

MARSHALL CREEK
Community Development District

Annual Operating General Fund
Fiscal Year 2020

Approved Tentative Budget-Version 1
Approved at June 12, 2019 Meeting

Prepared by:



MARSHALL CREEK

Community Development District

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Operating Budget
Fiscal Year 2020

MARSHALL CREEK

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General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	FY2018	BUDGET FY 2019	THRU APR 2019	MAY- SEPT 2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES								
Interest - Investments	\$ 5,290	\$ 7,397	\$ 17,465	\$ 12,000	\$ 12,140	\$ 8,671	\$ 20,811	\$ 12,000
Shared Rev - Other Local Units	261,912	310,604	418,858	476,151	-	476,151	\$ 476,151	551,829
Interlocal Agreement - Other	280,220	310,955	356,097	356,097	207,723	127,277	335,000	347,590
FEMA Grants (boardwalk)	-	-	558,853	-	-	273,888	273,888	-
FEMA Revenue	-	-	13,223	-	37,626	41,661	79,287	-
Other Physical Environment Rev	-	-	33,931	15,000	5,000	7,000	12,000	12,000
S/F Program Fees	37,123	47,174	42,501	37,000	47,255	1,000	48,255	40,000
S/F Swimming Program Fees	3,945	8,641	-	2,000	-	3,200	3,200	3,000
S/F Activity Fees	152	1,586	5,155	200	4,120	500	4,620	5,000
S/F Other Revenues	1,330	-	1,777	1,750	1,509	241	1,750	1,750
S/F Rental Fees	2,700	1,960	3,930	2,500	700	1,800	2,500	3,500
S/F Snack Bar Revenue	-	-	-	500	616	1,384	2,000	3,000
Tennis Merchandise Sales	9,341	12,951	14,843	14,000	8,960	5,709	14,669	15,000
Tennis Special Events&Socials	-	-	90	1,000	14,954	1,000	15,954	1,000
Tennis Lessons & Clinics	118,448	150,878	183,848	150,000	128,190	80,235	208,425	205,000
Tennis Ball Machine Rental Fee	2,311	3,282	2,165	3,500	2,555	800	3,355	3,500
Tennis Membership	39,704	22,472	38,466	40,000	38,506	2,200	40,706	40,000
Tennis Drinks & Snacks	308	363	-	-	-	-	-	-
Interest - Tax Collector	946	948	3,806	-	10,320	-	10,320	-
Special Assmnts- Tax Collector	2,790,744	3,122,928	3,171,995	3,326,168	3,121,171	204,997	3,326,168	3,594,512
Special Assmnts- CDD Collected	189,130	29,582	16,205	11,994	6,997	4,997	11,994	13,923
Special Assmnts- Delinquent	25,277	11,668	31,282	-	-	-	-	-
Special Assmnts- Discounts	(78,754)	(99,576)	(104,666)	(99,785)	(116,568)	-	(116,568)	(107,833)
Sale of Surplus Equipment	5,400	-	-	-	-	-	-	-
Other Miscellaneous Revenues	3,289	1,512	10,579	1,100	3,820	180	4,000	1,000
Gate Bar Code/Remotes	2,955	3,580	3,968	3,200	2,741	1,259	4,000	4,400

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	FY 2016	FY 2017	FY2018	BUDGET FY 2019	THRU APR 2019	MAY- SEPT 2019	PROJECTED FY 2019	BUDGET FY 2020
Impact Fee	51,226	41,003	53,046	30,000	32,465	3,000	35,465	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	3,570,800	1,247,151	4,817,951	4,780,171

EXPENDITURES

Administrative

P/R-Board of Supervisors	5,460	6,783	8,086	6,500	4,051	2,700	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	17,140	9,860	27,000	25,000
ProfServ-Legal Services	86,284	98,326	71,788	75,000	23,483	51,517	75,000	75,000
ProfServ-Mgmt Consulting Serv	49,072	55,000	58,000	60,320	35,187	25,133	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	6,284	5,116	11,400	11,400
Auditing Services	3,725	3,725	3,725	3,725	-	6,000	6,000	4,675
Communication - Telephone	-	-	397	-	-	-	-	-
Postage and Freight	3,141	4,593	5,608	3,500	1,562	4,038	5,600	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	2,090	1,910	4,000	4,000
Legal Advertising	4,132	2,536	3,053	3,000	1,095	1,905	3,000	3,000
Miscellaneous Services	12,701	29,127	4,462	6,000	5,393	3,607	9,000	6,000
Misc-Assessmnt Collection Cost	31,788	33,528	17,656	66,517	60,741	5,776	66,517	71,890
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	259	241	500	500
Annual District Filing Fee	175	175	175	175	175	-	175	175
Total Administrative	614,514	781,654	724,619	821,886	196,285	638,560	834,845	911,684

