

**MARSHALL CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

JUNE 12, 2019

Marshall Creek Community Development District
INFRAMARK, INFRASTRUCTURE MANAGEMENT SERVICES
210 North University Drive • Suite 702 • Coral Springs, Florida 33071
Phone: (954) 603-0033 • Fax: (954) 345-1292

June 5, 2019

Board of Supervisors
Marshall Creek
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Marshall Creek Community Development District will be held **Wednesday, June 12, 2019** beginning at **4:00 p.m. at the Marshall Creek Amenity Center, 625 Palencia Club Drive, St. Augustine, Florida.** Following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Audience Comments**
- 3. Approval of the Minutes of the May 15, 2019 Meeting**
 - A. Discussion of Open Items
- 4. Engineer's Report**
- 5. General Manager's Operations Report**
 - A. FEMA Update
 - B. Proposed Changes to Guest Pass Policies
 - C. Tennis Court LED Lighting
- 6. District Manager's Report**
 - A. Discussion of Proposed Budget for FY 2020
 - B. Consideration of Resolution 2019-4 Approving the Budget and Setting the Public Hearing
- 7. Attorney's Report**
- 8. Supervisors' Requests**
 - A. Envera Access Control (Hoffman)
 - B. Non-Resident Tennis Fee (Hoffman)
 - C. Vale – North Palencia Emergency Road (Hoffman)
- 9. Adjournment**

Enclosed for your review is a copy of the draft minutes of the May 15, 2019 meeting.

The General Manager's Operations Report is enclosed for your review. Also enclosed is a draft of proposed changes to the Guest Pass Policies and a recommendation and information regarding LED lighting.

Under the District Manager's Report for your review a copy of the proposed FY 2020 budget is enclosed separately. This proposed budget now includes the Shared Expense for Sweetwater Creek CDD based upon their FY 2020 Budget provided per the Interlocal Agreement. After

Marshall Creek CDD

June 5, 2019

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your consideration, Resolution 2019-4 needs to be adopted to approve the tentative budget and set the public hearing.

The balance of the agenda is routine in nature. I look forward to seeing you at the meeting. In the meantime, if you have any questions, please contact me at (904) 940-6044, extension 40592.

Sincerely,

Janice Eggleton Davis

Janice Eggleton Davis/ms
District Manager

Cc: Jonathan Johnson
Katie Hollis
Warren Bloom
Michelle Rigoni

Katie Buchanan
Gabriel McKee
Gordon Mobley
Hank Fishkind

Ryan Stilwell, P.E.
Jennifer Gillis
Brett Sealy

Third Order of Business

**MINUTES OF MEETING
MARSHALL CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Marshall Creek Community Development District was held on Wednesday, May 15, 2019 at 4:00 p.m. at the Marshall Creek Amenity Center, 625 Palencia Club Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Howard Entman	Chairman
Scott Raybuck	Vice Chairman
Howard Hoffman	Assistant Secretary
Jeff Riley	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Katie Buchanan	District Counsel (via phone)
Ryan Stilwell, P.E.	District Engineer (via phone)
Katie Hollis	General Operations Manager
Erin Gunia	Director, Amenities & Strategic Planning
Roy Hutcherson	Director, Grounds & Engineering
Mary Heath	Hines
Pattie Laverty	Benefits Consultant
Members of the Public	

The following is a summary of the discussions and actions taken at the May 15, 2019 Marshall Creek Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

- Dr. Entman called the meeting to order and the Board and Staff identified themselves for the record.

SECOND ORDER OF BUSINESS

Audience Comments

- Mr. Mark Mongon, 309 Vale Drive, addressed the emergency access road on Vale Drive. He thanked the Board for placing it on the agenda tonight noting Ms. Hollis and (Howard) have been very helpful in sharing information and potential solutions to the problem. Mr. Mongon outlined his opinion of what the problem is.

- Mr. Phil Gramatges, 325 Vale Drive, inquired what is going to be done by the CDD regarding the issue of the emergency access road and how can they regain some of the sense of privacy and exclusivity that Vale Drive used to have and now does not.
- Mr. Baker, 329 Vale Drive, noted there are a number of people in attendance from Vale Drive and inquired as to the protocol – do they each speak or will it be addressed later on the agenda.
 - Dr. Entman noted this is the audience comments section of the agenda. Vale Drive is not on the agenda as a specific item, but they knew the residents would be here. They want to give them an opportunity to express themselves and tell them what they want done.
- Mr. Baker stated it was disingenuous of Hines and the real estate community not to disclose this in the beginning.
- Discussion followed on vehicles driving around the gate to access Vale Drive.
- Mr. Baker noted Lennar is advertising golf cart access through Vale to the swimming pool.
- Mr. John Gall, 705 San Mateo Court, noted Palencia North is not a golf cart community and it is illegal to drive a golf cart unless it is street legal. It noted the golf cart traffic has improved since the installation of the bollards and something should be done on Vale Drive, but in a more tasteful way than yellow bollards. He would like something tasteful on their end to add back privacy and also block cars and golf carts who may come around the other side.
 - An unidentified speaker noted SCCDD is working through the process of becoming a golf cart community.
 - Numerous speakers responded to Dr. Entman’s question of whether golf carts can currently get through the bollards.
- Ms. Hollis addressed what MCCDD has done to discourage traffic on the access road. Access is not fully blocked off until the home being built is finished and they install a fence or something.
- Mr. Brian Warsham, 216 Vale Drive, noted he thinks they support the emergency access, but what they want is it to be strictly for emergency access. The sides need some barrier or obstruction to prevent non-emergency vehicles from coming in and out.

- Dr. Entman inquired whether golf carts can get through the bollards or if they getting through by the lot on which the home is being built.
- Ms. Hollis noted they are getting through by the house.
- Numerous speakers addressed vehicles accessing the emergency road.
- Mr. David Fair, 341 Vale Drive, noted they are concerned with the vehicles going through, but it is more than that – families, dogs, dog poop being left on yards. The traffic has increased dramatically, and again as stated they were never notified. It is not on the maps and none of this existed. When they put the park in people will park on Vale Drive because it is closest to the four-acre park. He would prefer, as his neighbors, that it not be an access to anything other than emergency vehicles – no bicycles, no people, nothing. He requested the Board work on the Vale Drive residents’ behalf to make sure pedestrians, the walkway, etcetera does not happen. Move the gate up and put a barrier across to create their own private environment.
- Dr. Entman noted the Board are the Supervisors of the MCCDD – they do not work for Hines, they are not the successor to Hines, they did not put in the road – the developer did. The developer put in the road pursuant to an easement that was granted in 2011. This is not something new; it is something old. If they bought since 2011 and did not know about the road perhaps it is something they should have known about it as the plans for the road have been there since 2011. It is a complicated situation as they are dealing with another community and their own PUD requirements and the DRI. They are working on it and trying to find a solution that meets the residents wishes and also pursuant to the obligations in the CDD.
 - An unidentified speaker requested Dr. Entman define what those obligations are as far as the CDD not allowing people to access through. She does not understand what the concern would be to move the fence back and put up barriers. It is clearly defined the roadway itself is only a pedestrian / bike path, nothing else, not on the sides.
 - Dr. Entman noted that is correct at the moment. There are bollards on the SCCDD property to keep people from coming in.
 - An unidentified speaker noted it is not.

- Numerous speakers addressed people coming in this way with Mr. Hoffman noting the solution is to call the sheriff if they are illegally parked. The CDD does not have police powers.
- An unidentified speaker noted the solution is to put up fencing.
- Dr. Entman noted it is a simple solution as long as SCCDD does not take down the bollards.
- An unidentified speaker addressed a special box SCCDD can purchase that will allow pedestrian / bike access.
- An unidentified speaker addressed SCCDD's ability to install a large park and lights. He noted the Board needs to protect their interest and their security with fencing and landscaping.
- An unidentified speaker noted they do not propose the CDD begin to police the area, what they are asking is what can they do on their side to be able to limit the access and to make it look better than it does.
- Dr. Entman noted it something they are working on with the District Engineer and District Counsel; it is not a simple issue.
- Ms. Mary Pat Stritof, 607 Santa Teresa Court, inquired if they can put bollards on the SCCDD side why can they not put them on the MCCDD side. She noted it is something the Board can easily approve and it is not a very expensive thing to do to deter what is happening now.
- Numerous speakers made the recording inaudible.
- Dr. Entman noted there are many possibilities for curing what seems to be a problem, but the CDD cannot do things to make your street the way you want it right at this very minute because there is somebody out there who lives on Oak Common who wants us to do something to their street; they want the landscaping improved on their street and the people on Promenade Point want the landscaping improved on their street and somebody wants a guard house on their street. Before you know it the CDD will become the developer and redevelop the entire property to the wishes of the people that live on the streets. That is not to say what is happening in your area is not of concern, but nothing can be done “super-duper” fast; they are trying to find out exactly what the CDD's obligations are as to that road.

