

MARSHALL CREEK
Community Development District

Annual Operating General Fund
Fiscal Year 2020

Adopted Budget at 09/18/2019 Meeting

Prepared by:



MARSHALL CREEK

Community Development District

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MARSHALL CREEK
Community Development District

Operating Budget
Fiscal Year 2020

MARSHALL CREEK

Community Development District

General Fund

Revenues Expenditures and Changes in Fund Balance Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	FY2018	BUDGET FY 2019	THRU JULY 2019	AUGUST- SEPT 2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES								
Interest - Investments	\$ 5,290	\$ 7,397	\$ 17,465	\$ 12,000	\$ 30,918	\$ 6,184	\$ 37,102	\$ 12,000
Shared Rev - Other Local Units	261,912	310,604	418,858	476,151	476,151	-	476,151	530,463
Interlocal Agreement - Other	280,220	310,955	356,097	356,097	296,748	38,252	335,000	347,590
FEMA Grants (boardwalk)	-	-	558,853	-	-	273,888	273,888	-
FEMA Revenue	-	-	13,223	-	40,610	41,661	82,271	-
Other Physical Environment Rev	-	-	33,931	15,000	9,000	\$ 1,800	10,800	12,000
S/F Program Fees	37,123	47,174	42,501	37,000	50,430	\$ 10,086	60,516	40,000
S/F Swimming Program Fees	3,945	8,641	-	2,000	2,686	\$ 537	3,223	3,000
S/F Activity Fees	152	1,586	5,155	200	3,266	\$ 653	3,919	5,000
S/F Other Revenues	1,330	-	1,777	1,750	3,648	\$ 730	4,378	1,750
S/F Rental Fees	2,700	1,960	3,930	2,500	1,700	\$ 340	2,040	3,500
S/F Snack Bar Revenue	-	-	-	500	2,941	\$ 588	3,529	3,000
Tennis Merchandise Sales	9,341	12,951	14,843	14,000	12,008	\$ 2,402	14,410	15,000
Tennis Special Events&Socials	-	-	90	1,000	-	1,000	1,000	1,000
Tennis Lessons & Clinics	118,448	150,878	183,848	150,000	185,177	\$ 37,035	222,212	205,000
Tennis Ball Machine Rental Fee	2,311	3,282	2,165	3,500	3,015	\$ 603	3,618	3,500
Tennis Membership	39,704	22,472	38,466	40,000	41,030	\$ 8,206	49,236	40,000
Tennis Drinks & Snacks	308	363	-	-	-	-	-	-
Interest - Tax Collector	946	948	3,806	-	12,279	-	12,279	-
Special Assmnts- Tax Collector	2,790,744	3,122,928	3,171,995	3,326,168	3,267,063	59,105	3,326,168	3,477,421
Special Assmnts- CDD Collected	189,130	29,582	16,205	11,994	9,995	1,999	11,994	13,448
Special Assmnts- Delinquent	25,277	11,668	31,282	-	-	-	-	-
Special Assmnts- Discounts	(78,754)	(99,576)	(104,666)	(99,785)	(112,857)	-	(112,857)	(104,342)
Sale of Surplus Equipment	5,400	-	-	-	-	-	-	-
Other Miscellaneous Revenues	3,289	1,512	10,579	1,100	4,334	250	4,584	1,000
Gate Bar Code/Remotes	2,955	3,580	3,968	3,200	4,055	750	4,805	4,400

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General Fund

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	FY 2016	FY 2017	FY2018	BUDGET FY 2019	THRU JULY 2019	AUGUST- SEPT 2019	PROJECTED FY 2019	BUDGET FY 2020
Impact Fee	51,226	41,003	53,046	30,000	47,507	-	47,507	30,000
Billback - PPOA	100	25	-	-	-	-	-	-
Billback - Developer	1,891	708	-	-	-	-	-	-
Billback - Projects	100	-	-	-	-	-	-	-
TOTAL REVENUES	3,755,088	3,990,641	4,877,417	4,384,375	4,391,704	486,070	4,877,774	4,644,730

EXPENDITURES

Administrative

P/R-Board of Supervisors	5,460	6,783	8,086	6,500	5,349	1,402	6,751	8,000
ProfServ-Arbitrage Rebate	1,200	1,200	600	1,200	-	1,200	1,200	1,200
ProfServ-Dissemination Agent	2,000	5,000	3,000	3,000	-	3,000	3,000	3,000
ProfServ-Engineering	10,417	39,536	21,817	20,000	28,225	\$ 5,645	33,870	25,000
ProfServ-Legal Services	86,284	98,326	71,788	75,000	46,585	28,415	75,000	75,000
ProfServ-Mgmt Consulting Serv	49,072	55,000	58,000	60,320	50,267	10,053	60,320	62,700
ProfServ-Special Assessment	9,230	11,000	12,000	12,480	12,480	-	12,480	15,000
ProfServ-Trustee Fees	8,108	10,982	11,499	11,400	11,330	-	11,330	11,400
Auditing Services	3,725	3,725	3,725	3,725	4,675	-	4,675	4,675
Communication - Telephone	-	-	397	-	-	-	-	-
Postage and Freight	3,141	4,593	5,608	3,500	2,375	1,125	3,500	5,600
Insurance - General Liability	24,046	23,150	25,257	28,012	26,345	-	26,345	28,980
Printing and Binding	3,661	3,530	3,601	4,000	3,011	989	4,000	4,000
Legal Advertising	4,132	2,536	3,053	3,000	1,602	1,398	3,000	3,000
Miscellaneous Services	12,701	29,127	4,462	6,000	7,452	\$ 1,490	8,942	6,000
Misc-Assessmnt Collection Cost	31,788	33,528	17,656	66,517	63,733	2,784	66,517	69,548
Shared Exp - Other Local Units	359,027	453,039	473,433	516,557	516,557	-	516,557	585,565
Office Supplies	347	424	462	500	391	109	500	500
Annual District Filing Fee	175	175	175	175	175	-	175	175
Total Administrative	614,514	781,654	724,619	821,886	780,552	57,610	838,162	909,342

MARSHALL CREEK

Community Development District

General Fund

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ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL FY2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JULY 2019	PROJECTED AUGUST- SEPT 2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
Other Public Safety								
Payroll - Benefit	2,262	3,717	4,617	6,915	3,897	3,018	6,915	13,387
Payroll - Engineering	24,478	33,677	37,674	38,349	37,368	981	38,349	64,383
Payroll - Gate Maintenance	1,243	1,502	1,698	3,058	1,402	1,656	3,058	2,496
Payroll - Billback	269	139	-	-	-	-	-	-
Contracts-Security Services	243,017	260,198	260,877	264,272	218,813	45,459	264,272	273,750
Contracts-Roving Patrol	38,594	34,790	36,628	42,900	25,918	16,982	42,900	40,000
R&M-Gate	18,706	51,557	61,689	20,000	26,970	\$ 5,394	32,364	20,000
Misc-Bar Codes	4,091	4,074	5,147	4,100	4,411	\$ 882	5,293	4,100
Cap Outlay-Machinery and Equip	-	-	7,693	-	-	-	-	-
Total Other Public Safety	332,660	389,654	416,023	379,594	318,779	74,372	393,151	418,116
Field								
Payroll-Salaries				-		-	-	-
Payroll-Benefits				-		-	-	-
Payroll - Benefit	1,842	3,145	3,795	5,107	2,662	2,445	5,107	10,283
Payroll - Engineering	20,422	26,504	30,131	29,108	29,832	\$ 5,966	35,798	49,975
Payroll - Billback	369	136	-	-	-	-	-	-
Utility - Water & Sewer	1,500	2,974	-	2,000	-	-	-	2,000
Lease - Land	1,893	1,918	1,946	2,000	1,981	19	2,000	2,000
R&M-Bike Paths & Asphalt	658	-	3,060	2,500	32,364	\$ 500	32,864	4,000
R&M-Boardwalks	7,161	7,416	11,472	7,720	2,784	4,936	7,720	7,720
R&M-Buildings	10,759	13,425	14,928	50,000	53,231	4,800	58,031	15,000
R&M-Electrical	14,899	12,497	9,249	12,500	7,443	5,057	12,500	12,500
R&M-Fountain	4,357	3,663	5,544	4,000	19,180	\$ 3,836	23,016	41,000
R&M-Mulch	1,318	600	5,600	3,489	1,400	2,089	3,489	5,600
R&M-Roads & Alleyways	18,822	16,818	49,011	45,000	81,138	\$ 5,500	86,638	30,000
R&M-Sidewalks	19,759	21,932	19,609	20,000	13,646	6,354	20,000	20,000

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R&M-Signage	919	7,845	6,300	8,000	3,565	4,435	8,000	6,000
Cap Outlay-Machinery and Equip	-	-	-	38,000	49,778	-	49,778	-
FEMA Boardwalk Expense	-	-	946,766	-	-	-	-	-
Reserve - Field	29,879	-	-	-	-	-	-	100,000
Total Field	137,202	118,873	1,107,411	229,424	299,004	45,937	344,941	306,078
Landscape								
Payroll-Salaries	149,236	191,320	193,789	201,591	129,408	72,183	201,591	204,095
Payroll-Other	3,725	10,837	6,047	12,000	3,000	9,000	12,000	4,000
Payroll-Administration	-	-	6,159	7,038	5,323	1,715	7,038	7,058
Payroll-Benefits	58,143	54,577	72,308	66,352	63,899	2,453	66,352	84,933
Payroll-General Staff	67,146	76,042	81,263	97,222	55,807	41,415	97,222	129,574
Payroll-Irrigation Staff	47,997	54,875	57,056	63,222	51,904	11,318	63,222	63,619
Payroll-IPM Staff	70,655	49,633	81,895	91,931	64,253	27,678	91,931	84,979
Payroll-Equipment Mechanic	21,808	20,193	19,839	27,272	19,932	7,340	27,272	27,409
Payroll - Billback	626	250	-	-	-	-	-	-
Payroll Taxes	25,630	27,912	31,629	34,391	24,266	10,125	34,391	38,990
ProfServ-Info Tchnology	-	-	-	1,000	3,161	\$ 632	3,793	1,000
Communication-Telephone	-	-	584	800	2,857	\$ 571	3,428	3,298
Utility - Cable TV Billing	-	-	1,134	3,520	1,649	\$ 330	1,979	2,000
Electricity - General	10,413	13,328	3,269	6,000	2,422	\$ 484	2,906	4,000
Utility - Refuse Removal	11,343	26,616	5,407	13,500	6,062	\$ 1,212	7,274	13,500
Utility - Water & Sewer	-	-	1,084	3,360	2,304	\$ 461	2,765	3,360
Rentals - General	1,866	3,120	2,209	1,500	764	\$ 153	917	1,500
R&M-Buildings	-	-	3,664	2,000	5,157	\$ 1,031	6,188	5,500
R&M-Equipment	16,072	12,357	27,376	30,000	25,989	\$ 4,011	30,000	30,000
R&M-Grounds	45,903	117,365	52,403	53,729	49,705	\$ 4,024	53,729	53,729
R&M-Irrigation	45,467	17,761	18,635	21,000	14,398	\$ 6,602	21,000	21,000
R&M-Mulch	74,381	42,654	73,953	79,360	93,813	\$ 7,500	101,313	79,360