MARSHALL CREEK

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL FY2018	ADOPTED BUDGET FY 2019	ACTUAL THRU APR 2019	PROJECTED MAY- SEPT 2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
Other Public Safety								
Payroll - Benefit	2,262	3,717	4,617	6,915	1,866	5,049	6,915	13,387
Payroll - Engineering	24,478	33,677	37,674	38,349	23,221	2,295	25,516	73,183
Payroll - Gate Maintenance	1,243	1,502	1,698	3,058	930	1,358	2,288	2,496
Payroll - Billback	269	139	-	-	-	-	-	-
Contracts-Security Services	243,017	260,198	260,877	264,272	152,185	115,739	267,924	273,750
Contracts-Roving Patrol	38,594	34,790	36,628	42,900	17,518	25,382	42,900	40,000
R&M-Gate	18,706	51,557	61,689	20,000	18,472	1,528	20,000	20,000
Misc-Bar Codes	4,091	4,074	5,147	4,100	3,387	1,276	4,663	4,100
Cap Outlay-Machinery and Equip	-	-	7,693	-	-	-	-	-
Total Other Public Safety	332,660	389,654	416,023	379,594	217,579	152,627	370,206	426,916
Field								
Payroll - Benefit	1,842	3,145	3,795	5,107	1,471	3,636	5,107	10,283
Payroll - Engineering	20,422	26,504	30,131	29,108	18,514	10,594	29,108	56,975
Payroll - Billback	369	136	-	-	-	-	-	-
Utility - Water & Sewer	1,500	2,974	-	2,000	-	2,000	2,000	2,000
Lease - Land	1,893	1,918	1,946	2,000	-	2,000	2,000	2,000
R&M-Bike Paths & Asphalt	658	-	3,060	2,500	32,364	1,636	34,000	4,000
R&M-Boardwalks	7,161	7,416	11,472	7,720	2,158	5,562	7,720	7,720
R&M-Buildings	10,759	13,425	14,928	50,000	49,822	178	50,000	15,000
R&M-Electrical	14,899	12,497	9,249	12,500	3,064	9,436	12,500	12,500
R&M-Fountain	4,357	3,663	5,544	4,000	11,317	1,000	12,317	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	26,293	18,707	45,000	30,000
R&M-Sidewalks	19,759	21,932	19,609	20,000	7,615	12,385	20,000	20,000
R&M-Signage	919	7,845	6,300	8,000	3,045	4,955	8,000	6,000
Miscellaneous Services	2,645	-	-	-	-	-	-	-
Cap Outlay-Machinery and Equip	-	-	-	38,000	49,778	-	49,778	15,000

