

MARSHALL CREEK

Community Development District

Operating and Debt Service Budget

Fiscal Year 2023

Adopted Budget

Adopted 8/17/2022

Prepared by:



MARSHALL CREEK

Community Development District

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-9
Exhibit A - Allocation of Fund Balances	10
Budget Narrative	11 - 34
2002 Area Capital Reserves Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	35
Budget Narrative	36
<u>DEBT SERVICE BUDGETS</u>	
Series 2002	
Summary of Revenues, Expenditures and Changes in Fund Balances	37 - 38
Amortization Schedule	39
Series 2015 A	
Summary of Revenues, Expenditures and Changes in Fund Balances	40 - 41
Amortization Schedule	42
Series 2016 Avila Bond	
Summary of Revenues, Expenditures and Changes in Fund Balances	43 - 44
Amortization Schedule	45 - 46
Budget Narrative	47
<u>SUPPORTING BUDGET SCHEDULES</u>	
Comparison of Non-Ad Valorem Assessment Rates Series 2015 & 2016 Bond - FY 2023 vs. FY 2022	48
Comparison of Non-Ad Valorem Assessment Rates Series 2002 Bond - FY 2023 vs. FY 2022	49

MARSHALL CREEK
Community Development District

Operating Budget
Fiscal Year 2023

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET FY 2022	OCT - JULY 2022	AUG- SEPT 2022	PROJECTED FY 2022	BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 15,738	\$ 2,265	\$ 12,000	\$ 4,439	\$ 888	\$ 5,327	\$ 12,000
FEMA Grants (boardwalk)	32,969	-	-	-	-	-	-
Shared Rev - Other Local Units	482,048	461,271	514,801	514,801	-	514,801	499,311
Interlocal Agreement - Other	294,671	341,736	346,471	287,434	57,487	344,921	335,227
Other Physical Environment Rev	16,000	20,000	24,000	22,000	2,000	24,000	24,000
S/F Swimming Program Fees	-	-	3,000	425	124	549	3,000
S/F Activity Fees	210	-	-	-	-	-	-
S/F Other Revenues	1,722	-	-	-	-	-	-
S/F Rental Fees	1,075	175	2,000	1,350	100	1,450	4,000
S/F Snack Bar Revenue	328	750	3,000	1,741	800	2,541	3,000
Tennis Merchandise Sales	15,722	21,195	16,000	17,426	274	17,700	19,000
Tennis Special Events&Socials	-	-	1,000	495	505	1,000	1,000
Tennis Lessons & Clinics	233,437	278,928	230,000	238,669	21,331	260,000	290,000
Tennis Ball Machine Rental Fee	3,825	4,728	4,000	5,958	-	5,958	6,000
Tennis Membership	41,085	52,528	35,000	58,497	1,503	60,000	46,000
Interest - Tax Collector	8,082	250	-	69	-	69	-
Special Assmnts- Tax Collector	3,435,322	3,424,410	3,457,544	3,457,544	-	3,457,544	3,438,203
Special Assmnts- CDD Collected	13,327	-	-	-	-	-	-
Special Assmnts- Discounts	(117,337)	(118,298)	(138,302)	(118,741)	-	(118,741)	(137,528)
Other Miscellaneous Revenues	12,438	96,240	1,000	27,198	-	27,198	8,500
Gate Bar Code/Remotes	4,041	4,329	5,600	3,349	1,251	4,600	4,000
Impact Fee	32,660	34,926	25,000	11,334	6,566	17,900	10,000
TOTAL REVENUES	4,527,363	4,625,433	4,542,114	4,533,988	92,829	4,626,817	4,565,713

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET FY 2022	OCT - JULY 2022	AUG- SEPT 2022	PROJECTED FY 2022	BUDGET FY 2023
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	6,879	11,811	14,118	8,227	3,614	11,841	14,285
ProfServ-Arbitrage Rebate	1,200	600	1,200	4,200	-	4,200	1,200
ProfServ-Dissemination Agent	3,000	3,000	3,000	-	3,000	3,000	3,000
ProfServ-Engineering	16,645	12,082	25,000	6,162	12,000	18,162	25,000
ProfServ-Legal Services	63,789	51,038	75,000	27,247	7,799	35,046	75,000
ProfServ-Mgmt Consulting Serv	62,700	65,200	65,200	54,333	10,867	65,200	67,156
ProfServ-Special Assessment	15,000	15,750	15,750	15,750	-	15,750	16,223
ProfServ-Trustee Fees	7,522	11,815	11,400	8,650	2,750	11,400	11,400
Auditing Services	4,675	4,675	4,675	4,675	-	4,675	4,675
Communication - Telephone	651	-	-	-	-	-	-
Postage and Freight	3,714	3,040	5,600	2,781	663	3,444	5,600
Insurance - General Liability	28,486	29,396	34,469	33,367	-	33,367	36,704
Printing and Binding	1,198	1,544	3,500	1,133	227	1,360	3,500
Legal Advertising	1,925	3,615	3,000	606	2,394	3,000	3,000
Miscellaneous Services	8,941	13,140	7,500	17,147	1,869	19,016	9,500
Misc-Assessmnt Collection Cost	35,572	35,581	69,151	66,776	-	66,776	68,764
Shared Exp - Other Local Units	513,354	435,513	515,283	515,283	-	515,283	545,762
Misc-Late Fees	-	-	-	373	-	373	-
Misc-Contingency	-	4,340	-	-	-	-	-
Office Supplies	477	705	1,453	540	108	648	1,474
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	775,903	703,020	855,474	767,425	45,291	812,716	892,417

