paid, also collection costs include general contractor's fees and legal expenses.	SALES TAX
	TOTAL 1946.00

INVOICE MUST ACCOMPANY ALL RETURNED MERCHANDISE - 15% CHARGE ON RETURNS. TERMS NET 30. Lee & Cates Glass, Inc. guarantees all products and services against defects for a period of 90 days from the date of purchase. All parts are new.

RECEIVED BY	CUSTOMER SIGNATURE				INV. BY:	INSTALL BY:	
	RETURN OLD PARTS		RATE		METHOD OF PAY		
	YES	NO	FLAT	HOURLY	CASH	CHECK	CHARGE

FOURTEENTH ORDER OF BUSINESS

A.

TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District was held Tuesday, November 12, 2019 at 6:30 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida.

Present and constituting a quorum were:

Lee Clabots	Chairman
Wil Simmons	Vice Chairman (by telephone)
Brian J. Wing	Assistant Secretary
Chuck Labanowski	Assistant Secretary
Chris DelBene	Assistant Secretary

Also Present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Mike Yuro	District Engineer
Jerry Lambert	Operations Manager
Erick Hutchinson	Amenity Manager
Michael Johnson	Duval Landscape Maintenance

The following is a summary of the actions taken at the November 12, 2019 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Quinto stated when I moved here this was a beautiful community, we had everything, basketball courts, swimming pool, tennis, we had everything and everything was fine. What I see now with diving blocks that is more for competition not like a family thing anymore it is becoming competitive, which I don't agree with. I came here to have a beautiful community and now it is becoming competitive.

Mr. Brown stated I live on Garribaldi and I don't know what the outcome was, it was hard to tell but this last rain it got worse, I have pictures and I had water coming between me and my neighbor on the left. I cut a trench in there, I put extra drainage in there, and it didn't help, the water is just terrible. I wanted to let you know.

THIRD ORDER OF BUSINESS

Staff Reports (Part 1)

A. Landscape Manager (Presenter: Duval Landscape)

Mr. Johnson reviewed the landscape maintenance items accomplished during the month.

A resident stated the last time they sprayed they came up further than they should on the bank.

1. Discussion of Landscaping Cost to Maintain Eastern Property Line

Mr. Torres stated you have an email from Duval with the estimated cost for the treatment of landscaping a portion of the eastern property line in the amount of \$6,846.42 a year. A few meetings ago the board wanted to know the cost of that work.

Mr. Johnson stated the board wanted to know what portion of the contract to take care of that area for the mowing, irrigation, spraying, pine straw per year.

Mr. Clabots stated you have been doing that already, it is already part of the contract and that clears it up for me.

B. Engineer (Presenter: Mike Yuro)

1. Update Regarding Garribaldi Way

Mr. Yuro stated at the last meeting the board asked me to get a topo survey of the area behind the lots to find out if the lot is too high, is the area behind it too low or some combination thereof. Prior to the topo as a reminder the only information I had to go by were the as-built documents that showed spot elevations basically from the right of way of S.R. 16 towards the lots indicating that everything was supposed to flow towards the lots and between the lots towards the cul-de-sac and that is the design of those lots. The topo showed the area behind the lots is about a foot and a half lower than the design plan called for, which means the water behind there isn't going to get to the front of the lot as was anticipated by the original design.

Mr. Yuro outlined two proposed options to help alleviate the issue, and the board directed him to get cost estimates on the option with the least amount of permit modifications and to bring back to the next meeting plans and estimated costs for the proposed drainage fix, along with an option to tie in the area by the San Giacomo sign.

FOURTH ORDER OF BUSINESS

Discussion of Dive Blocks for Fighting Turtles Swim Team (Presenter: Jenn Hoffman)

Ms. Hoffman requested use of the pool for the Fighting Turtles Swim Team for the 2020 swim season, outlined the times of the practice sessions and meets, parking restrictions, bathroom and gate attendants,

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor the proposed 2020 schedule for the fighting Turtles Swim Team was approved.

Diving Blocks

Ms. Hoffman stated we did fund raising last year and have approximately \$10,000 I am allowed to spend on blocks. That is not going to cover all the blocks but we are not in a position to furnish all of them. We are asking permission to start core drilling with Crown Pools. An early estimate is \$3,900 to drill and put in the anchors. The anchors are about \$850 but the anchors are square casings that go into the ground and have a cap on them. When we are not swimming the entire block comes out of the ground, you cap the block. You will see some metal but it will not create a trip hazard. I would have Crown Pools do all the drilling first then buy the blocks when we have the money. Storage is an issue. The other consideration if ownership, we are paying for them if the team dissolves we get to sell them and you keep the anchors. If you want to pay for a block or two you can keep them.

On MOTION by Mr. Wing seconded by Mr. DelBene with all in favor the proposal to have dive blocks was approved and staff was authorized to get a proposal to fence the storage area for storing the dive blocks at the district's expense.

FIFTH ORDER OF BUSINESS

Discussion of Policies

A. Alcohol Policy (Presenter: Jennifer Kilinski)

Ms. Kilinski stated at a result of the request at the last meeting of a BYOB policy GMS and I have had several calls with the insurance carrier about different events and different coverages to make sure that we were not running afoul of what you have in place by way of general liability and alcohol riders and this resulted in the recommendation.

The board discussed the proposed policy, insurance coverages and rental events.

Mr. Wing moved to adopt the alcohol policy with a change to BYOB rental with the owner doing a rider or guests signing a waiver and Mr. Simmons seconded the motion.

Mr. Clabots stated I have a concern. If I want to have a party and have beer and wine and want to use the amenity center, I may have a guest who did not sign the waiver that I am unaware of it and if that person does something would you hold me liable?

Mr. Wing stated I would.

Mr. DelBene stated that lawsuit would be out of our pocket and it is a monetary judgment. I'm for the BYOB policy. I'm not sure about the waivers. We are not staffing the event, they are not going to be at the door signing people in. I would like alcohol on the pool deck served by a company that is fully licensed and insured and try to bring revenue to the CDD. I'm in favor of people being able to bring alcohol but not at the expense of potentially exposing us to additional liability. I would love to have the BYOB but not with the waivers. That \$500 rider pretty much takes out the BYOB.

Mr. Clabots stated I also have a concern that I know people who get drunk on two beers. If someone comes out of my party and they go on Positano turning onto 13 and they have an accident and someone gets injured. Whose liability is that?

Ms. Kilinski stated ultimately it is going to be a jury call, but the district will certainly be named in the lawsuit. We see that routinely.

Mr. Wing stated if you have someone licensed and do the event for you, whose liability is it then?

Ms. Kilinski stated if you have someone serving it ends up being the licensed server who ultimately is responsible. We do have some districts that do a hybrid where if you have rental event you are required to have a facility attendant and that facility may be giving the waivers, monitoring for anybody who appears to be inebriated and you are putting some of that liability

onto the facility to make sure they are monitoring that, which is cheaper than \$500, there may be a \$35 charge for a facility attendant who could help facilitate some of that. The nuance is the non-resident attendance, that is where the liability is. If you have no non-residents no problem, it is when you start introducing non-residents.

Mr. Wing stated only people from Murabella is going to be able to rent the facility. I don't see a problem holding them responsible for their events because most of them would probably be residents of the community or family member. I'm not so sure it is a huge problem.

Mr. Simmons asked why can't we hold the homeowner renting the facility responsible? That should be our standard to make them aware if you are having a party with beer and wine the liability is all theirs for their non-resident guests.

Ms. Kilinski stated that is the case so if worse case scenario say we adopt this policy we don't have a waiver and something happens the district gets sued, we can go after the individual homeowner. I want to be very clear that the problem is you are paying an attorney out of pocket rather than having your insurance cover that to pursue a homeowner who may be judgement proof ultimately. You are paying legal fees and not getting any money back. It is a risk. I do not have a single district that does the waiver only. Mostly, because it is very difficult to track and one person can cause a whole lot of problems.

On voice vote with three in favor and Mr. Labanowski and Mr. Clabots opposed the motion passed.

Ms. Kilinski stated the hold harmless is in the rental agreement now and we will have a separate waiver for non-residents and I will send that to you. I'm going to rely heavily on the insurance carrier to see what they would approve in the event of a lawsuit.

Mr. Wing stated if someone were to have an evening party they would have to pay for additional staff anyway because we don't allow things after 6:00 p.m. when nobody is here. If I were going to have a party from 7 p.m. to 9 p.m. I have to pay for somebody to be here. Can we also make the option available to the homeowner that for \$25 an hour or \$16 an hour your guys would make sure they get waivers? Would you be okay with that?

Mr. Torres stated I think that is additional liability to their contract and I recommend we discuss that with Rich Whetsel, the president of RMS. I believe in some districts when the shifting of that responsibility comes to staff that has a cost.

Mr. Clabots asked what is the effective date of this policy?

Mr. Labanowski stated that needs to be decided at the next meeting because they are going to have to check with RMS.

B. Fishing Policy (Presenter: Ernesto Torres)

Mr. Torres stated this was discussed briefly at the last meeting. To give you some background information, June 12, 2018 the board discussed the same issue regarding fishing in all the ponds, the concern of the board last year was for residents' privacy. It was staff's recommendation against it due to privacy issues.

Mr. Wing stated the current policy is only the two ponds.

Ms. Kilinski stated to be clear it wasn't just that was our recommendation. It is that the language is inconsistent with allowing unbridled access to all the ponds. The district does have an access easement limited to operation and maintenance of the stormwater facilities. The two options are whether you allow fishing behind private property and we are not monitoring that or we keep the policy as it is now which is just those two ponds.

Mr. Clabots stated if we keep it just the two ponds and your neighbor has a couple kids and they back up to the pond and they fish as long as nobody complains no harm no foul.

Ms. Kilinski stated right.

SIXTH ORDER OF BUSINESS

**Discussion of Reserve Study Update
(Presenter: Ernesto Torres)**

Mr. Torres stated as you know we had an update from Dreux Isaac that was sent to each board member. He incorporated some of the changes and the changes were provided and everyone received a copy of that. Also the amount for the beginning balance was suggested based on our ending balance of \$147,306. That brings our recommended contribution a little higher based on some of the changes we made. Later in the agenda we have a draft survey that is going to go out and the board delayed that to determine what projects and items we would be funding.

SEVENTH ORDER OF BUSINESS

**Consideration of Hold Harmless Agreement
with UPS for Holiday Deliveries (Presenter:
Ernesto Torres)**

Mr. Wing moved to approve the hold harmless agreement with UPS and Mr. Labanowski seconded the motion.

Mr. Labanowski stated according to what we are getting ready to vote on the containers are supposed to be out here in the parking lot so if it is going to be relocated over in Pescara then we need to change what we are getting ready to approve or disapprove. Did anyone check with the county before those containers were moved because they have to get a permit from the county in order to place them out here?

Mr. Torres stated we had a brief discussion during the agenda call with staff on this issue and for the location I believe Erick thought it was in a better location, out of the way of the amenity center. We can approve this in substantial form and make the changes and follow-up with UPS to make sure they notify the county.

On voice vote with all in favor the motion passed with the agreement being approved in substantial form.

EIGHTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter with Berger Toombs Elam Gaines & Frank (Presenter: Ernesto Torres)

On MOTION by Mr. Wing seconded by Mr. Labanowski with all in favor the engagement letter with Berger Toombs to perform the fiscal year 2019 audit was ratified.

NINTH ORDER OF BUSINESS

HOA Working Capital Discussion (Presenter: Lee Clabots)

Mr. Clabots stated many of us saw on our closing documents a one-time contribution by every new home buyer, first time buyer in Murabella to the HOA to build some kind of fund for the HOA to work with. At the last HOA board meeting I find out that Vesta has at least charged some residents who have rebought the house, that same \$350. You can read that in the covenants one way or another way but I think they are going to consider at the HOA board meeting this Monday as to whether to continue that policy of charging every person who buys a home whether you are the initial home buyer or subsequent buyer \$350.

I have no idea why the HOA needs working capital. They have no common property to maintain, they don't own anything. Why the developer provided that to the HOA rather than the CDD and that is a legal question of whether they could have done that or not. We struggle every year with the capital budget and I know the HOA sits on over \$200,000 and I think money like that should be put forward for the benefit of the community, not an organization. Not the HOA not the CDD but to do things within this community. I sent the president of the HOA an email and suggested to him that if you are going to in fact do that, you have to make that annual contribution to the capital reserve fund of the CDD for the capital improvements that we need to make in the community.

TENTH ORDER OF BUSINESS

Consideration of Procurement Agreement Policy and District Credit Card (Presenter: Ernesto Torres)

Mr. Torres stated based on the RMS agreement with the district, the district is to provide a credit card for expenditures. Apparently the operation manager and amenity manager did not have a credit card other than one they can use by RMS. Those charges usually have a handling fee for those purchases and this will avoid that if they have their own credit card. I consulted with Jennifer and she has provided a draft policy and this gives clear guidance for staff in handling emergency situations.

Ms. Kilinski stated it is somewhat lengthy. We rolled this policy out some years ago at the districts that have very large operational considerations to make sure that everybody understands the parameters for spending, not trying to hamstring staff when there are budgeted items but also wanting to be clear about what that procurement responsibility is for each individual member of staff when you make these kinds of purchases.

Mr. DelBene stated I want to make sure that any benefits of the card such as cash back go to the CDD.

On MOTION by Mr. Wing seconded by Mr. Labanowski with all in favor the policy relating to spending authority and procurement of goods and services was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Agreement with Aquasol Commercial Chemicals, Inc. D/B/A Poolsure for Pool Maintenance Services

On MOTION by Mr. Wing seconded by Mr. Labanowski with all in favor the agreement with Aquasol Commercial Chemicals, Inc. D/B/A Poolsure for pool maintenance services was approved.

TWELFTH ORDER OF BUSINESS

Ratification of Agreement with Vesta Property Services, Inc. Regarding the Use of the District Soccer Fields

Mr. Torres stated I would ask that you approve this agreement in substantial form as it is still incomplete. I have asked Vesta to provide certain details regarding the location and schedule and it has not yet been provided.

Mr. Wing asked this includes 10% of the gross profits back to the CDD?

Mr. Torres stated yes.

On MOTION by Mr. Wing seconded by Mr. Labanowski with all in favor the agreement with Vesta Property Services, Inc. regarding the use of district soccer fields was approved in substantial form.

THIRTEENTH ORDER OF BUSINESS

Consideration of 2019 Resident Survey (Presenter: Ernesto Torres)

Mr. Torres stated item 13 is a draft copy of the survey. We discussed this a few meetings ago, each board member was sent a working document of the survey. All the input received from each board member is incorporated into this document and I also sent it to Jennifer for her review and in front of you is the completed document. I will ask staff to provide this in a survey monkey platform and do it electronically.

After discussion of the number of electronic signs, is it a survey by household or resident, accuracy of the email blast list, cost of mailed survey opposed to email survey, the board took the following action.

On MOTION by Mr. Wing seconded by Mr. Labanowski with all in favor the resident survey was approved.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2020-01 Classifying Surplus Tangible Property

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor Resolution 2020-01 was approved.

FIFTEENTH ORDER OF BUSINESS

Consideration of 5k Reindeer Run by JTF Racing (Presenter: Joseph Fertsch)

Mr. Fertsch stated I am a resident and we have done a few events here and I have worked with Vesta and with RMS. We are looking to have this December 21st and our company does everything, the insurance, registration, the giveaways, timing and everything. It is all on county sidewalks and what we need from the CDD is to use part of the parking lot for parking and for the finish line, use of the bathrooms and promotion.

On MOTION by Mr. Wing seconded by Mr. Labanowski with all in favor the 5k Reindeer Run by JTF Racing was approved.

Mr. DelBene asked is there a way we can get him a form approval for his company so that he can work with staff on these events and not have to come to the board?