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R&M-Pump Station	19,971	34,669	14,171	15,000	10,168	\$ 4,832	15,000	15,000
R&M-Trees and Trimming	8,492	25,280	11,807	13,495	26,370	\$ 5,274	31,644	15,000
Misc-Employee Meals	2,869	3,137	3,060	7,000	4,971	2,029	7,000	7,000
Billback - Developer	198	28	-	-	-	-	-	-
Office Equipment	-	-	22,664	4,000	937	3,063	4,000	500
Op Supplies - General	10,896	13,275	38,387	19,000	14,896	4,104	19,000	21,500
Op Supplies - Uniforms	2,815	1,644	3,895	7,408	910	6,498	7,408	7,408
Op Supplies - Fuel, Oil	11,207	7,886	18,344	12,500	11,525	975	12,500	12,500
Impr - Landscape	22,541	135,493	71,920	57,452	60,325	\$ 1,000	61,325	57,452
Cap Outlay-Machinery and Equip	65,542	-	74,266	67,977	47,526	5,000	52,526	36,000
Reserve - Landscaping	89,760	-	-	-	-	-	-	-
Total Landscape	884,702	940,252	998,217	1,020,620	803,701	243,014	1,046,715	1,035,264
Utilities								
Electricity - Streetlighting	73,532	81,141	88,916	82,356	59,931	\$ 11,986	71,917	75,000
Utility - Water & Sewer	2,151	2,351	2,732	3,600	2,037	\$ 407	2,444	2,500
R&M-Lake	46,586	55,208	54,215	53,080	43,233	9,847	53,080	53,080
Total Utilities	122,269	138,700	145,863	139,036	105,201	22,241	127,442	130,580
Operation & Maintenance								
Payroll-Benefits	-	(33)	-	-	-	-	-	-
Payroll-Shared Personnel	260,567	266,778	345,105	356,097	252,335	103,762	356,097	347,590
Payroll-Engineering	-	456	-	-	-	-	-	-
ProfServ-Field Management	148,087	169,296	229,270	229,272	213,056	16,216	229,272	277,229
Travel and Per Diem	245	407	522	400	270	130	400	400
Communication - Telephone	782	845	740	2,100	1,387	713	2,100	3,000
Postage and Freight	540	413	160	100	242	50	292	200
Rentals - General	-	-	-	-	1,905	-	1,905	1,905
R&M-Vehicles	7,679	7,878	5,883	6,000	5,663	337	6,000	6,000

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Printing and Binding	2,640	4,846	3,341	4,500	3,331	1,169	4,500	4,500
Misc-Connection Computer	1,453	1,378	1,775	3,700	21,340	250	21,590	3,000
Billback Expenses Developer	91	1,063	-	-	2,761	-	2,761	-
Office Supplies	740	1,107	1,187	1,500	3,159	250	3,409	1,750
Op Supplies - General	5,112	5,252	7,151	7,200	9,346	2,000	11,346	8,900
OP-Supplies – Buildings	-	-	-	300	379	-	379	-
Total Operation & Maintenance	427,936	459,686	595,134	611,169	515,174	124,877	640,051	654,474
Parks and Recreation - General								
ProfServ-Mgmt Consulting Serv	15,349	20,000	21,000	21,840	18,200	3,640	21,840	24,000
Insurance -Property & Casualty	56,597	65,357	66,737	103,143	91,667	-	91,667	100,850
Total Parks and Recreation - General	71,946	85,357	87,737	124,983	109,867	3,640	113,507	124,850
Swim & Fitness Clubhouse								
Contracts-Misc Labor	2,408	2,551	3,043	4,000	3,189	811	4,000	5,500
Contracts-Outside Fitness	-	12,358	10,015	10,000	10,569	2,500	13,069	17,720
R&M-Buildings	1,247	2,970	31,791	22,770	6,533	1,307	7,840	10,000
R&M-Equipment	4,458	83	-	5,000	806	2,000	2,806	3,000
Misc-Special Events	2,867	2,975	8,431	15,000	16,189	1,000	17,189	25,000
Cap Outlay-Machinery and Equip	-	-	-	3,500	-	-	-	2,500
Total Swim & Fitness Clubhouse	10,980	20,937	53,280	60,270	37,286	7,618	44,904	63,720
Swimming Pool								
Payroll-Salaries	33,780	47,945	59,296	60,042	46,650	13,392	60,042	57,706
Payroll-Hourly	54,908	51,552	54,375	63,855	57,967	5,888	63,855	68,640
Payroll-Lifeguards	19,946	25,036	23,669	38,000	22,399	15,601	38,000	37,000
Payroll-Benefits	11,227	21,753	20,097	31,415	25,349	6,066	31,415	29,104
Payroll-Shared Personnel	-	-	-	-	-	-	-	-
Payroll-Engineering	17,123	24,884	27,515	29,108	28,021	1,087	29,108	51,175

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Payroll-Janitor	7,857	6,760	7,951	8,000	6,655	1,345	8,000	6,240
Payroll-Billback	58	-	-	-	-	-	-	-
Payroll Taxes	8,022	10,172	10,940	13,189	9,843	3,346	13,189	13,003
ProfServ-Info Technology	977	294	523	6,300	374	5,926	6,300	2,500
ProfServ-Swim Pool Commission	1,852	9,385	3,883	1,800	4,274	855	5,129	3,000
Contracts-Landscape	94	3,055	-	3,500	140	3,360	3,500	3,500
Travel and Per Diem	204	188	166	500	127	373	500	400
Communication - Telephone	7,256	5,474	11,446	8,400	6,370	1,274	7,644	4,925
Utility - General	45,303	45,425	54,466	57,000	35,972	7,195	43,167	55,000
Utility - Cable TV Billing	-	-	-	1,624	2,215	443	2,658	1,896
Utility - Refuse Removal	1,223	1,736	1,450	2,000	1,859	372	2,231	2,050
R&M-Buildings	31,723	20,480	27,296	30,000	21,654	1,000	22,654	20,000
R&M-Pools	91,357	139,674	66,607	30,000	31,558	1,000	32,558	33,000
R&M-Vehicles	-	-	-	500	-	500	500	500
Advertising	1,320	1,330	1,320	1,800	1,125	675	1,800	1,500
Miscellaneous Services	-	-	461	1,500	-	1,500	1,500	1,500
Misc-Employee Meals	2,750	3,555	969	3,770	3,106	664	3,770	4,585
Misc-Special Events	-	-	-	-	2,349	500	2,849	-
Misc-Training	940	600	823	3,000	1,742	1,258	3,000	2,500
Misc-Licenses & Permits	1,458	30	992	2,000	980	1,020	2,000	2,000
Office Supplies	1,168	3,124	2,116	1,750	1,904	200	2,104	2,000
Cleaning Supplies	1,091	846	1,150	2,000	1,309	691	2,000	2,250
Office Equipment	59	2,001	508	2,500	2,391	109	2,500	1,250
Snack Bar Expenses	-	-	-	1,500	-	1,500	1,500	2,500
Op Supplies - Spa & Paper	975	233	1,557	2,250	1,370	880	2,250	2,500
Op Supplies - Uniforms	700	1,525	2,651	2,500	2,328	172	2,500	1,500
Op Supplies - Summer Camp	12,158	14,639	10,489	16,000	12,828	3,172	16,000	14,000
Subscriptions and Memberships	362	1,182	445	1,200	431	769	1,200	1,200
Cap Outlay-Machinery and Equip	3,299	771	8,780	90,000	38,662	-	38,662	4,000

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Cap Outlay - Pool Furniture	1,477	988	10,916	18,000	46,266	-	46,266	7,500
Total Swimming Pool	360,667	444,637	412,857	535,003	418,218	82,133	500,351	440,424
Tennis Court								
Payroll-Salaries	117,306	114,389	125,718	122,500	91,454	31,046	122,500	126,000
Payroll-Hourly	34,246	38,326	38,066	36,000	29,390	6,610	36,000	37,000
Payroll-Benefits	23,041	22,168	26,031	28,346	28,464	5,690	34,154	38,182
Payroll-Engineering	12,842	18,663	20,714	23,831	20,731	3,100	23,831	38,331
Payroll-Commission	103,543	129,413	161,604	135,000	153,348	30,670	184,018	184,500
Payroll-Janitor	158	-	-	-	-	-	-	-
Payroll Taxes	19,275	20,875	22,429	23,026	18,365	4,661	23,026	26,465
ProfServ-Administrative	-	-	-	1,000	-	1,000	1,000	500
ProfServ-Info Technology	5,207	6,086	7,717	7,000	9,903	1,980	11,883	1,000
Contracts-Janitorial Services	1,795	6,000	6,040	6,000	5,040	960	6,000	6,500
Communication - Telephone	5,914	6,783	6,767	6,000	5,422	578	6,000	3,600
Utility - Cable TV Billing	1,622	1,776	2,033	1,738	2,450	490	2,940	2,903
Electricity - General	12,777	14,474	15,981	14,500	11,824	2,676	14,500	13,500
Utility - Refuse Removal	1,214	1,736	1,754	1,800	1,887	400	2,287	1,500
Utility - Water & Sewer	2,881	1,188	1,078	1,500	1,279	221	1,500	1,200
Rental/Lease - Vehicle/Equip	1,689	1,585	1,585	1,700	1,321	379	1,700	1,700
R&M-General	3,813	13,381	6,732	6,000	4,671	1,329	6,000	6,500
R&M-Court Maintenance	12,693	27,685	15,675	12,000	8,318	3,682	12,000	10,000
R&M-Vandalism	-	-	-	500	-	500	500	500
Printing and Binding	140	1,169	185	1,000	-	1,000	1,000	1,000
Advertising	1,320	1,320	1,320	1,500	1,100	400	1,500	1,500
Misc-Employee Meals	1,215	1,657	245	1,900	1,670	230	1,900	2,200
Misc-Special Events	285	283	693	1,000	341	659	1,000	1,000
Misc-Training	-	-	542	500	-	500	500	500
Misc-Licenses & Permits	-	187	-	250	-	-	-	-