- An unidentified speaker inquired if they can stop the bike path, sidewalk and the big electrical lights they [SCCDD] are going to put up. Can it be stopped now and not allow the pedestrians to get in?
 - Dr. Entman noted the land from 20 feet beyond the fence is SCCDD and he does not think they can do anything on SCCDD land. They [SCCDD] can do whatever it is they want to do. They are talking about an athletic complex of four acres that SCCDD is going to build he hopes he lives long enough to see it.
 - Dr. Entman noted there are a lot of things on the SCCDD PUD and they are dealing with what they have today not what they are going to have five or ten years from now.
- Mr. Raybuck inquired who owns the access road.
 - Dr. Entman noted it is SCCDD's.
 - An unidentified speaker noted MCCDD owns their side, SCCDD owns theirs.
- Mr. Raybuck inquired where the property line is; he saw where the gate is.
 - Ms. Hollis noted about 20 feet back from that.
 - Mr. Raybuck inquired if the gate is on MCCDD property.
 - Ms. Hollis confirmed the gate is on MCCDD property.
 - Mr. Hoffman inquired how far back they can move the gate and still be on MCCDD property.
 - Ms. Hollis noted they can move it to the tree line.
 - Mr. Hoffman suggested they ask Ms. Buchanan or Mr. Stilwell to prepare a proposal that if they move the gate back as far as they can, put landscaping and/or bollards to block vehicles, and write SCCDD and Lennar asking they not put a pedestrian walkway in.
 - Ms. Hollis noted the recorded plan includes the path as a multi-use path for pedestrians and bicyclist. If they move the gate back and added bollards to the left and right they are not blocking the pedestrians or bicycles. If they do put fencing, which she believes is everyone's first choice, but it is plotted as the pedestrian / bicycle 20-foot easement. It was supposed to be a road and was plotted that way. If they put fencing to the left and right, even though the County says okay, the only way for those pedestrians and bicyclists to go through is to go under the gate or use

a pedestrian Knox box, but no one is going to walk around with a pedestrian Knox box to open and close it. The biggest thing that is hard for the residents of Vale most and the CDD supervisors is the fact that the intention is for pedestrians, bicyclists to come back and forth through that, but the papers and plans have already been filed and are recorded that state that is a multi-use path.

- Numerous speakers made the recording inaudible.
- Ms. Hollis noted her recommendation that would allow pedestrians and bicycles to go through is to move the MCCDD gate to the property line and put bollards to the left and right, not yellow. If you put landscaping in front it will grow together and then you have people finagling through and the liability issue. It would be a start.
- Mr. Raybuck inquired if the MCCDD PUD states the road is a multi-use path for pedestrians.
- Ms. Hollis noted it does.
- Mr. Raybuck reiterated if it is in the PUD and plans and recorded as such, it is not going away.
- Numerous speakers made the recording inaudible.
- Mr. Stilwell noted the plans he sent Ms. Hollis are the plans from the SCCDD. He needs to check the MCCDD PUD to answer their question correctly if the access point shown is anything more than an emergency access point.
- Ms. Monique Perna noted she can tell them what it is. It was supposed to be a regular road, Lennar came to her and asked to write a letter to support changing it to an emergency only road. It was supposed to have regular traffic going through there and she wrote a letter and had it changed for Lennar to change it to emergency only.
- An unidentified speaker noted it was changed by a Lennar application not by anything the MCCDD Board did or anything ‘we’ approved. They did it of their own volition. When he was at the County, it was noted they can change it legally with another minimum modification that they would have to do on their side, taking away the pedestrian / bicycle access. If they want to go in that direction they could.
- Ms. Davis noted she believes the PUD and minimum modifications are things that are done by the developer. They are not something executed by or approved by the

- CDD Board. It is a developer document and an agreement the developer has with the County not with the CDD.
- Ms. Buchanan noted this is correct. The Board has no authority to make decisions on planning, zoning or development approvals; that is not MCCDD's power or responsibility.
 - Mr. Raybuck noted it seems the next step is to find out, from Mr. Stilwell's point, whether or not this is for emergency vehicles only or whether it is emergency vehicles plus pedestrians and bicycles so they know what kind of traffic they have to allow.
 - Mr. Stilwell noted he has to pull the PUD to verify it.
 - Mr. Hoffman inquired if there is one PUD that covers both MCCDD and SCCDD.
 - Dr. Entman noted there is only one DRI. Was this a PUD or DRI thing?
 - Mr. Stilwell noted it is more than likely a PUD thing. He thinks it is specific to emergency access and they could have added bike and ped, but they need to check the language and the revisions to the PUD.
- Dr. Entman noted there are a host of things they can do, but they have to do them right; it is not an easy thing. It is complicated and because a lot of different people are involved – their engineer, our engineer, their attorney, our attorney, they just cannot haul off and do something right this very minute.
 - Discussion continued on blocking pedestrian access to prevent people from cutting through to go to the pool. Dr. Entman noted he realizes this is urgent to the residents of Vale Drive, but there are documents to go through to find out exactly where they are on it. It has to be done in an organized methodical step-by-step way without any distractions.
 - An unidentified speaker inquired if they can ask the engineer to give a tentative timeline of what it would take to assess the issues and present it back to the Board.
 - Mr. Stilwell noted they can have the research done on the PUD access by the end of next week and what the history of access from MCCDD to Palencia North from a PUD perspective. Then at that point it would be appropriate to meet with the Chairman and Ms. Hollis to discuss what the options could be. He would note that for anything north of the property line, the only thing that can be done is people notifying the County of their unhappiness about it, but the CDD itself cannot do

anything north of the property line. The other thing he would caution is moving the gate further north. It is going to provide a nice parking spot on the emergency access road for people on MCCDD property. All those things need to be addressed. They have gone back through the history of what was done north of the property line and all of that was permitted as an emergency access and a bicycle/pedestrian path. By the end of next week, they will have what is allowable within the PUD.

- Ms. Stritof inquired if they can put together a committee with a Board member, Ms. Hollis and interested residents to work with Mr. Stilwell to come up with a workable solution.
 - Ms. Buchanan noted if the committee is going to make recommendations to the Board of Supervisors it becomes part of the chain of decision making and would have to meet at a publically noticed meeting. She is not saying they cannot do it; they just want to build in some time to allow for published notices in advance of meetings.
 - Dr. Entman noted they will await the Engineer’s report and try to get together to have an action plan thereafter. For now, all he can do is ask them to chill.
- An unidentified speaker inquired how it will be communicated to the residents once they hear from the Engineer.
 - Dr. Entman noted through Ms. Hollis.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 17, 2019 Meeting

On MOTION by Mr. Riley seconded by Mr. Raybuck, with all in favor, the minutes of the April 17, 2019 regular meeting were approved, as presented.

A. Discussion of Open Items

There being none at this time, the next item followed.

SIXTH ORDER OF BUSINESS

General Manager’s Operations Report

C. Employee Benefits Insurance Presentation – Pattie Laverty

- Dr. Entman noted Ms. Laverty, our employee benefits manager, is here today from One Digital.

- Ms. Lavery introduced herself noting she has been a Benefits Coordinator for 15 years. For this year, she noted the following:
 - 17% increase from United Healthcare which they negotiated down to 9%.
 - Changed some things around and added a new network offered by UHC.
 - The rate increase was \$1.29 per employee.
 - The CDD offers life insurance, short and long-term disability. The employees also have dental insurance and the option to buy additional life insurance. The cost is \$350
 - Employees making less than \$30,000 do not pay for their medical coverage.
- An unidentified speaker addressed the \$350 cost per month.
 - Ms. Lavery noted this is the employee only cost.
 - Dr. Entman noted they were able to do this because of the work that Ms. Lavery and Ms. Hollis have done. It is a significantly lower increase than last year.
- Ms. Lavery noted last year they became, according to the Affordable Care Act, a large employer.
- Dr. Entman thanked Ms. Lavery for coming today.

B. FEMA Update

- Ms. Heath reported:
 - Since the last meeting they have collected over \$11,000 in FEMA and State reimbursement checks, closing out all of the small projects for reimbursements totally just under \$80,000 for both Hurricanes Matthew and Irma.
 - The CDD is now eligible for the Category G – Large projects reimbursement amount of \$270,000. They have collected \$558,000 to date on large projects.
 - The timeline of two weeks was provided by the FEMA representative. There is a call scheduled to discuss the requirements.
- The Board thanked Ms. Heath.

FOURTH ORDER OF BUSINESS

Engineer’s Report

- Mr. Stilwell noted he has nothing to report, but would be happy to answer questions.

- Dr. Entman inquired when Mr. Stilwell would have the parking “thing” done and to Vinette [Godelia].
- .
 - Mr. Stilwell noted they have provided her copies of the historical documents and the PUD. They are pulling the plans for every project in the Village Center. They have half of them and will have to reach out to the County for the remaining files. They should be able to have them by next Friday; it has been a laborious process.
- An unidentified speaker addressed the traffic at the Publix and inquired if Mr. Stilwell has a report.
 - Mr. Stilwell noted for the intersection analysis at the Publix – they have information from FDOT regarding crashes at the intersection. There were two relevant crashes in the last five years from an FDOT standard. At this time, they can continue to monitor the information, but there was nothing of severe significance at the intersection.
 - The unidentified speaker noted two years ago the Publix was not there; the issue has intensified since. He noted he had suggested a right turn only exiting Publix, then they could do a U-turn in front of Avila and stop signs on the outbound traffic on Palencia Village Drive.
 - Dr. Entman noted there are a host of rules regarding traffic signage.
 - Ms. Davis noted the CDD is responsible for their roads, but they still have to follow traffic code.
 - Mr. Stilwell noted stop signs are not something you can just install and create three or four-way stops. Stop signs and controlled intersections have to be warranted based on use. At Paseo Reyes and Avila, the traffic counts would not warrant it.
 - Dr. Entman noted at this time there is nothing the CDD can do.
- An unidentified speaker addressed painting directional lines on the roadway.
 - Dr. Entman noted Palencia Village Drive is being repaved in June and will be restriped following the paving.