Ms. Kilinski stated sometimes they contract directly with the amenity management company with whom we have a contract and we say you do events. When it comes to 5ks we like to have those before the board so you know it is happening and you know we have the requisite agreements in place, it is more like a check for staff to know that Ernesto and I know what is going on so we can say make sure you have extra waivers in place. Because now we have non-residents attend our 5ks we had a problem at JCP a couple years ago, we had non-residents participated a kid got hurt and we got sued and didn't have insurance coverage. It is for those kinds of checks and balance. If we have list of races we know he is doing in advance that is not a problem, we can do one license agreement for all these events and you have coverage for the whole year.

Mr. Fertsch stated I know we want to do another kids triathlon.

Mr. Torres stated I think everyone is familiar with Joe and he is a resident and if he works with Erick and Erick brings it to the board then he doesn't have to come to the meeting.

SIXTEENTH ORDER OF BUSINESS

Staff Reports (Part 2)

A. Attorney (Presenter: Jennifer Kilinski)

There being none, the next item followed.

B. Manager – (Presenter: Ernesto Torres)

There being none, the next item followed.

C. Operations Manager (ASG) (Presenter: Jerry Lambert)

1. Report

Mr. Lambert reviewed the operations report, copy of which was included in the agenda package.

2. Consideration of Water Filtration System

Mr. Lambert stated the water filtration system costs about \$250 and I can install it myself.

Mr. Torres stated this is under the threshold you have authorized and I wanted to make sure the board was aware of this.

3. Consideration of Pressure Washing Trailer

Mr. Lambert stated we don't have a way to wash off the sunshades, not all have water spigots. Some look like they have never been pressure washed and I can't guarantee that I can save some of them because some look really bad. We can do that with this trailer and we can pressure wash the benches and the pressure washing trailer would save a lot of time in doing that. It may be closer to \$14,000 with all the fasteners that I have to get but it wouldn't be more than that.

On MOTION by Mr. Labanowski seconded by Mr. DeIBene with all in favor the pressure washing trailer in the amount up to \$1,500 was approved.

4. Consideration of Grill Replacements

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor the grill replacements were approved in an amount not to exceed \$800.

5. Discussion of Community Benches

Mr. Lambert stated we can use the new pressure wash on the benches.

6. Discussion of Community Sun Shades

Mr. Lambert stated I did not get quotes on new ones but I thought if we get this trailer built and get out there in the next month and get them pressure washed I can have a better idea of how many you are going to have to replace.

On MOTION by Mr. DelBene seconded by Mr. Wing with all in favor staff was authorized to replace the sunshades if needed after pressure washing up to an amount in the reserve study for this item.

D. Amenity Center Update (Presenter: Erick Hutchinson)

1. Report

Mr. Hutchinson reviewed the amenity manager report, copy of which was included in the agenda package.

2. Consideration of Access Control Quote

Mr. Hutchinson outlined the proposal for access security and the board discussed staffing coverage of the facility.

Ms. Kilinski stated we basically copied the schedule from your previous agreement because we wanted the bid to be apples to apples. If you want to change that we can amend the agreement and keep within the budget.

3. Consideration of Proposal for Screen Shades

On MOTION by Mr. Clabots seconded by Mr. Labanowski with all in favor the proposal from Rockwood for screen shades in the amount of \$2,000 was approved.

4. Consideration of Proposal for Bypass Shutters

5. Consideration of Proposal for Garland Replacement

Mr. Hutchinson stated before I came there was a discussion about replacing the garland and my concern is that the garland is give or take \$2,800 and was placed under my event budget

and I need that budget to be able to do stuff with the community and \$2,800 is being taken away. I'm asking that it be moved to another category.

Mr. Wing asked so we have \$2,800 you can squeeze from something?

Mr. Torres stated we can take it out of repair and replacement for the amenity center. He had asked about that and I said I know there was some discussion that the HOA was going to provide some additional funds that we have not accounted for. We can fund it.

Mr. Hutchinson stated the hinge is broken on the park gate, it rusted off and I called about it and was told it was installed August 2018 and is out of warranty. For \$275 they can put in a new hinge so I have that scheduled to be done.

SEVENTEENTH ORDER OF BUSINESS Approval of Consent Agenda (Presenter: Ernesto Torres)

- A. Approval of Minutes of the September 10, 2019 Meeting**
- B. Balance Sheet as of September 30, 2019 and Statement of Revenues & Expenditures for the Period Ending September 30, 2019; Month-to-Month Income Statement; Assessment Receipt Schedule**
- C. Approval of Check Register**

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor the consent agenda items were approved as amended.

EIGHTEENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Wing stated for Arbor Day I will be looking for volunteers, January 25th a thousand seedlings to be planted. Duval Landscape is donating mulch, possibly fertilizer and maybe a water truck if needed. I invited County Commissioner Jeb Smith to attend and he has accepted. I also invited the governor and agriculture commissioner and the governor's office is considering and will get back to me.

We don't have a meeting in December and at the January meeting we do whatever transitional we may have and if we are going to have a new board chairman it would give some time for him to spend with Ernesto before the January meeting. I would like to nominate Wil Simmons as chair effective January 1 and Chris DelBene as vice chair.

Mr. Labanowski stated letters from Santa will be happening in December and Santa's mailbox will be in the hallway area as we did last year from Thanksgiving through mid-December.

Mr. Simmons stated thank you Lee for being a good chair and getting us through a good year.

A resident stated right now we have a bunco group of 35 and it is too large to have in our homes and we would like to have it here. It is not gambling it is a gift they get a prize at the end.

Ms. Kilinski stated I directed to the board that I received that question as well as a memorandum of what the law is as it relates to prizes or gifts. My engagement is an attorney/client relationship with the board and I am hesitant to give legal advice to anyone outside of that without clear direction from the board. Florida is extremely restrictive on what we can do by way of what I will call gambling and the law is really clear on what those pots can be. Bunco is managed by the gambling statutes, anytime there is a prize that is awarded whether the prize comes from individual players or not that exceeds penny ante limit of \$10 per hand it is considered gambling and it carries very heavy fines and potential jail time. There are districts who allow poker, blackjack, bunco when it has penny ante limitations of \$10 per hand and we have adopted policies to that affect if you wanted to do that. If the end pot ever exceeds \$10 per hand that is when you are running afoul of the law.

Mr. Wing stated when you play bunco you talk about hands so you can't bet any more than \$10 per hand but you can walk out with \$100 if you won all ten hands.

Ms. Kilinski stated then that is okay.

Mr. Wing asked how much is each bunco game cost?

A resident stated it is \$5 for the entire night.

Mr. Wing asked how many rounds to you play?

A resident stated there are six rounds, there are three games, six rounds to each game.

Mr. Wing asked do you play per round?

A resident stated it is \$5 for the night. If you have 16 players and have the most buncos you could win \$20.

Ms. Kilinski stated there is not a clear exemption for bunco under the penny ante piece. I will check what the penny ante exclusion is.

A resident stated I am the owner of Launch Performing Arts Academy and we are a performing arts academy for kids from kindergarten through 18 years old. We are new to St. Johns

County, we offer musical theater performance education, so it is all three disciplines, singing, dancing, acting. We have started offering classes to residents in certain communities and we just launched our first session in St. Johns Golf and that is September and then we also started in Palencia in October and we have been really well received and a lot of students are coming. We decided being new to a community it is best to tailor down to two certain age brackets so I extended this Erick a couple weeks ago and he asked me to come tonight to talk and meet you. We would love to partner with Murabella and offer classes in January. We are also going to be in five to seven more communities in January. It is awesome for the kids and community to come the end of the semester there is a little performance and an evaluation done on the student of how they grow as a performer. We can tailor it to families who purchase it as a whole, 14 weeks or 7 weeks at a time if they just want to commit to the first 7. That packet is our marketing packet that contains, a flier, course guide, then information about myself I have a degree in musical theater performance and have been teaching for over 17 years. We have event insurance.

Mr. DelBene stated if the insurance checks out I have not problem with them sending an email blast as we did for our other events.

Mr. Wing stated you charge the students about \$140 and want to use this facility.

The resident stated we can use this room. I have a keyboard and sound system I bring in and that is all we need.

Mr. Wing asked would you be paying something to the CDD for the use of the room?

The resident stated that would be something you would bring up to us. Other communities have not charged us anything, but we are willing to talk about that.

Mr. Clabots stated given the discussion maybe she can work with Erick and put together whatever we need to see plus the insurance. Unfortunately, we don't meet until January 14th.

The resident stated I can adjust the schedule and send the insurance information and if 10% is the rate we can go from there.

A resident stated I am a U.S. Navy retired, a republican candidate for the U.S. Congress election for next year and I'm going around to the CDDs to see what you may want from your congressman if I get elected.

NINETEENTH ORDER OF BUSINESS **Next Scheduled Meeting – January 14, 2020 at 6:30 p.m.**

Mr. Clabots stated our next meeting is January 14, 2019 at 6:30 p.m. in the same location.

On MOTION by Mr. Simmons seconded by Mr. Clabots with all in favor the meeting adjourned at 9:15 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Turnbull Creek

Community Development District

Unaudited Financial Reporting

November 30, 2019

*Turnbull Creek
Community Development District
Combined Balance Sheet
November 30, 2019*

	<u>Governmental Fund Types</u>				<u>Totals (Memorandum Only)</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Capital Reserve</u>	
Assets:					
Cash - Wells Fargo	---	---	---	\$143,540	\$143,540
Cash - Hancock Bank	\$58,228	---	---	---	\$58,228
Investments:					
Due From General Fund	---	\$22,962	---	---	\$22,962
Investment - SBA	\$42	---	---	---	\$42
Investment-General Account	\$282,044	---	---	---	\$282,044
Series 2015 A1-A2					
Revenue	---	\$79,090	---	---	\$79,090
Reserve A1	---	\$389,697	---	---	\$389,697
Reserve A2	---	\$107,121	---	---	\$107,121
Prepayment A2	---	\$25,577	---	---	\$25,577
Construction	---	---	\$1	---	\$1
COI	---	---	\$2,725	---	\$2,725
Series 2015 B1-B2					
Revenue B	---	\$6,334	---	---	\$6,334
Reserve B1	---	\$32,893	---	---	\$32,893
Reserve B2	---	\$9,584	---	---	\$9,584
Prepayment B1	---	\$171	---	---	\$171
Prepayment B2	---	\$1,957	---	---	\$1,957
Redemption	---	\$104	---	---	\$104
Series 2016					
Sinking	---	\$10	---	---	\$10
Reserve	---	\$121,261	---	---	\$121,261
Revenue	---	\$11,893	---	---	\$11,893
Prepayment	---	\$3,976	---	---	\$3,976
Interest	---	\$3	---	---	\$3
Prepaid Expenses	\$493	---	---	---	\$493
Total Assets	\$340,807	\$812,633	\$2,726	\$143,540	\$1,299,706
Liabilities:					
Accounts Payable	\$16,689	---	---	---	\$16,689
Due to Debt Service 2016	\$22,962	---	---	---	\$22,962
Fund Balances:					
Assigned General Fund	\$48,726	---	---	---	\$48,726
Restricted for Debt Service	---	\$812,633	---	---	\$812,633
Restricted for Capital Projects	---	---	\$2,726	---	\$2,726
Nonspendable	\$27,991	---	---	---	\$27,991
Unassigned	\$224,438	---	---	\$143,540	\$367,978
Total Liabilities and Fund Equity	\$340,807	\$812,633	\$2,726	\$143,540	\$1,299,706

*Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending November 30, 2019*

	Adopted Budget	Prorated Thru 11/30/19	Actual Thru 11/30/19	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$1,126,178	\$90,219	\$90,219	\$0
Interest/Miscellaneous	\$2,000	\$333	\$1,239	\$906
Amenities Revenue	\$2,000	\$333	\$2,497	\$2,164
Total Revenues	\$1,130,178	\$90,885	\$93,955	\$3,070

Expenditures:

Administrative

Supervisor Fees	\$5,600	\$933	\$800	\$133
FICA Expense	\$428	\$71	\$61	\$10
Engineering (Yuro & Associates, LLC)	\$13,000	\$2,167	\$938	\$1,229
Arbitrage (Grau)	\$2,400	\$0	\$0	\$0
Dissemination (GMS & Disclosure Services)	\$2,200	\$567	\$667	(\$100)
Trustee (US Bank)	\$14,620	\$3,631	\$3,631	\$0
Attorney (HGS)	\$40,000	\$6,667	\$3,763	\$2,904
Tax Roll Assessments (GMS)	\$5,000	\$5,000	\$5,000	\$0
Annual Audit (Grau and Assoc)	\$3,525	\$0	\$0	\$0
Management Fees (GMS)	\$45,000	\$7,500	\$7,500	\$0
Information Technology (GMS)	\$1,600	\$267	\$267	\$0
Telephone	\$450	\$75	\$85	(\$10)
Postage	\$1,100	\$183	\$45	\$139
Printing & Binding	\$1,800	\$300	\$94	\$206
Insurance (FIA)	\$8,816	\$8,816	\$8,214	\$602
Legal Advertising	\$1,400	\$233	\$76	\$157
Other Current Charges	\$1,300	\$217	\$74	\$142
Office Supplies	\$170	\$28	\$1	\$27
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance	\$1,200	\$200	\$45	\$155
Administrative Expenses	\$149,784	\$37,030	\$31,436	\$5,594

Amenity Center

Insurance (FIA)	\$15,664	\$15,664	\$14,667	\$997
Pest Control (Turner Pest Control)	\$3,123	\$521	\$370	\$151
Repairs & Replacements	\$36,000	\$6,000	\$6,592	(\$592)
Recreational Passes	\$800	\$390	\$390	\$0
Office Supplies	\$1,100	\$183	\$0	\$183
Other Current Charges	\$300	\$50	\$0	\$50
Permit Fees (Pool, ASCAP/BMI/SEASAC)	\$2,000	\$365	\$365	\$0

Utilities

Water & Sewer (STCUD)	\$10,900	\$1,817	\$1,312	\$505
Electric (FPL)	\$36,000	\$6,000	\$5,847	\$153
Telephone/Internet (Comcast)	\$3,800	\$633	\$597	\$36

*Turnbull Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending November 30, 2019*

	Adopted Budget	Prorated Thru 11/30/19	Actual Thru 11/30/19	Variance
<u><i>Amenity Center Cont'd.</i></u>				
<u><i>Management Contracts</i></u>				
<i>Lifeguards/Pool Monitors (ASG)</i>	\$31,245	\$0	\$0	\$0
<i>Facility Monitor (ASG)</i>	\$24,200	\$4,033	\$2,289	\$1,745
<i>Facility Management (ASG)</i>	\$61,000	\$10,167	\$10,167	\$0
<i>Facility Attendants (ASG)</i>	\$16,200	\$2,700	\$2,145	\$555
<i>Field Operations (ASG)</i>	\$51,259	\$8,543	\$8,543	\$0
<i>Facility Maintenance (ASG)</i>	\$49,000	\$8,167	\$8,167	\$0
<i>Pool Maintenance (ASG)</i>	\$14,317	\$2,386	\$2,317	\$70
<i>Pool Chemicals</i>	\$13,144	\$2,191	\$1,662	\$528
<i>Janitorial Services (ASG)</i>	\$9,064	\$1,511	\$1,467	\$44
<i>Common Area Waste Collection</i>	\$18,300	\$3,050	\$3,050	\$0
<i>Program Director (ASG)</i>	\$2,575	\$429	\$429	\$0
<i>Refuse Service (Advance Disposal)</i>	\$9,840	\$1,640	\$821	\$819
<i>Security - ENVIRA</i>	\$6,409	\$1,068	\$986	\$82
<i>Special Events</i>	\$9,000	\$7,339	\$7,339	\$0
 <i>Amenity Center Expenses</i>	 \$425,240	 \$84,846	 \$79,521	 \$5,325
<u><i>Grounds Maintenance</i></u>				
<i>Streetlighting (FPL)</i>	\$36,000	\$6,000	\$5,940	\$60
<i>Lake Maintenance (Future Horizons)</i>	\$11,580	\$1,930	\$2,350	(\$420)
<i>Landscape Maintenance (Duval Landscape)</i>	\$305,000	\$50,833	\$50,678	\$156
<i>Landscape Contingency</i>	\$30,000	\$5,000	\$0	\$5,000
<i>Irrigation Repairs</i>	\$6,000	\$1,000	\$2,055	(\$1,055)
<i>Capital Reserves</i>	\$215,300	\$0	\$0	\$0
 <i>Grounds Maintenance Expenses</i>	 \$603,880	 \$64,763	 \$61,023	 \$3,740
 <i>Total Expenses</i>	 \$1,178,904	 \$186,640	 \$171,979	 \$14,660
 <i>Excess Revenues (Expenditures)</i>	 (\$48,726)		 (\$78,024)	
 <i>Fund Balance - Beginning</i>	 \$48,726		 \$379,179	
 <i>Fund Balance - Ending</i>	 \$0		 \$301,155	