MARSHALL CREEK

Community Development District

General Fund

Revenues Expenditures and Changes in Fund Balance Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	FY2018	BUDGET FY 2019	THRU JULY 2019	AUGUST- SEPT 2019	PROJECTED FY 2019	BUDGET FY 2020
Office Supplies	3,147	3,056	3,288	3,000	3,104	621	3,725	3,800
Office Equipment	51	780	663	3,000	3,068	614	3,682	1,000
Teaching Supplies	3,146	3,281	3,210	3,000	3,794	759	4,553	3,500
Op Supplies - Uniforms	438	195	1,011	500	325	175	500	500
COS - Start Up Inventory	6,550	10,998	10,317	10,000	8,215	1,785	10,000	8,000
Subscriptions and Memberships	530	590	590	800	598	202	800	800
Cap Outlay-Machinery and Equip	5,411	-	24,424	45,000	52,689	-	52,689	38,200
Reserve - Tennis Court	6,300	-	-	-	-	-	-	-
Total Tennis Court	388,549	448,044	506,412	499,891	468,771	102,916	571,687	561,881
TOTAL EXPENDITURES	3,351,425	3,827,794	5,047,553	4,421,876	3,856,553	764,359	4,620,912	4,644,730
Excess (deficiency) of revenues								
Over (under) expenditures	403,663	131,522	(170,136)	(37,501)	535,151	(278,289)	256,862	(0)
OTHER FINANCING SOURCES (USES)								
Sale of General Capital Assets	15,511	-	-	-	-	-	-	-
Proceeds from Capital Lease		104,979						
Contribution to (Use of) Fund Balance				(37,501)				(0)
TOTAL OTHER SOURCES (USES)	15,511	104,979	-	(37,501)	-	-	-	(0)
Net change in fund balance	419,174	236,501	(170,136)	(37,501)	535,151	(278,289)	256,862	(0)
FUND BALANCE, BEGINNING	1,240,619	1,659,793	1,896,294	1,726,158	1,726,158	1,726,158	1,726,158	1,983,020
FUND BALANCE, ENDING	\$ 1,659,793	\$1,896,294	\$1,726,158	\$ 1,688,657	\$ 2,261,309	\$ 1,447,869	\$ 1,983,020	\$ 1,983,020

Exhibit "A"
Allocation of Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 1,983,020
Net Change in Fund Balance - Fiscal Year 2020	(0)
Reserves - Fiscal Year Additions FY 2020	100,000
Total Funds Available (Estimated) - 9/30/2020	2,083,019
Assigned Fund Balance	
Operating Reserve - Operating Capital	757,455 ⁽¹⁾
Reserves - Gates (Prior Years)	7,838
Reserve - Parks (Prior Years)	32,900
Reserves - Field (Prior Years)	440,675
Reserves - Field - FY 2020	100,000
Reserves - Landscaping (Prior Years)	39,986
Reserves - Swim & Fitness Clubhouse (Prior Years)	18,558
Reserves - Swimming Pools (Prior Years)	132,635
Reserves - Tennis Courts (Prior Years)	24,853
	<hr/>
Total Allocation of Available Funds	1,554,900
Total Unassigned (undesignated) Cash	\$ 528,119

Notes

(1) Note: Represents approximately 2 months of operating expenditures net of reserves.

Budget Narrative
Fiscal Year 2020

REVENUES

Interest – Investments

The District earns interest income on its accounts with BB&T Bank. Interest is calculated on the average monthly collected balance for the operating account.

Shared Revenue – Other Local Units

The District has a revised Interlocal agreement with the Sweetwater Creek CDD for shared facilities with certain costs, net of offsetting revenues, being allocated based upon the proportionate number of platted units in each District.

Interlocal Agreement - Other

The District has an Interlocal agreement with the Sweetwater Creek CDD to provide day-to-day staffing and operations management of the Sweetwater Creek CDD Amenity Center Building and Pool Facility located at 1865 North Loop parkway, St. Augustine, FL 32095.

Other Physical Environmental Rev

This is revenue generated from providing landscape maintenance services to the Augustine Island Association. The corresponding expense is included in Landscape-Payroll-IPM staff.

S/F Program Fees

This is revenue generated from summer camps.

S/F Swimming Program Fees

This is revenue generated from Swim Programs such as Swim Lessons, Infant Swim Resource, and Nease High School Swim team.

S/F Activity Fees

This is revenue from community classes.

S/F Other Revenues

This is revenue that does not fall into any of the other revenue categories and includes any non-resident memberships.

S/F Rental Fees

This is revenue collected from the rental of the pool pavilion area as well as the pool deck and meeting room after operating hours.

Budget Narrative
Fiscal Year 2020

REVENUES (continued)

S/F Snack Bar Revenue

This is revenue collected from the snack bar.

Tennis Merchandise Sales

This is revenue collected from sales of racquets, grip, balls, string, apparel, shoes, etc.

Tennis Special Events & Socials

This is revenue brought in from several special tennis events held throughout the year as well as tennis socials.

Tennis Lessons & Clinics

This is revenue collected from private instruction by the professionals on staff, team practices, open clinics, etc. according per clinic schedule.

Tennis Ball Machine Rental Fee

This is revenue brought in from use of ball machine, either annual membership or hourly use

Tennis Membership

This is revenue collected from Non-Resident Fees for inclusion in MCCDD Tennis program. In 2017 the membership rate increased for a single member from \$1000 to \$1350 and for family from \$1,500 to \$2,350 annually.FY2020 Membership rates will remain the same.

Tennis Drinks & Snacks

This is revenue collected from soda machine.

Special Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. This is the portion that will be collected through the Tax Collector.

Special Assessments – CDD Collected

The District will levy a Non-Ad Valorem assessment on all assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. This is the estimated portion that will be collected directly from the developer and other landowners removed from the tax roll with the Tax Collector per the direction of the Board.

Special Assessments – Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 3% of the anticipated Non-Ad Valorem assessments.

Budget Narrative
Fiscal Year 2020

REVENUES (continued)

Other Miscellaneous Revenues

This is the revenue generated from the sale of lanyards for the resident amenity access cards and replacement amenity access cards.

Gate Bar Code/Remotes

This is the revenue from the sales of controlled access gate decals.

Impact Fee

MCCDD expended funds to build and / or provide several facilities that have since been conveyed over to St. Johns County, the most notable being the St. Johns County Park at Palencia. St. Johns County allows the District to collect these impact fees directly from builders, and in return, the builders are given vouchers to use when applying for a building permit at St. Johns County. There is no off-setting expense for this revenue item.

EXPENDITURES

Expenditures - Administrative

Payroll - Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance plus payroll taxes and ADP fees. However, the Board agreed to reduce their payroll to \$100 per meeting. The amount for the fiscal year is based upon all Supervisors attending all meetings.

Professional Service - Arbitrage Rebate

The District has an agreement with an American Municipal Tax-Exempt Compliance Corporation to annually calculate the District's Arbitrage Rebate Liability on the Series 2002 and Series 2015A Special Assessment Bonds. The budgeted amount for the fiscal year is based on an existing engagement letter.

Professional Service - Dissemination Agent (IMS)

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service performed by Inframark – Infrastructure Management Services

Budget Narrative
Fiscal Year 2020

Expenditures – Administrative (continued)

Professional Service - Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings, and other specifically requested assignments.

Professional Service - Legal Services

The District's legal counsel provides general legal services to the District, i.e. attendance and preparation for monthly board meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Professional Service - Management Consulting Services (IMS)

The District receives Management, Accounting, and Administrative services as part of a Management Agreement with Inframark- Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement with a moderate increase requested this year.

Professional Service - Special Assessment (IMS)

Administrative fee to prepare the District's Special Assessment Roll and maintain the lien books. The budgeted amount reflects a moderate increase requested this year.

Professional Service - Trustee

The District issued Series 2002, 2015A and 2016 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee budget is increased per a notice from U.S. Bank, the Trustee.

Auditing Services

The District is required to conduct an annual audit of its financial records by an independent Certified Public Accounting Firm. Budget is based on an existing engagement letter with Berger, Toombs, Elam, Gaines & Frank.

Postage and Freight

Postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance - General Liability

The District's General Liability Insurance policy is with Preferred Governmental Insurance Trust that specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premiums plus anticipated market adjustments.

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2020

Expenditures – Administrative (continued)

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for the monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

Bank charges, credit card fees and any other miscellaneous expenses that may be incurred during the year.

Miscellaneous - Assessment Collection Cost

The District reimburses the St. Johns County Tax Collector for necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater.

Shared Expenditures - Other Local Units

The District has a revised Interlocal agreement with the Sweetwater Creek CDD for shared facilities with certain costs, net of offsetting revenues, being allocated based upon the proportionate number of platted units in each District.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

Expenditures - Other Public Safety

Payroll - Benefit

Provide health care and other benefits (medical, dental, life insurance, short term and long-term disability, workers compensation insurance) for full time staff. Payroll service fees (ADP) are also included here.

Payroll - Engineering

The District's building engineering department has a staff of nine (9) full time who are allocated throughout this budget. The engineering departments maintenance allocation is **25%**. The Director's compensation is shared evenly with Engineering and Landscape.

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2020

Expenditures - Other Public Safety (continued)

Payroll - Gate Maintenance

This line item covers the compensation for staff to clean the building. Cleaning staff expense is shared with Guardhouses, Amenity Center and Sweetwater CDD. Maintenance allocation for the District's two (2) controlled access guardhouses is **20%**. FY 2020 reflects a 3% increase.

Contracts - Security Services

This amount is for staffing of two (2) controlled access guardhouses. Budget number reflected includes staffing the North Loop Parkway controlled access guardhouses 24 hrs /day, 7 days a week for the entire Fiscal Year, and the South guardhouse 12 hrs/day, 7 days per week with the balance supported by Virtual Guard. The current security contractor is Ramco Protective Services reflects 3% increase for FY2020.

Contracts - Roving Patrol

The amount is for the roving St. Johns County patrol officers. The roving St. Johns County patrol officers are active between by early evening and early morning hours, 7 days a week.

R&M - Gate

The cost of repairing and maintaining the South Loop Parkway and North Loop Parkway controlled access guardhouses, including six total mechanical gate arm motors, two control boards, two CCTV systems, telephone/fax costs, lighting, plumbing, and HVAC units.

Miscellaneous - Bar Codes

The cost of controlled access bar code decals.

Expenditures - Field

Payroll - Benefit

Provide health care and other benefits (medical, dental, life insurance, short term and long-term disability, workers compensation insurance) for full time staff. Payroll service fees (ADP) are also included here.