MARSHALL CREEK

Community Development District

General Fund

Revenues Expenditures and Changes in Fund Balance Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET FY 2022	OCT - JULY 2022	AUG- SEPT 2022	PROJECTED FY 2022	BUDGET FY 2023
Other Public Safety							
Payroll - Benefit	7,652	5,148	10,974	4,343	1,966	6,309	11,259
Payroll - Engineering	64,862	57,070	64,023	40,912	11,899	52,811	85,069
Payroll - Gate Maintenance	2,089	1,553	2,000	-	-	-	-
Payroll - Janitor	-	-	-	1,794	206	2,000	2,000
Contracts-Security Services	134,544	148,946	126,000	120,345	23,956	144,301	126,000
Contracts-Roving Patrol	36,470	43,280	40,000	37,060	5,756	42,816	50,000
R&M-Gate	14,311	20,808	15,000	26,938	3,062	30,000	15,000
Misc-Bar Codes	5,806	5,121	5,600	3,451	1,729	5,180	5,178
Total Other Public Safety	265,734	281,926	263,597	234,843	48,574	283,417	294,506
Field							
Payroll - Benefit	6,120	4,331	8,434	3,516	3,248	6,764	8,662
Payroll - Engineering	51,890	45,710	51,563	32,729	9,554	42,283	68,056
Utility - Water & Sewer	-	-	2,000	-	-	-	-
Lease - Land	2,012	2,052	2,050	2,113	-	2,113	2,094
R&M-Bike Paths & Asphalt	5,688	4,050	5,000	6,215	-	6,215	5,000
R&M-Boardwalks	6,989	6,097	55,000	5,968	35,822	41,790	25,000
R&M-Buildings	21,521	37,179	30,000	7,486	5,140	12,626	20,000
R&M-Electrical	5,771	7,293	8,000	5,346	1,069	6,415	6,000
R&M-Fountain	49,280	6,477	5,000	1,032	206	1,238	5,000
R&M-Mulch	5,490	4,500	7,000	-	7,000	7,000	7,000
R&M-Roads & Alleyways	41,255	186,965	30,000	36,870	-	36,870	30,000
R&M-Sidewalks	36,765	16,951	35,000	51,425	-	51,425	35,000
R&M-Signage	2,592	12,171	6,000	6,525	1,305	7,830	5,000
Op Supplies - General	(34)	-	-	-	-	-	-
Cap Outlay-Machinery and Equip	5,149	-	-	-	-	-	-
Total Field	240,488	333,776	245,047	163,059	63,345	226,404	216,812

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET FY 2022	OCT - JULY 2022	AUG- SEPT 2022	PROJECTED FY 2022	BUDGET FY 2023
Landscape Services							
Payroll-Salaries	220,337	70,631	76,442	57,685	16,586	74,271	78,736
Payroll-Administration	5,313	5,045	6,032	4,747	1,008	5,755	6,032
Payroll-Benefits	68,598	48,677	61,988	34,071	6,578	40,649	75,760
Payroll-General Staff	127,193	152,733	228,303	103,181	44,642	147,823	256,557
Payroll-Irrigation Staff	76,218	77,267	76,056	68,885	16,786	85,671	82,483
Payroll-IPM Staff	74,807	83,800	64,272	64,304	23,815	88,119	102,835
Payroll-Equipment Mechanic	23,963	30,996	38,563	33,893	5,069	38,962	36,421
Payroll Taxes	37,055	30,573	37,460	24,880	12,580	37,460	43,072
ProfServ-Info Technology	-	742	1,000	184	816	1,000	1,000
Contracts - Misc Labor	-	-	39,900	29,700	10,200	39,900	39,900
Communication-Telephone	3,332	3,412	3,597	2,973	519	3,492	3,720
Utility - Cable TV Billing	2,019	1,788	2,135	1,958	466	2,424	2,280
Electricity - General	3,127	2,970	3,200	3,027	173	3,200	3,200
Utility - Refuse Removal	12,848	8,607	13,500	9,746	3,754	13,500	13,000
Utility - Water & Sewer	2,067	2,994	2,500	1,780	356	2,136	2,000
Rentals - General	586	1,578	1,000	1,036	207	1,243	1,000
R&M-General	5,086	-	-	-	-	-	-
R&M-Buildings	8,217	1,771	6,000	2,481	3,519	6,000	6,000
R&M-Electrical	255	-	-	-	-	-	-
R&M-Equipment	34,788	20,766	36,000	16,603	19,397	36,000	30,000
R&M-Grounds	100,661	26,390	28,000	13,582	14,418	28,000	22,000
R&M-Irrigation	24,463	29,208	23,000	27,309	5,462	32,771	23,000
R&M-Mulch	100,770	103,909	90,000	106,699	3,000	109,699	90,000
R&M-Pump Station	27,288	85,169	20,000	9,898	10,102	20,000	20,000
R&M-Trees and Trimming	31,465	10,395	15,000	17,365	2,000	19,365	15,000

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET FY 2022	OCT - JULY 2022	AUG- SEPT 2022	PROJECTED FY 2022	BUDGET FY 2023
Misc-Employee Meals	5,076	4,899	6,500	5,209	1,291	6,500	6,130
Office Equipment	325	346	500	-	500	500	500
Op Supplies - General	18,753	14,606	21,000	11,477	9,523	21,000	21,000
Op Supplies - Uniforms	6,426	2,990	5,000	-	5,000	5,000	5,000
Op Supplies - Fuel, Oil	15,515	15,064	15,000	16,316	1,300	17,616	15,000
Impr - Landscape	-	45,384	55,000	16,527	38,473	55,000	35,000
Cap Outlay-Machinery and Equip	25,429	3,097	13,000	780	3,220	4,000	8,000
Principal-Capital Lease	9,502	-	-	-	-	-	-
Interest Expense-Lease	100	-	-	-	-	-	-
Total Landscape Services	1,071,582	885,807	989,948	686,296	260,760	947,056	1,044,626
Utilities							
Electricity - Streetlighting	81,569	81,866	81,500	73,178	13,455	86,633	81,500
Utility - Water & Sewer	4,396	4,387	4,800	5,969	880	6,849	4,400
R&M-Lake	54,422	48,000	48,000	40,000	8,000	48,000	48,000
Total Utilities	140,387	134,253	134,300	119,147	22,335	141,482	133,900
Operation & Maintenance							
Payroll-Shared Personnel	292,124	296,999	346,471	225,851	120,620	346,471	335,227
ProfServ-Field Management	293,169	292,157	271,554	245,901	25,653	271,554	268,000
Communication - Telephone	360	476	560	472	352	824	1,700
Postage and Freight	324	237	300	426	22	448	438
Rentals - General	1,905	1,940	2,037	984	1,380	2,364	2,375
R&M-Vehicles	193	322	-	-	-	-	-
Printing and Binding	4,504	4,750	4,726	3,938	788	4,726	4,877
Misc-Connection Computer	2,733	1,425	2,652	2,053	599	2,652	2,000
Billback Expenses Developer	2,459	575	-	(1,021)	-	(1,021)	-
Office Supplies	4,124	1,829	1,900	1,782	118	1,900	1,900