Turnbull Creek
Community Development District
General Fund
Month By Month Income Statement
FY 2020

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Amenity Center Cont'd</u>													
<u>Management Contracts</u>													
Pool Monitors/Lifeguards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Monitor (1,550 and 2,325)	\$272	\$2,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,289
Facility Management (5,107.08)	\$5,083	\$5,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,167
Facility Attendants (1,459.17)	\$1,350	\$795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,145
Field Operations (4,334.58)	\$4,272	\$4,272	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,543
Facility Maintenance (4,120)	\$4,083	\$4,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,167
Pool Maintenance (1,227.42)	\$1,158	\$1,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,317
Pool Chemicals (815.59 and 1,333.57)	\$831	\$831	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,662
Janitorial Services (755.33)	\$733	\$733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,467
Common Area Waste Collection	\$1,525	\$1,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,050
Refuse Service	\$0	\$821	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$821
Security - Envera (470)	\$493	\$493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$986
Special Events	\$1,716	\$5,624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,339
Program Director (208.33)	\$215	\$215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$429
Amenity Center Expenses	\$43,708	\$35,813	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,521
<u>Grounds Maintenance</u>													
Street lighting	\$2,971	\$2,969	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,940
Lake Maintenance (\$645.00)	\$1,175	\$1,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,350
Landscape Maintenance (\$26,489.41)	\$25,339	\$25,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,678
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$995	\$1,060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,055
Capital Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve Study	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grounds Maintenance Expenses	\$30,480	\$30,543	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,023
Total Expenses	\$99,860	\$72,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,979
Excess Revenues (Expenditures)	(\$97,144)	\$19,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$78,024)

Turnbull Creek
Community Development District
Debt Service Fund - Series 2015A1-A2
Statement of Revenues & Expenditures
For the Period ending November 30,2019

	<i>Prorated</i>	<i>Actual</i>	
<i>Adopted</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
<i>Budget</i>	<i>11/30/19</i>	<i>11/30/19</i>	

Revenues:

Interest Income	\$5,000	\$300	\$2,375	\$2,075
Assessments	\$989,969	\$79,090	\$79,090	\$0
Prepayments A1	\$0	\$0	\$0	\$0
Prepayments A2	\$0	\$0	\$0	\$0
Total Revenues	\$994,969	\$79,390	\$81,465	\$2,075

Expenditures

Series 2015A-1

Interest 11/1	\$178,084	\$178,084	\$178,084	\$0
Principal Prepayment 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest 5/1	\$178,084	\$0	\$0	\$0
Principal 5/1	\$425,000	\$0	\$0	\$0
Special Call 5/1	\$0	\$0	\$0	\$0

Series 2015A-2

Interest 11/1	\$54,388	\$54,388	\$54,388	\$0
Principal Prepayment 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest 5/1	\$54,388	\$0	\$0	\$0
Principal 5/1	\$100,000	\$0	\$0	\$0
Special Call 5/1	\$0	\$0	\$0	\$0

Total Expenditures	\$989,943	\$232,471	\$242,471	(\$10,000)
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Excess Revenues (Expenditures)	\$5,027	(\$153,081)	(\$161,006)	(\$7,925)
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Other Sources (Uses)

Operating Transfer In (Out)	\$0	\$0	\$0	\$0
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Total Other Sources(Uses)	\$0	\$0		
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Net Change in Fund Balance	\$5,027	(\$161,006)		
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Fund Balance - Beginning	\$257,026		\$762,491	
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Fund Balance - Ending	\$262,053		\$601,485	
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Turnbull Creek
Community Development District
Debt Service Fund - Series 2015B1-B2
Statement of Revenues & Expenditures
For the Period ending November 30,2019

<i>Adopted Budget</i>	<i>Prorated Thru 11/30/19</i>	<i>Actual Thru 11/30/19</i>	<i>Variance</i>
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Revenues:

<i>Interest Income</i>	\$700	\$117	\$233	\$117
<i>Assessments</i>	\$79,318	\$6,334	\$6,334	\$0
<i>Prepayments B1</i>	\$0	\$0	\$0	\$0
<i>Prepayments B2</i>	\$0	\$0	\$0	\$0
 <i>Total Revenues</i>	 \$80,018	 \$6,451	 \$6,568	 \$117

Expenditures

Series 2015B-1

<i>Interest 11/1</i>	\$19,795	\$19,795	\$19,795	\$0
<i>Interest 5/1</i>	\$19,795	\$0	\$0	\$0
<i>Principal 5/1</i>	\$20,000	\$0	\$0	\$0

Series 2015B-2

<i>Interest 11/1</i>	\$5,669	\$5,669	\$5,669	\$0
<i>Principal Prepayment 11/1</i>	\$0	\$0	\$5,000	(\$5,000)
<i>Interest 5/1</i>	\$5,669	\$0	\$0	\$0
<i>Principal 5/1</i>	\$5,000	\$0	\$0	\$0

<i>Total Expenditures</i>	\$75,928	\$25,464	\$30,464	(\$5,000)
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<i>Excess Revenues (Expenditures)</i>	\$4,091	(\$19,013)	(\$23,896)	
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Other Sources (Uses)

<i>Operating Transfer In (Out)</i>	\$0	\$0	\$0	\$0
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<i>Total Other Sources(Uses)</i>	\$0		\$0	
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<i>Net Change in Fund Balance</i>	\$4,091		(\$23,896)	
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<i>Fund Balance - Beginning</i>	\$32,495		\$74,938	
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<i>Fund Balance - Ending</i>	\$36,585		\$51,042	
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Turnbull Creek
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For the Period ending November 30, 2019

<i>Adopted Budget</i>	<i>Prorated Thru 11/30/19</i>	<i>Actual Thru 11/30/19</i>	<i>Variance</i>
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Revenues:

<i>Interest Income</i>	\$2,000	\$333	\$642	\$308
<i>Assessments</i>	\$286,688	\$22,953	\$22,953	\$0
<i>Total Revenues</i>	\$288,688	\$23,286	\$23,594	\$308

Expenditures

Series 2016

<i>Interest 11/1</i>	\$69,616	\$69,616	\$69,616	\$0
<i>Interest 5/1</i>	\$69,616	\$0	\$0	\$0
<i>Principal 5/1</i>	\$150,000	\$0	\$0	\$0
<i>Special Call 5/1</i>	\$0	\$0	\$0	\$0
<i>Total Expenditures</i>	\$289,231	\$69,616	\$69,616	\$0
<i>Excess Revenues (Expenditures)</i>	(\$543)	(\$46,330)	(\$46,021)	
<i>Fund Balance - Beginning</i>	\$85,785		\$206,126	
<i>Fund Balance - Ending</i>	\$85,242		\$160,105	

Turnbull Creek
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For the Period ending November 30,2019

Series 2015A-1 & A-2

Revenues:

<i>Interest Income</i>	\$8
<i>Total Revenues</i>	\$8

Expenditures

<i>Capital Outlay (1) - Series 2016</i>	\$0
<i>Capital Outlay - Series 2015A-1-A2</i>	\$0
<i>Capital Outlay - Series 2015 B-1-B2</i>	\$0
<i>Cost of Issuance</i>	\$0
<i>Total Expenditures</i>	\$0
<i>Excess Revenues (Expenditures)</i>	\$8

Other Sources (Uses)

<i>Operating Transfer In</i>	\$0
<i>Total Other Sources(Uses)</i>	\$0
<i>Net Change in Fund Balance</i>	\$8
<i>Fund Balance - Beginning</i>	\$2,718
<i>Fund Balance - Ending</i>	\$2,726

Turnbull Creek
Community Development District
Capital Reserve Funds
Statement of Revenues & Expenditures
For the Period ending November 30, 2019

	<i>Adopted Budget</i>	<i>Prorated Thru 11/30/19</i>	<i>Actual Thru 11/30/19</i>	<i>Variance</i>
<u><i>Revenues:</i></u>				
<i>Capital Reserve Funding - Transfer In</i>	\$215,300	\$0	\$0	\$0
<i>Total Revenues</i>	\$215,300	\$0	\$0	\$0
<u><i>Expenditures</i></u>				
<i>Repair and Replacement</i>	\$105,496	\$3,525	\$3,525	\$0
<i>Other Current Charges</i>	\$200	\$33	\$241	(\$208)
<i>Total Expenditures</i>	\$105,696	\$3,558	\$3,766	(\$208)
<i>Excess Revenues (Expenditures)</i>	\$109,604		(\$3,766)	
<i>Fund Balance - Beginning</i>	\$164,348		\$147,306	
<i>Fund Balance - Ending</i>	\$273,952		\$143,540	

Turnbull Creek
Community Development District
Long Term Debt Report

Series 2015A1-A2 Special Assessment Refunding Bonds	
Interest Rate:	4.190%
Maturity Date:	5/1/2035
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$495,258
Reserve Fund Balance:	\$496,818
Bonds outstanding - 4/30/2015	\$13,375,000
Less: May 2, 2016 (Principal)	(\$475,000)
Less: May 2, 2016 (Prepayment -A2)	(\$15,000)
Less: November 1, 2016 (Prepayment -A1)	(\$10,000)
Less: November 1, 2016 (Prepayment -A2)	(\$5,000)
Less: May 1, 2017 (Principal-A1)	(\$395,000)
Less: May 1, 2017 (Principal-A2)	(\$90,000)
Less: May 1, 2017 (Prepayment-A2)	(\$10,000)
Less: November 1, 2017 (Prepayment -A1)	(\$15,000)
Less: November 1, 2017 (Prepayment -A2)	(\$5,000)
Less: May 1, 2018 (Principal-A1)	(\$405,000)
Less: May 1, 2018 (Principal-A2)	(\$90,000)
Less: May 1, 2018 (Prepayment -A1)	(\$15,000)
Less: November 1, 2018 (Principal-A1)	(\$5,000)
Less: May 1, 2019 (Principal-A1)	(\$400,000)
Less: May 1, 2019 (Principal-A2)	(\$95,000)
Less: May 1, 2019 (Prepayment -A1)	(\$5,000)
Less: May 1, 2019 (Prepayment -A2)	(\$30,000)
Less: November 1, 2019 (Prepayment -A1)	(\$5,000)
Less: November 1, 2019 (Prepayment -A2)	(\$5,000)
Current Bonds Outstanding	\$11,300,000

Series 2015B1-B2 Pond Bank Reconstruction Special Assessment Bonds	
Interest Rate:	4.450%
Maturity Date:	5/1/2045
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$41,378
Reserve Fund Balance:	\$42,476
Bonds outstanding - 4/30/2015	\$1,280,000
Less: May 2, 2016 Principal B1	(\$20,000)
Less: May 2, 2016 Principal B2	(\$5,000)
Less: May 1, 2017 (Principal-B1)	(\$20,000)
Less: May 1, 2017 (Principal-B2)	(\$5,000)
Less: November 1, 2017 (Prepayment-B1)	(\$5,000)
Less: May 1, 2018 (Principal-B1)	(\$20,000)
Less: May 1, 2018 (Principal-B2)	(\$5,000)
Less: November 1, 2018 (Principal-B2)	(\$5,000)
Less: May 1, 2019 (Principal-B1)	(\$20,000)
Less: May 1, 2019 (Principal-B2)	(\$5,000)
Less: November 1, 2019 (Principal-B2)	(\$5,000)
Current Bonds Outstanding	\$1,165,000

Series 2016 Special Assessment Refunding and Revenue Bonds	
Interest Rate:	3.700%
Maturity Date:	11/1/2037
Reserve Fund Definition:	40% Max Annual Debt
Reserve Fund Requirement:	\$115,142
Reserve Fund Balance:	\$121,261
Bonds outstanding - 5/31/2016	\$4,196,000
Less: May 1, 2017 Principal	(\$150,000)
Less: May 1, 2018 Principal	(\$139,000)
Less: May 1, 2019 Principal	(\$144,000)
Current Bonds Outstanding	\$3,763,000

*Turnbull Creek Community Development District
FY 2020 Assesment Receipts Summary*

# UNITS ASSESSED	TOTAL ASSESSED	SERIES 2015 A1-A2 DEBT ASSESSED	SERIES 2016 DEBT ASSESSED	SERIES 2015 B1-2 DEBT ASSESSED	O&M ASSESSED
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CERTIFIED TAX ROLL 959 2,478,962.18 987,239.09 286,504.77 79,069.42 1,126,148.91

TAX ROLL RECEIPTS						
DATE RECEIVED	ST JOHNS CO. DIST.	TOTAL RECEIVED	SERIES 2015 A1- A2 DEBT RECEIVED	SERIES 2016 DEBT RECEIVED	SERIES 2015 B1-2 DEBT RECEIVED	O&M RECEIVED
11/19/2019	1	50,984.75	20,304.52	5,892.54	1,626.22	23,161.47
11/25/2019	2	24,642.07	9,813.63	2,847.99	785.99	11,194.46
11/26/2019	3	122,969.42	48,972.19	14,212.13	3,922.24	55,862.85
12/13/2019	4	120,421.52	47,957.50	13,917.65	3,840.99	54,705.38
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-

TOTAL TAX ROLL RECEIPTS	319,017.76	127,047.84	36,870.32	10,175.44	144,924.14
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PERCENT COLLECTED	12.87%	12.87%	12.87%	12.87%	12.87%
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C.

Turnbull Creek Community Development District

Check Run Summary

November 30, 2019

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>	
<i>Payroll</i>	11/19/19	50654-50657	\$	738.80
			<i>Subtotal</i>	\$ 738.80
<u><i>General Fund</i></u>				
<i>Accounts Payable</i>	10/1/19 - 10-31-19	966-991	\$	80,831.50
	11/1/19 - 11/30/19	992-1009	\$	54,154.67
			<i>Subtotal</i>	\$ 134,986.17
<u><i>Capital Reserve Fund</i></u>				
<i>Accounts Payable</i>	11/1/19 - 11/30/19	91	\$	3,525.16
			<i>Subtotal</i>	\$ 3,525.16
<i>Total</i>			\$	139,250.13

*Fedex invoices available upon request.