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FEMA Boardwalk Expense	-	-	946,766	-	-	-	-	-
Reserve - Field	29,879			-			-	100,000
Total Field	137,202	118,873	1,107,411	229,424	206,841	74,178	281,019	328,078
Landscape								
Payroll-Salaries	149,236	191,320	193,789	201,591	92,042	109,549	201,591	204,095
Payroll-Other	3,725	10,837	6,047	12,000	-	-	-	4,000
Payroll-Administration	-	-	6,159	7,038	3,156	3,882	7,038	7,058
Payroll-Benefits	58,143	54,577	72,308	66,352	40,828	25,524	66,352	84,933
Payroll-General Staff	67,146	76,042	81,263	97,222	31,391	65,831	97,222	129,574
Payroll-Irrigation Staff	47,997	54,875	57,056	63,222	34,887	28,335	63,222	63,619
Payroll-IPM Staff	70,655	49,633	81,895	91,931	48,360	33,520	81,880	84,979
Payroll-Equipment Mechanic	21,808	20,193	19,839	27,272	12,904	13,729	26,633	27,409
Payroll - Billback	626	250	-	-	-	-	-	-
Payroll Taxes	25,630	27,912	31,629	34,391	16,758	13,633	30,391	38,990
ProfServ-Info Tchnology	-	-	-	1,000	3,161	-	3,161	1,000
Communication-Telephone	-	-	584	800	2,039	1,613	3,652	3,298
Utility - Cable TV Billing	-	-	1,134	3,520	990	826	1,816	2,000
Electricity - General	10,413	13,328	3,269	6,000	1,510	1,017	2,527	4,000
Utility - Refuse Removal	11,343	26,616	5,407	13,500	2,639	7,361	10,000	13,500
Utility - Water & Sewer	-	-	1,084	3,360	1,653	850	2,503	3,360
Rentals - General	1,866	3,120	2,209	1,500	305	695	1,000	1,500
R&M-Buildings	-	-	3,664	2,000	3,553	447	4,000	5,500
R&M-Equipment	16,072	12,357	27,376	30,000	19,377	10,623	30,000	30,000
R&M-Grounds	45,903	117,365	52,403	53,729	31,049	22,680	53,729	53,729
R&M-Irrigation	45,467	17,761	18,635	21,000	7,596	13,404	21,000	21,000
R&M-Mulch	74,381	42,654	73,953	79,360	28,622	50,738	79,360	79,360
R&M-Pump Station	19,971	34,669	14,171	15,000	7,507	7,493	15,000	15,000
R&M-Trees and Trimming	8,492	25,280	11,807	13,495	4,900	11,020	15,920	15,000

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	FY 2016	FY 2017	FY2018	BUDGET FY 2019	THRU APR 2019	MAY- SEPT 2019	PROJECTED FY 2019	BUDGET FY 2020
Misc-Employee Meals	2,869	3,137	3,060	7,000	4,856	2,144	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	8,328	10,672	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	6,950	3,050	10,000	12,500
Impr - Landscape	22,541	135,493	71,920	57,452	53,519	6,481	60,000	57,452
Cap Outlay-Machinery and Equip	65,542	-	74,266	67,977	23,066	44,911	67,977	83,000
Reserve - Landscaping	89,760	-	-	-	-	-	-	-
Total Landscape	884,702	940,252	998,217	1,020,620	493,793	499,589	993,382	1,082,264
Utilities								
Electricity - Streetlighting	73,532	81,141	88,916	82,356	39,540	38,989	78,529	75,000
Utility - Water & Sewer	2,151	2,351	2,732	3,600	1,463	1,337	2,800	2,500
R&M-Lake	46,586	55,208	54,215	53,080	29,163	23,089	52,252	53,080
Total Utilities	122,269	138,700	145,863	139,036	70,166	63,415	133,581	130,580
Operation & Maintenance								
Payroll-Benefits	-	(33)	-	-	-	-	-	-
Payroll-Shared Personnel	260,567	266,778	345,105	356,097	174,509	160,491	335,000	347,590
Payroll-Engineering	-	456	-	-	-	-	-	-
ProfServ-Field Management	148,087	169,296	229,270	229,272	161,961	97,733	259,694	277,229
Travel and Per Diem	245	407	522	400	132	268	400	400
Communication - Telephone	782	845	740	2,100	1,387	713	2,100	3,000
Postage and Freight	540	413	160	100	179	179	358	200
Rentals - General	-	-	-	-	1,905	-	1,905	1,905
R&M-Vehicles	7,679	7,878	5,883	6,000	2,184	3,816	6,000	6,000
Printing and Binding	2,640	4,846	3,341	4,500	2,150	2,350	4,500	4,500
Misc-Connection Computer	1,453	1,378	1,775	3,700	20,561	39	20,600	3,000