FIFTH ORDER OF BUSINESS

Discussion of Proposed Budget for Fiscal Year 2020

- Dr. Entman reported this is the first draft of the budget that has to be submitted to SCCDD per the Interlocal Agreement.
- Ms. Davis noted the version the Board has includes no updates from SCCDD; they provide that information between the two CDD's on June 1.
- At the June 12th meeting the tentative budget will need to be approved and submitted to the County.
- Mr. Hoffman addressed the fee structure for non-resident tennis noting it should be looked at for an increase. He proposed raising it from \$1,350 to \$1,500 for individuals and \$2,235 to \$2,500 for couples.
- Ms. Davis noted they have to notice a rules hearing.
- Ms. Buchanan noted the rate changes have to be adopted at a public hearing that needs a 29-day notice. She inquired if there are any other rates they want to notice at the same time for efficiency purposes.
- Mr. Hoffman noted the swim and fitness is the only other non-resident user fee they have. They do have guest fees and it would make sense to look at that.
- Discussion continued on guest passes and suggestions for changing the policies due to increased usage.
 - Ms. Hollis requested that the amenity guest passes be added to the June agenda.
 - Mr. Hoffman noted it will need to be provided to SCCDD also.
 - Ms. Davis noted they do not have time to advertise for the June meeting. Additionally, there has to be a range included in the published notice. August will probably be the earliest they can adopt any new rates.
 - Dr. Entman noted new policies can be adopted without the rates.
- Mr. Hoffman noted Ms. Hollis did a great job on the first pass of the budget.
 - Ms. Hollis noted Ms. Miller runs a tight ship.
- Ms. Davis noted the budget also includes adding monies to reserves for the first time in many years.
 - Mr. Hoffman addressed his confusion at what they call reserves.
 - Discussion followed on reserves.
- An unidentified speaker addressed a reserve study and whether they are on target.
 - Dr. Entman noted they are way behind the game.

- Mr. Hoffman addressed the philosophical argument regarding current residents paying for infrastructure originally and then do they have to also pay for the improvements versus future residents paying for some of it.
- Discussion continued on repairs and improvements and funding for the same.
- Mr. Raybuck inquired if the CDD is responsible for resurfacing the parking lots of the commercial properties.
 - Ms. Hollis noted the commercial properties are responsible.
 - Mr. Raybuck inquired if the CDD has any control of when or if the commercial properties do so.
 - Ms. Davis noted they have no control of private properties.
 - Discussion continued on private properties.
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SIXTH ORDER OF BUSINESS

**General Manager's Operations Report
(continued)**

- A. SJSO Off-Duty Roving Patrol Violation**
- Discussion followed on the reports.
- Ms. Hollis highlighted the following:
 - Affordable Tree Care has started the raising of the trees along Palencia Village Drive.
 - The 'No Parking' sign has been installed on Market Street.
 - The new platform for the website went live Friday night at 12:00 a.m. It is fully ADA compliant.
 - Sealcoating and restriping of the tennis center parking lot went well.
 - Received dates for the pavement rehab – mobilization will start on June 3rd with actual paving starting on June 10th, weather permitting. An e-blast will go to the residents.
 - Plan to have new playground for Treehouse Park installed on June 8th.
 - Five weeks out for the splash pad going in. Discussion followed on the splash pad.
 - Fish barrier permits were approved and 1,000 Triploid Grass Carp installed.
- Mr. Raybuck inquired if the issue at the Sebastian Square pond has been resolved.
 - Ms. Hollis noted they will be doing some plantings for the bare areas. The resident has been told it could take up to one year for the areas to grow in.

- Dr. Entman noted next month he will be bringing to the Board a motion to restrict amenity usage for people who misuse some of the CDD property, particularly the ponds.
 - Ms. Hollis noted she will be sending out an e-blast reminding residents there is no swimming allowed in the ponds.
 - Discussion continued on the ponds and CDD responsibility/liability. Ms. Gunia suggested an article for the Palencia Press.

B. FEMA Update

Previously addressed.

C. Employee Benefits Insurance Presentation – Pattie Laverty

Previously addressed.

SEVENTH ORDER OF BUSINESS

District Manager’s Report

- Ms. Davis requested confirmation from the Board that the version of the budget provided is what will be given to SCCDD.

On MOTION by Mr. Raybuck seconded by Mr. Hoffman, with all in favor, to transmit the Proposed FY 2020 Budget to SCCDD was approved.

A. Report on the Number of Registered Voters – 2,508

- Ms. Davis reported there are 2,508 registered voters in MCCDD.
- SCCDD has 736 platted lots as of May 1 and brings them to 33.33333333%.

EIGHTH ORDER OF BUSINESS

Attorney’s Report

- Ms. Buchanan noted she has nothing to report, but will be happy to take any questions.
- Mr. Riley inquired about the Capitol Conversations.
 - Ms. Buchanan noted HGS is working on an end of session report that they will circulate.

NINTH ORDER OF BUSINESS

Supersivors’ Requests

**** Envera**

- Mr. Hoffman inquired where they are in terms of switching to a different system for the guards.
 - Dr. Entman inquired if SCCDD will be voting on it at the next meeting.

- An unidentified speaker noted he does not think it is on the agenda. He inquired if there is anything coming back from the attorneys.
- Ms. Hollis noted she and Ms. Buchanan have been working on it and Ms. Buchanan has determined they can get out of the current contract. They need to get a price on the payout of the CMS system. Her recommendation would be to stay with CMS for a while and continue to use the barcodes as homeowners while they make the other changes. There was a request for seeing the call center and a video was provided. There was also a request to be behind someone's shoulder to see what they are doing and because Envera's system is proprietary to them they provided the clip that is in their marketing video, but it does not hone in on things because it is their system.
- Dr. Entman noted he would like to go see the Envera home office and other supervisors would also like to go. He inquired if they can notice for next Thursday.
 - Ms. Buchanan noted it cannot be. They can do two weeks from now.
 - Ms. Davis noted it has to be to the paper to publish seven days before.
 - Discussion continued on publishing a notice for a site visit on Thursday, May 30th.
 - Dr. Entman outlined visiting other communities using Envera.
 - Discussion followed on the Envera security process, power outages and competitors.

A. Security and the Dumping of Trash on Vale (Hoffman)

Previously addressed.

TENTH ORDER OF BUSINESS

Acceptance of the April 2019 Financial Reports and Approval of April 2019 Check Register and Invoices

- Dr. Entman inquired about the cash balance.
 - Ms. Davis directed him to the Cash and Investment Report.

On MOTION by Mr. Raybuck seconded by Dr. Entman, with all in favor, the April 2019 financial reports were accepted and the April 2019 check register and invoices were approved.
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- Mr. Riley noted this week is National Police Week. Thank the officers that patrol here; they appreciate they job they do.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Hoffman seconded by Mr. Raybuck, with all in favor, the meeting adjourned.

Janice Eggleton Davis
Secretary

Howard Entman
Chairman

Fifth Order of Business

Marshall Creek CDD
Operations Report for June CDD Meeting

Operations Management Team

5/7

Action Items from 4/17/2019 Meeting:

- Will be investigating more locations for our speed signs (ongoing)
- Golf Club Agreement
- Opinion from Katie Buchanan on the following:
 1. Promenade Pointe Maintenance
 2. Shared parking with The Club
- Open House Policy was adopted as of last month. The signage has been ordered, has arrived and is being used as directed by the relators. The front desk has a sign-in and out sheet for the realtors checking out the signage. This has been successful. The adopted open house sign policy has been sent to NEFAR and they have communicated our policy to all the realtors.
- Affordable Tree Care has been contracted to raise all the oak trees and magnolia trees along Palencia Village Drive. This work will begin on May13th. At this time 142 Washingtonian palms and 23 Medjool palms will also be trimmed.
- No parking sign for Market Street was ordered and is now installed. Prosser sent me the approved signs that are enforceable.



Administration:

- On 5/7 your management staff sent the draft 2019-2020 budget to Inframark.
- I walked the Mercado property and sent the property manager a list of items to address outside the painting and roof repairs. Additionally, I am trying to get them to raise all their trees at the same time we raise ours. Here are the additional items I am requesting they address:
 1. Lift the oaks and magnolias
 2. Trim palms
 3. Replace rusted doors in the rear of the building
 4. Roof cleaned, pressure washing and painting (original request)
 5. Pressure wash all sidewalks
- Open enrollment was held for all our MCCDD employees. Our insurance agent and Aflac agent did a wonderful job explaining the plans and options. Again, we started at a 17% increase and

our agent was able to get us to about 1%. Employees will be offered the same plans, but the cost of their out of pocket expenses (co-pays and deductibles) have decreased slightly.

- Evan at Neighborhood Publications has completed our new website format and our ADA compliance. The new website format and ADA compliance has been launched.
- We have launch our ADP time and attendance for our Marshall Creek employees. Implementation will take a few weeks as we are training each employee.
- Vinelle and I have completed Conduct and Business Ethics Training. This is a FirstService school requirement. We have multiple classes a year we are required to complete.
- Our scheduler, Gary Perna will now be reviewing the reports from the officers that work our off-duty shifts. I have attached the SJSO violation log and the back-up for each officer that worked for the month. The back-up includes more detail for your review. I will do this monthly going forward.