Payroll - Engineering

The District's building engineering department has a staff nine (9) full time who are allocated throughout this budget. The engineering department's maintenance allocation for the District's two (2) controlled access guardhouses is **20%**. The Director's compensation is shared evenly with Engineering and Landscape.

Budget Narrative

Fiscal Year 2020

Expenditures - Field (continued)**Utility - Water and Sewer (Storm Water and Street Sewer Line Jetting and Repairs)**

The District engineering department contracts with a specialized storm water sewer jetting service to clean dirt, sediment and silt from storm water drains that become clogged and sewer line jetting and repairs.

Lease - Land

This is the land lease for the Boardwalk which was deeded to the District.

R&M - Bike Paths & Asphalt

The budgeted amount is for purchase of materials for repairs of cracked or broken areas of asphalt along the bike/cart paths.

R&M - Boardwalks

The budgeted amount is for purchase of materials for repairs of broken or misshapen boards on the boardwalk areas. This also includes the portable restroom lease at the Tolomato boardwalk.

R&M - Buildings (Park Buildings & Structures)

The budgeted amount is purchase of paint, stain, fasteners, miscellaneous equipment and lumber used at the parks for playground repairs and cleaning. This also includes the Facilities Maintenance Software (FMX).

R&M - Electrical (Streetlights)

The budgeted amount-for lamps, ballasts, lighting fixtures, wiring, and miscellaneous electrical components for District decorative light poles and fixtures in various locations.

R&M - Fountain (Village Center Fountain)

The budgeted amount is for chemicals for water treatment for the two fountains at the Village Green, pump repairs, cleaning equipment and chemicals, and miscellaneous pump controller repairs. Additional \$37K added in FY2020 for repairs to the railing system.

R&M - Mulch

Replenishment of playground mulch. This is outsourced once per year in May.

R&M - Roads & Alleyways

The budgeted amount is for lift station submersible pump replacement, annual lift station cleanouts, and miscellaneous repairs on lift station controls, street maintenance repairs including asphalt repairs and maintenance and chemicals for rust staining removal. FY 2020 includes six (6) outsourced street sweepings @ \$1,481 each.

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2020

Expenditures - Field (continued)

R&M - Sidewalks

The budgeted amount is for repair of broken or cracked concrete, concrete supplies, and contractor support.

R&M - Signage (Community Signage)

The budget amount is for repair of damaged or worn (sun-bleached) decorative street signage and poles found throughout the District's roadways, parks, and boardwalks. Amount also includes repair of District's monument signs at entrances of neighborhoods and monuments at front entrance at US-1, the roundabout, the tennis facility and both guardhouses. Also, includes street striping.

Capital Outlay – Machinery and Equipment

This budget amount includes the following for FY 2020: added \$15k to purchase an engineering club car for additional staff.

Reserve-Field

This is for the reserve required for field around the District.

Expenditures - Landscape

Payroll - Salaries

The compensation for staff with Supervisor responsibilities such as Director of Landscape, IPM Coordinator, two Crew Leaders and 50% of Director of Engineering and Maintenance.

Payroll - Other

This expense line is for costs associated with a temporary employment service used during peak growing season. They may also assist with special projects.

Payroll – Administration

The compensation for a PT administrative (one day a week) person shared with the engineering department. Duties are, but not limited to, payroll, invoices, and staff support.

Payroll - Benefits

Provide health care and other benefits (medical, dental, life insurance, short term and long-term disability, workers compensation insurance) for full time staff. Payroll service fees (ADP) are also included here.

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2020

Expenditures – Landscape (continued)

Payroll - General Staff

The compensation for mow crew personnel (**4-full time and 2-part time**) responsible for over 60 acres of turf. 3% pay increase and 2% to better align to market standard.

Payroll - Irrigation Staff

The compensation for two staff responsible for maintenance of over 400 zones (8,000 + sprinkler heads) and 10 wells and 10 pumps. Irrigation staff is also responsible for all hand watering. 3% pay increase and 2% to better align to market standard.

Payroll - IPM Staff

The compensation for three staff members responsible for Integrated Pest Management (plant protectants, bed weeds/fertilization for 25 acres of plant material and all turf protectants/fertilization for 60+ acres of turf). Responsibilities include pruning and trimming, mulch replenishment. 50% of the additional staff person will be offset by \$15,000 revenue from Augustine Island. 3% pay increase and 2% to better align to market standard.

Payroll - Equipment Mechanic

The compensation for Equipment Mechanic. 3% pay increase and 2% to better align with market standard.

Payroll - Taxes

Payroll taxes for Landscape staff and 50% of Director of Engineering.

Communication – Telephone

This item covers Telephone and Fax Machine expenses.

Utility – Cable TV Billing

Comcast internet service.

Electricity - General (Utility)

Electric service for new maintenance facility.

Utility - Refuse Removal

This item encompasses the debris removal and trash pick-up service for the new building provided by Republic Services.

Utility – Water & Sewer

This item covers water and sewer service provided by St. Johns County Utility Department.

Budget Narrative
Fiscal Year 2020

Expenditures – Landscape (continued)

Rentals - General

Includes special equipment such as, trencher, sod cutter, and hot pressure washer.

R & M - Buildings

This line item encompasses the repair and maintenance costs for the Landscape building including pest control, security, cleaning supplies and HVAC.

R & M - Equipment

The parts and supplies for preventative maintenance and repair of vehicles, utility carts, trailers and equipment.

R & M - Grounds

The plant protectants and fertilizer to treat 60 + acres of turf, 25 + acres of ornamentals /beds weeds. Bermuda, Bahia, Zoysia, and St. Augustine sod replacements.

R & M - Irrigation

The parts, tools, supplies to service and repair 400 + zones of sprinklers comprised of 8000 + sprinkler heads and 10 wells and 10 pumps. Irrigation staff is also responsible for all hand watering.

R & M - Mulch

The pine straw and mulch to replenish areas such as beds, native grasses, wood lines. To be maintained at a 3-4" layer. (Pine straw and spreading service. \$6,375 / load- 11 loads and \$4,003 for a trailer of pine straw. (Landscape department to spread). This also includes mulching the Promenade condos twice yearly, total \$1,200.

R & M - Pump Station

The parts, supplies and outsourcing costs to repair 10 wells / 10 pumps.

R & M - Trees & Trimming

The costs to outsource removal of dead trees, pruning of 131 palms as well as clean-up of fallen trees and storm clean- up.

Miscellaneous - Employee Meals (Employee Relations)

Landscape and Engineering employee rewards, such as employee of the month, 100-day accident-free safety award and holiday lunches.

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2020

Expenditures – Landscape (continued)

Office Equipment

Miscellaneous office equipment expense.

Operating Supplies - General

Office supplies, safety supplies, tag renewal, doggy pot supplies to include adding two additional doggy pots (\$4,700), licenses, training, hand tools, \$50 per month cell phone expense for Director/ \$30 for Supervisor, paint, hardware and coffee supplies. Additional \$3,000 for an annual Community Appreciation Event.

Operating Supplies - Uniforms

Shirts and pants for each staff at \$325 per year. Supply rain suits, winter jackets and hats for staff and managers. Supply shirts and pants for managers.

Operating Supplies - Fuel, Oil

This is budgeted at \$3.14 per gallon for regular and \$2.48 per gallon for diesel and based on previous year usage. Also, includes oil and grease associated with equipment preventative maintenance program.

Improvements - Landscape

The replacement of trees / ornamentals lost due to frost and disease, planned improvements to existing Landscaping, four flower change outs, and soil amendments. One of the FY 2020 major projects include sodding the lake bank along Promenade wall .

Capital Outlay - Machinery and Equipment

Replacement of vehicles, utility carts and equipment including finance payments. Budgeted amount is for 12 months of a 36 month finance for a wheel loader, a chipper and a new club car. New for FY2020 - \$15K for a club car, \$20K for a used truck to replace S10, \$7.5K for a Buffalo Blower, \$27K for a filtration system for entry well, \$4K for Handheld equipment and \$9.5K for balance of leases.

Expenditures - Utilities

Electricity - Streetlighting

The District is responsible for various community electrical charges which include: street lighting, lighting the monument signs in the neighborhoods (22) parks, lift stations, pumps stations, irrigation controllers, and the main entrance.

Utility - Water & Sewer

This line item is for the water/consumption for the Village Green fountain.

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2020

Expenditures – Utilities (continued)

R & M - Lake

The professional services that provide regular visits to monitor/treat lakes, mitigation areas, and littoral plantings. Included are potential services to mechanically remove dead floating plant material as well as repair/replacement of tools + equipment used for in-house removal. Includes planned/permitted installation of desirable fish such as Grass Carp, Bass, and Bream.

Expenditures - Operations and Maintenance

Payroll - Shared Personnel

The District agrees to provide day-to-day staffing and operations management of the Sweetwater Creek CDD Amenity Center Building and Pool Facility located at 1865 North Loop parkway, St. Augustine, FL 32095.

Professional Service - Field Management

The District has a personnel leasing agreement with FirstService Residential which provides daily, onsite management of the District's staff and assets. A full listing of the scope of services provided by FirstService to the District is attached.

Travel and Per Diem

Travel expenses for onsite management team to pick up various operational and repair supplies from local, greater-Jacksonville vendors.

Expenditures - Operations and Maintenance (continued)

Communication - Telephone

Includes a portion of assistant manager, director of engineering, and engineering manager cell phone expense.

Postage and Freight

This line item is the postage expense for any mailing of miscellaneous correspondence to residents and staff.

Rentals-General

This line item is for rental of storage space for the District.

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2020

Expenditures - Operations and Maintenance (continued)

R&M - Vehicles

This line item is for the repair and maintenance costs of the engineering department club carts.

Printing and Binding

The District's portion of a comprehensive communications package provided via the Palencia Project; includes e-mailings of various events, updates and surveys, and updating of the District's employee handbook. The District also provides printed temporary gate passes for visitors, guests and construction vehicles. Neighborhood Publications URL web-site support.

Miscellaneous - Connection Computer

The District incurs the expense for IT support for the computer systems. This also includes any license renewal/software updates to the District computer systems (i.e. McAfee Antivirus, MS Office).

Office Supplies

The District incurs the expense of office supplies for the day-to-day operations which includes supplies for the resident access card system. Also includes the room charge and any copies made for the District's monthly Board meetings.

Operating Supplies - General

The budgeted amount is for uniforms, and tool repair/purchase/rental. \$1.7K added for certification training of engineering staff and uniforms for additional staff.

Operating Supplies - Buildings

Contingency for Tropical Storm / Hurricane preparedness supplies.

Expenditures - Parks and Recreation - General

Professional Service - Management Consulting Service (IMS)

The District receives Management, Accounting, and Administrative services as part of a Management Agreement with Inframark – Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement with a moderate increase this year.