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL OCT - JULY 2022	PROJECTED AUG- SEPT 2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Op Supplies - General	5,926	8,380	8,000	8,458	1,692	10,150	8,000
Total Operation & Maintenance	607,821	609,090	638,200	488,844	151,224	640,068	624,517
Parks and Recreation - General							
ProfServ-Mgmt Consulting Serv	24,000	25,200	25,200	21,000	4,200	25,200	25,956
Insurance -Property & Casualty	94,352	95,894	114,166	58,488	-	58,488	64,337
Total Parks and Recreation - General	118,352	121,094	139,366	79,488	4,200	83,688	90,293
Clubhouse							
Contracts-Misc Labor	4,358	2,909	5,000	2,323	1,677	4,000	3,000
Contracts-Outside Fitness	11,146	9,375	23,000	12,006	10,595	22,601	16,000
R&M-Buildings	10,376	6,654	-	-	-	-	-
R&M Air Conditioning	-	-	10,000	880	9,068	9,948	10,000
R&M-Equipment	1,157	3,382	4,500	4,234	-	4,234	3,000
Special Events	25,219	27,451	30,000	33,296	1,000	34,296	30,000
Cap Outlay-Machinery and Equip	-	545	1,500	-	1,500	1,500	1,500
Cap Outlay-Pool Furniture	(7,056)	-	-	-	-	-	-
Cap Outlay-Clubhouse	85,239	152,307	15,000	4,616	10,300	14,916	10,000
Total Clubhouse	130,439	202,623	89,000	57,355	34,140	91,495	73,500
Swimming Pool							
Payroll-Salaries	105,318	97,866	91,336	82,197	14,044	96,241	98,639
Payroll-Hourly	47,915	35,777	38,870	35,331	6,348	41,679	47,712
Payroll-Lifeguards	54,436	36,650	40,000	33,153	6,847	40,000	40,000
Payroll-Benefits	25,993	20,701	30,168	33,118	2,484	35,602	27,075
Payroll-Engineering	50,136	45,108	51,563	32,439	9,844	42,283	68,056
Payroll-Janitor	9,350	6,990	6,620	8,074	1,904	9,978	13,312
Payroll Landscape	-	-	14,688	5,212	8,788	14,000	14,688

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET FY 2022	OCT - JULY 2022	AUG- SEPT 2022	PROJECTED FY 2022	BUDGET FY 2023
Payroll Taxes	15,538	12,407	13,475	11,002	4,072	15,074	15,275
ProfServ-Info Technology	3,754	4,659	1,500	469	1,000	1,469	1,500
ProfServ-Swim Pool Commission	189	-	3,000	-	-	-	-
Contracts-Landscape	3,400	4,361	5,000	5,506	-	5,506	5,000
Travel and Per Diem	47	23	200	68	125	193	200
Communication - Telephone	6,100	6,870	6,100	5,681	519	6,200	6,550
Utility - General	53,221	48,443	56,100	38,260	15,240	53,500	53,255
Utility - Cable TV Billing	3,542	3,496	4,500	3,781	70	3,851	4,200
Utility - Refuse Removal	2,610	3,288	2,700	2,020	680	2,700	2,905
R&M-Buildings	21,992	-	10,000	12,958	-	12,958	10,000
R&M-Pools	29,476	20,540	25,000	20,475	7,570	28,045	28,000
R&M Vandalism	-	4,667	-	-	-	-	-
R&M-Vehicles	182	426	500	284	116	400	500
Advertising	1,320	1,432	1,500	1,229	221	1,450	2,000
Miscellaneous Services	260	271	500	58	300	358	500
Misc-Employee Meals	3,795	4,385	4,300	3,983	223	4,206	4,470
Misc-Training	2,132	-	1,500	1,143	75	1,218	1,500
Misc-Licenses & Permits	980	980	1,100	938	162	1,100	1,100
Office Supplies	3,190	3,450	4,000	1,977	1,941	3,918	3,500
Cleaning Supplies	3,986	650	1,500	769	713	1,482	1,500
Office Equipment	2,995	2,349	3,000	874	2,122	2,996	3,000
Snack Bar Expenses	-	-	1,000	135	365	500	1,000
Op Supplies - Spa & Paper	610	728	2,000	704	1,137	1,841	1,500
Op Supplies - Uniforms	1,386	1,721	2,000	623	1,377	2,000	1,500
Subscriptions and Memberships	490	1,231	6,000	5,471	1,029	6,500	6,500
Cap Outlay-Machinery and Equip	9,045	-	-	-	-	-	-

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	OCT -	AUG-	PROJECTED	BUDGET
			FY 2022	JULY 2022	SEPT 2022	FY 2022	FY 2023
Capital Outlay - Pool	-	-	15,000	17,890	-	17,890	10,000
Cap Outlay - Pool Furniture	7,056	7,989	-	-	-	-	-
Total Swimming Pool	470,444	377,458	444,720	365,822	89,316	455,138	474,937
Tennis Court							
Payroll-Salaries	114,858	113,689	126,000	98,547	18,800	117,347	130,000
Payroll-Hourly	36,273	43,884	38,000	39,219	7,844	47,063	43,186
Payroll-Benefits	29,488	27,997	35,008	25,719	3,700	29,419	35,170
Payroll-Engineering	37,602	33,811	38,672	24,916	6,796	31,712	51,042
Payroll-Commission	213,718	242,000	225,000	209,571	24,429	234,000	261,000
Payroll-Janitor	-	-	3,600	2,909	662	3,571	5,824
Payrol Landscape	-	-	4,900	1,996	2,904	4,900	4,900
Payroll Taxes	21,432	23,360	30,035	20,298	9,318	29,616	33,670
ProfServ-Info Technology	5,195	5,351	6,000	18,548	-	18,548	8,302
Contracts-Janitorial Services	3,905	3,378	-	-	-	-	-
Contracts-Landscape	-	1,285	1,300	812	428	1,240	1,300
Communication - Telephone	2,676	2,734	2,740	2,358	369	2,727	2,750
Utility - Cable TV Billing	2,879	2,827	2,835	2,131	747	2,878	2,460
Electricity - General	11,445	11,608	12,750	10,257	2,273	12,530	12,500
Utility - Refuse Removal	2,233	2,220	2,200	2,171	129	2,300	2,460
Utility - Water & Sewer	1,319	1,470	1,500	2,346	197	2,543	1,500
Rental/Lease - Vehicle/Equip	1,585	1,585	1,700	1,453	142	1,595	1,700
R&M-General	16,687	6,788	7,000	7,343	1,469	8,812	7,000
R&M-Court Maintenance	60,363	25,455	13,000	11,077	1,923	13,000	15,000
R&M-Vandalism	-	-	1,000	-	1,000	1,000	500
Printing and Binding	-	-	500	-	500	500	500
Advertising	1,320	1,371	1,500	1,131	369	1,500	1,520
Misc-Employee Meals	1,680	1,865	2,160	1,298	711	2,009	2,245
Special Events	2,030	374	1,000	431	-	431	1,000