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050654	R	PR	11/19/2019	184.70	15	LELAND G CLABOTS
050655	R	PR	11/19/2019	184.70	12	CHARLES A LABANOWSKI
050656	R	PR	11/19/2019	184.70	14	WILLIAM SIMMONS
050657	R	PR	11/19/2019	184.70	13	BRIAN J WING
BANK TOTAL				738.80		
COMPANY TOTAL				738.80		

TURN TURNBULL CREEK BPEREGRINO

Attendance Sheet

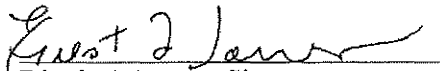
District Name: Turnbull Creek CDD

Board Meeting Date: November 12, 2019

	Name	In Attendance	Fee
1	Brian Wing	<input checked="" type="checkbox"/>	YES - \$200
2	Chris DelBene	<input checked="" type="checkbox"/>	NO
3	William Simmons	<input checked="" type="checkbox"/>	YES - \$200
4	Lee Clabots	<input checked="" type="checkbox"/>	YES - \$200
5	Chuck Labanowski	<input checked="" type="checkbox"/>	YES - \$200

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

NOV 12, 2019
Date

PLEASE RETURN COMPLETED FORM BERNADETTE PEREGRINO

*** CHECK DATES 10/01/2019 - 11/30/2019 ***

TURNBULL CREEK CDD
BANK C TURNBULL HANCOCK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/04/19	00277	10/01/19	3036	201910	320-53800-46600			OCT LANDSCAPE MAINTENANCE	*	25,338.88		
								DUVAL LANDSCAPE MAINTENANCE LLC			25,338.88	000966
10/04/19	00173	9/01/19	150105	201909	330-57200-63100			ANNUAL SERVICE AGREEMENT	*	2,590.00		
								HOOVER			2,590.00	000967
10/04/19	00164	9/23/19	640-1157	201909	330-57200-63100			PARCEL LOCKERS	*	100.00		
								LOUIS ZIMMER			100.00	000968
10/04/19	00041	10/01/19	13129558	201910	330-57200-46500			OCT POOL MAINTENANCE	*	792.51		
		10/01/19	13129558	201910	330-57200-46500			FUEL	*	38.62		
								POOLSURE			831.13	000969
10/10/19	00045	9/19/19	834930	201909	330-57200-46600			DAMAGE REPAIR WARRANTY	*	453.00		
								B&B EXTERMINATING CO., INC.			453.00	000970
10/10/19	00313	10/02/19	8	201910	310-51300-31300			PREPAY	*	100.00		
		10/02/19	8	201910	310-51300-31300			PREPAY	*	100.00		
		10/02/19	8	201910	310-51300-31300			PREPAY	*	100.00		
		10/02/19	8	201910	310-51300-31300			PREPAY	*	100.00		
								DISCLOSURE SERVICES LLC			300.00	000971
10/10/19	00205	9/30/19	60322	201909	320-53800-46800			SEP LAKE MAINTENANCE	*	1,175.00		
								FUTURE HORIZONS INC			1,175.00	000972
10/10/19	00016	9/15/19	254	201910	310-51300-31700			FY20 ASSESSMENT ROLL	*	5,000.00		
								GOVERNMENTAL MANAGEMENT SERVICES			5,000.00	000973
10/10/19	00016	10/01/19	255	201910	310-51300-34000			OCT MANAGEMENT FEES	*	3,750.00		
		10/01/19	255	201910	310-51300-35100			OCT INFORM THECHOLOGY	*	133.33		
		10/01/19	255	201910	310-51300-31300			OCT DISSEMINATION SERVICE	*	183.33		
		10/01/19	255	201910	310-51300-51000			OFFICE SUPPLIES	*	.75		

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/19		255		201910	310-51300-42000			*	36.80		
			POSTAGE								
10/01/19		255		201910	310-51300-42500			*	57.30		
			COPIES								
10/01/19		255		201910	310-51300-41000			*	84.61		
			TELEPHONE								
GOVERNMENTAL MANAGEMENT SERVICES										4,246.12	000974
10/10/19	00250	9/05/19	09052019	201909	320-53800-46700			*	5,000.00		
			DEAD TREE REMOVALS								
JASON SHAW TREE SERVICE										5,000.00	000975
10/10/19	00163	10/01/19	10	201910	330-57200-34800			*	2,016.67		
			OCT FACILITY MONITOR								
10/01/19		10		201910	330-57200-34000			*	5,083.33		
			OCT FACILITY MANAGEMENT								
10/01/19		10		201910	330-57200-34300			*	1,350.00		
			OCT FACILITY ATTENDANTS								
10/01/19		10		201910	330-57200-34100			*	4,271.58		
			OCT FIELD OPERATIONS								
10/01/19		10		201910	330-57200-34400			*	4,083.33		
			OCT FACILITY MAINTENANCE								
10/01/19		10		201910	330-57200-46400			*	1,158.33		
			OCT POOL MAINTENANCE								
10/01/19		10		201910	330-57200-34200			*	733.33		
			OCT JANITORIAL SERVICES								
10/01/19		10		201910	330-57200-34900			*	1,525.00		
			OCT COMM AREA WASTE COLLE								
10/01/19		10		201910	330-57200-34700			*	214.58		
			OCT PROGRAM DIRECTOR								
RIVERSIDE MANAGEMENT SERVICES, INC										20,436.15	000976
10/10/19	00004	9/02/19	I0321088	201909	310-51300-48000			*	71.85		
			NOTICE OF MTG 09/10/2019								
THE ST. AUGUSTINE RECORD										71.85	000977
10/17/19	00164	10/15/19	431610	201910	330-57200-63100			*	1,500.00		
			PARSEL LOCKERS								
LOUIS ZIMMER										1,500.00	000978
10/17/19	00039	10/08/19	6132021	201910	330-57200-46600			*	110.00		
			OCT PEST CONTROL								
TURNER PEST CONTROL										110.00	000979
10/17/19	00039	10/08/19	6132935	201910	330-57200-46600			*	75.00		
			OCT PEST CONTROL								
TURNER PEST CONTROL										75.00	000980
TURN TURNBULL CREEK BPEREGRINO											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/17/19	00311	9/30/19	361744	201908	330-57200-34600			AUG LIFE GUARD HOURS VESTA PROPERTY SERVICES, INC.	*	5,168.40	5,168.40	000981
10/17/19	00311	9/30/19	361660	201909	330-57200-63100			MOPE AND HOSE VESTA PROPERTY SERVICES, INC.	*	14.45		
		9/30/19	361660	201909	330-57200-51000			CONSTANT CONTACT	*	70.00		
		9/30/19	361660	201909	330-57200-63100			LUMBER TO COVER WELL VESTA PROPERTY SERVICES, INC.	*	147.19	231.64	000982
10/17/19	00311	9/30/19	361744A	201909	330-57200-34600			SEP LIFE GUARD HOURS VESTA PROPERTY SERVICES, INC.	*	1,838.23	1,838.23	000983
10/25/19	00040	10/21/19	135266	201910	330-57200-51100			ACCESS CARDS ATLANTIC SECURITY	*	390.00	390.00	000984
10/25/19	00040	8/14/19	130565	201908	330-57200-51100			ACCESS CARDS ATLANTIC SECURITY	*	195.00	195.00	000985
10/25/19	00015	10/14/19	110454	201909	310-51300-31500			SEP GENERAL MEETING HOPPING GREEN & SAMS	*	2,558.25	2,558.25	000986
10/25/19	00015	10/14/19	110455	201909	310-51300-31500			SEP MONTHLY MEETING HOPPING GREEN & SAMS	*	1,688.35	1,688.35	000987
10/31/19	00308	10/20/19	10202019	201910	330-57200-49300			FY20 MUSIC LISENCE FEE ASCAP	*	364.50	364.50	000988
10/31/19	00159	10/01/19	74153	201910	310-51300-54000			FY20 SPECIAL DISTRICT FEE DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00	000989
10/31/19	00277	10/11/19	3379	201910	320-57200-43400			IRRIGATION REPAIRS DUVAL LANDSCAPE MAINTENANCE LLC	*	715.00	715.00	000990
10/31/19	00277	10/29/19	3478	201910	320-57200-43400			IRRIGATION REPAIRS DUVAL LANDSCAPE MAINTENANCE LLC	*	280.00	280.00	000991

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/07/19	00304	11/09/19	11092019	201911	330-57200-49400				*	680.00		
			30FT 5-STATION ROCKWALL						*	125.00		
		11/09/19	11092019	201911	330-57200-49400			LARGE COMBO	*	65.00		
		11/09/19	11092019	201911	330-57200-49400			15' X15' BOUNCE HOUSE	*	35.00		
		11/09/19	11092019	201911	330-57200-49400			GENERATOR	*	120.00		
		11/09/19	11092019	201911	330-57200-49400			STAFF				
BOUNCERS, SLIDES, AND MORE INC.											1,025.00	000992
11/07/19	00277	11/01/19	3531	201911	320-53800-46600			NOV LANDSCAPE MAINTENANCE	*	25,338.88		
DUVAL LANDSCAPE MAINTENANCE LLC											25,338.88	000993
11/07/19	00205	10/31/19	60674	201910	320-53800-46800			OCT LAKE SERVICES	*	1,175.00		
FUTURE HORIZONS INC											1,175.00	000994
11/07/19	00041	11/01/19	13129558	201911	330-57200-46500			NOV POOL MAINTENANCE	*	792.51		
		11/01/19	13129558	201911	330-57200-46500			FUEL	*	38.62		
POOLSURE											831.13	000995
11/07/19	00163	11/01/19	12	201911	330-57200-34800			NOV FACILITY MONITOR	*	2,016.67		
		11/01/19	12	201911	330-57200-34800			OCT FACIL MON CRD 11/5/19	*	1,744.67		
		11/01/19	12	201911	330-57200-34000			NOV FACILITY MNGM SRVC	*	5,083.33		
		11/01/19	12	201911	330-57200-34300			NOV FACILITY ATTENDANTS	*	1,350.00		
		11/01/19	12	201911	330-57200-34300			OCT FACIL ATTN CRD11/5/19	*	555.28		
		11/01/19	12	201911	330-57200-34100			NOV FIELD OPERATIONS	*	4,271.58		
		11/01/19	12	201911	330-57200-34400			NOV FACILITY MAINTENANCE	*	4,083.33		
		11/01/19	12	201911	330-57200-46400			NOV POOL MAINTENANCE	*	1,158.33		
		11/01/19	12	201911	330-57200-34200			NOV JANITORIAL SRVC	*	733.33		
		11/01/19	12	201911	330-57200-34900			NOV COMMON AREA WASTE COL	*	1,525.00		

TURN TURNBULL CREEK BPEREGRINO

*** CHECK DATES 10/01/2019 - 11/30/2019 ***

TURNBULL CREEK CDD
BANK C TURNBULL HANCOCK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/19	12	11/01/19	12	2019	11	330-57200-34700			NOV PROGRAM DIRECTOR RIVERSIDE MANAGEMENT SERVICES, INC	*	214.58	18,136.20	000996
11/07/19	00119	9/27/19	S7574	2019	09	330-57200-63100			POOL GATE READER REPAIR SECURITY 101	*	155.00	155.00	000997
11/18/19	00088	10/28/19	62780	2019	10	330-57200-63100			BACKFLOW TEST BOB'S BACKFLOW & PLUMBING CO, INC	*	40.00	40.00	000998
11/18/19	00324	11/11/19	D1977	2019	11	330-57200-63100			REPLACED DAMAGED CONTACTO CROWN POOLS, INC	*	1,120.00	1,120.00	000999
11/18/19	00329	10/15/19	63021011	2019	10	330-57200-63100			SERVICE CALL FIRST COAST FIRE AND SAFETY	*	75.00	75.00	001000
11/18/19	00016	11/01/19	256	2019	11	310-51300-34000			NOV MANAGEMENT FEES	*	3,750.00		
		11/01/19	256	2019	11	310-51300-35100			NOV INFORM TECHNOLOGY	*	133.33		
		11/01/19	256	2019	11	310-51300-31300			NOV DISSEMINATION SERVICE	*	183.33		
		11/01/19	256	2019	11	310-51300-51000			OFFICE SUPPLIES	*	.48		
		11/01/19	256	2019	11	310-51300-42000			POSTAGE	*	8.00		
		11/01/19	256	2019	11	310-51300-42500			COPIES	*	37.05		
									GOVERNMENTAL MANAGEMENT SERVICES			4,112.19	001001
11/18/19	00346	11/01/19	MURA5850	2019	11	310-51300-55000			FEE FOR PREMIUM WEBSITE NEIGHBORHOOD PUBLICATIONS, INC.	*	45.00	45.00	001002
11/18/19	00004	11/01/19	I0322750	2019	11	310-51300-48000			NOTICE OF MEETING11/12/19 THE ST. AUGUSTINE RECORD	*	76.29	76.29	001003
11/26/19	00277	11/19/19	3826	2019	11	320-57200-43400			IRRIGATION REPAIR DUVAL LANDSCAPE MAINTENANCE LLC	*	1,060.00	1,060.00	001004

TURN TURNBULL CREEK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/26/19	00348	11/22/19	11222019	201911	330-57200-63100				PRESSURE WASHING TRAILER HARBOR FREIGHT	*	449.99	449.99	001005
11/26/19	00347	11/20/19	11205009	201911	330-57200-63100				BLINDS/SHADES CLUB HOUSE BLINDS/SHADES CLUB HOUSE	V	1,908.08		
		11/20/19	11205009	201911	330-57200-63100				BLINDS/SHADES CLUB HOUSE ROCKWOOD		1,908.08-	.00	001006
11/26/19	00349	11/22/19	11222019	201911	330-57200-63100				WATER STORAGE TANK TRACTOR SUPPLY COMPANY	*	329.99	329.99	001007
11/26/19	00039	11/05/19	6205927	201911	330-57200-46600				NOV PEST CONTROL TURNER PEST CONTROL	*	110.00	110.00	001008
11/26/19	00039	11/05/19	6206740	201911	330-57200-46600				NOV PEST CONTROL TURNER PEST CONTROL	*	75.00	75.00	001009
TOTAL FOR BANK C											134,986.17		
TOTAL FOR REGISTER											134,986.17		

TURN TURNBULL CREEK BPEREGRINO



Duval Landscape Maintenance
 7011 Business Park Blvd N
 Jacksonville, FL 32256
 www.duvallandscape.com

INVOICE

Date	Invoice No.
10/01/19	3036
Terms	Due Date
Net 40	11/10/19

BILL TO
Lourens Erasmus TURNBULL CREEK COMMUNITY DEVELOPMENT DIST Attn: District Manager 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

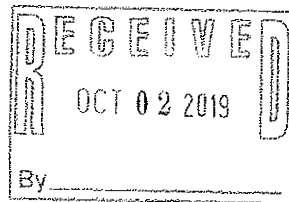
PROPERTY
Murabella 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$25,338.88	

Please detach top portion and return with your payment.

DESCRIPTION	TOTAL
#3178 - Turnbull Creek CDD October 2019	\$25,338.88

Total	\$25,338.88
Payments/Credits	(\$0.00)
Balance Due	\$25,338.88



V-277 ©
 1,320,538.466

Invoice



PO Box 31561
Tampa, FL 33631-3561
(954) 971-7350 Fax (954) 975-0791

Scheduled: 9/1/2019 Tech: UN
By: LCH Area:
Warranty Expires: 5/17/2018
Maint Expires: 8/31/2020

Invoice# **150105**
Invoice Date: 9/1/2019
Due Date: 9/1/2019
Service Date:
Terms:

Bill To Customer# 8349
Turnbull Creek CDD
Attn: David deNagy
475 West Town Place
Suite 114
St. Augustine FL 32092
Tel: 904.940.5850 Fax: 904.940.5899
Cust. P.O.#

Job Site: Site ID# **8522**
Murabella Replacement Pump St. Augustine
101 West Positano Ave
St. Augustine FL 32092
Tel: 904-536-6217 Contact: Lourens Erasmus
Maintenance: FG2
Model# HC2F-25PDV-208/3-MR3L-Z

Pump System

Station Design: 600 GPM at 70 PSI

Job Completed: YES NO Hoover Additional Work Required: YES NO
System Operating: YES NO Additional Work Required by Customer: YES NO

Nature of Call:

- One Year Service Agreement MA #3301. , -- Yr 1 of 1 year agreement.