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	FY 2016	FY 2017	FY2018	BUDGET FY 2019	THRU APR 2019	MAY- SEPT 2019	PROJECTED FY 2019	BUDGET FY 2020
Billback Expenses Developer	91	1,063	-	-	2,018	-	2,018	-
Office Supplies	740	1,107	1,187	1,500	2,300	100	2,400	1,750
Op Supplies - General	5,112	5,252	7,151	7,200	6,335	865	7,200	8,900
OP-Supplies – Buildings	-	-	-	300	379	-	379	-
Total Operation & Maintenance	427,936	459,686	595,134	611,169	376,000	266,554	642,554	654,474
Parks and Recreation - General								
ProfServ-Mgmt Consulting Serv	15,349	20,000	21,000	21,840	12,740	9,100	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	104,407	9,100	113,507	124,850
Swim & Fitness Clubhouse								
Contracts-Misc Labor	2,408	2,551	3,043	4,000	2,546	2,454	5,000	5,500
Contracts-Outside Fitness	-	12,358	10,015	10,000	7,048	2,952	10,000	17,720
R&M-Buildings	1,247	2,970	31,791	22,770	6,533	16,237	22,770	10,000
R&M-Equipment	4,458	83	-	5,000	387	4,613	5,000	3,000
Misc-Special Events	2,867	2,975	8,431	15,000	10,065	9,935	20,000	38,300
Cap Outlay-Machinery and Equip	-	-	-	3,500	-	3,500	3,500	2,500
Total Swim & Fitness Clubhouse	10,980	20,937	53,280	60,270	26,579	39,691	66,270	77,020
Swimming Pool								
Payroll-Salaries	33,780	47,945	59,296	60,042	33,336	26,706	60,042	57,706
Payroll-Hourly	54,908	51,552	54,375	63,855	26,498	37,357	63,855	68,640
Payroll-Lifeguards	19,946	25,036	23,669	38,000	-	35,200	35,200	37,000
Payroll-Benefits	11,227	21,753	20,097	31,415	16,176	15,239	31,415	29,104
Payroll-Engineering	17,123	24,884	27,515	29,108	17,332	11,668	29,000	56,975
Payroll-Janitor	7,857	6,760	7,951	8,000	4,533	3,667	8,200	6,240
Payroll-Billback	58	-	-	-	-	-	-	-
Payroll Taxes	8,022	10,172	10,940	13,189	4,688	8,263	12,951	13,003
ProfServ-Info Technology	977	294	523	6,300	374	5,926	6,300	2,500

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	FY 2016	FY 2017	FY2018	BUDGET FY 2019	THRU APR 2019	MAY- SEPT 2019	PROJECTED FY 2019	BUDGET FY 2020
ProfServ-Swim Pool Commission	1,852	9,385	3,883	1,800	2,763	500	3,263	3,000
ProfServ-Tennis Center Commiss	-	-	-	-	-	-	-	-
Contracts-Landscape	94	3,055	-	3,500	-	3,500	3,500	3,500
Travel and Per Diem	204	188	166	500	24	476	500	400
Communication - Telephone	7,256	5,474	11,446	8,400	5,102	1,264	6,366	4,925
Utility - General	45,303	45,425	54,466	57,000	22,121	34,879	57,000	57,000
Utility - Cable TV Billing	-	-	-	1,624	1,304	931	2,235	1,896
Utility - Refuse Removal	1,223	1,736	1,450	2,000	1,136	864	2,000	2,050
R&M-Buildings	31,723	20,480	27,296	30,000	17,497	12,503	30,000	30,000
R&M-Pools	91,357	139,674	66,607	30,000	25,925	4,459	30,384	33,000
R&M-Vehicles	-	-	-	500	-	500	500	500
Advertising	1,320	1,330	1,320	1,800	770	1,030	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	2,896	874	3,770	4,585
Misc-Special Events	-	-	-	-	776	-	776	-
Misc-Training	940	600	823	3,000	619	2,381	3,000	2,500
Misc-Licenses & Permits	1,458	30	992	2,000	-	2,000	2,000	2,000
Office Supplies	1,168	3,124	2,116	1,750	1,399	351	1,750	2,000
Cleaning Supplies	1,091	846	1,150	2,000	917	1,083	2,000	2,250
Office Equipment	59	2,001	508	2,500	62	2,438	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	875	1,375	2,250	2,500
Op Supplies - Uniforms	700	1,525	2,651	2,500	1,977	523	2,500	1,500
Op Supplies - Summer Camp	12,158	14,639	10,489	16,000	1,013	14,987	16,000	16,000
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	21,470	14,530	36,000	4,000
Cap Outlay - Pool Furniture	1,477	988	10,916	18,000	46,708	1,000	47,708	12,500
Total Swimming Pool	360,667	444,637	412,857	535,003	258,722	250,243	508,965	465,224