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL OCT - JULY 2022	PROJECTED AUG- SEPT 2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Office Supplies	3,164	2,368	3,500	1,702	598	2,300	2,500
Office Equipment	186	670	2,000	150	1,776	1,926	1,500
Teaching Supplies	3,092	3,694	4,000	2,289	1,711	4,000	4,000
Op Supplies - Uniforms	662	641	750	155	327	482	500
COS - Start Up Inventory	9,808	13,313	13,000	12,124	819	12,943	13,000
Subscriptions and Memberships	693	673	800	690	-	690	1,776
Cap Outlay-Machinery and Equip	5,695	43,080	10,000	41,471	-	41,471	10,000
Total Tennis Court	589,988	617,491	592,450	543,112	89,940	633,052	658,805
TOTAL EXPENDITURES	4,411,138	4,266,538	4,392,102	3,505,391	809,124	4,314,515	4,504,313
Reserves							
Reserve - Field	-	-	150,000	75,000	-	75,000	61,400
Total Reserves	-	-	150,000	75,000	-	75,000	61,400
TOTAL EXPENDITURES AND RESERVES	4,411,138	4,266,538	4,542,102	3,580,391	809,124	4,389,515	4,565,713
Excess (deficiency) of revenues							
Over (under) expenditures	116,225	358,895	12	953,597	(716,296)	237,301	0
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	3,902	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	12	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	3,902	12	-	-	-	-
Net change in fund balance	116,225	362,797	12	953,597	(716,296)	237,301	0
FUND BALANCE, BEGINNING	2,023,155	2,140,380	2,503,178	2,503,178	-	2,503,178	2,740,479
FUND BALANCE, ENDING	\$ 2,139,380	\$ 2,503,177	\$ 2,503,190	\$ 3,456,775	\$ (716,296)	\$ 2,740,479	\$ 2,740,479

Exhibit "A"
Allocation of Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 2,740,479
Net Change in Fund Balance - Fiscal Year 2023	0
Reserves - Fiscal Year Additions FY 2023	61,400
Total Funds Available (Estimated) - 9/30/2022	2,801,879
Assigned Fund Balance	
Operating Reserve - Operating Capital	1,126,078 ⁽¹⁾
Reserves - Field (Prior Years)	512,092
Reserves - Field - FY 2023	61,400
Reserves - Gate (Prior Years)	7,838
Reserves - Landscape (Prior Years)	39,986
Reserve - Park (Prior Years)	32,900
Reserves - Swim & Fitness Clubhouse (Prior Years)	18,558
Reserves - Swimming Pools (Prior Years)	132,635
Reserves - Tennis Courts (Prior Years)	24,853
	<u>830,262</u>
Total Allocation of Available Funds	1,956,340
Total Unassigned (undesignated) Cash	\$ 845,539

Notes

(1) Note: Represents approximately 3 months of operating expenditures net of reserves.

Budget Narrative
Fiscal Year 2023

REVENUES

Interest – Investments

The District earns interest income on its accounts. 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 Sweetwater Creek CDD. The corresponding expense is included in Landscape-Payroll-IPM staff.

S/F Swimming Program Fees

This is revenue generated from Swim Programs such as Swim Lessons, Infant Swim Resource, and Palencia Cyclones 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 room rentals.

Budget Narrative
Fiscal Year 2023

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. The membership rate for a single member is \$1,650 and for family membership \$2,750 annually.

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 – 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 2023

REVENUES (continued)

Other Miscellaneous Revenues

This is the revenue generated from the sale of lanyards for the resident amenity access cards, replacement amenity access cards and Pinestraw sold to residents..

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. The amount for the fiscal year is based upon all Supervisors attending all meetings as well as ADP expenses.

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 2023

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 2023

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 seven (7) full time employees who are allocated throughout this budget. The engineering departments maintenance allocation is **25%**.

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2023

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%**.

Payroll – Janitor

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

Contracts - Security Services

Envera Virtual Guard Systems contract started in August of 2019. The guard houses have 24/7 virtual coverage.

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. Average 95 hours per month.

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, 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 seven (7) full time employees who are allocated throughout this budget. The engineering department's maintenance allocation for the District's two (2) controlled access guardhouses is **20%**.

Budget Narrative
Fiscal Year 2023

Expenditures - Field (continued)

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 the 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.

R&M - Mulch

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

R&M - Roads & Alleyways(includesStorm Water and Street Sewer Line Jetting and Repairs)

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 2023 includes four (4) outsourced street sweepings. Also, includes street striping. 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.

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2023

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.

Reserve – Field

This amount is for Field related costs not covered under other areas of the field budget.

Expenditures - Landscape

Payroll - Salaries

The compensation for staff that is paid a salary such as Director of Landscape.

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.

Payroll - General Staff

The compensation for mow crew personnel (5-full time) responsible for over 60 acres of turf and 1 part-time responsible for property wide trash pickup, blowing off playscapes, parks and boardwalks. This staff also manages all doggi stations.

Budget Narrative

Fiscal Year 2023

Expenditures – Landscape (continued)**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.

Payroll - IPM Staff

The compensation for two 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.

Payroll - Equipment Mechanic

The compensation for Equipment Mechanic

Payroll - Taxes

Payroll taxes for Landscape staff.

ProfServ-Info Technology

This item is to cover the costs of computer services.

Contracts – Misc. Labor

This category provides funds for expenses of third-party service vendors for IPM services.

Communication – Telephone

This item covers telephone and fax machine expenses.

Utility – Cable TV Billing

Comcast internet service.

Electricity - General (Utility)

Electric service for maintenance building.

Utility - Refuse Removal

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

Budget Narrative
Fiscal Year 2023

Expenditures – Landscape (continued)

Utility – Water & Sewer

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

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.