SubTotal: \$2,590.00
Sales Tax: \$0.00
Grand Total: \$2,590.00

1,530.572,681 (C) 173



Remittance: PO Box 31561, Tampa FL 33631-3561

2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791

431598

ORDER	customer's order no.	940-1157	phone	LOURENS	date	9-23-19
	name					
	Muna Bella					
	address					
	city, state, zip					
sold by		<input type="checkbox"/> cash <input type="checkbox"/> charge <input type="checkbox"/> check shipping information <input type="checkbox"/> c.o.d. <input type="checkbox"/> on acct # _____				
quantity	description			price	amount	
1	Parcel Lockers @ 50 ^{ea}					
2	Unit 4 P.L. 1				50-	
3	Unit 5 P.L. 1				50-	
4						
5	Make check to					
6						
7	Louis Zimmer					
8						
9						
10						
11						
12						
13	First Mail Box Repair Louis Zimmer 138 Drake Road St. Augustine, FL 32086-6202					
14	Home (904) 797-1974					
15	Cell (904) 669-7980					
16						

~~\$100.00~~

adams*

keep this slip for reference

DC5808UV/10-13

V-164 (C)

RECEIVED

SEP 23 2019

By _____

1.330,572,631

From: Lourens Erasmus L.Erasmus@vestapropertyservices.com @
Subject: Parcel locker repairs
Date: September 23, 2019 at 1:44 PM
To: Daniel Laughlin dlaughlin@gmsnf.com, Jerry Lambert jlambert@rmsnf.com
Cc: etorres@gmsnf.com

Daniel,

I approve this invoice. Please make sure you make the check out to Louis Zimmer.
They are researching the other parcel lockers locks and will give us a price before ordering and installing.

Thank you,

Lourens Erasmus
Field Operations Manager



Cell: 904.536.6217
Email: lerasmus@vestapropertyservices.com
www.VestaPropertyServices.com

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

431598

ORDER #	Customer Order #	9440-1157	Name	Lourens	Date	9-23-19
	Mura Bella					
<input type="checkbox"/> cash <input type="checkbox"/> card <input type="checkbox"/> credit <input type="checkbox"/> invoice <input type="checkbox"/> foreign remittance						
QUANTITY	DESCRIPTION	PRICE	AMOUNT			
	Parcel locker @ 50 ea		50-			
	Unit 4 Pl. U		50-			
	Unit 8 Pl. L		50-			
Make checks &						

1
2
3
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20

Leung Zimmer

~~Address and Best Description~~
Leung Zimmer
138 Drake Road
St. Augustine FL 32088-6252

Home (904) 757-1974
Cell (904) 669-7980

21

Keep this slip for reference

CR 15082718 16



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date 10/1/2019

Invoice # 131295588722

Terms	Net 20
Due Date	10/21/2019
PO #	
Customer #	13MUR100

Bill To Turnbull Creek CDD 475 West Town Place Suite 114 St. Augustine FL 32092	Ship To Jeff Branch Turnbull Creek CDD 101 E Positano Ave Saint Augustine FL 32092
--	---

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	792.51
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62

RECEIVED
SEP 30 2019
BY: _____

V-41 (c) 1,330,572.485

Total 831.13
Amount Due \$831.13

Remittance Slip

Customer
13MUR100
Invoice #
131295588722

Amount Due \$831.13

Amount Paid _____

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372

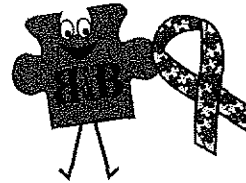


131295588722

B&B EXTERMINATING CO., INC.



215 OSCEOLA STREET • JACKSONVILLE, FL 32204
 (904) 389-3323 • (866) 829-1913 • FAX (904) 389-9606
 www.bandbexterminating.com



autism awareness

ACCOUNT
136241

STATEMENT DATE
09/27/2019

TURNBULL CREEK COMMUNITY
 DEVELOPMENT DISTRICT
 475 W TOWN PL
 STE 114
 ST. AUGUSTINE, FL 32092-3648

Service Address:

MURA BELLA AMENITIES CENTER
 101-1 POSITANO AVE.
 ST. AUGUSTINE, FL 32092

RECEIVED
 OCT 08 2019
 BY: _____

DATE	INVOICE	DESCRIPTION OF SERVICE	AMOUNT	BALANCE
Service Address: MURA BELLA AMENITIES CENTER 101-1 POSITANO AVE., ST. AUGUSTINE, FL 32092				
09/19/2019	834930	DAMAGE REPAIR WARRANTY	453.00	453.00
		V-415 (C) 1,330,572.466		



If you have not renewed your Termite Warranty, this is for informational purposes only.

CURRENT	30 DAYS	60 DAYS	OVER 90 DAYS	TOTAL
453.00	0.00	0.00	0.00	453.00

HELP US "GO GREEN" BY REDUCING PAPER. VISIT OUR WEBSITE @ BANDBEXTERMINATING.COM TO SIGN UP FOR ELECTRONIC-STATEMENTS.

Please return bottom portion with your remittance

Check here to make Changes or Corrections to your Contact Info. & complete the reverse side.

Please make Checks payable to **B&B Exterminating Co., Inc.** or visit our website to make your payment.

Please fill out this form to pay your account balance using your card below:

VISA MASTERCARD AMERICAN EXPRESS DISCOVER

Credit Card #: _____

Expiration: _____ Amount of Charge: \$ _____

Name as it appears: _____

Signature _____ Date _____

TURNBULL CREEK COMMUNITY
 DEVELOPMENT DISTRICT
 475 W TOWN PL
 STE 114
 ST. AUGUSTINE, FL 32092-3648

Account #: 136241

Total Amount Due: \$453.00

Amount Enclosed: \$ _____

I would like to be contacted by B&B's Customer Service Specialist.

Contact Phone Number: _____

E-mail Address: _____

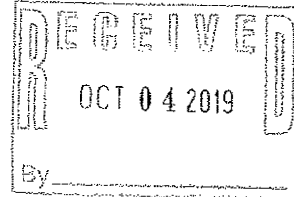
Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/2/2019	8

Bill To
Turnbull Creek CDD c/o GMS, LLC



Terms	Due Date
Net 30	11/1/2019

Description	Amount
Amortization Schedule Series 2015A1 11-1-19 Prepay \$5,000	100.00
Amortization Schedule Series 2015A2 11-1-19 Prepay \$5,000	100.00
Amortization Schedule Series 2015B2 11-1-19 Prepay \$5,000	100.00
<p>V-313 (C)</p> <p>1,310.513, 313</p>	
Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Future Horizons, Inc.

403 North First Street
 P O Box 1115
 Hastings, FL 32145-1115

INVOICE

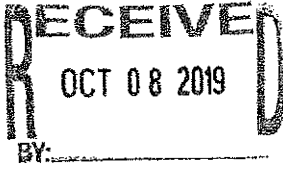
Invoice Number: 60322
 Invoice Date: Sep 30, 2019
 Page: 1

Voice: 800-682-1187
 Fax: 904-692-1193

Bill To:
Turnbull Creek CDD c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32145

Ship to:
Aquatic Weed Control Services

Customer ID	Customer PO	Payment Terms	
Turnbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		11/14/19

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of September, 2019 <i>V-205 ©</i> <i>1.320.538.468</i> 	1,175.00	1,175.00

Subtotal	1,175.00
Sales Tax	
Freight	
Total Invoice Amount	1,175.00
Payment/Credit Applied	
TOTAL	1,175.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 254

Invoice Date: 9/15/19

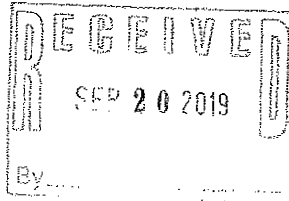
Due Date: 9/15/19

Case:

P.O. Number:

Bill To:

Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



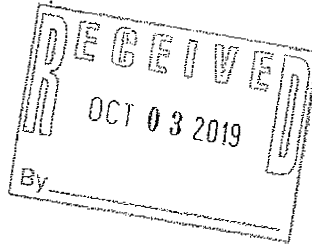
Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2020		5,000.00	5,000.00
V-16 (C) 1,310, 573, 317			
Total			\$5,000.00
Payments/Credits			\$0.00
Balance Due			\$5,000.00

Governmental Management Services, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 255
 Invoice Date: 10/1/19
 Due Date: 10/1/19
 Case:
 P.O. Number:

Bill To:
 Turnbull Creek CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092



Description	Hours/Qty	Rate	Amount
Management Fees - October 2019 <i>1,310, 573, 340</i>		3,750.00	3,750.00
Information Technology - October 2019 <i>357</i>		133.33	133.33
Dissemination Agent Services - October 2019 <i>313</i>		183.33	183.33
Office Supplies <i>570</i>		0.75	0.75
Postage <i>420</i>		36.80	36.80
Copies <i>425</i>		57.30	57.30
Telephone <i>410</i>		84.61	84.61
Total			\$4,246.12
Payments/Credits			\$0.00
Balance Due			\$4,246.12

V-16 (C)

JASON SHAW TREE SERVICE

6323 GOMEZ ROAD, ST. AUGUSTINE FL 32080 TELEPHONE 904-794-7053

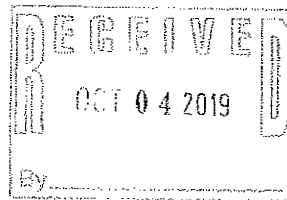
INVOICE

TO: Murabella C.C.D.
101 W. Positano Ave.

DATE: 09-05-19

ATTN: Jerry Lambert

REF: Tree Removals



- **Dead or declining Pine trees removed located throughout the community.**
- **A daily rate will apply for the listed work. The rate for a crew of men (Minimum 4 men) and all equipment and supplies needed for the job is \$ 2,500.00. This is based on an eight-hour workday and includes all dump fees.**
- **Two full days completed.**

TOTAL- \$ 5,000.00

V-250

(C)

1,320,538.407

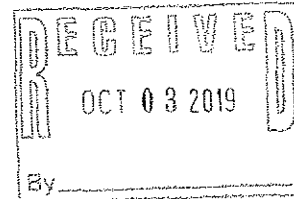
Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
 Building 300, Suite 305
 Jacksonville, FL 32257

Invoice

Date	Invoice #
10/1/2019	10

Bill To
Turnbull Creek CDD 475 West Toon Place Suite 114 St. Augustine, FL 32092



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Facility Monitor 001.330.57200.34800 - October 2019	2,016.67	2,016.67
	Facility Management 001.330.57200.34000 - October 2019	5,083.33	5,083.33
	Facility Attendants 001.330.57200.34300 - October 2019	1,350.00	1,350.00
	Field Operations 001.330.57200.34100 - October 2019	4,271.58	4,271.58
	Facility Maintenance 001.330.57200.34400 - October 2019	4,083.33	4,083.33
	Pool Maintenance Services 001.330.57200.46400 - October 2019	1,158.33	1,158.33
	Janitorial Services 001.330.57200.34200 - October 2019	733.33	733.33
	Common Area Waste Collection 001.330.57200.34900 - October 2019	1,525.00	1,525.00
	Program Director 001.330.57200.34700 - October 2019	214.58	214.58
	V-163 (C)		
Total			\$20,436.15

RHW
 10, 2, 19



Questions on this invoice call:
(866) 470-7133 Option 2

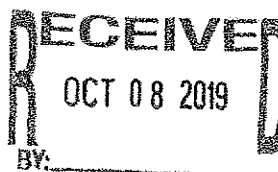
10	11	12/14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
09/01		Balance Forward						\$89.75
09/23	P103793	Payment - Lockbox 953						\$-89.75
09/02 09/02	I03210880-09022019	SEPT REG BOS MTG	SA St Augustine Record	1.00 x 4.0000	4	1	\$8.98	\$35.92
09/02 09/02	I03210880-09022019	SEPT REG BOS MTG	SA St Aug Record Online	1.00 x 4.0000	4	1	\$8.97	\$35.88

PREVIOUS AMOUNT OWED: \$89.75
 NEW CHARGES THIS PERIOD: \$71.80
 CASH THIS PERIOD: (\$89.75)
 DEBIT ADJUSTMENTS THIS PERIOD: \$0.00
 CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

We appreciate your business.

V-4 ©

1,310,573,480



INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$71.80		\$0.00	\$0.00	\$0.00	\$0.00		\$71.80

25	SALES REP/PHONE #	1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	Meilissa Rhinehart 904-819-3423		09/02/2019 - 09/29/2019		18409		18409		TURNBULL CREEK CDD/MURA BELLA/

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

ADVERTISING INVOICE and STATEMENT

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	09/02/2019 - 09/29/2019		TURNBULL CREEK CDD/MURA BELLA/

COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT
SA 7		\$71.80	\$0.00		NET 15 DAYS

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS
	\$71.80		\$0.00	\$0.00	\$0.00

4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
			09/29/2019		18409		18409		0000056473

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS



8 - 2631

TURNBULL CREEK CDD/MURA BELLA/
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

The St. Augustine Record
Dept 1261
PO Box 121261
Dallas, TX 75312-1261



Thu, Sep 5, 2019
8:56:37AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augusting Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Acct: 18409
Phone: 19049405850
E-Mail:
Client: TURNBULL CREEK CDD/MURA BEL

Name: TURNBULL CREEK CDD/MURA BELLA/
Address: 475 W TOWN PLACE
ROOM 114
City: SAINT AUGUSTINE

State: FL Zip: 32092

Ad Number: 0003210880-01
Start: 09/02/2019
Placement: SA Legals
Copy Line: NOTICE OF MEETING TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Caller: SARAH SWEETING
Issues: 1
Rep: Melissa Rhinehart

Paytype: BILL
Stop: 09/02/2019

The regular meeting of the Board of

Lines 48
Depth 4.00
Columns 1
Price \$71.80

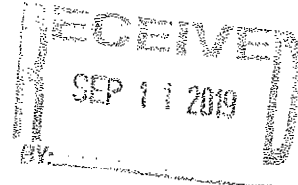
**NOTICE OF MEETING
TURNBULL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors (the "Board") of the Turnbull Creek Community Development District is scheduled to be held on Tuesday, September 10, 2019 at 6:00 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from Turnbull Creek CDD, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager
0003210880 September 2, 2019



THE ST. AUGUSTINE RECORD
Affidavit of Publication

**TURNBULL CREEK CDD/MURA BELLA/
475 W TOWN PLACE
ROOM 114
SAINT AUGUSTINE, FL 32092**

ACCT: 18409
AD# 0003210880-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

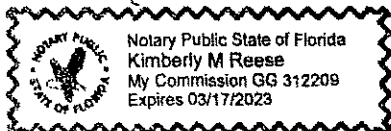
STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **SEPT REG BOS MTG** was published in said newspaper on **09/02/2019**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this SEP 2 2019
by [Signature] who is personally known to me
or who has produced as identification

[Signature]
(Signature of Notary Public)



**NOTICE OF MEETING
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Ernesto Torres
District Manager
0003210880 September 2, 2019

431610

V-164 (C)
 1, 330, 572, 631
 parcel lockers

ORDER INFO	customer's order no.	phone	date			
	904-288-7667	Terry Lambert	10-15-19			
	name					
	Riverside Magnet Services					
address						
Muna Bask Parcel Lockers						
city, state, zip						
sold by		cash <input type="checkbox"/> charge <input type="checkbox"/> check <input type="checkbox"/>	shipping information			
		c.o.d. <input type="checkbox"/> on acct. <input type="checkbox"/> # _____				
quantity	description	price	amount			
1	14 Parcel Locker Locks +	100 EA	1400.00			
2	Taps					
3	2 High Security Locks	50	100.00			
4						
5	(Make check to)					
6				Louis Zimmer		
7						
8						
9						
10						
11						
12						
13						
14						
15						
16	Labeled All Parcel Lockers	N/A				
received by		TOTAL \$1500.00				
		Thank you				



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
 904-365-6368 • Fax: 904-353-1496 • Toll Free: 800-225-5305
 www.turnerpest.com

Service Slip/Invoice

INVOICE:	6132021
DATE:	10/8/2019
ORDER:	6132021

Bill To: [129708]
 Turnbull Creek CCD
 475 W Town Pl Ste 114
 Saint Augustine, FL 32092-3649

Work Location: [129708] 904-589-4783
 Murabella Owners Assoc Inc
 101 W Positano
 Saint Augustine, FL 32092-4787

Work Date	Time	Target Pest	Technician	Time In
10/8/2019	10:15 AM			10:15 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/8/2019		11:21 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	110.00
		SUBTOTAL \$110.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$110.00
		AMOUNT DUE \$110.00

RECEIVED
 OCT 10 2019

V-39
 1,330,592,466

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.