Insurance - Property & Casualty

The District's Property and Casualty Insurance policy is with Preferred Governmental Insurance Trust that specializes in providing insurance coverage to governmental agencies. Addition of \$20,000 budgeted to insure Tolomato Boardwalk as required by FEMA.

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2020

Expenditures - Swim & Fitness Clubhouse

Contracts - Miscellaneous Labor (Miscellaneous Outside Services)

This category provides funds for administrative expenses of third-party service vendors such as Comcast, Turner Pest Control, Village Key & Alarm.

Expenditures - Swim & Fitness Clubhouse (continued)

ProfServ-Outside Fitness

This category encompasses the Adult Fitness classes that are taught by fitness staff. We are adding the Les Mills program which offers over 200 virtual classes for our patrons.

R&M - Buildings

This category provides funds for any HVAC related expenses.

R&M - Equipment

This category provides funds for repair related expenses of equipment, new equipment for classes, new TV's, chairs and tables for meeting room, heaters flood lights, generator, tree light wraps, shop vac, Shelves, and large cleaning equipment.

Expenditures - Swim & Fitness Clubhouse (continued)

Miscellaneous - Special Events

This category provides funds for community events that are held throughout the year (i.e. Dive in Movies & Winter Community Holiday activities, bands for Food Truck Friday, contract vendors, Chalk Art Festival, equipment to support machines and instruments, rentals for Senior Events, Street Festival, Tapas nights etc).

Capital Outlay - Machinery and Equipment

This category provides funds for the purchase/ replacement of a washer and dryer and large appliances for the building or Snack Bar.

Expenditures - Swimming Pool

Payroll - Salaries

This item encompasses compensation for the Amenity Center Director and any full time staff. Amenity Center director's compensation is shared evenly with Sweetwater Creek CDD.

Budget Narrative

Fiscal Year 2020

Expenditures – Swimming Pool (continued)**Payroll - Hourly**

This allocation encompasses compensation for Front Desk and Summer Camp Counselors. . This includes an increase in operating hours and weeks to better accommodate classes, rentals and pool access for the residents. In addition, hours were added to support special events.

Payroll - Lifeguards

This line item encompasses compensation for Lifeguards as well as the hiring of a Head Lifeguard position which equates to the most of the increase.

Payroll - Benefits

This category provides funds for employee benefits to include workers' comp, medical, and dental, short-term and long-term disability. ADP payroll processing is also included.

Payroll - Engineering

The District's building engineering department has a staff of nine (9) who are allocated throughout this budget. The engineering department's maintenance allocation for the District's swimming pools and fitness center buildings repairs is **20%**. The Director's compensation is shared evenly with Engineering and Landscape.

Payroll - Janitor

This line item covers the compensation for staff to clean the building. Cleaning staff expense is shared with Guard gates and Sweetwater CDD.

Payroll Taxes

Payroll taxes for Swim and Fitness Staff.

Professional Service - Information Technology

The District incurs the expense for IT support for the computer systems. This also includes any license renewal/software updates to the District computer systems (i.e. McAfee Antivirus, MS Office). This also includes new software for the check in process at the buildings. This software will have monthly fees and comes with key fobs for residents. This replaces the current amenity card system.

Professional Service-Swimming Pool Commissions

This line is the commissions paid to swim instructors.

Budget Narrative
Fiscal Year 2020

Expenditures – Swimming Pool (continued)

Contracts - Landscape

Re-furbish landscape under 2 story pool slide, update planters, Trim trees around pool deck and parking lot islands (shared expense w/Tennis).

Travel and Per Diem

Travel expenses for onsite swim and fitness staff to pick-up various operational and repair supplies from local, greater-Jacksonville vendors, such as pool supplies and training classes.

Communication - Telephone

This item covers Telephone and Fax Machine Expenses. The budgeted amount is based on an average Comcast bill of \$410 per month.

Utility - General

This line item covers water service provided by St. Johns County Utility Department and electric service provided by Florida Power and Light. The average cost of both bills is approximately \$4,400 per month. The budgeted amount is based on last year's expenses as well as projected increases for service as well as projected increases due to the increased hours and additional weeks of operation.

Utility – Cable TV Billing

Comcast Internet Service

Utility - Refuse Removal

This item encompasses the trash removal provided by Republic Services. This cost is split between Swim & Fitness and Tennis evenly.

R&M - Buildings

This line item encompasses the repair and maintenance costs for the Amenity facility. This includes repairing the floor in the aerobics room, new paint/wallpaper for the locker rooms, updating the breezeway for Snack Bar eating.

R&M - Pools

This budget item provides funds for the repair and maintenance costs for two pools and a splash pad. Those costs include chemicals, equipment for maintenance, and repairs.

R&M Vehicles

This line encompasses the repair and maintenance of the swim/fitness utility cart.

Advertising

This line item covers advertising expenses related to recruiting. Budgeting is based on previous year's expenses as well as any anticipated increases. The

Budget Narrative
Fiscal Year 2020

Expenditures – Swimming Pool (continued)

District's portion of a comprehensive communications package provided via the Palencia Project; includes e-mailings of various events, updates and surveys, and updating of the District's employee handbook. This also covers job advertisements online.

Miscellaneous Services

This is for Life Safety inspections such as the annual inspection of fire alarms and extinguishers.

Miscellaneous - Employee Meals (Employee Relations)

Employee rewards such as employee of the month, 100-day accident-free safety award, holiday lunches and staff appreciation.

Miscellaneous - Training

This is for the material costs associated with annual CPR/First Aid/AED Training. Also included in this item are any other professional development courses such as new certifications for aerobics instructors. Also included in this item are any other professional development courses such as new certifications for aerobics instructors.

Miscellaneous - Licenses & Permits

This budget item allocates for the licensing and permits necessary for operation of the Swim and Fitness Center (i.e. Pool Operating Permits).

Office Supplies

This includes office supplies to operate the facility.

Cleaning Supplies

This line item covers supplies necessary for cleaning the building, spa and paper supplies used in the swim and Fitness Center (i.e. shampoo, conditioner, body wash, soap, etc.)

Office Equipment

This is for costs associated with procuring office equipment, furniture and /or fixtures.

Snack Bar Expenses

This is for costs associated with equipment upgrade or repair for snack bar.

OP Supplies - Spa & Paper

This budget item covers all spa and paper supplies used in the Swim and Fitness Center (e.g. shampoo, conditioner, body wash, soap, etc.).

Budget Narrative

Fiscal Year 2020

Expenditures – Swimming Pool (continued)**Operating Supplies - Uniforms**

This is for uniform purchases for Lifeguard and Front Desk personnel throughout the year.

Operating Supplies - Summer Camp

This item allocates funds for Summer, Aquatics, and Holiday (i.e. Spring Break and Christmas Break) Camp supplies. These items include but are not limited to food, golf and tennis lessons, transportation, entrance into locations for field trips, vendors and more.

Subscriptions & Memberships

This is for Sirius Satellite Radio Subscription at \$400 per year and ASCAP (American Society of Composers) at \$400 per year. Les Mills virtual classes permit/subscription for 200 classes at both buildings.

Capital Outlay - Machinery and Equipment

This allocates funds for Les Mills virtual class screen (TV).

Capital Outlay - Pool Furniture

This allocation is to cover replacement of all pool furniture and umbrellas that will be needed in the coming pool season, as the volume of residents using the furniture grows. Includes any additional maintenance as required.

Expenditures - Tennis Court**Payroll - Salaries**

This is compensation paid to the full-time staff which includes the tennis professionals and maintenance staff.

Payroll - Hourly

This is the compensation paid to the part-time shop and maintenance staff.

Payroll - Benefits

Provide health care and other benefits (medical, dental, life, short-term and long-term disability, and workers' compensation insurance) for full time staff – tennis professionals and maintenance staff. Payroll service fees (ADP) are also included.

Payroll - Engineering

The District's building engineering department has a staff of nine (9) who are allocated throughout this budget. The engineering department's maintenance allocation for the District's swimming pools and fitness center buildings repairs is **15%**. The Director's compensation is shared evenly with Engineering and Landscape.

Budget Narrative
Fiscal Year 2020

Expenditures – Tennis Court (continued)

Payroll - Commission

Commissions paid to pro staff based on lesson revenue.

Payroll Taxes

Payroll taxes for Tennis staff.

Professional Services - Administrative

Administrative support from administrative staff.

Professional Services - Information Technology

The District incurs the expense for IT support for the computer systems including the tennis point-of-sale system. This also includes any license renewal/software updates to the District computer systems (i.e. McAfee Antivirus, MS Office, and Club Systems). This also includes new software for the check-in process at the buildings. This software will have monthly fees and comes with key fobs for patrons. This replaces the current amenity card system.

Contracts - Janitorial Services

This line item is for contracted Janitorial Services with High Tech Cleaning Service.

Communication - Telephone

Comcast phone lines plus long distance.

Utility - Cable TV Billing

Comcast – established based on run rate.

Electricity - General

Electricity – FPL. Primary expense related to court lighting.

Utility - Refuse Removal

This item encompasses the trash removal provided by Republic Waste. This cost is split between Swim & Fitness and Tennis evenly.

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2020

Expenditures – Tennis Court (continued)

Utility - Water & Sewer

This item covers water and sewer service provided by St. Johns County Utility Department.

Rental/Lease - Vehicle/Equipment

Periodically need to rent maintenance equipment, e.g., cherry picker to change court light bulbs, etc. Also, includes rental of an ice machine.

R&M - General

General Maintenance needs (i.e. – light bulbs, carpet repair, and landscape planters).

R&M - Court Maintenance

This line consists of court material, court tools, court machine maintenance, etc.

R&M - Vandalism

This line consists of repairs from any vandalism of District's assets.

Printing and Binding

The District's portion of a comprehensive communications package provided via the Palencia Press; includes e-mailings of various events, updates and surveys, and updating of the District's employee handbook.

Advertising

The costs associated with newspaper ads to recruit new staff.

Miscellaneous - Employee Meals (Employee Relations)

Employee rewards such as employee of the month, 100-day accident-free safety award, holiday lunches and staff appreciation.

Miscellaneous - Special Events

Social and Promotional events for Tennis held on property.

Miscellaneous - Training

This is for continuing education and professional development for staff.

Miscellaneous - Licenses & Permits

USTA membership, etc.

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2020

Expenditures – Tennis Court (continued)

Office Supplies

This is for office materials, paper and other office supplies.

Office Equipment

This is for costs associated with procuring computer, monitor, printer, fax machine, etc. items.

Teaching Supplies

This is for Balls and Teaching Aids – prepping for addition to pro staff.