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 palms trees as well as clean-up of fallen trees and storm clean- up.

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2023

Expenditures – Landscape (continued)

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.

Office Equipment

Miscellaneous office equipment expense.

Operating Supplies - General

Office supplies, safety supplies, tag renewal, doggy pot supplies to include replacing two additional doggy pots per year, licenses, training, hand tools, \$50 per month cell phone expense for Director/ \$30 for Management Supervisor, paint, hardware and coffee supplies.

Operating Supplies – Uniforms

This line item is for the uniforms, rain suits, winter jackets and hats supplied to staff.

Operating Supplies - Fuel, Oil

This line item is budgeted for gas and diesel for equipment. 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.

Capital Outlay - Machinery and Equipment

Replacement of vehicles, utility carts and equipment including finance payments.

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.

Budget Narrative
Fiscal Year 2023

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 fish barriers and grass carp.

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.

Communication - Telephone

Includes a portion of General Manager, Assistant Manager and Director of Engineering cell service.

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.

Printing and Binding

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

Budget Narrative

Fiscal Year 2023

Expenditures - Operations and Maintenance (continued)**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 for the engineering department, tool repair/purchase/rental and for certification training of engineering staff .

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.

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.

ProfServ-Outside Fitness

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

Budget Narrative
Fiscal Year 2023

Expenditures - Swim & Fitness Clubhouse (continued)

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, heaters, flood lights, generator, shop vac, and miscellaneous organizational supplies and cleaning equipment.

R&M – Air Conditioning

This category provides funds for any HVAC related expenses.

Miscellaneous - Special Events

This category provides funds for community events that are held throughout the year.

Capital Outlay – Machinery and Equipment

This category provides funds for the purchase/ replacement of large appliances for the building.

Capital Outlay - Clubhouse

This category provides funds for the replacement/addition/maintenance of items located in the amenity center.

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.

Payroll - Hourly

This allocation encompasses compensation for Front Desk staff.

Payroll - Lifeguards

This line item encompasses compensation for Lifeguards.

Budget Narrative
Fiscal Year 2023

Expenditures – Swimming Pool (continued)

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 seven (7) employees 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%**.

Payroll - Janitor

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

Payroll – Landscape

This line item encompasses the landscaping labor for the amenity center (mowing, trimming, enhancements, turf care, tree trimming and parking lot islands).

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).

Contracts - Landscape

This line item is for enhancements, turf care, and tree trimming in and around the adult, family pools and parking lot islands.

Travel and Per Diem

Travel expenses for various operational supplies (mileage).

Communication - Telephone

This item covers Telephone and Fax Machine Expenses.

Budget Narrative
Fiscal Year 2023

Expenditures – Swimming Pool (continued)

Utility - General

This line item covers water service provided by St. Johns County Utility Department, electric service provided by Florida Power and Light and gas and tank rental provided by Florida Propane Partners.

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.

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 District's portion of a comprehensive communications package provided via the Palencia Online; 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.

Budget Narrative
Fiscal Year 2023

Expenditures – Swimming Pool (continued)

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.

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 supplies related to snack bar concessions.

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.).

Operating Supplies - Uniforms

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

Subscriptions & Memberships

This includes the Pandora for Businesses for Satellite Radio subscription, Sign-Up Genius, Poster My Wall and the Amenity Access Software, which is used for the check-in process at the Amenity and Fitness Center(s).

Budget Narrative
Fiscal Year 2023

Expenditures – Swimming Pool (continued)

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.

Capital Outlay - Pool

This allocation is to cover replacement of any outside furniture and maintenance as needed.

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 seven (7) full time employees who are allocated throughout this budget. The engineering department's maintenance allocation for the District's tennis facility repairs is **15%**.

Payroll - Commission

Commissions paid to pro staff based on lesson revenue and racket stringing.

Payroll - Janitor

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

Payroll – Landscape

This line item encompasses the landscaping labor for the Tennis center (mowing, trimming, enhancements, turf care, tree trimming and parking lot islands).

Budget Narrative
Fiscal Year 2023

Expenditures – Tennis Court (continued)

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, Club Systems and BadgePass). 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 Janitorial Services provided by staff.

Contracts - Landscaping

This line item is for enhancements, turf care, and tree trimming in and around the tennis courts and parking lot islands.

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 Services. This cost is split between Swim & Fitness and Tennis evenly.

Utility - Water & Sewer

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

Budget Narrative
Fiscal Year 2023

Expenditures – Tennis Court (continued)

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

This item encompasses the repair and maintenance costs for the tennis facility.

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 by Neighborhood Publications; 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.

Utility - Refuse Removal

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

Utility - Water & Sewer

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

Budget Narrative
Fiscal Year 2023

Expenditures – Tennis Court (continued)

Miscellaneous - Licenses & Permits

USTA membership, etc.

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 .

OP Supplies - Uniforms

Staff uniform assistance.

COS - Start Up Inventory

This is for Inventory/Merchandise,

Subscriptions and Memberships

NFPTA, PTR, USPTA, etc

Capital Outlay - Machinery and Equipment

Professionally re-surface two of the ten courts. Drainage improvements.

Budget Narrative
Fiscal Year 2023

FULL LISTING OF OPERATIONS MANAGEMENT SCOPE OF SERVICES

Lessee

Marshall Creek Community Development District

Lessor

First Service Residential

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)

Budget Narrative
Fiscal Year 2023

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
- 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

Budget Narrative
Fiscal Year 2023

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

- Resident relations
- Payroll processing of 50 District employees
- 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 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JULY 2022	PROJECTED AUG- SEPT 2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Special Assmnts- Tax Collector	\$ 50,530	\$ 52,285	\$ 52,924	\$ 52,924	\$ -	\$ 52,924	\$ 52,924
Special Assmnts- CDD Collected	1,668	-	-	-	-	-	-
Special Assmnts- Discounts	(1,726)	(1,806)	(2,117)	(1,818)	-	(1,818)	(2,117)
TOTAL REVENUES	50,472	50,479	50,807	51,106	-	51,106	50,807
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	463	570	1,058	1,022	-	1,022	1,058
Total Administrative	463	570	1,058	1,022	-	1,022	1,058
TOTAL EXPENDITURES	463	570	1,058	1,022	-	1,022	1,058
Excess (deficiency) of revenues Over (under) expenditures	50,009	49,909	49,749	50,084	-	50,084	49,748
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
	-	-	49,748	-	-	-	-
TOTAL OTHER SOURCES (USES)			49,748	-	-	-	-
Net change in fund balance	50,009	49,909	49,749	50,084	-	50,084	49,748
FUND BALANCE, BEGINNING	43,461	93,472	143,381	143,381		143,381	193,465
FUND BALANCE, ENDING	\$ 93,470	\$ 143,381	\$ 193,130	\$ 193,465	\$ -	\$ 193,465	\$ 243,213