Claims:

- None

E-Blast sent to our residents with the following topics:

- Sealcoat and Re-Striping Notice
- Sealcoat and Re-Striping Re-Opening with before and after pictures
- Preserve Area Reminders
- Adopted Open House Sign Policies

Meetings:

- Pre-Construction meeting with Ryan Stillwell, Ryan Weilersbacher, Roy, Preferred Materials. Contract, dates, mobilization and notification was reviewed in preparation for our pavement rehab.
- Ryan Stillwell, with Prosser, myself and Vinette Godelia, with Hopping Green & Sam spoke via phone about the shared parking with The Club. Vinette is the land use/development expert at Hopping Greens & Sam. Vinette is reviewing additional information that Ryan is laying out to try to prove our current arguments in regard to the permitted plans. Vinette mentioned a few comments.....do we still still meet the parking code requirements, if we meet the requirements is shared no longer required? This is obviously still being explored. Updates to come as Ryan and Vinette progress.
- Access Team met to review where we are. Notables:
The barrier arm project is completed at the Las Calinas Gate (car separators and reflectors now installed)
I was tasked to get a video of the Envera call center and also have our attorney re-visit the Ramco Service Agreement Default letter that was preciously drafted in late 2018. I have sent the video of the Envera call center to all of you and the Access Team. Katie Buchanan is currently reviewing our Ramco contract.

Notable Issues:

- **Completed: Grout injections have been completed:** ESC, Florida LLC, the geotechnical company that was determining why our large fountain by the Club is sinking has taken core samples and provided a report. In summary, we could benefit from grout injections to stabilize the base soil. We have contracted with Ground Works Solutions complete the suggested work. The cost of the grout injections will be \$7300.00.
- The adult pool was reported as full the past few weekends. We have ordered 4 additional loungers and are looking in to smaller low to the ground chairs to add. We are feeling the growth of the community already. I am currently reviewing our general policies for the pool and will send the Supervisors my recommendations. Currently, residents do not have to use guest passes for family members (defined as parents, grandparents, grandchildren, brothers, sisters, nieces &nephews and nannies and babysitters). Guest can also come to the pool without a resident present.
- Vale Drive: The owners on Vale Drive have communicated their dissatisfaction with the Emergency Road that was a requirement by the County. They did not anticipate this developer change when they purchased their lots. The owners would like the gate moved back to the property line and fencing installed to the left and the right of the gate. It has been communicated by Lennar's engineer at ETM that the emergency road is also a 20' bicycle/pedestrian path. This is the background for the upcoming meeting.
- Update on Spanish Marsh. It has been determined that the issue is not a CDD issue, put a plumber defect. The effort and funds to determine this was a lot. The original plumber tied into the wrong location. On 5/7 I had a call with Katie Buchanan and Ryan Stillwell. Katie laid out the plan on how we can proceed to recoup the money the CDD spent investigating and repairing the defect. Ryan has Atlantic Pipe Services completing a final clean of the lateral and main along with a camera inspection of the lateral and main. Ryan was able to get the final check done at no cost to the CDD. This will allow our engineers to say that the defect is 100% fixed and all lines are clear and working as intended. Once this final check is done, Katie will send a letter to the homeowner with our cost to recoup along with the engineers findings, including pictures. Katie has clarified that we have to send this to the owner as opposed to the builder since the CDD did not have a contract with the builder. The resident had a contract with the builder therefore will have the recourse to get the builder to pay. I will personally contact the owner and educate her on the process so she is not caught off guard.
- Continuing to manage Ramco and their lack of service. There is an incident almost daily. All is being noted and emailed to Arthur and the Ramco leadership.

Ongoing Items:

- Weekly staff meeting held with the CDD department heads
- Bi-weekly landscaping ride with Jim
- Website ADA Compliance
- Website Reformatting
- Amenity/Building Cameras
- Mercado Clean-up
- Exploring Envera Virtual Guard Systems
- Additional exit lane for the vehicles that need to turn right when exiting the school
- A resident has emailed the County Traffic Engineer about a safety concern at the intersection from Palencia Village Drive into Publix on the south and Starbucks on the north. The resident

has communicated that the left turn onto Palencia Village Drive from Paseo Reyes Drive (Starbucks) has always been dangerous, and now it is treacherous since the advent of traffic exiting from Publix. The traffic exiting Publix making a left onto Palencia Village Drive must contend with traffic from three directions. The County Traffic Engineer has communicated to the resident to contact Marshall Creek CDD since the road is owned and maintained by us. The County Traffic Engineer has recommended that we get our engineer involved. I forwarded the email chain to Ryan for his feedback.

- Insurance Appraisal

Projects:

- Pavement Rehab Project Dates:
6/3: Mobilization will take place
6/10 Pavement rehab will begin weather permitting. They will start on Palencia Village Drive.
- The tables and chairs from Palm Casual arrived the week of May 20th. These 10 tables and chairs replaced the current teak furniture was in poor shape.
- **Currently being built off-site:** A playground for Tree House Park has been designed. Once the play structure is completed our engineering team will clear the old structure out of the area and the new play structure will then be installed. The park will be shut down for two weeks with no weather delays. This will occur in late May/early June.
- **Completed:** All Asphalt will seal coat and re-strip the amenity/tennis center parking lot on the 23rd and 24th. Before and after pictures are attached.
- **Will arrive in approximately 6-weeks:** A small slide has been ordered for the Splash Pad. We are extremely excited about this addition.



- Grass carp for the ponds will be installed in the month of May. The fish barriers will be inspected on May 8th then we will be approved to move forward with the stocking of our ponds. Grass Carp naturally clean our ponds and eliminate the need for chemicals. A key component to the natural biological system for our ponds.

Landscape Maintenance

- Wall to wall fert/plant protectant to St. Augustine turf
- Spraying turf weeds
- Spraying bed weeds
- Replaced plant material at both guard houses
- Had trees raised on main entry, palms trimmed, and various preserve trees felled
- Repaired an irrigation mainline and five zone lines
- Daily irrigation inspections. So important.
- Repaired an ACC irrigation clock
- Continue to work at McKenzie, Treehouse, and Trellis Parks. Will be working Saturday June 8th to complete these projects
- We are in a drought so Hand watering daily
- Daily trash including an increase in dog poop
- Replaced ivy with sod at all three Loop Parks
- Replaced 419 Bermuda at Corbata Park with Celebration Bermuda
- Continue to monitor pond outflows
- Carp barrier inspection complete. 7 didn't pass. Those will be corrected
- Irrigation is working above Promenade wall.

Engineering

- Concrete grinding and replacement is underway. Hopefully to be "completed" by 5-24-19.
- We have implemented a Pressure washing map so we can track the progress of the project.
- All the park monuments have been removed and replacement signage has been ordered.

Amenity Center

- Successful Food Truck Friday/Artisan Nights
- Successful and Safe end of the school year party-hundreds of people attended
- Hired a Director of Summer Camp and remaining camp staff
- Summer Camp registration for each week is full. Over 50 individual families are participating
- Continued hiring Lifeguarding staff
- Hired more front desk and child watch staff
- Continued reservations for the Street Festival
- Continual meetings with vendors and contractors for special events and programs
- Had a successful neighborhood trip to a Jumbo Shrimp game
- Ordered office and cleaning supplies
- Had several meetings and conversations with residents and staff
- Developed new programs and seminars for the upcoming months
- Ordered Summer Camp supplies
- Ordered additional pool furniture and was placed on the deck in the pavilion-positive response from the residents
- Sold the teak furniture

- Additional loungers were ordered for the Adult pool deck. All furniture is being used even during weekdays.
- Continued plans with the Food Truck coordinator for FTFs through September
- Had meetings with Lifeguards and Camp staff
- Lifeguards started working the Family Pool on weekends
- ISR lessons transferred to the Family Pool due to the water temperature being consistently above 78 degrees
- Regular Swim Lessons Began
- Repairs and updates to gym equipment
- Summer Camp began on Wednesday, May 29th
- Continued bookings of room and pavilion rentals
- Receiving constant positive remarks on Kokomo's. The lines for both their main area and the corner area during events are long. Families and adults thoroughly enjoy and frequently use that Amenity. They are a great addition to the community.
- The front desk continued doing the new resident registrations, car decals, houseguest forms and other various duties.

Tennis Center

- Ladies leagues, fall/spring leagues have concluded...With our "C" Team taking first place over eleven other Country Club teams...
- Summer leagues will begin in June, we should have two ladies teams, two men's teams and one juniors team for the summer months...
- Our first two weeks of summer juniors camp/clinics are completely full.
- We now have a Pickleball Ball Machine for the Community to use.

5B.

GUEST PASS ADDENDUM - A

GUEST PRIVILEGES

Swim & Fitness

Guest Pass (1)

Each household will be issued 24 annual guest passes. An additional 12 passes can be purchased for \$40. All passes must be used prior to purchasing additional sets of 12.

Daily Pass

\$10 fee per day per person good for day of issue only. No charge for under 2 years of age.

Weekly House Guest Pass

\$25 weekly fee per individual house guest.

Summer Guest Pass

\$150 fee for unlimited use between Memorial Day and Labor Day. Limited to 1 individual guest.

Tennis

Guest Pass (1)

Each household will be issued 8 annual guest passes.

Daily Pass

\$10 fee per day per person Good for day of issue only.

Weekly House Guest Pass

\$25 weekly fee per individual House Guest.