OP Supplies - Uniforms

Staff uniform assistance.

COS - Start Up Inventory

This is for Inventory/Merchandise, in FY2020.

Subscriptions and Memberships

NFPTA, PTR, USPTA, etc

Capital Outlay - Machinery and Equipment

Professionally re-surface two of the ten courts. For FY2020 . \$35K is allocated for LED Court Lighting.

FULL LISTING OF OPERATIONS MANAGEMENT SCOPE OF SERVICES

Lessee

Marshall Creek Community Development District

Lessor

First Service Residential

Budget Narrative
Fiscal Year 2020

Purpose

Provide day-to-day operations management of the Marshall Creek Community Development District (the “District”) property while emphasizing positive response to concerns of District residents

Operations Management Team Composition

Property Manager
Assistant Property Manager (reports to Property Manager)

Relationship to Other Positions

Reports To

District Board of Supervisors

Coordinates with

District Manager, Inframark – Infrastructure Management Services

Supervises

District Staff (Swim & Fitness, Tennis, Landscape Maintenance, and General Maintenance)

Operations Management Team Functions

Manage all on-site District personnel (Swim & Fitness, Tennis, Landscape Maintenance, And General Maintenance), including, but not limited to:

- Recruiting
- Training

Budget Narrative
Fiscal Year 2020

- Performance Evaluation
- Payroll Administration
- Safety
- Benefits / Workers Compensation

Administer activities (and coordinate administration with the Maintenance Manager) related to the physical operation of the District property, including, but not limited to, supervising District contracts regarding:

- Operations
- Cleaning
- Repair
- Controlled Access Guardhouses / Roving Patrol

Administer activities related to District, including, but not limited to:

- Appropriately administer all Marshall Creek CDD Policies and Procedures and District-related DRI/PUD entitlements
- Amenities (Swim & Fitness and Tennis) management / oversight
- Landscape Maintenance management / oversight
- Controlled Access / Roving Patrol contract administration
- Street Light (decorative) maintenance and repair administration
- Street Sign maintenance and repair administration
- Street, sidewalk and curb maintenance and repair administration
- Storm water system maintenance and repair administration
- Maintenance and repair administration of over 5,100 linear feet of raised boardwalks (including the Tolomato River Boardwalk at Palencia), over 8 miles of multi-use paths, and over 6 acres of playgrounds and passive parks equipment
- On-site District Liaison with the St. Johns River Water Management District coordinating use of over 421 acres of wetland and upland conservation areas

Manage fiscal activities of the District property including, but not limited to:

- Resident relations
- Payroll processing of 50 District employees

Budget Narrative
Fiscal Year 2020

- On-site accounts payables / bookkeeping
- Operations analysis
- Budget preparation and management

On-site Management of District response to resident and public inquiries and concerns, including, but not limited to:

- Responding to telephone, e-mail and on-site inquiries
- Guiding tour groups

Coordinate all emergency procedures regarding District facilities and operations, including, but not limited to:

- Establishing plans
- Implementing practice
- Monitoring equipment
- Executing plan in live emergencies (tropical storms, hurricanes, wildfires, etc.)
- Direct and assist with any St. Johns County Emergency Operations Center-mandated evacuations, bomb searches and life safety alarms as deemed reasonable and prudent
- Assist St. Johns County Sheriff and / or Fire Rescue emergency authorities and response teams as requested

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JULY 2019	PROJECTED AUGUST- SEPT 2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES								
Special Assmnts- Tax Collector	\$ -	\$ -	\$ 49,791	\$ 51,149	\$ 51,692	\$ -	\$ 51,692	\$ 51,149
Special Assmnts- CDD Collected	-	-	2,041	1,668	1,668	-	1,668	1,668
Special Assmnts- Discounts	-	-	(1,710)	(2,046)	(1,786)	-	(1,786)	(2,046)
TOTAL REVENUES	-	-	50,122	50,771	51,574	-	51,574	50,771
EXPENDITURES								
<i>Administrative</i>								
Misc-Assessmnt Collection Cost	-	-	961	1,023	998	-	998	1,023
Total Administrative	-	-	961	1,023	998	-	998	1,023
TOTAL EXPENDITURES	-	-	961	1,023	998	-	998	1,023
Excess (deficiency) of revenues Over (under) expenditures	-	-	49,161	49,748	50,576	-	50,576	49,748
Net change in fund balance	-	-		49,748	50,576	-	50,576	49,748
FUND BALANCE, BEGINNING	(1)	(1)	(1)	49,160	49,160	49,160	49,160	99,736
FUND BALANCE, ENDING	\$ (1)	\$ (1)	\$ 49,160	\$ 98,908	\$ 99,736	\$ 49,160	\$ 99,736	\$ 149,484

Budget Narrative
Fiscal Year 2020

REVENUE

Special Assessments - Tax Collector

The District will levy a Non-Ad Valorem assessment on assessable property within the Series 2002 Special Assessment Area of the District to fund the 2002 Area Capital Reserves. This is the portion that will be collected with the Tax Collector.

Special Assessments - CDD Collected

The District will levy a Non-Ad Valorem assessment on assessable property within the Series 2002 Special Assessment Area of the District to fund the 2002 Area Capital Reserves. This is the estimated portion that will be collected directly from the developer and other landowners removed from the tax roll with the Tax Collector per the direction of the Board.

Special Assessments - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Expenditures - Administrative

Misc - Assessment Collection Cost

The District reimburses the St. Johns County Tax Collector for necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater.

MARSHALL CREEK
Community Development District

Debt Service Budgets
Fiscal Year 2020

MARSHALL CREEK

Community Development District

Series 2002 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL FY2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JULY 2019	PROJECTED AUGUST- SEPT 2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES								
Interest - Investments	\$ 282	\$ 2,414	\$ 3,706	\$ 250	\$ 1,440	\$ 288	1,728	\$ 250
Interest - Tax Collector	-	(1)	-	-	-	-	-	-
Special Assmnts- Tax Collector	1,036,373	1,210,968	1,146,336	1,173,275	1,183,277	-	1,183,277	1,168,674
Special Assmnts- Prepayment	93,960	66,503	102,597	-	20,405	-	20,405	-
Special Assmnts- CDD Collected	237,128	52,089	46,565	38,056	38,056	-	38,056	38,056
Special Assmnts- Delinquent	1,200	-	45,804	-	-	-	-	-
Special Assmnts- Discounts	(30,196)	(40,074)	(39,373)	(46,931)	(40,875)	-	(40,875)	(46,747)
TOTAL REVENUES	1,338,747	1,291,899		1,164,650	1,202,303	288	1,202,591	1,160,233
EXPENDITURES								
<i>Administrative</i>								
ProfServ-Legal Services	15,938	14,996	-	-	-	-	-	-
ProfServ-Trustee	5,638	5,446	7,500	-	-	-	-	-
Bond Counsel	-	-	18,500	-	-	-	-	-
Misc-Assessmnt Collection Cost	11,660	13,071	22,124	23,466	22,847	-	22,847	23,373
Total Administrative	33,236	33,513	48,124	23,466	22,847	-	22,847	23,373
<i>Debt Service</i>								
Principal Debt Retirement	860,000	272,285	550,000	580,000	505,000	-	505,000	540,000
Principal Prepayments	-	-	40,000	-	105,000	-	105,000	-
Interest Expense	956,650	819,513	599,750	571,250	568,625	-	568,625	540,750
Total Debt Service	1,816,650	1,091,798	1,189,750	1,151,250	1,178,625	-	1,178,625	1,080,750
TOTAL EXPENDITURES	1,849,886	1,125,311	1,237,874	1,174,716	1,201,472	-	1,201,472	1,104,123

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL FY2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JULY 2019	PROJECTED AUGUST- SEPT 2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
Excess (deficiency) of revenues								
Over (under) expenditures	(511,139)	166,590	67,761	(10,066)	831	288	1,119	56,110
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In	800,000	-		-	-	-	-	-
Operating Transfers - Out	(99,970)	-		-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-		(10,066)	-	-	-	56,110
TOTAL OTHER SOURCES (USES)	700,030	-		(10,066)	-	-	-	56,110
Net change in fund balance	188,891	166,588		(10,066)	831	288	1,119	56,110
FUND BALANCE, BEGINNING	73,148	262,039	428,627	496,388	496,388	-	496,388	497,507
FUND BALANCE, ENDING	\$ 262,039	\$ 428,627	\$ 496,388	\$ 486,322	\$ 497,219	\$ 288	\$ 497,507	\$ 553,617

MARSHALL CREEK

Community Development District

Series 2002 Debt Service Fund

Amortization Schedule
Special Assessment Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	EXTRAORDINARY REDEMPTION	TOTAL
11/1/2019	\$ 10,815,000	5.000%	\$ 270,375			
5/1/2020	\$ 10,815,000	5.000%	\$ 270,375	\$ 540,000	\$	1,080,750
11/1/2020	\$ 10,275,000	5.000%	\$ 256,875			
5/1/2021	\$ 10,275,000	5.000%	\$ 256,875	\$ 580,000	\$	1,093,750
11/1/2021	\$ 9,695,000	5.000%	\$ 242,375			
5/1/2022	\$ 9,695,000	5.000%	\$ 242,375	\$ 620,000	\$	1,104,750
11/1/2022	\$ 9,075,000	5.000%	\$ 226,875			
5/1/2023	\$ 9,075,000	5.000%	\$ 226,875	\$ 660,000	\$	1,113,750
11/1/2023	\$ 8,415,000	5.000%	\$ 210,375			
5/1/2024	\$ 8,415,000	5.000%	\$ 210,375	\$ 710,000	\$	1,130,750
11/1/2024	\$ 7,705,000	5.000%	\$ 192,625			
5/1/2025	\$ 7,705,000	5.000%	\$ 192,625	\$ 755,000	\$	1,140,250
11/1/2025	\$ 6,950,000	5.000%	\$ 173,750			
5/1/2026	\$ 6,950,000	5.000%	\$ 173,750	\$ 805,000	\$	1,152,500
11/1/2026	\$ 6,145,000	5.000%	\$ 153,625			
5/1/2027	\$ 6,145,000	5.000%	\$ 153,625	\$ 865,000	\$	1,172,250
11/1/2027	\$ 5,280,000	5.000%	\$ 132,000			
5/1/2028	\$ 5,280,000	5.000%	\$ 132,000	\$ 920,000	\$	1,184,000
11/1/2028	\$ 4,360,000	5.000%	\$ 109,000			
5/1/2029	\$ 4,360,000	5.000%	\$ 109,000	\$ 985,000	\$	1,203,000
11/1/2029	\$ 3,375,000	5.000%	\$ 84,375			
5/1/2030	\$ 3,375,000	5.000%	\$ 84,375	\$ 1,050,000	\$	1,218,750