Main: 0400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
 904-365-5300 • Fax: 904-353-1499 • Toll Free: 800-226-5305
 www.turnerpest.com

Service Slip/Invoice

INVOICE:	6132935
DATE:	10/8/2019
ORDER:	6132935

Bill To: [129708]
 Turnbull Creek CCD
 475 W Town Pl Ste 114
 Saint Augustine, FL 32092-3649

Work Location: [129708] 904-589-4783
 Murabella Owners Assoc Inc
 101 W Positano
 Saint Augustine, FL 32092-4787

Work Date	Time	Target Pest	Technician	Time In
10/8/2019	10:15 AM			10:15 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/8/2019		11:10 AM

Service	Description	Price
---------	-------------	-------

CPCM	Commercial Pest Control - Monthly Service	75.00
------	---	-------

SUBTOTAL	\$75.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$75.00

RECEIVED
 OCT 10 2019

V-38 ©
 1, 330, 572, 466

[Handwritten Signature]

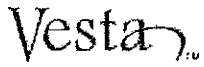
AMOUNT DUE \$75.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 361744
Date 9/30/2019
Terms Net 30
Due Date 10/30/2019
Memo Lifeguard Hours

Bill To

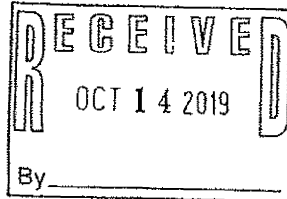
Turnbull Creek, C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Lifeguard Hours for August	316.11	16.35	5,168.40
Lifeguard Hours for September	112.43	16.35	1,838.23

Thank you for your business.

Total \$7,006.63

V-311 (C)
1,330, 572, 346



Department Desc	Location Desc	Job Detail Desc	EE Name	Register Type	Hours/Units
Aquatics	Murabella	Lifeguard	FIFIELD, KEVIN R	EARN	39.37
Aquatics	Murabella	Head Guard	BUDZINSKI, ERIKA	EARN	36.84
Aquatics	Murabella	Lifeguard	NICKELL, GARRETT ROLLINS	EARN	64.10
Aquatics	Murabella	Lifeguard	SYLVER, ISABELLA BIANCHA	EARN	7.10
Aquatics	Murabella	Lifeguard	SYMONETTE, CAITLYN	EARN	14.22
Aquatics	Murabella	Lifeguard	THOMPSON, KYLE DOUGLAS	EARN	55.92
Aquatics	Murabella	Lifeguard	MARSHALL, ERIC SAVARIO	EARN	27.75
Aquatics	Murabella	Lifeguard	BOYD, DAVID LLEYTON	EARN	70.81
					316.11

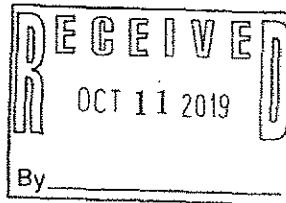


Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 361660
Date 9/30/2019
Terms Net 30
Due Date 10/30/2019
Memo Pass thru Sept

Bill To
Turnbull Creek, C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092



RR 1,330,572.631
OS 1,330,572.570

Description	Quantity	Rate	Amount
Billable Expenses			
L. Erasmus - Turner Ace; Mop & hose RR			14.45
M. Insel - Constant Contact; Constant Contact receipt OS			70.00
L. Erasmus - Lowe's; Lumber to cover well RR			147.19
Total Billable Expenses			231.64

Total \$231.64

© V-511

THANK YOU FOR SHOPPING AT
LURZER-ACE HARDWARE
6735 STATE ROAD 15
ST. AUGUSTINE FL 32084
(904) 337-2424

PLEASE REPLY PAYMENT 15164 W. AMCO BLVD
MCCONVILLE, FL 32255
09/24/89 11:11PM 4.2 SALE

12046	1	EA	1.19	EA
#16 DECK KOP W/HANDLE				\$9.35
470153	2	EA	1.19	EA
HOSE FJE. 1/2(4104/43)				\$3.56
SUB-TOTAL: 8	13.57	TAX:		.36
		TOTAL:		14.45
		Amt:		14.45

BR CARD#: XXXXXXXX2967
MEMO: 2365 119: 44617
AUTH: 5289.7 AMT: 14.45
Host Ref: 804827

Authorization Network: AXEX

Chip Read
CARD TYPE: AM EXPRESS EXP: XXXX
AID: A03000132510001
TVR: C03003360
EAD: C640013603002
CSI: F820
ARC: 00
MOD: Issue
CVM: No CVM
Name: AMERICAN EXPRESS
ATC: C064
AC: 0815 127100734
Ext/Valid: 92047

Bank card JSB 14.45



====> JNK04427611 <====
G. 14 8947

HA (Y) DAILY RIV.
FRYER PATRICK
ALL RIGHTS TO 1922-3885

Name: X...
I agree to pay my total amount
according to card issuer agreement
(merchant agreement if creditoucher)
Acct. LOREN ERASMUS

Customer Copy

Some items are not refundable.
Special Order are not refundable.

vesta
Attn.: ASG ASG Vesta Properties
245 Riverside Ave, Suite 250
Jacksonville, FL 32202
US
904-940-1157

Today's Date: September
Payment Date:
Payment Method: American Express
User Name: murabella1

Thank you for your payment!

Description	Amount Paid
Payment - Credit Card	\$70.00

Amounts shown may reflect sales tax which is applicable in certain areas.

LOVE'S HOME CENTERS, LLC
1955 US HIGHWAY 1 SOUTH
ST. AUGUSTINE, FL 32086 (904) 417-4242

- SALE -

SALES#, S323887 2670410 TRANS#: 88041614 09-09-19

154840 RUP 64-OZ B/V RED CONC 16	39.97
128413 CUTTER 16-OZ BACKYARD FOG	5.98
9479 1LB PG10 DECK SCRUB 3-172	8.98
401996 2X - 2X ANGLE G-185 (1-968)	18.24
0 0	2.28
312282 2-1/8 TREATED #2 GRADE LU	6.54
2 0	3.27
195308 3/4 CAT TREATED CDX PLYWD	30.57
278248 2-8-8 TC TREATED #2 PRIME	27.92
4 0	6.98

SUBTOTAL: 138.20
TAX: 8.99
INVOICE 01067 TOTAL: 147.19
AMEX: 147.19

AMEX:XXXXXXXXXX2966 AMOUNT:147.19 AUTHCD:096898

CHIP REFID:323801278170 09/09/19 11:06:22

API: AMERICAN EXPRESS TR: 00000000

ATD: A00000025010801 TST: E800

STORE: 3238 TERMINAL: 01 09/09/19 11:07:10

OF ITEMS PURCHASED: 18

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: JAMES BAYER

LOVE'S PRICE MATCH GUARANTEE
FOR MORE DETAILS, VISIT LOVES.COM/PRICEMATCH

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
* *
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.loves.com/survey *
* YOUR ID # 01067 3238 252 *
* *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.loves.com/survey *

STORE: 3238 TERMINAL: 01 09/09/19 11:07:10



SMARTHOME.BIZ
SMART HOME SPECIALISTS

Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

Murabella Amenity Center
475 West Town Pl
Suite 114
St. Augustine FL 32092

PLEASE PAY BY	AMOUNT	INVOICE DATE
11/11/2019	\$390.00	10/21/2019

INVOICE NO. 135266

Site: 101 Positano Ave St Augustine
 Site Address: 101 Positano Ave
 St Augustine FL 32092
 Job No.: 56723
 Job Name:
 Order No.:



Access Cards

1-33-572-511
 (C) V-40

Sub-Total ex Tax	\$390.00
Tax	\$0.00
Total	\$390.00

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$390.00
Tax	\$0.00
Total inc Tax	\$390.00
Amount Applied	\$0.00
Balance Due	\$390.00

How To Pay



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

□□□□ □□□□ □□□□ □□□□

Card Holder's Name: _____ CCV: _____

Expiry Date: □ / □ Signature: _____

NAME: Murabella Amenity Center



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

DUE DATE: 11/11/2019 AMOUNT DUE: \$390.00

Please Reference: 135266

INVOICE NO. 135266



SMARTHOMEBIZ
SMART HOME SPECIALISTS

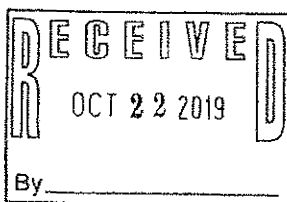
Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/04/2019	\$195.00	08/14/2019

Murabella Amenity Center
475 West Town Pl
Suite 114
St. Augustine FL 32092

INVOICE NO. 130565

Site: 101 Positano Ave St Augustine
Site Address: 101 Positano Ave
St Augustine FL 32092
Job No.: 55620
Job Name:
Order No.:



Access Cards
Access Cards

1-33-572-511
© V-40

Sub-Total ex Tax	\$195.00
Tax	\$0.00
Total	\$195.00

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

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Sub-Total ex Tax	\$195.00
Tax	\$0.00
Total inc Tax	\$195.00
Amount Applied	\$0.00
Balance Due	\$195.00

How To Pay

INVOICE NO. 130565



Credit Card (MasterCard, Visa, Amex)



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: [] / [] Signature: _____

NAME: Murabella Amenity Center

DUE DATE: 09/04/2019

AMOUNT DUE: \$195.00

Please Reference: 130565

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

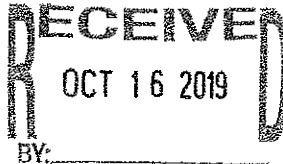
V-15 ©
1,310, 573. 315

===== STATEMENT =====

October 14, 2019

Turnbull Creek CDD
Governmental Management Services, LLC
c/o District Manager
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 110454
Billed through 09/30/2019



General Counsel

TURNBL 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

09/09/19	JLK	Review agenda and prepare for Board meeting; conference call with DM on meeting information and review correspondence regarding resident issues; confer regarding pond banks and survey information and transmit documents on same.	1.40 hrs
09/12/19	JLK	Review and transmit capital planning budget tool; post meeting wrap up and disseminate same.	0.80 hrs
09/12/19	LMG	Research insurance and indemnity requirements regarding alcohol policies.	0.50 hrs
09/16/19	JLK	Review amenity policy consolidation; update resolution ratifying adoption of amenity rules for interim basis; confer with DM on same.	0.70 hrs
09/17/19	LMC	Review and edit formatting for amenity policies.	0.80 hrs
09/18/19	LMC	Prepare surveying agreement for Garibaldi Court.	1.30 hrs
09/19/19	LMC	Prepare surveying agreement for Garibaldi Court; prepare soccer license agreement with Vesta.	1.60 hrs
09/23/19	LMG	Draft BYOB alcohol policies; research special events insurance.	1.10 hrs
09/24/19	JLK	Review/draft BYOB policy review; confer with amenity management staff regarding transition.	0.50 hrs
09/25/19	LMG	Prepare facilities rental form.	0.30 hrs
09/27/19	JLK	Review BYOB policy updates; review/edit and disseminate Vesta soccer agreement; review/edit and disseminate surveying agreement; combine updated amenity policies and confer with management office on same.	1.40 hrs
09/27/19	LMG	Prepare amenity rental form with BYOB language; prepare new facility use application; revise BYOB policy.	1.50 hrs
09/27/19	LMC	Revise license agreement with Vesta for soccer; transmit same.	0.40 hrs
09/30/19	LMG	Confer with insurance provider regarding alcohol at events.	0.10 hrs

=====

Total fees for this matter	\$2,513.00
----------------------------	------------

DISBURSEMENTS

Document Reproduction	45.25
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Total disbursements for this matter	\$45.25
-------------------------------------	---------

MATTER SUMMARY

Kilinski, Jennifer L.	4.80 hrs	260 /hr	\$1,248.00
Clavenna, Lydia M. - Paralegal	4.10 hrs	125 /hr	\$512.50
Gentry, Lauren M.	3.50 hrs	215 /hr	\$752.50

TOTAL FEES	\$2,513.00
TOTAL DISBURSEMENTS	\$45.25

TOTAL CHARGES FOR THIS MATTER	\$2,558.25
--------------------------------------	-------------------

BILLING SUMMARY

Kilinski, Jennifer L.	4.80 hrs	260 /hr	\$1,248.00
Clavenna, Lydia M. - Paralegal	4.10 hrs	125 /hr	\$512.50
Gentry, Lauren M.	3.50 hrs	215 /hr	\$752.50

TOTAL FEES	\$2,513.00
TOTAL DISBURSEMENTS	\$45.25

TOTAL CHARGES FOR THIS BILL	\$2,558.25
------------------------------------	-------------------

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

V 15 ©
1,310,573.815

===== STATEMENT =====

October 14, 2019

Turnbull Creek CDD
Governmental Management Services, LLC
c/o District Manager
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 110455
Billed through 09/30/2019

RECEIVED
OCT 16 2019
BY: _____

Monthly Meeting

TURNBL 00101 JLK

FOR PROFESSIONAL SERVICES RENDERED

09/10/19 JLK Prepare for and travel to/from and attend Board meeting.

Total fees for this matter \$1,500.00

DISBURSEMENTS

Travel 169.80

Travel - Meals 18.55

Total disbursements for this matter \$188.35

MATTER SUMMARY

TOTAL FEES \$1,500.00

TOTAL DISBURSEMENTS \$188.35

TOTAL CHARGES FOR THIS MATTER \$1,688.35

BILLING SUMMARY

TOTAL FEES \$1,500.00

TOTAL DISBURSEMENTS \$188.35

TOTAL CHARGES FOR THIS BILL \$1,688.35

Please include the bill number on your check.



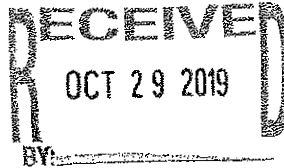
PO BOX 331608 Attn: Account Services
 Nashville, TN 37203-7515
 Attn: Account Services
 Phone: 1-800-505-4052
 Fax: 1-615-691-7795

GAXMAZ001007400 - 4



Dave deNagy
 Manager
 Governmental Management Services
 475 West Town Place, Suite 114
 St Augustine, FL 32092

Re: Turnbull Creek Community Development Dis
 Governmental Management Services
 101 Positano Avenue
 Saint Augustine, FL 32092



If You Have Already Made Payment, Please Disregard This Invoice.
 In Case Of Error In Amount Of Bill Or Payment, Contract Terms Shall Govern.

ACCOUNT NO.	BILLING DATE	CURRENT	PAST DUE	BALANCE DUE
500776894	10/20/2019	\$364.50	\$0.00	\$364.50

CONTRACT RATE
\$357.00

Charges per applicable operating policy and rate schedule "copies available on request".