Restrictions

Residents will need to sign in guests at the front desk of the Amenity Centers upon arrival each time they use a pass.

Daily Pass

Resident to accompany guests

Weekly House Guest Pass

Resident does not have to accompany guest

Summer Guest Pass

Resident does not have to accompany guest

Guest Pass (1)

Resident to accompany guests. Passes cannot be used for league play.

Daily Pass

Resident to Accompany Guests

Weekly House Guest Pass

Resident does not have to Accompany Guest.

Pass Privileges

Use of pools and fitness facility in accordance with the Policies and rules. (2)

Daily Pass

Use of pools and fitness facility in accordance with the Policies and rules. (2)

Weekly House Guest Pass

Use of pools and fitness facility in accordance with the Policies and rules. (2)

Summer Guest Pass

Use of pools and fitness facility in accordance with the Policies and rules. (2)

Guest Pass (1)

Tennis Privileges – subject to availability. (2)

Daily Pass

Tennis Privileges – subject to availability. (2)

Weekly House Guest Pass

Tennis Privileges–subject to availability. (2, 3)

Notes

- (1) Guest passes are required every day of the year and Patrons **must** accompany their guest(s) to the Swim and Fitness Center. Guest passes for the Swim and Fitness Center are not required for family members.* Excludes child watch and classes.
- (2) Excludes child watch and classes.
- (3) Check calendar for special closed days for Leagues and Tournaments.
*Family members are defined as parents, grandparents, grandchildren, brothers, sisters, adult children and nannies. Nannies may only have access to the Marshall Creek CDD family pool. The child must be present with his or her(s) amenity card. Nannies must be pre-registered prior to admittance.
**House guests are defined as a person limited to a two week visit.

GUEST PASS ADDENDUM - A

GUEST PRIVILEGES

Swim & Fitness

Guest Pass (1)

Each household will be issued 30 annual guest passes. An additional 12 passes can be purchased for \$75.00. All passes must be used prior to purchasing additional sets of 12.

Daily Pass

\$10 fee per day per person
good for day of issue only.

Weekly House Guest Pass

\$25 weekly fee per individual house guest.

Summer Guest Pass

\$150 fee for unlimited use between Memorial Day and Labor Day. Limited to 1 individual guest.

Tennis

Guest Pass (1)

Each household will be issued 8 annual guest passes.

Daily Pass

\$10 fee per day per person. Good for day of issue only.

Weekly House Guest Pass

\$25 weekly fee per individual House Guest.

Restrictions

Residents must be present with their guest. Sign in is required at the front desk of the Amenity. A guest pass is required for use at each amenity.

Daily Pass

Resident to accompany guests.

Weekly House Guest Pass

Resident to accompany guests.

Summer Guest Pass

Resident to accompany guests.

Guest Pass (1)

Resident to accompany guests. Passes cannot be used for league play.

Daily Pass

Resident to Accompany Guests

Weekly House Guest Pass

Resident to Accompany Guests

Pass Privileges

Use of pools and fitness facility in accordance with the Policies and rules. (2)

Daily Pass

Use of pools and fitness facility in accordance with the Policies and rules. (2)

Weekly House Guest Pass

Use of pools and fitness facility in accordance with the Policies and rules. (2)

Summer Guest Pass

Use of pools and fitness facility in accordance with the Policies and rules. (2)

Guest Pass (1)

Tennis Privileges – subject to availability. (2)

Daily Pass

Tennis Privileges – subject to availability. (2)

Weekly House Guest Pass

Tennis Privileges—subject to availability. (2, 3)

Notes

- (1) Guest passes are required every day of the year and Patrons **must** accompany their guest(s) to the Swim and Fitness Center. Guest passes for the Swim and Fitness Center are not required for caregivers. * Excludes child watch and classes.
- (2) Excludes child watch and classes.
- (3) Check calendar for special closed days for Leagues and Tournaments.

***Caregivers are defined as someone caring for a child or special needs adult. Caregivers may only have access to the Marshall Creek CDD family pool, however special needs adult caregivers may have access to the fitness facility. The child or special needs adult must be present with his or her(s) amenity card. Caregivers must be pre-registered prior to admittance.**

****House guests are defined as a person limited to a two-week visit.**

GUEST PASS ADDENDUM - A

GUEST PRIVILEGES

Swim & Fitness

Guest Pass (1)

Each household will be issued ~~30~~²⁴ annual guest passes. An additional 12 passes can be purchased for \$~~75.00~~^{40.00}. All passes must be used prior to purchasing additional sets of 12.

Daily Pass

\$10 fee per day per person good for day of issue only.
~~No charge for under 2 years of age.~~

Weekly House Guest Pass

\$25 weekly fee per individual house guest.

Summer Guest Pass

\$150 fee for unlimited use between Memorial Day and Labor Day. Limited to 1 individual guest.

Tennis

Guest Pass (1)

Each household will be issued 8 annual guest passes.

Daily Pass

\$10 fee per day per person.
~~Good for day of issue only.~~

Weekly House Guest Pass

\$25 weekly fee per individual House Guest.

Restrictions

Residents must be present with their guest. Sign in is required will need to sign in guests at the front desk of the Amenity. A guest pass is required for use at each amenity. ~~Centers upon arrival each time they use a pass.~~

Daily Pass

Resident to accompany guests.

Weekly House Guest Pass

Resident to accompany guests.
~~Resident does not have to accompany guest~~

Summer Guest Pass

Resident to accompany guests.
~~Resident does not have to accompany guest~~

Guest Pass (1)

Resident to accompany guests. Passes cannot be used for league play.

Daily Pass

Resident to Accompany Guests

Weekly House Guest P-Pass

~~Resident to~~
Accompany Guests

~~Resident does not have to~~
Accompany Guest.

Pass Privileges

Use of pools and fitness facility in accordance with the Policies and rules. (2)

Daily Pass

Use of pools and fitness facility in accordance with the Policies and rules. (2)

Weekly House Guest Pass

Use of pools and fitness facility in accordance with the Policies and rules. (2)

Summer Guest Pass

Use of pools and fitness facility in accordance with the Policies and rules. (2)

Guest Pass (1)

Tennis Privileges – subject to availability. (2)

Daily Pass

Tennis Privileges – subject to availability. (2)

Weekly House Guest Pass

Tennis Privileges–subject to availability. (2, 3)

Notes

- (1) Guest passes are required every day of the year and Patrons **must** accompany their guest(s) to the Swim and Fitness Center. Guest passes for the Swim and Fitness Center are not required for ~~family members.~~caregivers. * Excludes child watch and classes.
- (2) Excludes child watch and classes.
- (3) Check calendar for special closed days for Leagues and Tournaments.

~~*Family members~~Caregivers are defined as ~~parents, grandparents, grandchildren, brothers, sisters, adult children and nannies~~someone caring for a child or special needs adult. ~~Nannies~~Caregivers may only have access to the Marshall Creek CDD family pool, ~~however special needs adult caregivers may have access to the fitness facility.~~ The child or special needs adult must be present with his or her(s) amenity card. ~~Nannies~~Caregivers must be pre-registered prior to

admittance.

**House guests are defined as a person limited to a ~~two-week~~two-week visit.

5C.

TO: MARSHALL CREEK CDD BOARD

RE: LED TENNIS COURT LIGHTING

After an extensive review of vendors for LED lighting for the Palencia tennis courts the tennis committee recommends that Techlight be awarded the LED lighting contract.

We gathered information for our review by casting a wide net that included:

- A. Internet searches
- B. LED lighting vendors
- C. Local Electrical Contractors
- D. Florida Power and Light
- E. USTA
- F. Discussions with local clubs that have recently installed LED lights for their courts
 - a. Queens Harbor
 - b. Glen Kernan
 - c. The Plantation
 - d. Sawgrass Country Club
 - e. San Jose
 - f. Eagle Harbor
 - g. Marsh Landing
- G. Industry Experts and Publications

The initial information gathering led us to interview 7 vendors. We wanted to know:

- A. What lights they recommend
- B. Warranty they offer
- C. Our Costs for the recommended lighting
- D. Installation Costs/Help/Resources (The original plan called for the Palencia maintenance dept. to do the installation)
- E. Delivery Terms
- F. Payment Terms
- G. Lead Time
- H. Experience with Tennis Courts
- I. Intangibles

Techlight was competitive in all aspects. The Scimitar Light they recommend is made for tennis courts. We like the fact that Techlight has a local, very hands on representative. He is given very high marks by San Jose Country Club where they just replaced all their lights and poles. He came to Palencia with an actual sample of what he recommends installing. He is knowledgeable about the product, and the process involved. He should be a great asset during our installation.

We want to move this project forward. We understand that money has been allocated in the current budget so we can begin to phase in the new lighting, four courts at this time.

The current tennis court lighting is the original lighting that was installed in 2004 when Palencia was first imagined.

The tennis court lights, like the fleet of maintenance vehicles, the pool furniture, and other items require updating to keep our community fresh, vibrant, and current.

Many positive changes have taken place in lighting technology. Upgrading to the new technology offers pay back opportunities in the form of savings on electricity, and maintenance.

The entire lighting industry is moving to LED lighting. Witness the upgrades in Palencia by Florida Power and Light as well as the Board's up grading of Palencia owned lighting in the community.

The quotation provided by Techlight is attached. You can also visit their website at www.techlightusa.com. Please call or email me with any questions.