Amortization Schedule
Special Assessment Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	EXTRAORDINARY REDEMPTION	TOTAL
11/1/2030	\$ 2,325,000	5.000%	\$ 58,125			
5/1/2031	\$ 2,325,000	5.000%	\$ 58,125	\$ 1,125,000	\$	1,241,250
11/1/2031	\$ 1,200,000	5.000%	\$ 30,000			
5/1/2032	\$ 1,200,000	5.000%	\$ 30,000	\$ 1,200,000	\$	1,260,000
			\$ 4,280,750	\$ 10,815,000	\$	15,095,750

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL	PROJECTED	TOTAL	ANNUAL
					THRU JULY 2019	AUGUST- SEPT 2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES								
Interest - Investments	\$ 786	\$ 1,487	\$ 2,145	\$ 200	\$ 1,892	\$ 378	\$ 2,270	\$ 600
Special Assmnts- Tax Collector	1,033,891	1,018,999	1,022,420	1,029,143	1,006,099	23,044	1,029,143	1,026,794
Special Assmnts- Prepayment	-	23,818	22,171	-	32,200	-	32,200	-
Special Assmnts- CDD Collected	-	-	-	-	-	-	-	-
Special Assmnts- Discounts	(29,974)	(33,721)	(35,117)	(41,166)	(34,755)	-	(34,755)	(41,072)
TOTAL REVENUES	1,004,703	1,010,583	1,011,619	988,177	1,005,436	23,422	1,028,858	986,322
EXPENDITURES								
<i>Administrative</i>								
Misc-Assessmnt Collection Cost	11,435	10,998	19,732	20,583	19,426	461	20,583	20,536
Total Administrative	11,435	10,998	19,732	20,583	19,426	461	20,583	20,536
<i>Debt Service</i>								
Principal Debt Retirement	-	-	-	505,000	505,000	-	505,000	520,000
Principal Debt Retirement Series A	455,000	470,000	490,000	-	-	-	-	-
Principal Prepayments	15,000	-	-	-	35,000	-	35,000	-
Prepayments Series A	-	-	25,000	-	-	-	-	-
Interest Expense	-	-	-	472,050	471,550	-	471,550	452,700
Interest Expense Series A	523,575	506,900	489,825	-	-	-	-	-
Total Debt Service	993,575	976,900	1,004,825	977,050	1,011,550	-	1,011,550	972,700
TOTAL EXPENDITURES	1,005,010	987,898	1,024,557	997,633	1,030,976	461	1,032,133	993,236

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL	PROJECTED	TOTAL	ANNUAL
					THRU JULY 2019	AUGUST- SEPT 2019	PROJECTED FY 2019	BUDGET FY 2020
Excess (deficiency) of revenues Over (under) expenditures	(307)	22,685	(12,938)	(9,456)	(25,540)	22,962	(3,274)	(6,914)
OTHER FINANCING SOURCES (USES)								
Operating Transfers-Out	(410)	(758)		-	(165)	-	(165)	-
Contribution to (Use of) Fund Balance	-	-		(9,456)	-	-	-	(6,914)
TOTAL OTHER SOURCES (USES)	(410)	(758)		(9,456)	(165)	-	(165)	(6,914)
Net change in fund balance	(717)	21,927		(9,456)	(25,705)	22,962	(3,439)	(6,914)
FUND BALANCE, BEGINNING	812,376	811,659	833,586	819,170	819,170	-	819,170	815,731
FUND BALANCE, ENDING	\$ 811,659	\$ 833,586	\$ 819,170	\$ 809,714	\$ 793,465	\$ 22,962	\$ 815,731	\$ 808,817

Amortization Schedule
Special Assessment Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	EXTRAORDINARY REDEMPTION	TOTAL
11/1/2018	\$ 9,750,000		\$ 236,025		\$ 20,000	
5/1/2019	\$ 9,730,000	3.50%	\$ 235,525	\$ 505,000	\$ 15,000	\$ 976,550
11/1/2019	\$ 9,210,000		\$ 226,350			
5/1/2020	\$ 9,210,000	3.50%	\$ 226,350	\$ 520,000	\$	\$ 972,700
11/1/2020	\$ 8,690,000		\$ 217,250			
5/1/2021	\$ 8,690,000	5.00%	\$ 217,250	\$ 545,000	\$	\$ 979,500
11/1/2021	\$ 8,145,000		\$ 203,625			
5/1/2022	\$ 8,145,000	5.00%	\$ 203,625	\$ 570,000	\$	\$ 977,250
11/1/2022	\$ 7,575,000		\$ 189,375			
5/1/2023	\$ 7,575,000	5.00%	\$ 189,375	\$ 600,000	\$	\$ 978,750
11/1/2023	\$ 6,975,000		\$ 174,375			
5/1/2024	\$ 6,975,000	5.00%	\$ 174,375	\$ 635,000	\$	\$ 983,750
11/1/2024	\$ 6,340,000		\$ 158,500			
5/1/2025	\$ 6,340,000	5.00%	\$ 158,500	\$ 665,000	\$	\$ 982,000
11/1/2025	\$ 5,675,000		\$ 141,875			
5/1/2026	\$ 5,675,000	5.00%	\$ 141,875	\$ 695,000	\$	\$ 978,750
11/1/2026	\$ 4,980,000		\$ 124,500			
5/1/2027	\$ 4,980,000	5.00%	\$ 124,500	\$ 735,000	\$	\$ 947,250
11/1/2027	\$ 4,245,000		\$ 106,125			
5/1/2028	\$ 4,245,000	5.00%	\$ 106,125	\$ 770,000	\$	\$ 943,750
11/1/2028	\$ 3,475,000		\$ 86,875			
5/1/2029	\$ 3,475,000	5.00%	\$ 86,875	\$ 805,000	\$	\$ 938,500
11/1/2029	\$ 2,670,000		\$ 66,750			

Amortization Schedule
Special Assessment Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	EXTRAORDINARY REDEMPTION	TOTAL
5/1/2030	\$ 2,670,000	5.00%	\$ 66,750	\$ 845,000	\$	936,250
11/1/2030	\$ 1,825,000		\$ 45,625			
5/1/2031	\$ 1,825,000	5.00%	\$ 45,625	\$ 890,000	\$	936,750
11/1/2031	\$ 935,000		\$ 23,375			
5/1/2032	\$ 935,000	5.00%	\$ 23,375	\$ 935,000	\$	4,464,200
			\$ 3,529,200	\$ 9,210,000	\$	16,019,400

MARSHALL CREEK

Community Development District

Series 2016 Avila Bond Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	FY2018	BUDGET FY 2019	THRU JULY 2019	AUGUST- SEPT 2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES								
Interest - Investments	\$ 26	\$ 330	\$ 831	\$ 100	\$ 949	\$ 190	\$ 150	\$ 400
Special Assmnts- Tax Collector	-	65,699	65,920	65,650	64,251	1,399	65,650	65,650
Special Assmnts- Prepayment	-	-	11,818	-	-	-	-	-
Special Assmnts- CDD Collected	-	25,280	-	-	-	-	-	-
Special Assmnts- Discounts	-	(2,174)	(2,264)	(2,626)	(2,220)	-	(2,220)	(2,626)
TOTAL REVENUES	26	89,135	76,305	63,124	62,980	1,589	63,580	63,424
EXPENDITURES								
<i>Administrative</i>								
Misc-Assessmnt Collection Cost	-	709	1,272	1,313	1,241	28	1,269	1,313
Total Administrative	-	709	1,272	1,313	1,241	28	1,269	1,313
<i>Debt Service</i>								
Principal Debt Retirement	-	10,000	10,000	10,000	10,000	-	10,000	10,000
Prepayment	-	-	-	-	10,000	-	10,000	-
Interest Expense	-	50,560	49,928	49,296	48,980	-	48,980	48,032
Cost of Issuance	67,640	-	-	-	-	-	-	-
Total Debt Service	67,640	60,560	59,928	59,296	68,980	-	68,980	58,032
TOTAL EXPENDITURES	67,640	61,269	61,200	60,609	70,221	28	70,249	59,345

MARSHALL CREEK

Community Development District

Series 2016 Avila Bond Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL FY2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JULY 2019	PROJECTED AUGUST- SEPT 2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
Excess (deficiency) of revenues								
Over (under) expenditures	(67,614)	27,866	15,105	2,515	(7,241)	1,561	(6,669)	4,079
OTHER FINANCING SOURCES (USES)								
Interfund Transfers-In	99,970	-		-	-	-	-	-
Bond Proceed	800,000	-		-	-	-	-	-
Operatomg Transfers-Out	(800,000)	-		-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	2,515	-	-	-	4,079
TOTAL OTHER SOURCES (USES)	99,970	-	-	2,515	-	-	-	4,079
Net change in fund balance	32,356	27,866	15,105	2,515	(7,241)	1,561	(6,669)	4,079
FUND BALANCE, BEGINNING	-	32,356	60,222	75,327	75,327	-	75,327	68,658
FUND BALANCE, ENDING	\$ 32,356	\$ 60,222	\$ 75,327	\$ 77,842	\$ 68,086	\$ 1,561	\$ 68,658	\$ 72,737

Amortization Schedule
Special Assessment Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	EXTRAORDINARY REDEMPTION	TOTAL
11/1/2019	\$ 760,000	6.320%	\$ 24,016			
5/1/2020	\$ 760,000	6.320%	\$ 24,016	\$ 10,000		\$ 58,032
11/1/2020	\$ 750,000	6.320%	\$ 23,700			
5/1/2021	\$ 750,000	6.320%	\$ 23,700	\$ 15,000		\$ 62,400
11/1/2021	\$ 735,000	6.320%	\$ 23,226			
5/1/2022	\$ 735,000	6.320%	\$ 23,226	\$ 15,000		\$ 61,452
11/1/2022	\$ 720,000	6.320%	\$ 22,752			
5/1/2023	\$ 720,000	6.320%	\$ 22,752	\$ 15,000		\$ 60,504
11/1/2023	\$ 705,000	6.320%	\$ 22,278			
5/1/2024	\$ 705,000	6.320%	\$ 22,278	\$ 15,000		\$ 59,556
11/1/2024	\$ 690,000	6.320%	\$ 21,804			
5/1/2025	\$ 690,000	6.320%	\$ 21,804	\$ 15,000		\$ 58,608
11/1/2025	\$ 675,000	6.320%	\$ 21,330			
5/1/2026	\$ 675,000	6.320%	\$ 21,330	\$ 20,000		\$ 62,660
11/1/2026	\$ 655,000	6.320%	\$ 20,698			
5/1/2027	\$ 655,000	6.320%	\$ 20,698	\$ 20,000		\$ 61,396
11/1/2027	\$ 635,000	6.320%	\$ 20,066			
5/1/2028	\$ 635,000	6.320%	\$ 20,066	\$ 20,000		\$ 60,132
11/1/2028	\$ 615,000	6.320%	\$ 19,434			
5/1/2029	\$ 615,000	6.320%	\$ 19,434	\$ 20,000		\$ 58,868
11/1/2029	\$ 595,000	6.320%	\$ 18,802			
5/1/2030	\$ 595,000	6.320%	\$ 18,802	\$ 25,000		\$ 62,604