ASCAP REFERENCE NO.	TRANSACTION DATE	CHECK NO.	EXPLANATION OF CHARGES & CREDITS	FOR THE PERIOD	AMOUNT	REMAINING BALANCE	IMLA
			PREVIOUS BALANCE			\$0.00	
192000354349	10/19/2019	-	Lic Fee Adj: CPI (Dr)	01/01/2019 to 10/31/2019	\$7.50	\$7.50	
100005356243	10/20/2019	-	License Fee	11/01/2019 to 12/31/2019	\$59.50	\$67.00	
100005356244	10/20/2019	-	License Fee	01/01/2020 to 10/31/2020	\$297.50	\$364.50	

Thank you in advance for your timely payment.
 Securely manage your account on line at www.ascap.com/mylicense

1,330,572,493
 FY20 Music License
 © V-308

TEAR ON THE DOTTED LINE

PLEASE PLACE YOUR CUSTOMER ACCOUNT NO. ON ALL CHECKS AND CORRESPONDENCE. PLEASE MAKE YOUR CHECK PAYABLE TO "ASCAP".

Governmental Management Services
 475 West Town Place, Suite 114
 St Augustine, FL 32092



ACCOUNT NO.	BALANCE DUE	AMOUNT PAID
500776894	\$364.50	\$

95007768948000036450

Name, Address, Telephone Changes

Licensee: _____
 Premise: _____
 Street: _____
 City, State, ZIP: _____
 Contact Name: _____
 Telephone: (____) _____

ASCAP IMLA
 21678 Network Place
 Chicago, IL 60673-1216

B 10/20/2019 A0001_0000

XMAZ001007400101A2400

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2019/2020 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 74153			Date Invoiced: 10/01/2019
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2019: \$175.00

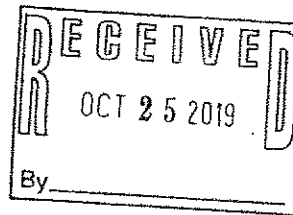
STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Turnbull Creek Community Development District
 Ms. Jennifer Kilinski
 Hopping, Green & Sams, P.A.
 119 South Monroe Street, Suite 300
 Tallahassee, FL 32301

- 2. Telephone: (850) 222-7500
- 3. Fax: (850) 224-8551
- 4. Email: jenk@hgslaw.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.turnbullcreekcdd.com
- 8. County(ies): St. Johns
- 9. Function(s): Community Development
- 10. Boundary Map on File: 09/11/2009
- 11. Creation Document on File: 07/27/2004
- 12. Date Established: 06/28/2004
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: St. Johns County
- 15. Creation Document(s): County Ordinances 2004-47 and 2006-77
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 11/14/2018



V-158 ©
 1,310, 573, 540

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: *Jennifer Kilinski* Date 10/22/19

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. ___ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. ___ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. ___ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2017/2018 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



October 11, 2019
Murabella

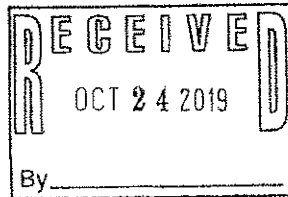
Contract No. - 3379

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Slip Fix	1.00	\$180.00	\$180.00
Misc Irrigation Parts & Fittings	1.00	\$15.00	\$15.00
Irrigation Labor	8.00	\$65.00	\$520.00
			\$715.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Service/Repairs	\$0.00	\$715.00
		\$0.00
		\$715.00

Sale	\$715.00
Sales Tax	\$0.00
Total	\$715.00



K 277 (C)
1,320,572,434

By _____
Michael Johnson

By _____

Date 10/11/2019
Duval Landscape Maintenance

Date _____
Murabella



Duval Landscape Maintenance
 7011 Business Park Blvd N
 Jacksonville, FL 32256
 www.duvallandscape.com

INVOICE

Date	Invoice No.
10/29/19	3478
Terms	Due Date
Due on Receipt	10/29/19

BILL TO
AP Sanchez - Turnbull Creek TURNBULL CREEK COMMUNITY DEVELOPMENT DIST Attn: District Manager 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

PROPERTY
Murabella 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$280.00	

Please detach top portion and return with your payment.

DESCRIPTION

#3573 - Mainline Oct19

Irrigation Service/Repairs

Irrigation Labor (Labor)


Misc Irrigation Parts & Fittings (Material)

Slip Fix (Material)

V-2077 ©
 1,320,572.434

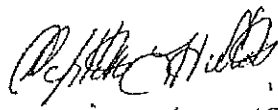
Total	\$280.00
Payments/Credits	(\$0.00)
Balance Due	\$280.00



	Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: 09 November, 2019 Invoice Number: 11092019.11			
	<u>Name / Address</u> Attn: Erick Hutchinson Riverside Mgmt. 101 E. Positano Ave St. Augustine, FL 32092		Additional Details:			
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	30ft 5-Station Rockwall	1	\$850.00	20.00%	\$680.00	\$680.00
2	Large Combo	1	\$250.00	50.00%	\$125.00	\$125.00
3	15'x15' Bounce House	1	\$130.00	50.00%	\$65.00	\$65.00
4	Generator	1	\$70.00	50.00%	\$35.00	\$35.00
5	Staff	1	\$120.00		\$120.00	\$120.00
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$1,025.00
		Sales Tax (0.0%)				N/A
		Total				\$1,025.00

TURNBULL CREEK CDD

V 304 ©
1,330,572.494


ERICK HUTCHINSON

RECEIVED
NOV 05 2019
By _____



Duval Landscape Maintenance
 7011 Business Park Blvd N
 Jacksonville, FL 32256
 www.duvallandscape.com

INVOICE

Date	Invoice No.
11/01/19	3531
Terms	Due Date
Net 40	12/11/19

BILL TO
AP Sanchez - Turnbull Creek TURNBULL CREEK COMMUNITY DEVELOPMENT DIST Attn: District Manager 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

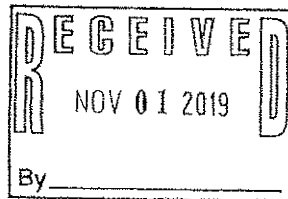
PROPERTY
Murabella 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$25,338.88	

Please detach top portion and return with your payment.

DESCRIPTION	TOTAL
#3178 - Turnbull Creek CDD November 2019	\$25,338.88

Total	\$25,338.88
Payments/Credits	(\$0.00)
Balance Due	\$25,338.88



(C) V-277

1,320,538.466

Future Horizons, Inc.

403 North First Street
 P O Box 1115
 Hastings, FL 32145-1115

INVOICE

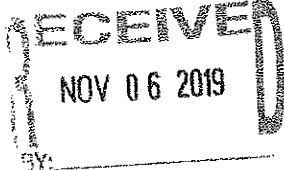
Invoice Number: 60674
 Invoice Date: Oct 31, 2019
 Page: 1

Voice: 800-682-1187
 Fax: 904-692-1193

Bill To:
Turnbull Creek CDD c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32145

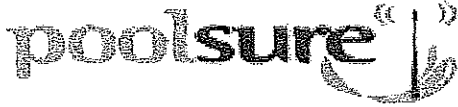
Ship to:
Aquatic Weed Control Services

Customer ID	Customer PO	Payment Terms	
Turnbull01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		12/15/19

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services within Turnbull creek for the month of October, 2019 <i>V-205 FC</i> <i>1.320, 538.468</i> 	1,175.00	1,175.00
Subtotal				1,175.00
Sales Tax				
Freight				
Total Invoice Amount				1,175.00
Payment/Credit Applied				
TOTAL				1,175.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date 11/1/2019

Invoice # 131295589355

Terms	Net 20
Due Date	11/21/2019
PO #	
Customer #	13MUR100

Bill To: Turnbull Creek CDD 475 West Town Place Suite 114 St. Augustine FL 32092	Ship To: Jeff Branch Turnbull Creek CDD 101 E Positano Ave Saint Augustine FL 32092
---	--

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	792.51
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	38.62

RECEIVED
OCT 22 2019
BY: _____

V-41 ©
1,330,572,465

Total 831.13
Amount Due \$831.13

Remittance Slip

Customer
13MUR100
Invoice #
131295589355

Amount Due \$831.13

Amount Paid _____

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295589355

Bob's Backflow & Plumbing Services, Inc.

4640 Subchaser Ct, Ste 113
Jacksonville, FL 32244

Phone # 904-268-8009 Fax # 904-292-4403

Invoice Date

10/28/2019

Invoice #

62780

Invoice

Bill To
Turnball Creek CDD c/o Governmental Management Services 475 West Town Place Suite 114 St Augustine, FL 32092

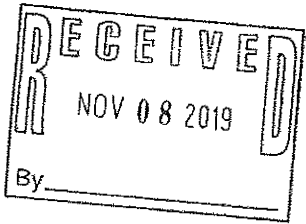
Job At
Turnball Creek CDD 168 Toscana Lane St. Augustine, FL 32092

Please make checks payable to Bob's Backflow

Please detach and return top portion with payment

Bob's Backflow & Plumbing Services, Inc.
4640 Subchaser Ct, Ste 113
Jacksonville, FL 32244

P.O. Number	Terms	Due Date
	Net 30	11/27/2019

Serviced	Description	Quantity	Price Each	Amount
10/23/2019	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider Potable: 1" Wilkins 950XL Serial# 2602795- Passed  V-88 (C) 1,330,572,631	1	40.00	40.00

Thank you for your business. Please include Invoice # on check or call office to pay by Credit Card

Total	\$40.00
Payments/Credits	\$0.00
Balance Due	\$40.00

A 1.5% interest will be assessed on unpaid balances after 30 days.

St. Johns County Utility Department Backflow Device Test Report

CUSTOMER COPY

COMPANY: Turnbull Creek CDD
 NAME: Steve Andersen Account # 532445-124405
 BILLING ADDRESS: c/o 475 West Town Place Suite 1 St Augustine FL 32092
 LOCATION OF ASSEMBLY: 168 Toscana Lane playground & Mail St. Augustine FL 32092
 center
 TYPE OF ASSEMBLY: RP DC PVB SIZE: 1" Water Meter #: 83218573
 MANUFACTURER: Wilkins MODEL: 950XL SERIAL #: 2602795
 GAUGE MANUF Watts TK 7 Serial# Watts TK 7 TYPE OF SERVICE: Potable

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vacuum Breaker
<input type="checkbox"/> leaked <input checked="" type="checkbox"/> closed tight	opened at: _____ or did not open <input type="checkbox"/>	<input type="checkbox"/> leaked <input checked="" type="checkbox"/> closed tight	Air inlet: did not open <input type="checkbox"/> or opened at _____ psi
differential pressure across check valve <u>1.5</u> psi	Outlet shut-off valve: <input type="checkbox"/> leaked <input checked="" type="checkbox"/> closed tight	OPTIONAL TEST differential pressure across check valve <u>1.5</u> psi	Check valve: leaked <input type="checkbox"/> or held at _____ psi
<input type="checkbox"/> cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> or disc <input type="checkbox"/> O-rings <input type="checkbox"/> Seat <input type="checkbox"/> spring <input type="checkbox"/> stem/guide <input type="checkbox"/> retainer <input type="checkbox"/> lock nuts <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> RV cleaned only Replaced: RV rubber kit <input type="checkbox"/> RV assembly <input type="checkbox"/> or disc <input type="checkbox"/> diaphragm(s) <input type="checkbox"/> seat <input type="checkbox"/> spring <input type="checkbox"/> guide <input type="checkbox"/> O-rings <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> or disc <input type="checkbox"/> O-rings <input type="checkbox"/> Seat <input type="checkbox"/> spring <input type="checkbox"/> stem/guide <input type="checkbox"/> retainer <input type="checkbox"/> lock nuts <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/> cleaned only Replaced: rubber kit <input type="checkbox"/> CV assembly <input type="checkbox"/> disc, air inlet <input type="checkbox"/> disc, CV <input type="checkbox"/> seat, CV <input type="checkbox"/> spring, air inlet <input type="checkbox"/> spring, CV <input type="checkbox"/> retainer <input type="checkbox"/> guide <input type="checkbox"/> O-rings <input type="checkbox"/> Other <input type="checkbox"/>
differential pressure across check valve _____ psi	Relief valve opened at _____ psi	differential pressure across check valve _____ psi	air inlet _____ psi check valve _____ psi

REMARKS:

I hereby certify that this data is accurate and reflects the proper operation and maintenance of the assembly. Note: All repairs shall be completed within ten (10) working days.

Company Name: Bob's Backflow and Plumbing Service Company Phone #: (904) 268-8009

Testers Name: Paul Bolyard Cert#: V05-17-10305 DATE: 10/23/2019

Testers Signature: Paul Bolyard

THIS ASSEMBLY: PASSED FAILED



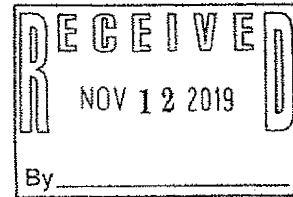
3002 PHILIPS HWY
 JACKSONVILLE, FL 32207

Invoice

Date	Invoice #
11/11/2019	D1977

904-858-4300	ACCOUNTING@CROWNPOOLSINC.COM
--------------	------------------------------

Bill To
MURABELLA AMENITY CENTER 101 E. POSITANO AVE ST. AUGUSTINE, FLORIDA 32092



Terms

Quantity	Description	Rate	Serviced	Amount
1	REPLACED DAMAGED CONTACTOR { 3-phase 120/208v MOTOR CONTACTOR - 60amp 208v COIL } FOR MAIN PUMP AT SPLASH PAD - INSTALLED POLARIS TAPS AT MOTOR CONNECTIONS INSIDE WIRING COMPARTMENT - INSTALLED CORRECT SIZE REDUCING WASHERS WHERE CONDUIT ENTERS THE WIRING COMPARTMENT ON MOTOR // LABOR & PARTS INCLUDED Sales Tax - Duval	1,120.00	11/11/2019	1,120.00
		7.00%		0.00
			Total	\$1,120.00

V- 3241 (C)
 1.330.572.681

FIRST COAST



FIRE & SAFETY EQUIPMENT
 5905 Macy Avenue
 Jacksonville, Florida 32211
 www.firstcoastfire.net
 904-346-0111

Invoice

RECEIVED
 NOV 12 2019
 By _____

Date	Invoice #
10/15/2019	6302101119

Bill To
Government Management Services 1408 Hamlin Ave. St. Cloud, FL 34771

Ship To
Murabella Club House 101 W. Positano Ave St. Augustine, FL 32092

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15	VF	10/15/2019			Murabella Club House
Quantity	Item Code	Description	Price Each	Amount		
1	Service Call	Service Call	75.00	75.00		
		V-329 © 1,330,572.681				
				Total	\$75.00	

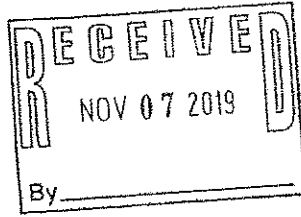
Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 256
Invoice Date: 11/1/19
Due Date: 11/1/19
Case:
P.O. Number:

Bill To:
Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



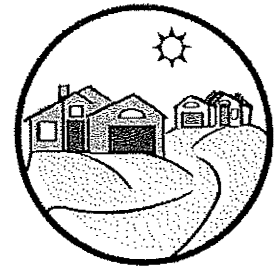
Description	Hours/Qty	Rate	Amount
Management Fees - November 2019 <i>1,310.573.340</i>		3,750.00	3,750.00
Information Technology - November 2019 <i>- 387</i>		133.33	133.33
Dissemination Agent Services - November 2019 <i>- 313</i>		183.33	183.33
Office Supplies <i>- 570</i>		0.48	0.48
Postage <i>420</i>		8.00	8.00
Copies <i>425</i>		37.05	37.05
Budget Mailbox <i>cop reserve acc</i>		3,525.16	3,525.16
<p><i>Inv. - 256 A 033.600.538,610.</i></p> <p><i>Per Ernesto Torres approval</i></p> <p><i>(E) V-16</i></p>			