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Tennis Court								
Payroll-Salaries	117,306	114,389	125,718	122,500	64,632	58,831	123,463	126,000
Payroll-Hourly	34,246	38,326	38,066	36,000	20,361	15,744	36,105	37,000
Payroll-Benefits	23,041	22,168	26,031	28,346	17,368	11,014	28,382	38,182
Payroll-Engineering	12,842	18,663	20,714	23,831	12,714	11,018	23,732	42,731
Payroll-Commission	103,543	129,413	161,604	135,000	108,106	67,781	175,887	184,500
Payroll-Janitor	158	-	-	-	-	-	-	-
Payroll Taxes	19,275	20,875	22,429	23,026	13,221	11,292	24,513	26,465
ProfServ-Administrative	-	-	-	1,000	-	1,000	1,000	500
ProfServ-Info Technology	5,207	6,086	7,717	7,000	8,614	2,318	10,932	2,000
Contracts-Janitorial Services	1,795	6,000	6,040	6,000	3,540	2,460	6,000	6,500
Communication - Telephone	5,914	6,783	6,767	6,000	4,251	3,564	7,815	3,600
Utility - Cable TV Billing	1,622	1,776	2,033	1,738	1,262	1,444	2,706	2,903
Electricity - General	12,777	14,474	15,981	14,500	8,044	5,342	13,386	14,500
Utility - Refuse Removal	1,214	1,736	1,754	1,800	1,367	290	1,657	1,500
Utility - Water & Sewer	2,881	1,188	1,078	1,500	987	41	1,028	1,200
Rental/Lease - Vehicle/Equip	1,689	1,585	1,585	1,700	925	775	1,700	1,700
R&M-General	3,813	13,381	6,732	6,000	3,084	2,916	6,000	6,500
R&M-Court Maintenance	12,693	27,685	15,675	12,000	5,535	6,481	12,016	12,000
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	770	730	1,500	1,500
Misc-Employee Meals	1,215	1,657	245	1,900	1,670	300	1,970	2,200
Misc-Special Events	285	283	693	1,000	4,806	-	4,806	1,000
Misc-Training	-	-	542	500	-	500	500	500
Misc-Licenses & Permits	-	187	-	250	-	-	-	-
Office Supplies	3,147	3,056	3,288	3,000	2,183	1,375	3,558	3,800
Office Equipment	51	780	663	3,000	3,068	(68)	3,000	1,000

MARSHALL CREEK

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	FY2018	BUDGET FY 2019	THRU APR 2019	MAY- SEPT 2019	PROJECTED FY 2019	BUDGET FY 2020
Teaching Supplies	3,146	3,281	3,210	3,000	2,914	1,179	4,093	3,500
Op Supplies - Uniforms	438	195	1,011	500	128	372	500	500
COS - Start Up Inventory	6,550	10,998	10,317	10,000	6,948	3,052	10,000	10,000
Subscriptions and Memberships	530	590	590	800	598	202	800	800
Cap Outlay-Machinery and Equip	5,411	-	24,424	45,000	7,749	37,251	45,000	45,000
Reserve - Tennis Court	6,300	-	-	-	-	-	-	-
Total Tennis Court	388,549	448,044	506,412	499,891	304,845	248,704	553,549	579,081
TOTAL EXPENDITURES	3,351,425	3,827,794	5,047,553	4,421,876	2,255,217	2,242,661	4,497,878	4,780,171
Excess (deficiency) of revenues								
Over (under) expenditures	403,663	131,522	(170,136)	(37,501)	1,315,583	(995,510)	320,073	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)	1,315,583	(995,510)	320,073	(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	2,046,231
FUND BALANCE, ENDING	\$ 1,659,793	\$1,896,294	\$1,726,158	\$ 1,688,657	\$ 3,041,741	\$ 730,648	\$ 2,046,231	\$ 2,046,231

Exhibit "A"
Allocation of Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 2,046,231
Net Change in Fund Balance - Fiscal Year 2020	0
Reserves - Fiscal Year Additions FY 2020	100,000
Total Funds Available (Estimated) - 9/30/2020	2,146,231
Assigned Fund Balance	
Operating Reserve - Operating Capital	780,029 ⁽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	1,577,474
Total Unassigned (undesignated) Cash	\$ 568,757

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.

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.