Amortization Schedule
Special Assessment Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	EXTRAORDINARY REDEMPTION	TOTAL
11/1/2030	\$ 570,000	6.320%	\$ 18,012			
5/1/2031	\$ 570,000	6.320%	\$ 18,012	\$ 25,000		\$ 61,024
11/1/2031	\$ 545,000	6.320%	\$ 17,222			
5/1/2032	\$ 545,000	6.320%	\$ 17,222	\$ 25,000		\$ 59,444
11/1/2032	\$ 520,000	6.320%	\$ 16,432			
5/1/2033	\$ 520,000	6.320%	\$ 16,432	\$ 25,000		\$ 57,864
11/1/2033	\$ 495,000	6.320%	\$ 15,642			
5/1/2034	\$ 495,000	6.320%	\$ 15,642	\$ 30,000		\$ 61,284
11/1/2034	\$ 465,000	6.320%	\$ 14,694			
5/1/2035	\$ 465,000	6.320%	\$ 14,694	\$ 30,000		\$ 59,388
11/1/2035	\$ 435,000	6.320%	\$ 13,746			
5/1/2036	\$ 435,000	6.320%	\$ 13,746	\$ 35,000		\$ 62,492
11/1/2036	\$ 400,000	6.320%	\$ 12,640			
5/1/2037	\$ 400,000	6.320%	\$ 12,640	\$ 35,000		\$ 60,280
11/1/2037	\$ 365,000	6.320%	\$ 11,534			
5/1/2038	\$ 365,000	6.320%	\$ 11,534	\$ 35,000		\$ 58,068
11/1/2038	\$ 330,000	6.320%	\$ 10,428			
5/1/2039	\$ 330,000	6.320%	\$ 10,428	\$ 40,000		\$ 60,856
11/1/2039	\$ 290,000	6.320%	\$ 9,164			
5/1/2040	\$ 290,000	6.320%	\$ 9,164	\$ 40,000		\$ 58,328
11/1/2040	\$ 250,000	6.320%	\$ 7,900			
5/1/2041	\$ 250,000	6.320%	\$ 7,900	\$ 45,000		\$ 60,800
11/1/2041	\$ 205,000	6.320%	\$ 6,478			

MARSHALL CREEK

Community Development District

Series 2016 Avila Bond Debt Service Fund

Amortization Schedule
Special Assessment Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	EXTRAORDINARY REDEMPTION	TOTAL
5/1/2042	\$ 205,000	6.320%	\$ 6,478	\$ 50,000		\$ 62,956
11/1/2042	\$ 155,000	6.320%	\$ 4,898			
5/1/2043	\$ 155,000	6.320%	\$ 4,898	\$ 50,000		\$ 59,796
11/1/2043	\$ 105,000	6.320%	\$ 3,318			
5/1/2044	\$ 105,000	6.320%	\$ 3,318	\$ 50,000		\$ 56,636
11/1/2044	\$ 55,000	6.320%	\$ 1,738			
5/1/2045	\$ 55,000	6.320%	\$ 1,738	\$ 55,000		\$ 58,476
			\$ 803,904	\$ 760,000		\$ 1,563,904

Budget Narrative
Fiscal Year 2020

REVENUE

Special Assessments - Tax Collector

The District will levy a Non-Ad Valorem assessment on all assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year. This is the portion that will be collected with the Tax Collector.

Special Assessments - CDD Collected

The District will levy a Non-Ad Valorem assessment on all assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year. This is the estimated portion that will be collected directly from the developer and other landowners removed from the tax roll with the Tax Collector per the direction of the Board.

Special Assessments - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Expenditures - Administrative

Misc - Assessment Collection Cost

The District reimburses the St. Johns County Tax Collector for necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater.

MARSHALL CREEK
Community Development District

Supporting Budget Schedules
Fiscal Year 2020

MARSHALL CREEK

Community Development District

All Funds

Comparison of Non-Ad Valorem Assessment Rates Using Linear Footage For Parcels within the 2015 and 2016 Bond Series Fiscal Year 2020 vs. Fiscal Year 2019									
Product	General Fund			Series 2015 & 2016 Debt Service			Total Assessments per Unit		
	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change
Inside Control Gate									
Oak Common I	\$2,386	\$2,292	4.10%	\$750	\$750	0.00%	\$3,136	\$3,042	3.09%
Parkside I & II	\$2,386	\$2,292	4.10%	\$900	\$900	0.00%	\$3,286	\$3,192	2.94%
Trellis Park, Mission Park, TreeHouse Park (9 Lots)	\$2,386	\$2,292	4.10%	\$1,149	\$1,149	0.00%	\$3,536	\$3,442	2.73%
Oak Common II & III	\$2,386	\$2,292	4.10%	\$1,199	\$1,199	0.00%	\$3,586	\$3,492	2.69%
Marshall Creek Bluff	\$2,386	\$2,292	4.10%	\$1,399	\$1,399	0.00%	\$3,785	\$3,691	2.55%
Cantera/Vista Norte, Sebastian Square 2 (Lots 24-45 & 51-88)	\$2,386	\$2,292	4.10%	\$1,499	\$1,499	0.00%	\$3,885	\$3,791	2.48%
TreeHouse Park, Reserve Ph 1, Monterey, Sebastian Sqr 1 (Lots 01-23 & 46-50)	\$2,386	\$2,292	4.10%	\$1,899	\$1,899	0.00%	\$4,285	\$4,191	2.24%
North River I, II, & III, Alimara, & Leaning Tree	\$2,386	\$2,292	4.10%	\$2,399	\$2,399	0.00%	\$4,785	\$4,691	2.00%
Outside Control Gate									
Village Center Homes (VC 1)	\$2,001	\$1,915	4.50%	\$600	\$600	0.00%	\$2,601	\$2,515	3.43%
Promenade Condos	\$2,001	\$1,915	4.50%	\$900	\$900	0.00%	\$2,901	\$2,815	3.06%
Palencia Village 2, 3, 4 & 2A	\$2,001	\$1,915	4.50%	\$1,199	\$1,199	0.00%	\$3,201	\$3,114	2.77%
Village Lakes	\$2,001	\$1,915	4.50%	\$1,010	\$1,010	0.00%	\$3,011	\$2,925	2.95%
Avila Condo & Village Square Res.	\$2,001	\$1,915	4.50%	\$700	\$700	0.00%	\$2,701	\$2,615	3.30%
Promenade Pointe	\$2,001	\$1,915	4.50%	\$2,399	\$2,399	0.00%	\$4,400	\$4,314	2.00%
Golf Course	\$44,043	\$40,043	5.69%	\$80,000	\$80,000	0.00%	\$124,043	\$120,043	3.33%

MARSHALL CREEK

Community Development District

All Funds

Comparison of Non-Ad Valorem Assessment Rates Using Linear Footage For Parcels within the Restructured 2002 Bond Series												
Fiscal Year 2020 vs. Fiscal Year 2019												
Product	General Fund			2002 Capital Reserves			Series 2002 Debt Service			Total Assessments per Unit		
	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change
Inside Control Gate												
Cantera/Vista Norte, Sebastian Square 2 (Lots 24-45 & 51-88)	\$2,386	\$2,292	4.10%	\$63	\$63	0.00%	\$1,437	\$1,437	0.00%	\$3,886	\$3,792	2.48%
TreeHouse Park, Reserve Ph 1, Monterey, Sebastian Sqr 1 (Lots 01-23 & 46-50)	\$2,386	\$2,292	4.10%	\$79	\$79	0.00%	\$1,821	\$1,821	0.00%	\$4,286	\$4,192	2.24%
Costa Del Sol	\$2,386	\$2,292	4.10%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,786	\$4,692	2.00%
Marshall Creek Bluff II - EV-3A	\$2,386	\$2,292	4.10%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,786	\$4,692	2.00%
Village Center 5 (South Loop Lots)	\$2,386	\$2,292	4.10%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,586	\$3,492	2.69%
Trellis Park (North River Loop Lot)	\$2,386	\$2,292	4.10%	\$79	\$79	0.00%	\$1,821	\$1,821	0.00%	\$4,286	\$4,192	2.24%
North River I, II, & III, Alimara, & Leaning Tree	\$2,386	\$2,292	4.10%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,786	\$4,692	2.00%
The Reserve Phase II	\$2,386	\$2,292	4.10%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,786	\$4,692	2.00%
Santa Teresa	\$2,386	\$2,292	4.10%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,786	\$4,692	2.00%
Outside Control Gate												
Palencia Village Townhomes I	\$2,001	\$1,915	4.50%	\$31	\$31	0.00%	\$719	\$719	0.00%	\$2,751	\$2,665	3.24%
Palencia Village 2, 3, 4 & 2A	\$2,001	\$1,915	4.50%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,201	\$3,115	2.77%
Village Lakes East (Residential MNO)	\$2,001	\$1,915	4.50%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,201	\$3,115	2.77%
Village Lofts (Live/Work)	\$2,001	\$1,915	4.50%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,201	\$3,115	2.77%
Townhomes II (VC-3)	\$2,001	\$1,915	4.50%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,201	\$3,115	2.77%
Avila Condo & Village Square Res.	\$2,001	\$1,915	4.50%	\$29	\$29	0.00%	\$671	\$671	0.00%	\$2,701	\$2,615	3.30%
Augustine Island	\$2,001	\$1,915	4.50%	\$63	\$63	0.00%	\$1,437	\$1,437	0.00%	\$3,501	\$3,415	2.53%
Promenade Pointe	\$2,001	\$1,915	4.50%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,401	\$4,315	2.00%
Commercial												
Commercial (Office/Retail)	\$0.32	\$0.29	12.12%	\$0.04	\$0.04	0.00%	\$0.93	\$0.93	0.00%	\$1.29	\$1.26	2.79%
Neighborhood Commercial	\$1.28	\$1.21	5.69%	\$0.02	\$0.02	0.00%	\$0.45	\$0.45	0.00%	\$1.75	\$1.68	4.10%