Thank you for your attention,

Dick Ray

Rjray21@aol.com

904-806-3488

For the Tennis Committee



TECHLIGHT

INNOVATION IN ILLUMINATION



SCIMITAR

LED TENNIS LIGHTING



The Overhead Smash Lighting Solution For Your Tennis Court



AMERICAN MADE ADVANTAGE 30 YEARS IN BUSINESS

The game has changed, but to your advantage. Advancements in LED lighting technology have made it one of the best lighting solutions available today. Our LED fixtures are engineered to deliver high quality with the highest efficacy available.

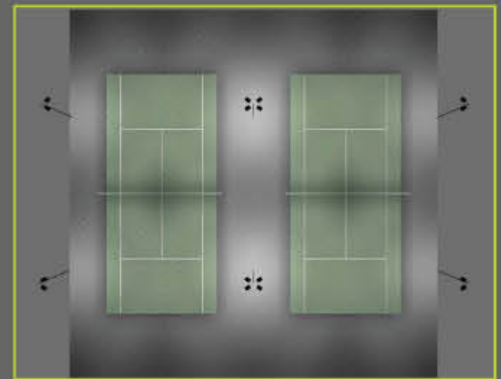


Lighting can increase the playing day and allow a facility to accommodate more athletes and matches. The addition can be a major contributor to a facility's overall energy usage which is why a fixture's efficiency is crucial to keeping power consumption at a minimum. An LED system can operate at a fraction of the energy required for an HID system. That alone can make switching installing an LED fixture the smart choice.

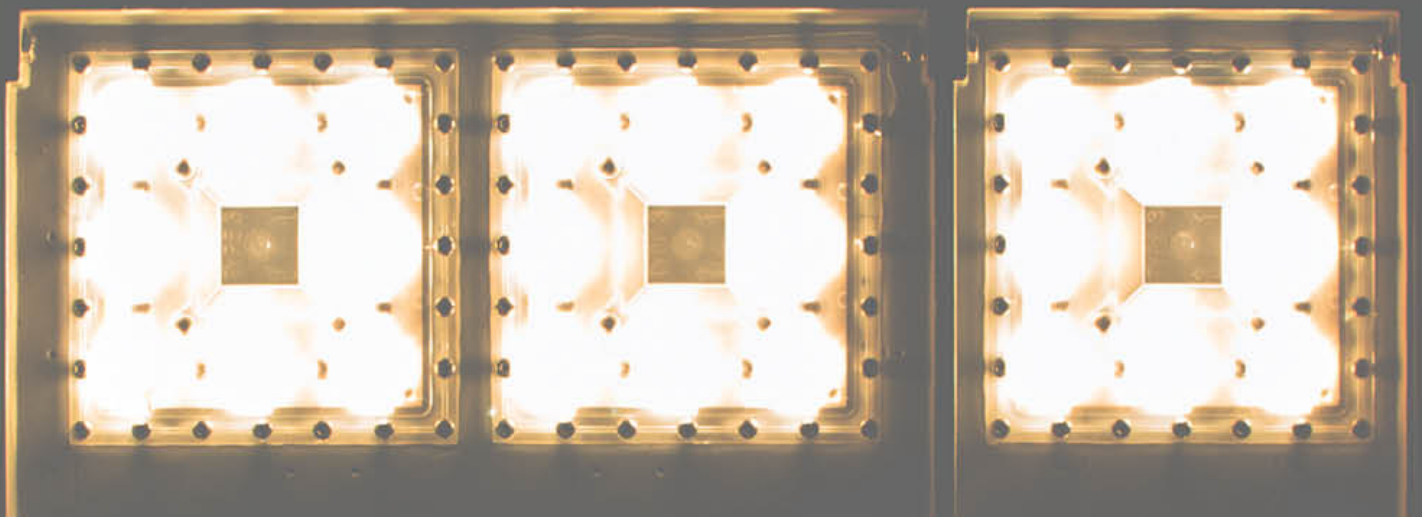
TOTAL INTERNAL REFLECTION

A bare LED light source emits a light distribution spread far too widely. In order to direct light onto a target, it is necessary to use a secondary optic such as a lens or reflector. High-power LED emitters have been shown to provide a higher optical efficacy and luminous intensity when paired with a properly designed TIR optical system like the one designed specifically for tennis applications used on the Scimitar. TIR optics, which consist of a refractive lens inside a reflector, capture and redirect more light emitted from an LED than a conventional optic, such as a parabolic reflector.

In real-world applications TIR optics consistently provide more controlled, uniform and usable light to the playing surface. After all, what's the point of buying a new light fixture if it doesn't direct the light where it is needed the most?



The Scimitar optics were painstakingly designed to be the best performing tennis optics in the lighting industry.





WHY SCIMITAR IS LIGHTING UP THE COURTS & DOMINATING THE TENNIS WORLD.



ABOUT THE SCIMITAR

The Scimitar High Lumen Output LED Tennis Light is the “go to” LED light fixture to replace existing high wattage systems. Where other LED fixtures on the market fail to deliver the light levels needed for high output applications, the Scimitar surpasses traditional lighting solutions and leads the LED market in output.

The heavy duty casting provides exceptional thermal control to extend LED life and makes the Scimitar the most robust, long-lasting fixture available. A corrosion-resistant E-Coat layer forms a uniform and all encompassing protective barrier ensuring the final powdercoat

finish will remain top quality throughout the life of the fixture. State-of-the-art TIR optical assemblies are designed specifically for tennis court lighting. High quality LED light allows colors to appear crisper and visual acuity will be enhanced for active sports applications such as tennis courts.

The Scimitar has been tested in an independent laboratory to LM79 and LM80 test standards and is RoHS compliant. The long life LED's are rated for over 50,000 hours of life and the fixture is backed by a 5-Year Limited Warranty.

SCIMITAR CONFIGURATIONS

FINALLY, LESS IS MORE!

Exceptional performance allows the use of fewer fixtures to get the same job done.



LSMT 4-BRICK

The 4 brick Scimitar is truly the workhorse for the tennis industry. At over 60,000 lumens and 588 system watts, a 4 brick Scimitar will replace an existing 1000W metal halide and virtually cut energy usage in half.



LSMT 6-BRICK

Looking to upgrade your light levels to a higher class? The 6 brick Scimitar emits over 90,000 lumens! You can now increase your light levels without adding additional poles or reduce the number needed for new construction.

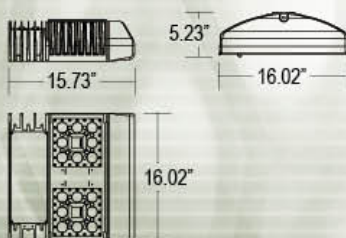


HIGH LUMEN OUTPUT LED

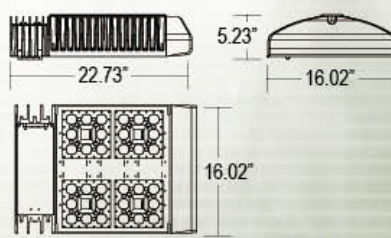
Powered by Cree's ground breaking SC5 Technology™ Platform, the XLamp XHP70 LED is a member of Cree's Extreme High Power (XHP) class of LEDs that redefines lumen density and reliability to radically reduce system costs by up to 40 percent. At its maximum current, the XHP70 LED delivers twice the light output of the industry's brightest single-die LED, the XLamp MK-R LED, at a similar lumens per watt and without increasing the package footprint.

The XHP70 LED also achieves longer lifetime at higher operating temperatures. The overall result is significantly lower thermal, mechanical and optical costs at the system level.

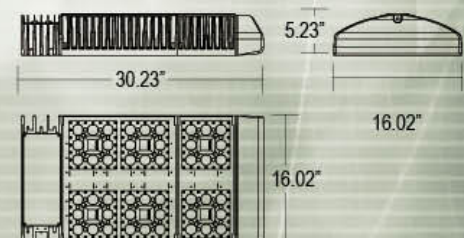
2-BRICK UNIT



4-BRICK UNIT



6-BRICK UNIT



POLES AND BRACKETS

DAVIT ARMS

Techlight's DV series of Davit Arm pole brackets were designed to mount on the industry standard 3-1/2" OD tenon. The heavy duty brackets are made of 4" round steel tubing for a smooth transition from pole to fixture.



CCS ARMS

The CCS series of pole brackets give a full 48" extension of the fixture away from the pole. They are designed with a 7 degree upwards tilt to get maximum forward through towards the tennis court.



LUMINAIRE CHARACTERISTICS 1400 MA DRIVE CURRENT

With a variety of output options and color temperatures to choose from, the Scimitar will provide exceptional performance for any level of play.