Budget Narrative
Fiscal Year 2023

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 Budget
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	AUG- SEPT 2022	PROJECTED	BUDGET
	FY 2020	FY 2021	FY 2022	JULY 2022		FY 2022	FY 2023
REVENUES							
Interest - Investments	\$ 2,902	\$ 26	\$ 250	\$ 30	\$ 6	36	\$ 250
Special Assmnts- Tax Collector	1,154,524	1,154,575	1,164,552	1,164,552	-	1,164,552	1,164,552
Special Assmnts- Prepayment	376,587	-	-	10,705	-	10,705	-
Special Assmnts- CDD Collected	38,056	-	-	-	-	-	-
Special Assmnts- Delinquent	-	-	-	-	-	-	-
Special Assmnts- Discounts	(39,434)	(39,885)	(46,582)	(39,994)	-	(39,994)	(46,582)
TOTAL REVENUES	1,532,635	1,114,716	1,118,220	1,135,293	6	1,135,299	1,118,220
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	12,039	11,996	23,291	22,491	-	22,491	23,291
Total Administrative	12,039	11,996	23,291	22,491	-	22,491	23,291
<i>Debt Service</i>							
Principal Debt Retirement	540,000	580,000	580,000	620,000	-	620,000	660,000
Principal Prepayments	365,000	35,000	-	-	-	-	-
Interest Expense	540,125	494,625	513,750	464,750	-	464,750	433,750
Total Debt Service	1,445,125	1,109,625	1,093,750	1,084,750	232,375	1,084,750	1,093,750
TOTAL EXPENDITURES	1,457,164	1,121,621	1,117,041	1,107,241	232,375	1,107,241	1,117,041

MARSHALL CREEK

Community Development District

Series 2002 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JULY 2022	PROJECTED AUG- SEPT 2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Excess (deficiency) of revenues							
Over (under) expenditures	75,471	(6,905)	1,179	28,052	(232,369)	28,058	1,179
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance			-	-	-	-	1,179
TOTAL OTHER SOURCES (USES)			-	-	-	-	1,179
Net change in fund balance	75,471	(6,905)	-	28,052	(232,369)	28,058	1,179
FUND BALANCE, BEGINNING	448,354	523,825	516,919	516,919	-	516,919	544,977
FUND BALANCE, ENDING	\$ 523,825	\$ 516,920	\$ 518,098	\$ 544,971	\$ (232,369)	\$ 544,977	\$ 546,156

MARSHALL CREEK

Community Development District

Series 2002 Debt Service Fund

Amortization Schedule Special Assessment Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	EXTRAORDINARY REDEMPTION	TOTAL
11/1/2022	\$ 8,675,000	5.000%	\$ 216,875			
5/1/2023	\$ 8,675,000	5.000%	\$ 216,875	\$ 660,000	\$	1,093,750
11/1/2023	\$ 8,015,000	5.000%	\$ 200,375			
5/1/2024	\$ 8,015,000	5.000%	\$ 200,375	\$ 710,000	\$	1,110,750
11/1/2024	\$ 7,305,000	5.000%	\$ 182,625			
5/1/2025	\$ 7,305,000	5.000%	\$ 182,625	\$ 755,000	\$	1,120,250
11/1/2025	\$ 6,550,000	5.000%	\$ 163,750			
5/1/2026	\$ 6,550,000	5.000%	\$ 163,750	\$ 805,000	\$	1,132,500
11/1/2026	\$ 5,745,000	5.000%	\$ 143,625			
5/1/2027	\$ 5,745,000	5.000%	\$ 143,625	\$ 850,000	\$	1,137,250
11/1/2027	\$ 4,895,000	5.000%	\$ 122,375			
5/1/2028	\$ 4,895,000	5.000%	\$ 122,375	\$ 890,000	\$	1,134,750
11/1/2028	\$ 4,005,000	5.000%	\$ 100,125			
5/1/2029	\$ 4,005,000	5.000%	\$ 100,125	\$ 930,000	\$	1,130,250
11/1/2029	\$ 3,075,000	5.000%	\$ 76,875			
5/1/2030	\$ 3,075,000	5.000%	\$ 76,875	\$ 975,000	\$	1,128,750
11/1/2030	\$ 2,100,000	5.000%	\$ 52,500			
5/1/2031	\$ 2,100,000	5.000%	\$ 52,500	\$ 1,025,000	\$	1,130,000
11/1/2031	\$ 1,075,000	5.000%	\$ 26,875			
5/1/2032	\$ 1,075,000	5.000%	\$ 26,875	\$ 1,075,000	\$	1,128,750
			\$ 2,572,000	\$ 8,675,000	\$ -	\$ 11,247,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	AUG-	PROJECTED	BUDGET
			FY 2022	JULY 2022	SEPT 2022	FY 2022	FY 2023
REVENUES							
Interest - Investments	\$ 4,617	\$ 39	\$ 600	\$ 40	\$ 8	\$ 48	\$ 600
Special Assmnts- Tax Collector	1,009,624	1,009,667	1,020,847	1,019,648	-	1,019,648	1,019,648
Special Assmnts- Prepayment	9,693	9,476	-	-	-	-	-
Special Assmnts- Discounts	(34,485)	(34,879)	(40,834)	(35,017)	-	(35,017)	(40,786)
TOTAL REVENUES	989,449	984,303	980,613	984,671	8	984,679	979,462
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	10,267	10,464	20,440	19,693	-	20,393	20,393
Total Administrative	10,267	10,464	20,440	19,693	-	20,393	20,393
<i>Debt Service</i>							
Principal Debt Retirement	520,000	540,000	540,000	565,000	-	565,000	595,000
Principal Prepayments	55,000	-	-	10,000	-	10,000	-
Interest Expense	451,575	431,750	431,750	404,500	-	404,500	376,000
Total Debt Service	1,026,575	971,750	971,750	979,500	-	979,500	971,000
TOTAL EXPENDITURES	1,036,842	982,214	992,190	999,193	-	999,893	991,393