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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU APR 2019	PROJECTED MAY- SEPT 2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES								
Special Assmnts- Tax Collector	\$ -	\$ -	\$ 49,791	\$ 51,149	\$ 49,384	\$ 1,765	\$ 51,149	\$ 51,149
Special Assmnts- CDD Collected	-	-	2,041	1,668	1,668	-	1,668	1,668
Special Assmnts- Discounts	-	-	(1,710)	(2,046)	(1,844)	-	(1,844)	(2,046)
TOTAL REVENUES	-	-	50,122	50,771	49,208	1,765	50,973	50,771
EXPENDITURES								
<i>Administrative</i>								
Misc-Assessmnt Collection Cost	-	-	961	1,023	951	-	951	1,023
Total Administrative	-	-	961	1,023	951	-	951	1,023
TOTAL EXPENDITURES	-	-	961	1,023	951	-	951	1,023
Excess (deficiency) of revenues Over (under) expenditures	-	-	49,161	49,748	48,257	1,765	50,022	49,748
Net change in fund balance	-	-		49,748	48,257	1,765	50,022	49,748
FUND BALANCE, BEGINNING	(1)	(1)	(1)	49,160	49,160	49,160	49,160	99,182
FUND BALANCE, ENDING	\$ (1)	\$ (1)	\$ 49,160	\$ 98,908	\$ 97,417	\$ 50,925	\$ 99,182	\$ 148,930

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

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

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL FY2018	ADOPTED BUDGET FY 2019	ACTUAL THRU APR 2019	PROJECTED MAY- SEPT 2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES								
Interest - Investments	\$ 282	\$ 2,414	\$ 3,706	\$ 250	\$ 1,082	\$ 216	1,298	\$ 250
Interest - Tax Collector	-	(1)	-	-	-	-	-	-
Special Assmnts- Tax Collector	1,036,373	1,210,968	1,146,336	1,173,275	1,130,438	42,837	1,173,275	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)	(42,219)	-	(42,219)	(46,747)
TOTAL REVENUES	1,338,747	1,291,899		1,164,650	1,147,762	43,053	1,190,815	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	21,764	-	21,764	23,373
Total Administrative	33,236	33,513	48,124	23,466	21,764	-	21,764	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	285,625	283,000	568,625	540,750
Total Debt Service	1,816,650	1,091,798	1,189,750	1,151,250	390,625	788,000	1,178,625	1,080,750
TOTAL EXPENDITURES	1,849,886	1,125,311	1,237,874	1,174,716	412,389	788,000	1,200,389	1,104,123

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

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL FY2018	ADOPTED BUDGET FY 2019	ACTUAL THRU APR 2019	PROJECTED MAY- 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)	735,373	(744,947)	(9,574)	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)	735,373	(744,947)	(9,574)	56,110
FUND BALANCE, BEGINNING	73,148	262,039	428,627	496,388	496,388	-	496,388	486,814
FUND BALANCE, ENDING	\$ 262,039	\$ 428,627	\$ 496,388	\$ 486,322	\$ 1,231,761	\$ (744,947)	\$ 486,814	\$ 542,924

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

MARSHALL CREEK

Community Development District

Series 2002 Debt Service Fund

Amortization Schedule
Special Assessment Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	EXTRAORDINARY REDEMPTION	TOTAL
11/1/2030	\$ 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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL	PROJECTED	TOTAL	ANNUAL
					THRU APR 2019	MAY- SEPT 2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES								
Interest - Investments	\$ 786	\$ 1,487	\$ 2,145	\$ 200	\$ 1,289	\$ 258	\$ 1,547	\$ 600
Special Assmnts- Tax Collector	1,033,891	1,018,999	1,022,420	1,029,143	961,171	67,972	1,029,143	1,026,794
Special Assmnts- Prepayment	-	23,818	22,171	-	10,733	-	10,733	-
Special Assmnts- CDD Collected	-	-	-	-	-	-	-	-
Special Assmnts- Discounts	(29,974)	(33,721)	(35,117)	(41,166)	(35,897)	-	(35,897)	(41,072)
TOTAL REVENUES	1,004,703	1,010,583	1,011,619	988,177	937,296	68,230	1,005,526	986,322
EXPENDITURES								
<i>Administrative</i>								
Misc-Assessmnt Collection Cost	11,435	10,998	19,732	20,583	18,505	1,359	20,583	20,536
Total Administrative	11,435	10,998	19,732	20,583	18,505	1,359	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	-	-	-	20,000	15,000	35,000	-
Prepayments Series A	-	-	25,000	-	-	-	-	-
Interest Expense	-	-	-	472,050	236,025	235,525	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	256,025	250,525	506,550	972,700
TOTAL EXPENDITURES	1,005,010	987,898	1,024,557	997,633	274,530	251,884	527,133	993,236