# of LED Bricks	Drive Current	Color Temp	Delivered Lumens									System Wattage	L70 @ 25°C	Amperage Draw			
			TYPE II	TYPE III	TYPE IV	TYPE 4A	TYPE 4T	FAW	TYPE 5N	TYPE 5M	TYPE 5W			120V	208V	240V	277V
1 BRICK	1400 mA	Cool White (5000K)	14893	14658	16407	16062	15418	15477	17137	17313	15542	147	>50K	1.23 A	0.71 A	0.62 A	0.54 A
2 BRICK	1400 mA	Cool White (5000K)	29783	29316	32814	32124	30836	30955	34274	34626	31084	294	>50K	2.45 A	1.42 A	1.23 A	1.07 A
4 BRICK	1400 mA	Cool White (5000K)	59571	58631	65628	64247	61672	61909	68548	69252	62167	588	>50K	4.90 A	2.83 A	2.45 A	2.13 A
6 BRICK	1400 mA	Cool White (5000K)	89357	87947	98442	96371	92508	92864	102823	103877	93251	882	>50K	7.35 A	4.25 A	3.68 A	3.19 A
1 BRICK	1400 mA	Neutral White (4100K)	14320	14094	15776	15444	14825	14882	16478	16647	14944	147	>50K	1.23 A	0.71 A	0.62 A	0.54 A
2 BRICK	1400 mA	Neutral White (4100K)	28640	28188	31552	30888	29650	29764	32956	33294	29888	294	>50K	2.45 A	1.42 A	1.23 A	1.07 A
4 BRICK	1400 mA	Neutral White (4100K)	57280	56376	63104	61776	59300	59528	65913	66588	59776	588	>50K	4.90 A	2.83 A	2.45 A	2.13 A
6 BRICK	1400 mA	Neutral White (4100K)	85920	84564	94656	92664	88950	89295	98868	99882	89664	882	>50K	7.35 A	4.25 A	3.68 A	3.19 A

E-COAT PRETREATMENT & POWDERCOAT FINISHINGS



Creating Exceptional Material Performance

Techlight is committed to delivering the ultimate in product satisfaction to you, our customer. Our interest in the products we manufacture doesn't stop with their sale; rather, it continues throughout the products' warranty period and beyond.

As part of our constant effort to produce the highest quality products available, Techlight has introduced the additional step of applying a corrosion-resistant "E-Coat" layer to all of our Scimitar fixtures. The E-Coat forms a uniform and all-encompassing protective barrier prior to applying our durable powder coat finish. Once the undercoating has been properly cured, the fixture is finished with a durable powder coat paint with a UV inhibitor to make it impervious to atmospheric elements.

This additional protective step allows us the opportunity to further demonstrate our confidence in our product and extend our standard finish warranty for Scimitar products to a full 10 years from the date of sale.

Powdercoat Finishings

All lights may have a powder coat finish rather than standard weathered steel. Powder coating (PC) is a baked on plastic based finish that is UV resistant and is more durable and environmentally friendly than paint finishes. Prior to finishing all fixture components are zinc plated to restrict the possibility of rust spreading under the finish.



CASE STUDY & TESTIMONIALS



On-Site Applications

Techlight is a proud GOLD Sponsor of The Naples Ft. Myers Tennis Challenge in Bonita Springs, FL. The outstanding staff at the Bonita Bay Club where the tournament is held yearly collaborated with our staff to create a custom layout to meet their lighting needs and greatly reduce their energy consumption. In addition to providing the LED lighting for Courts 1, 2 and 3, we were proud and honored for the Scimitar fixture to be featured on their Championship court.



“

We have seen our night play increase 100% because of the LED lights from Techlight. The lights are truly amazing! We now have members that will not play in the evening, unless they are on one of the Techlight LED courts. Lastly, the Techlight team is so driven to exceed your expectations. Their service, products and inventiveness are uniquely unparalleled in this industry. Thank you Techlight for making a difference at Bonita Bay Club!

”

Paula Scheb **Bonita Bay Club**
Director of Tennis/ USPTA Master Professional



TECHLIGHT
INNOVATION IN ILLUMINATION

For additional information,
please contact us at **800.225.0727**
or find your local sales representative at
www.techlightusa.com



Our Lights are DesignLights Consortium® Qualified.

The DesignLights Consortium™ promotes quality, performance and energy efficient commercial sector lighting solutions through collaboration among its federal, regional, state, utility, and energy efficiency program members, luminaire manufacturers, lighting designers, and other industry stakeholders throughout the US and Canada. Please go to www.designlights.org or the current Qualified Products List. Further details about qualified models may be found under Family Models.



All of Techlight's products meet Federal ARRA (American Recovery and Reinvestment Act) Guidelines and are proudly engineered and manufactured in the USA.

AMERICAN
★ **MADE** ★
IN THE USA

Totem Pole Product Guide: TOTEMPG REV 201605-01

TECHLIGHT • 2707 SATSUMA DR. • DALLAS, TX 75229 • PH: 800.225.0727 • FX: 214.350.0591

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Catalog Number	
Project	Type

FEATURES & SPECIFICATIONS

APPLICATION — The high lumen output luminaire is designed to be a replacement for HID fixtures up to 1000W. It is optimal for lighting applications where long life, low maintenance, and consistent color rendering is required. Areas with limited accessibility due to fixture location or where heavy pedestrian or vehicle traffic makes maintenance difficult are ideal applications. The high wattage/lumen output allows the fixture to be used for parking, restaurant, quick service, shopping centers or sports lighting applications.

CONSTRUCTION — The heavy duty housing is constructed of cast aluminum with heat dissipating fins. The optical assemblies are sealed in place using a silicone gasket for weather tight protection. Modular LED system for ease of maintenance. ETL listed for wet locations (IP64). Additional IP66 rating available upon request. Each fixture comes standard with preps to accommodate advanced wireless control, management and reporting systems for outdoor lighting.

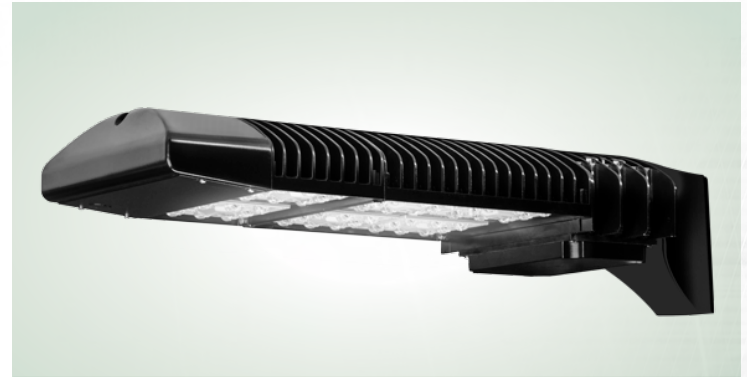
FINISH — A corrosion-resistant black E-Coat layer that forms a uniform and all-encompassing protective barrier is applied to the fixtures prior to electrostatically applying a super durable powder coat finish. Standard colors available: Black, Bronze, US Green, White. Custom colors available upon request.

OPTICAL SYSTEM — Made with a state of the art UV stabilized acrylic high performance refractive optical assemblies that use high transmittivity materials to achieve precise photometric distributions. Available in Type II, III, IV, IV Automotive, Automotive Frontline Wide, IV Tennis, V Narrow, V Medium and V Wide beam configurations. Optics may be ordered rotated 90 degrees for perimeter lighting or walkway applications (optics are not field rotatable). The full cutoff fixture is Star Light Friendly (meets or exceeds Dark Sky requirements) in the horizontal position.

ELECTRICAL SYSTEM — Available in up to a 8 brick LED system in 5000K-70 CRI Cool White (+/- 500K) or 4100K-70 CRI Neutral White color temperatures propagated with Cree® XLamp XHP70 LED's. Consult factory for high CRI (90+) model availability. Available with 100-300V 50/60 Hz Class II power

LSMT SERIES

High Lumen LED Scimitar Tennis Light



SERIES	HOUSING HEIGHT	LENGTH & WIDTH	EPA (FT ²)
LSMT	5.23"	37.23" x 16.02"	1.4

supply. LED's rated for over 50,000 hours at 25°C ambient temperature. 347V~480V input option available. 0-10V dimming. Built-in surge protection up to 10 kV. Built-in Active PFC Function >95%/Full load. LED Power Supply conforms to UL8750 standards and is IP65 rated for wet locations.

MOUNTING — The fixture was designed to utilize an innovative die cast decorative arm that allows the fixture to easily mount to almost any existing bolt pattern or new pole. Additional mounting options include a quick mount with 8" straight arm (for use on fixtures with no more than 4 LED bricks) and a 2" adjustable slip fitter for tenon mounting (for use as a downlight only). Additional mounting options may be available for custom applications.

LISTINGS — LED Power Supply listed for wet locations (IP65). LED bricks ETL listed for wet locations (IP64). Meets US and Canadian safety standards. -40°C to 50°C ambient operation. RoHS Compliant.

ORDERING INFORMATION

Choose the bold face options for the appropriate luminaire configuration for your application and enter on the line above each fixture attribute. Accessories may be factory installed, depending on the particular accessory chosen, but still be ordered as a separate line item.