Total	\$7,637.35
Payments/Credits	\$0.00
Balance Due	\$7,637.35

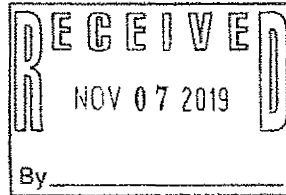
pay this - 3525.16
4112.19

Neighborhood Publications, Inc.
 P.O. Box 4483
 Alpharetta, GA 30023
 info@connectneighbors.com
 www.connectneighbors.com

Invoice



BILL TO
 MuraBella
 c/o Governmental Management
 Services - Central Florida, LLC
 475 West Town Place, Suite 114
 St. Augustine, FL 32092
 United States of America



INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
MURA5850	11/01/2019	\$45.00	12/01/2019	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/01/2019	Premium Version of Website	Fee for Premium Version of Website - www.mymurabella.com	1	45.00	45.00

BALANCE DUE **\$45.00**

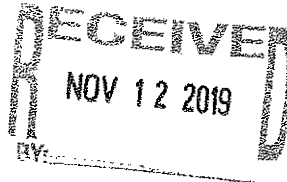
V-346 (C)
 1,310,513,580 website compliance



Questions on this invoice call:
(866) 470-7133 Option 2

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
09/29		Balance Forward						\$71.80	
10/21	P108246	Payment - Lockbox 977						\$-71.85	
11/01 11/01	I03227502-11012019	REG BOS MTG 11/12/19	SA St Augustine Record	1.00 x 4.2500	4.25	1	\$8.98	\$38.17	
11/01 11/01	I03227502-11012019	REG BOS MTG 11/12/19	SA St Aug Record Online	1.00 x 4.2500	4.25	1	\$8.97	\$38.12	
PREVIOUS AMOUNT OWED:				\$71.80					
NEW CHARGES THIS PERIOD:				\$76.29					
CASH THIS PERIOD:				(\$71.85)					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									

V-4 (C)
1,310,513,480



INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$76.29		\$0.00	\$0.00	\$0.00	\$0.05		\$76.24

24	SALES REP/PHONE #	25	BILLING PERIOD	26	BILLED ACCOUNT NUMBER	27	ADVERTISER/CLIENT NUMBER	28	ADVERTISER/CLIENT NAME
	Melissa Rhinehart 904-819-3423		09/30/2019 - 11/03/2019		18409		18409		TURNBULL CREEK CDD/MURA BELLA/

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	09/30/2019 - 11/03/2019		TURNBULL CREEK CDD/MURA BELLA/

COMPANY	25	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT
SA 7		\$76.24	\$0.05		NET 15 DAYS

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS
	\$76.29		\$0.00	\$0.00	\$0.00

4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
			11/03/2019		18409		18409		0000058672

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS



B
8 - 2536

TURNBULL CREEK CDD/MURA BELLA/
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

The St. Augustine Record
Dept 1261
PO Box 121261
Dallas, TX 75312-1261



Fri, Nov 1, 2019
9:23:45AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augusting Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Acct: 18409
Phone: 18049405850
E-Mail:
Client: TURNBULL CREEK CDD/MURA BEL

Name: TURNBULL CREEK CDD/MURA BELLA/
Address: 475 W TOWN PLACE
ROOM 114

City: SAINT AUGUSTINE **State:** FL **Zip:** 32092

Ad Number: 0003227502-01
Start: 11/01/2019
Placement: SA Legals
Copy Line: NOTICE OF MEETING TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT

Caller: Sarah Sweeting
Issues: 1
Rep: Melissa Rhinehart

Paytype: BILL
Stop: 11/01/2019

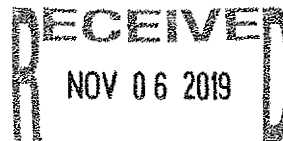
The regular meeting of the Board o

Lines	49
Depth	4.25
Columns	1
Price	\$76.29

**NOTICE OF MEETING
TURNBULL CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

The regular meeting of the Board of Supervisors (the "Board") of the Turnbull Creek Community Development District is scheduled to be held on Tuesday, November 12, 2019 at 6:30 p.m. at the Murabella Amenity Center, 101 Postano Avenue, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from Turnbull Creek CDD, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-6860). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-6860 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-965-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager
0003227502 November 1, 2019



THE ST. AUGUSTINE RECORD
Affidavit of Publication

TURNBULL CREEK CDD/MURA BELLA/
475 W TOWN PLACE
ROOM 114
SAINT AUGUSTINE, FL 32092

ACCT: 18409
AD# 0003227502-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF MEETING in the matter of REG BOS MTG 11/12/19 was published in said newspaper on 11/01/2019.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this NOV 01 2019

by Jamie Williams who is personally known to me or who has produced as identification

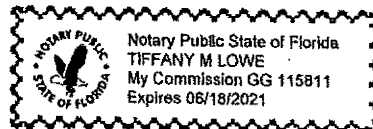
Riffay M. Zoua
(Signature of Notary Public)

NOTICE OF MEETING
TURNBULL CREEK
COMMUNITY DEVELOPMENT
DISTRICT

The regular meeting of the Board of Supervisors (the "Board") of the Turnbull Creek Community Development District is scheduled to be held on Tuesday, November 12, 2019 at 6:30 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from Turnbull Creek CDD, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-6860). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-6860 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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Ernesto Torres
District Manager
0003227502 November 1, 2019





Duval Landscape Maintenance
 7011 Business Park Blvd N
 Jacksonville, FL 32256
 www.duvallandscape.com

INVOICE

Date	Invoice No.
11/19/19	3826
Terms	Due Date
Due on Receipt	11/19/19

BILL TO
AP Sanchez - Turnbull Creek TURNBULL CREEK COMMUNITY DEVELOPMENT DIST Attn: District Manager 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

PROPERTY
Murabella 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

Amount Due	PO Number
\$1,060.00	

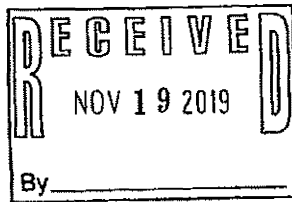
Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
-------------	-----	-----	------------	-----------	-------

#3782 - Locate and repair nov 19

Irrigation Service/Repairs					\$1,060.00
AC Solenoid (Material)	each	5.00	\$50.00	\$250.00	
Dbr/Y-6 Splice Kit (Material)	each	5.00	\$12.00	\$60.00	
Irrigation Labor (Labor)	Hr	1.00	\$100.00	\$100.00	
Valve Locating (Labor)	each	5.00	\$130.00	\$650.00	

Total	\$1,060.00
Payments/Credits	(\$0.00)
Balance Due	\$1,060.00



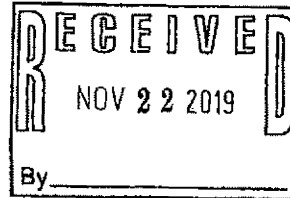
V-277 (C)
 1,320.572.434

From: Bernadette Peregrino bperegrino@gmsnf.com
Subject: Re: Need Check / Harbor Freight
Date: November 22, 2019 at 3:13 PM
To: Jerry Lambert jlambert@rmsnf.com, Daniel Laughlin dlaughlin@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Ernesto Torres etorres@gmsnf.com

If they can't provide it now, can you send your receipt to Daniel and Oksana for our records. We can use this email as backup for now.

PLEASE NOTE OUR NEW ADDRESS

Thank you,
Bernadette Peregrino
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771
Tel and Fax: 904-239-5309
bperegrino@gmsnf.com



On Nov 22, 2019, at 2:56 PM, Jerry Lambert <jlambert@rmsnf.com> wrote:

Bernadette,

Here is the second request for a check for a trailer we need to purchase from Harbor Freight. It is also for the pressure washing trailer we are building for the Murabella community. It would be for the amount of **\$449.99** written out to **Harbor Freight**. **FYI - This is the cost without tax...**

Thanks again, Jerry

Jerry Lambert
Operations Manager
Riverside Management Services
101 W. Positano Ave.
St. Augustine, FL 32092
Business: (904) 940-1157
Cell: (248) 807-2763
Email: jlambert@rmsnf.com

R & R 1,330,572.631
V-348 ©



TractorSupply.com

3345 US 1 SOUTH
SAINT AUGUSTINE, FL 32086
904-797-2970

Ticket: 438009
Date: 12/3/19 Time: 10:27 AM
Store: 1240 Register: 1
Cashier: James
Loyalty #: 7701124001002827

Item	Qty	Price	Amount
275 GAL WATER TANK CAGED 1185722	1	329.99	329.99 E
		Subtotal	329.99
		Tax	0.00
		Total	329.99

Electronic Check #001007 329.99

Authorization #: 6832

As an authorized representative of the corporation, you authorize us when you provide a corporate check as payment to use information from the check to process a one-time Electronic Funds Transfer(ETF) or draft drawn from the corporate account, or process the payment as a check transaction. You also authorize us to process credit adjustments, if applicable. If the payment is returned unpaid, you authorize us to collect the payment and the Return Fee amount below by ETF(s) or draft(s) from the corporate account. The corporation agrees to be bound by the NACHA rules.

ELECTRONIC CHECK
SALE AMOUNT 329.99
RETURN FEE AMOUNT 04000
BILLING CONTROL 12400100438009003
CHECK NUMBER 001007
MERCHANT ID 35371240
TRACE ID 1400310000032572465534
APPROVAL CODE 6832

Telecheck Questions -- Call 1-800-697-9263
Change 0.00

Tax Exempt Information



Main: 904 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305
 www.turnerpest.com

Service Slip/Invoice

INVOICE:	6205927
DATE:	11/5/2019
ORDER:	6205927

Bill To: [129708]
 Turnbull Creek CCD
 475 W Town Pl Ste 114
 Saint Augustine, FL 32092-3649

Work Location: [129708] 904-589-4783
 Murabella Owners Assoc Inc
 101 W Positano
 Saint Augustine, FL 32092-4787

Work Date	Time	Target Pest	Technician	Time In
11/5/2019	10:23 AM			10:23 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/5/2019		11:52 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	110.00
V-39 © 1.330.592.466		
RECEIVED NOV 14 2019 BY: _____		
SUBTOTAL		\$110.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$110.00
AMOUNT DUE		\$110.00

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305
 www.turnerpest.com



Main: 8408 Baymeadows Way, Suite 12, Jacksonville, Florida 32256
 904-355-5300 • Fax: 904-363-1498 • Toll Free: 800-226-5305
 www.turnerpest.com

Service Slip/Invoice

INVOICE:	6206740
DATE:	11/5/2019
ORDER:	6206740

Bill To: [129708]
 Turnbull Creek CCD
 475 W Town Pl Ste 114
 Saint Augustine, FL 32092-3649

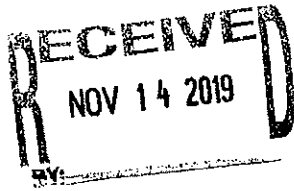
Work Location: [129708] 904-589-4783
 Murabella Owners Assoc Inc
 101 W Positano
 Saint Augustine, FL 32092-4787

Work Date	Time	Target Pest	Technician	Time In
11/5/2019	10:23 AM			10:23 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/5/2019		11:52 AM



Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	75.00
SUBTOTAL		\$75.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$75.00
AMOUNT DUE		\$75.00

V-39 ©
 1,330,572,466



[Handwritten Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

MICROSOFT EXCEL 2010

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/18/19	00039	11/01/19	256A	201911 600-53800-61000		MAILBOXES	*	3,525.16		
-----									3,525.16	000091
								TOTAL FOR BANK B	3,525.16	
								TOTAL FOR REGISTER	3,525.16	

TURN TURNBULL CREEK BPEREGRINO

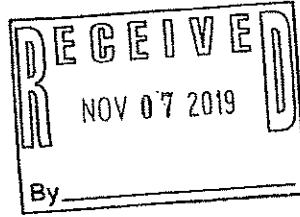
Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 256
Invoice Date: 11/1/19
Due Date: 11/1/19
Case:
P.O. Number:

Bill To:
Turnbull Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Description	Hours/Qty	Rate	Amount
Management Fees - November 2019 1,310.573.340		3,750.00	3,750.00
Information Technology - November 2019 - 387		133.33	133.33
Dissemination Agent Services - November 2019 - 313		183.33	183.33
Office Supplies - 570		0.48	0.48
Postage 420		8.00	8.00
Copies 425		37.05	37.05
Bridge Mailbox copy above row		3,525.16	3,525.16
<p>↑ INV. - 256A 033,600,538,610. Per Ernesto Torres approval V-39 (B)</p>			
Total			\$7,637.35
Payments/Credits			\$0.00
Balance Due			\$7,637.35



Business Green Rewards Card

GMS LLC
JAMES PERRY

Closing Date 10/21/19 Next Closing Date 11/20/19

102-1147-0000-000

p. 1/13

Account Ending 6-64002

New Balance	\$8,238.87
Minimum Payment Due	\$705.81
Payment Due Date	11/15/19*

*Late Payment Warning: Your Payment Due Date is 11/15/19. If you do not pay your Minimum Payment Due by your Next Closing Date, you may have to pay a late fee of up to \$39.00 and your Pay Over Time APR may be increased to the Penalty APR of 29.99%.

Membership Rewards® Points
Available and Pending as of 09/30/19
58,911
For up to date point balance and full program details, visit membershiprewards.com

Account Summary

Pay In Full Portion	
Previous Balance	\$799.32
Payments/Credits	-\$799.32
New Charges	+\$629.81
Fees	+\$0.00
New Balance	\$629.81

Pay Over Time Portion	
Previous Balance	\$2,627.44
Payments/Credits	-\$2,627.44
New Charges	+\$7,609.06
Fees	+\$0.00
Interest Charged	+\$0.00
New Balance	\$7,609.06
Minimum Due	\$76.00

Minimum Payment Warning: If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your Pay Over Time balance. For example:

If you make no additional charges and each month you pay...	You will pay off the balance shown on this statement in about...	And you will pay an estimated total of...
Only the Minimum Payment Due	20 years	\$19,483

If you would like information about credit counselling services, call 1-888-733-4139.

See page 2 for important information about your account.

See Page 9 for important changes to your account benefits.

Please refer to the IMPORTANT NOTICES section for any changes to your Account terms and any other communications on pages 7 - 11.

Account Total	
Previous Balance	\$3,426.76
Payments/Credits	-\$3,426.76
New Charges	+\$8,238.87
Fees	+\$0.00
Interest Charged	+\$0.00
New Balance	\$8,238.87
Minimum Payment Due	\$705.81

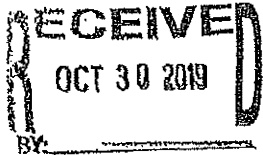
Days in Billing Period: 31

Customer Care

Pay by Computer
americanexpress.com/business

Customer Care 1-800-492-3344
Pay by Phone 1-800-472-9297

See page 3 for additional information.



Continued on page 3

Bill Turnbull
31525 LLC
Budget Mail box

Please fold on the perforation below, detach and return with your payment.

Payment Coupon
Do not staple or use paper clips

Pay by Computer
americanexpress.com/business

Pay by Phone
1-800-472-9297

Account Ending 6-64002

Enter 15 digit account # on all payments.
Make check payable to American Express.

MB 02 008574 14943 B 41 A



JAMES PERRY
GMS LLC
STE 114
475 W TOWN PL
ST AUGUSTINE FL 32092-3649

Payment Due Date	11/15/19
New Balance	\$8,238.87
Minimum Payment Due	\$705.81

Check here if your address or phone number has changed. Note changes on reverse side.

AMERICAN EXPRESS
P.O. BOX 650448
DALLAS TX 75265-0448

\$ _____
Amount Enclosed

0000349991086692308 000823887000070581 17 H