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

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL	PROJECTED	TOTAL	ANNUAL
					THRU APR 2019	MAY- SEPT 2019	PROJECTED FY 2019	BUDGET FY 2020
Excess (deficiency) of revenues								
Over (under) expenditures	(307)	22,685	(12,938)	(9,456)	662,766	(183,655)	478,393	(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)	662,601	(183,655)	478,228	(6,914)
FUND BALANCE, BEGINNING	812,376	811,659	833,586	819,170	819,170	-	819,170	1,297,398
FUND BALANCE, ENDING	\$ 811,659	\$ 833,586	\$ 819,170	\$ 809,714	\$ 1,481,771	\$ (183,655)	\$ 1,297,398	\$ 1,290,484

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

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	FY2018	BUDGET FY 2019	THRU APR 2019	MAY- SEPT 2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES								
Interest - Investments	\$ 26	\$ 330	\$ 831	\$ 100	\$ 630	\$ 126	\$ 150	\$ 400
Special Assmnts- Tax Collector	-	65,699	65,920	65,650	61,382	4,268	65,650	65,650
Special Assmnts- Prepayment	-	-	11,818	-	-	-	-	-
Special Assmnts- CDD Collected	-	25,280	-	-	-	-	-	-
Special Assmnts- Discounts	-	(2,174)	(2,264)	(2,626)	(2,292)	-	(2,292)	(2,626)
TOTAL REVENUES	26	89,135	76,305	63,124	59,720	4,394	63,508	63,424
EXPENDITURES								
<i>Administrative</i>								
Misc-Assessmnt Collection Cost	-	709	1,272	1,313	1,182	85	1,267	1,313
Total Administrative	-	709	1,272	1,313	1,182	85	1,267	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	24,648	24,332	48,980	48,032
Cost of Issuance	67,640	-	-	-	-	-	-	-
Total Debt Service	67,640	60,560	59,928	59,296	34,648	34,332	68,980	58,032
TOTAL EXPENDITURES	67,640	61,269	61,200	60,609	35,830	34,417	70,247	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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	FY2018	BUDGET FY 2019	THRU APR 2019	MAY- SEPT 2019	PROJECTED FY 2019	BUDGET FY 2020
Excess (deficiency) of revenues								
Over (under) expenditures	(67,614)	27,866	15,105	2,515	23,890	(30,023)	(6,739)	4,079
OTHER FINANCING SOURCES (USES)								
Interfund Transfers-In	99,970	-	-	-	-	-	-	-
Bond Proceed	800,000	-	-	-	-	-	-	-
Operatomg Tramsfers-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	23,890	(30,023)	(6,739)	4,079
FUND BALANCE, BEGINNING	-	32,356	60,222	75,327	75,327	-	75,327	68,588
FUND BALANCE, ENDING	\$ 32,356	\$ 60,222	\$ 75,327	\$ 77,842	\$ 99,217	\$ (30,023)	\$ 68,588	\$ 72,666