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JULY 2022	PROJECTED AUG- SEPT 2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Excess (deficiency) of revenues							
Over (under) expenditures	(47,393)	2,089	(11,577)	(14,522)	8	(15,214)	(11,931)
OTHER FINANCING SOURCES (USES)							
Operating Transfers-Out	(3,157)	(12)	-	-	-	-	-
Contribution to (Use of) Fund Balance			(11,577)	-	-	-	(11,931)
TOTAL OTHER SOURCES (USES)	(3,157)	(12)	(11,577)	-	-	-	(11,931)
Net change in fund balance	(50,550)	2,077	(10,473)	(14,522)	8	(15,214)	(11,931)
FUND BALANCE, BEGINNING	844,300	793,749	795,826	795,826	-	795,826	780,612
FUND BALANCE, ENDING	\$ 793,749	\$ 795,826	\$ 785,353	\$ 781,304	\$ 8	\$ 780,612	\$ 768,681

MARSHALL CREEK

Community Development District

Series 2015 Debt Service Fund

Amortization Schedule Special Assessment Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
11/1/2022	\$ 7,520,000		\$ 188,000		
5/1/2023	\$ 7,520,000	5.00%	\$ 188,000	\$ 595,000	\$ 971,000
11/1/2023	\$ 6,925,000		\$ 173,125		
5/1/2024	\$ 6,925,000	5.00%	\$ 173,125	\$ 625,000	\$ 971,250
11/1/2024	\$ 6,300,000		\$ 157,500		
5/1/2025	\$ 6,300,000	5.00%	\$ 157,500	\$ 660,000	\$ 975,000
11/1/2025	\$ 5,640,000		\$ 141,000		
5/1/2026	\$ 5,640,000	5.00%	\$ 141,000	\$ 690,000	\$ 972,000
11/1/2026	\$ 4,950,000		\$ 123,750		
5/1/2027	\$ 4,950,000	5.00%	\$ 123,750	\$ 725,000	\$ 936,250
11/1/2027	\$ 4,225,000		\$ 105,625		
5/1/2028	\$ 4,225,000	5.00%	\$ 105,625	\$ 765,000	\$ 938,000
11/1/2028	\$ 3,460,000		\$ 86,500		
5/1/2029	\$ 3,460,000	5.00%	\$ 86,500	\$ 800,000	\$ 933,000
11/1/2029	\$ 2,660,000		\$ 66,500		
5/1/2030	\$ 2,660,000	5.00%	\$ 66,500	\$ 845,000	\$ 935,750
11/1/2030	\$ 1,815,000		\$ 45,375		
5/1/2031	\$ 1,815,000	5.00%	\$ 45,375	\$ 885,000	\$ 931,500
11/1/2031	\$ 930,000		\$ 23,250		
5/1/2032	\$ 930,000	5.00%	\$ 23,250	\$ 930,000	\$ 3,151,250
			\$ 2,221,250	\$ 7,520,000	\$ 11,715,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JULY 2022	PROJECTED AUG- SEPT 2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 560	\$ 17	\$ 400	\$ 118	\$ 24	\$ 142	\$ 400
Special Assmnts- Tax Collector	63,857	63,860	64,640	64,640	-	64,640	64,640
Special Assmnts- Prepayment	-	-	-	-	-	-	-
Special Assmnts- Discounts	(2,181)	(2,206)	(2,586)	(2,220)	-	(2,220)	(2,586)
TOTAL REVENUES	62,236	61,671	62,454	62,538	24	62,562	62,454
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	720	664	1,293	1,249	-	1,249	1,293
Total Administrative	720	664	1,293	1,249	-	1,249	1,293
<i>Debt Service</i>							
Principal Debt Retirement	10,000	10,000	10,000	15,000	-	10,000	15,000
Prepayment	15,000	-	-	-	-	-	-
Interest Expense	47,558	46,452	47,400	45,820	-	45,820	44,872
Total Debt Service	72,558	56,452	57,400	60,820	-	55,820	59,872
TOTAL EXPENDITURES	73,278	57,116	58,693	62,069	-	57,069	61,165

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JULY 2022	PROJECTED AUG- SEPT 2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Excess (deficiency) of revenues							
Over (under) expenditures	(11,042)	4,555	3,761	469	24	5,493	1,289
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	3,761	-	-	-	1,289
TOTAL OTHER SOURCES (USES)	-	-	3,761	-	-	-	1,289
Net change in fund balance	(11,042)	4,555	3,761	469	24	5,493	1,289
FUND BALANCE, BEGINNING	81,029	69,988	74,543	74,544		74,544	80,037
FUND BALANCE, ENDING	\$ 69,988	\$ 74,543	\$ 78,304	\$ 75,013	\$ 24	\$ 80,037	\$ 81,326

Amortization Schedule
Special Assessment Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
11/1/2022	\$ 710,000	6.320%	\$ 22,436		
5/1/2023	\$ 710,000	6.320%	\$ 22,436	\$ 15,000	\$ 59,872
11/1/2023	\$ 695,000	6.320%	\$ 21,962		
5/1/2024	\$ 695,000	6.320%	\$ 21,962	\$ 15,000	\$ 58,924
11/1/2024	\$ 680,000	6.320%	\$ 21,488		
5/1/2025	\$ 680,000	6.320%	\$ 21,488	\$ 15,000	\$ 57,976
11/1/2025	\$ 665,000	6.320%	\$ 21,014		
5/1/2026	\$ 665,000	6.320%	\$ 21,014	\$ 15,000	\$ 57,028
11/1/2026	\$ 650,000	6.320%	\$ 20,540		
5/1/2027	\$ 650,000	6.320%	\$ 20,540	\$ 20,000	\$ 61,080
11/1/2027	\$ 630,000	6.320%	\$ 19,908		
5/1/2028	\$ 630,000	6.320%	\$ 19,908	\$ 20,000	\$ 59,816
11/1/2028	\$ 610,000	6.320%	\$ 19,276		
5/1/2029	\$ 610,000	6.320%	\$ 19,276	\$ 20,000	\$ 58,552
11/1/2029	\$ 590,000	6.320%	\$ 18,644		
5/1/2030	\$ 590,000	6.320%	\$ 18,644	\$ 20,000	\$ 57,288
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

Amortization Schedule
Special Assessment Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
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		
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
			\$ 658,228	\$ 710,000	\$ 1,368,228