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 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 2019	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)	\$2,464	\$2,292	7.49%	\$63	\$63	0.00%	\$1,437	\$1,437	0.00%	\$3,964	\$3,792	4.53%
TreeHouse Park, Reserve Ph 1, Monterey, Sebastian Sqr 1 (Lots 01-23 & 46-50)	\$2,464	\$2,292	7.49%	\$79	\$79	0.00%	\$1,821	\$1,821	0.00%	\$4,364	\$4,192	4.10%
Costa Del Sol	\$2,464	\$2,292	7.49%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,864	\$4,692	3.66%
Marshall Creek Bluff II - EV-3A	\$2,464	\$2,292	7.49%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,864	\$4,692	3.66%
Village Center 5 (South Loop Lots)	\$2,464	\$2,292	7.49%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,664	\$3,492	4.92%
Trellis Park (North River Loop Lot)	\$2,464	\$2,292	7.49%	\$79	\$79	0.00%	\$1,821	\$1,821	0.00%	\$4,364	\$4,192	4.10%
North River I, II, & III, Alimara, & Leaning Tree	\$2,464	\$2,292	7.49%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,864	\$4,692	3.66%
The Reserve Phase II	\$2,464	\$2,292	7.49%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,864	\$4,692	3.66%
Santa Teresa	\$2,464	\$2,292	7.49%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,864	\$4,692	3.66%
Outside Control Gate												
Palencia Village Townhomes I	\$2,072	\$1,915	8.20%	\$31	\$31	0.00%	\$719	\$719	0.00%	\$2,822	\$2,665	5.90%
Palencia Village 2, 3, 4 & 2A	\$2,072	\$1,915	8.20%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,272	\$3,115	5.04%
Village Lakes East (Residential MNO)	\$2,072	\$1,915	8.20%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,272	\$3,115	5.04%
Village Lofts (Live/Work)	\$2,072	\$1,915	8.20%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,272	\$3,115	5.04%
Townhomes II (VC-3)	\$2,072	\$1,915	8.20%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,272	\$3,115	5.04%
Avila Condo & Village Square Res.	\$2,072	\$1,915	8.20%	\$29	\$29	0.00%	\$671	\$671	0.00%	\$2,772	\$2,615	6.01%
Augustine Island	\$2,072	\$1,915	8.20%	\$63	\$63	0.00%	\$1,437	\$1,437	0.00%	\$3,572	\$3,415	4.60%
Promenade Pointe	\$2,072	\$1,915	8.20%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,472	\$4,315	3.64%
Commercial												
Commercial (Office/Retail)	\$0.34	\$0.29	16.08%	\$0.04	\$0.04	0.00%	\$0.93	\$0.93	0.00%	\$1.31	\$1.26	3.70%
Neighborhood Commercial	\$1.33	\$1.21	9.42%	\$0.02	\$0.02	0.00%	\$0.45	\$0.45	0.00%	\$1.80	\$1.68	6.79%

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	\$2,464	\$2,292	7.49%	\$750	\$750	0.00%	\$3,214	\$3,042	5.65%
Parkside I & II	\$2,464	\$2,292	7.49%	\$900	\$900	0.00%	\$3,363	\$3,192	5.38%
Trellis Park, Mission Park, TreeHouse Park (9 Lots)	\$2,464	\$2,292	7.49%	\$1,149	\$1,149	0.00%	\$3,613	\$3,442	4.99%
Oak Common II & III	\$2,464	\$2,292	7.49%	\$1,199	\$1,199	0.00%	\$3,663	\$3,492	4.92%
Marshall Creek Bluff	\$2,464	\$2,292	7.49%	\$1,399	\$1,399	0.00%	\$3,863	\$3,691	4.65%
Cantera/Vista Norte, Sebastian Square 2 (Lots 24-45 & 51-88)	\$2,464	\$2,292	7.49%	\$1,499	\$1,499	0.00%	\$3,963	\$3,791	4.53%
TreeHouse Park, Reserve Ph 1, Monterey, Sebastian Sqr 1 (Lots 01-23 & 46-50)	\$2,464	\$2,292	7.49%	\$1,899	\$1,899	0.00%	\$4,363	\$4,191	4.10%
North River I, II, & III, Alimara, & Leaning Tree	\$2,464	\$2,292	7.49%	\$2,399	\$2,399	0.00%	\$4,863	\$4,691	3.66%
Outside Control Gate									
Village Center Homes (VC 1)	\$2,072	\$1,915	8.20%	\$600	\$600	0.00%	\$2,672	\$2,515	6.25%
Promenade Condos	\$2,072	\$1,915	8.20%	\$900	\$900	0.00%	\$2,972	\$2,815	5.58%
Palencia Village 2, 3, 4 & 2A	\$2,072	\$1,915	8.20%	\$1,199	\$1,199	0.00%	\$3,272	\$3,114	5.04%
Village Lakes	\$2,072	\$1,915	8.20%	\$1,010	\$1,010	0.00%	\$3,082	\$2,925	5.37%
Avila Condo & Village Square Res.	\$2,072	\$1,915	8.20%	\$700	\$700	0.00%	\$2,772	\$2,615	6.01%
Promenade Pointe	\$2,072	\$1,915	8.20%	\$2,399	\$2,399	0.00%	\$4,471	\$4,314	3.64%
Golf Course	\$45,567	\$40,043	9.42%	\$80,000	\$80,000	0.00%	\$125,567	\$120,043	4.60%