Budget Narrative
Fiscal Year 2023

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 2023

MARSHALL CREEK

Community Development District

General Fund

Comparison of Non-Ad Valorem Assessment Rates Using Linear Footage For Parcels within the 2015 and 2016 Bond Series Fiscal Year 2023 vs. Fiscal Year 2022

Product	General Fund			Series 2015 & 2016 Debt Service			Total Assessments per Unit		
	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change
Inside Control Gate									
Oak Common I	\$2,302	\$2,302	0.00%	\$750	\$750	0.00%	\$3,051	\$3,051	0.00%
Parkside I & II	\$2,302	\$2,302	0.00%	\$900	\$900	0.00%	\$3,201	\$3,201	0.00%
Trellis Park, Mission Park, TreeHouse Park (9 Lots)	\$2,302	\$2,302	0.00%	\$1,149	\$1,149	0.00%	\$3,451	\$3,451	0.00%
Oak Common II & III	\$2,302	\$2,302	0.00%	\$1,199	\$1,199	0.00%	\$3,501	\$3,501	0.00%
Marshall Creek Bluff	\$2,302	\$2,302	0.00%	\$1,399	\$1,399	0.00%	\$3,701	\$3,701	0.00%
Cantera/Vista Norte, Sebastian Square 2 (Lots 24-45 & 51-88)	\$2,302	\$2,302	0.00%	\$1,499	\$1,499	0.00%	\$3,801	\$3,801	0.00%
TreeHouse Park, Reserve Ph 1, Monterey, Sebastian Sqr 1 (Lots 01-23 & 46-50)	\$2,302	\$2,302	0.00%	\$1,899	\$1,899	0.00%	\$4,201	\$4,201	0.00%
North River I, II, & III, Alimara, & Leaning Tree	\$2,302	\$2,302	0.00%	\$2,399	\$2,399	0.00%	\$4,700	\$4,700	0.00%
Outside Control Gate									
Village Center Homes (VC 1)	\$2,030	\$2,058	-1.34%	\$600	\$600	0.00%	\$2,630	\$2,657	-1.04%
Promenade Condos	\$2,030	\$2,058	-1.34%	\$900	\$900	0.00%	\$2,930	\$2,957	-0.93%
Palencia Village 2, 3, 4 & 2A	\$2,030	\$2,058	-1.34%	\$1,199	\$1,199	0.00%	\$3,229	\$3,257	-0.85%
Village Lakes	\$2,030	\$2,058	-1.34%	\$1,010	\$1,010	0.00%	\$3,040	\$3,068	-0.90%
Avila Condo & Village Square Res.	\$2,030	\$2,058	-1.34%	\$700	\$700	0.00%	\$2,730	\$2,757	-1.00%
Promenade Pointe	\$2,030	\$2,058	-1.34%	\$2,399	\$2,399	0.00%	\$4,429	\$4,457	-0.62%
Golf Course									
	\$44,676	\$45,409	-1.61%	\$80,000	\$80,000	0.00%	\$124,676	\$125,409	-0.58%

Comparison of Non-Ad Valorem Assessment Rates Using Linear Footage For Parcels within the Restructured 2002 Bond Series												
Fiscal Year 2023 vs. Fiscal Year 2022												
Product	General Fund			2002 Capital Reserves			Series 2002 Debt Service			Total Assessments per Unit		
	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change
Inside Control Gate												
Cantera/Vista Norte, Sebastian Square 2 (Lots 24-45 & 51-88)	\$2,302	\$2,302	0.00%	\$63	\$63	0.00%	\$1,437	\$1,437	0.00%	\$3,802	\$3,802	0.00%
TreeHouse Park, Reserve Ph 1, Monterey, Sebastian Sqr 1 (Lots 01-23 & 46-50)	\$2,302	\$2,302	0.00%	\$79	\$79	0.00%	\$1,821	\$1,821	0.00%	\$4,202	\$4,202	0.00%
Costa Del Sol	\$2,302	\$2,302	0.00%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,702	\$4,702	0.00%
Marshall Creek Bluff II - EV-3A	\$2,302	\$2,302	0.00%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,702	\$4,702	0.00%
Village Center 5 (South Loop Lots)	\$2,302	\$2,302	0.00%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,502	\$3,502	0.00%
Trellis Park (North River Loop Lot)	\$2,302	\$2,302	0.00%	\$79	\$79	0.00%	\$1,821	\$1,821	0.00%	\$4,202	\$4,202	0.00%
North River I, II, & III, Alimara, & Leaning Tree	\$2,302	\$2,302	0.00%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,702	\$4,702	0.00%
The Reserve Phase II	\$2,302	\$2,302	0.00%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,702	\$4,702	0.00%
Santa Teresa	\$2,302	\$2,302	0.00%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,702	\$4,702	0.00%
Outside Control Gate												
Palencia Village Townhomes I	\$2,030	\$2,058	-1.34%	\$31	\$31	0.00%	\$719	\$719	0.00%	\$2,780	\$2,808	-0.98%
Palencia Village 2, 3, 4 & 2A	\$2,030	\$2,058	-1.34%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,230	\$3,258	-0.85%
Village Lakes East (Residential MNO)	\$2,030	\$2,058	-1.34%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,230	\$3,258	-0.85%
Village Lofts (Live/Work)	\$2,030	\$2,058	-1.34%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,230	\$3,258	-0.85%
Townhomes II (VC-3)	\$2,030	\$2,058	-1.34%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,230	\$3,258	-0.85%
Avila Condo & Village Square Res.	\$2,030	\$2,058	-1.34%	\$29	\$29	0.00%	\$671	\$671	0.00%	\$2,730	\$2,758	-1.00%
Augustine Island	\$2,030	\$2,058	-1.34%	\$63	\$63	0.00%	\$1,437	\$1,437	0.00%	\$3,530	\$3,558	-0.78%
Promenade Pointe	\$2,030	\$2,058	-1.34%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,430	\$4,458	-0.62%
Commercial												
Commercial (Office/Retail)	\$0	\$0	-1.61%	\$0.04	\$0.04	0.00%	\$0.93	\$0.93	0.00%	\$1.31	\$1.31	-0.42%
Neighborhood Commercial	\$1	\$1	-1.40%	\$0.02	\$0.02	0.00%	\$0.45	\$0.45	0.00%	\$1.77	\$1.79	-1.03%