EXAMPLE:

LSMT6WXT5WF1-BZ

LSMT								
SERIES	# OF BRICKS	COLOR TEMP	# LED'S PER BRICK	OPTICS	DRIVE CURRENT	VOLTAGE	OPTIONS	FINISH
	1 = 1 Brick 2 = 2 Brick 4 = 4 Brick 6 = 6 Brick	W = Warm White (3000K) C = Cool White (5000K) N = Neutral White (4000K)	X = 8 XHP70 LEDs	T2 = Type II T3 = Type III T4 = Type IV T4A = Type IV Auto FAW = Frontline Auto Wide T4T = Type IV Tennis T5N = Type V Narrow T5M = Type V Medium T5W = Type V Wide	F = 1400 mA	1 = Multi-Volt ¹ 2 = 347-480V	L = Left Rotated Optics R = Right Rotated Optics (Leave Blank for standard optics)	BZ = Bronze BK = Black GR = US Green WH = White SP = Special ²

ACCESSORIES (Order as separate line items)

- SDARM** Die Cast Decorative Arm Mount (Square Pole, 1.4 EPA)
- SDARM-R** Die Cast Decorative Arm Mount (Round Pole, 1.4 EPA)
- QMSCM³** Quick Mount with 8" SSA-M Straight Arm (4 Brick Max)
- S213⁴** Angled Back Light Shield
- PCR7⁵** 7-Pin Twist-Lock Photocell Receptacle ANSI C136.41and Receptacle Shorting Cap
- PC2** 480V Twist-Lock Photocell
- PC6** Multi-Tap (105-285V) Twist-Lock Photocell
- IP66⁶** Additional IP66 Fixture Rating

NOTES

- ¹ = Multi-Volt is an auto ranging power supply from 100V to 300V input.
- ² = Custom RAL color matching is available. Contact your sales representative for additional info.
- ³ = QMSCM Quick Mount only available for fixtures with up to 4 bricks.
- ⁴ = Order one per LED brick. Field installed.
- ⁵ = Photocell Receptacle must be installed at the factory. No field installation.
- ⁶ = Additional IP66 rating may not be changed once production has begun on the fixtures.



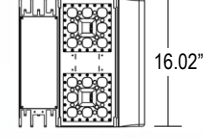
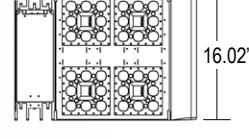
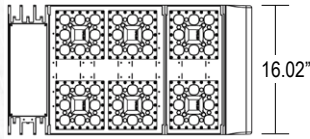
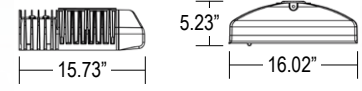
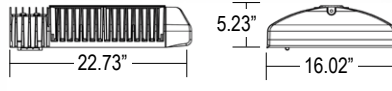
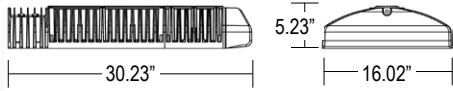
DesignLights Consortium® Qualified. Please go to www.designlights.org for the current Qualified Products List. Further details about qualified models may be found under Family Models.



LSMT High Lumen LED Scimitar Tennis Light

AVAILABLE FIXTURE DIMENSIONS

Dimensions shown are for fixture bodies only. Mounting options must be ordered separately.



Dimensions shown for 6 Brick Unit

Dimensions shown for 4 Brick Unit

Dimensions shown for 2 Brick Unit

FIXTURE & MOUNTING ACCESSORIES

S213³
Angled Back Light Shield



PCR7
7-Pin Twist-Lock Photocell Receptacle ANSI C136.41 and Receptacle Shorting Cap

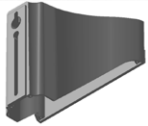


PC2
480V Twist-Lock Photocell



PC6
Multi-Tap (105-285V) Twist-Lock Photocell

SDARM, SDARM-R
Die Cast Decorative Arm Mount



QMSCM²
Quick Mount with 8" SSA-M Straight Arm (4 Brick Max)



NOTES

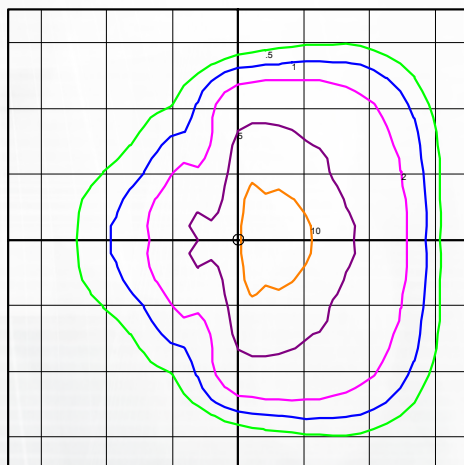
- 1 EPA's shown include both the fixture and the mounting apparatus.
- 2 QMSCM Quick Mount only available for fixtures with up to 4 bricks.
- 3 Order one per LED brick. Field installed.

PHOTOMETRICS

**IES INDOOR REPORT
PHOTOMETRIC FILE
NAME: LSMTXC8T3F**

**Type III Optical Assembly
6 Brick, 1400mA, Cool
White**

840W LSMT LED Scimitar
Color Temperature: 5,000 K

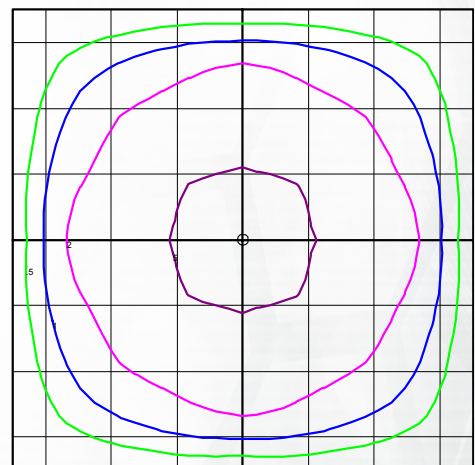


TECHLIGHT
LSMT-60XT3F
SCIMITAR
COOL WHITE XHP70 (1400mA)
Horizontal Footcandles
Scale: 1 Inch = 30 Ft
Light Loss Factor = 1.00
Lumens Per Lamp = N.A. (absolute photometry)
Luminaire Lumens = 87948
Mounting Height = 30.00 Ft
Maximum Calculated Value = 13.54 Fc
Arrangement: Single

**IES INDOOR REPORT
PHOTOMETRIC FILE
NAME: LSMT8X8T5WF**

**Type V Wide Optical
Assembly
6 Brick, 1400mA, Cool
White**

840W LSMT LED Scimitar
Color Temperature: 5,000 K








TECHLIGHT
LSMT-60XT5WF
SCIMITAR
LED COOL WHITE XHP70 (1400mA)
Horizontal Footcandles
Scale: 1 Inch = 30 Ft
Light Loss Factor = 1.00
Lumens Per Lamp = N.A. (absolute photometry)
Luminaire Lumens = 89250
Mounting Height = 30.00 Ft
Maximum Calculated Value = 7.32 Fc
Arrangement: Single

LUMINAIRE CHARACTERISTICS

1400 mA Drive Current

# of LED Bricks	Drive Current	Color Temp	Delivered Lumens										System Wattage	L70 @ 25°C	Amperage Draw					
			TYPE II	TYPE III	TYPE IV	TYPE 4A	TYPE 4T	FAW	TYPE 5N	TYPE 5M	TYPE 5W	120V			208V	240V	277V	347V	480V	
1 BRICK	1400 mA	Cool White (5000K)	15786 B3 U0 G3	15537 B3 U0 G3	17391 B3 U0 G3	17025 B3 U0 G2	16343 B3 U0 G1	16406 B3 U0 G3	18165 B5 U0 G1	18352 B4 U0 G1	16474 B4 U0 G2	140	>50K	1.17 A	0.68 A	0.59 A	0.51 A	0.41 A	0.30 A	
2 BRICK	1400 mA	Cool White (5000K)	31573 B3 U0 G3	31074 B3 U0 G4	34783 B4 U0 G4	34051 B4 U0 G3	32686 B4 U0 G2	32812 B3 U0 G3	36331 B5 U0 G2	36703 B5 U0 G1	32949 B5 U0 G4	280	>50K	2.34 A	1.35 A	1.17 A	1.02 A	0.81 A	0.59 A	
4 BRICK	1400 mA	Cool White (5000K)	63143 B4 U0 G5	62149 B4 U0 G5	69566 B5 U0 G5	68102 B5 U0 G4	65372 B5 U0 G3	65624 B4 U0 G5	72661 B5 U0 G3	73407 B5 U0 G2	65897 B5 U0 G5	560	>50K	4.67 A	2.70 A	2.34 A	2.03 A	1.62 A	1.17 A	
6 BRICK	1400 mA	Cool White (5000K)	94718 B5 U0 G5	93223 B5 U0 G5	104349 B5 U0 G5	102153 B5 U0 G4	98058 B5 U0 G4	98436 B5 U0 G5	108992 B5 U0 G4	110110 B5 U0 G2	98846 B5 U0 G5	840	>50K	7.00 A	4.04 A	3.50 A	3.04 A	2.43 A	1.75 A	
1 BRICK	1400 mA	Neutral White (4100K)	15179 B3 U0 G3	14940 B3 U0 G3	16723 B3 U0 G3	16371 B3 U0 G2	15715 B3 U0 G1	15775 B3 U0 G3	18165 B5 U0 G1	18352 B4 U0 G1	16474 B4 U0 G2	140	>50K	1.17 A	0.68 A	0.59 A	0.51 A	0.41 A	0.30 A	
2 BRICK	1400 mA	Neutral White (4100K)	30358 B3 U0 G3	29879 B3 U0 G4	33445 B4 U0 G4	32741 B4 U0 G3	31429 B4 U0 G2	31550 B3 U0 G3	34933 B5 U0 G2	35292 B5 U0 G1	31681 B5 U0 G4	280	>50K	2.34 A	1.35 A	1.17 A	1.02 A	0.81 A	0.59 A	
4 BRICK	1400 mA	Neutral White (4100K)	60717 B4 U0 G5	59759 B4 U0 G5	66890 B5 U0 G5	65483 B5 U0 G4	62858 B5 U0 G3	63100 B4 U0 G5	69867 B5 U0 G3	70583 B5 U0 G2	63363 B5 U0 G5	560	>50K	4.67 A	2.70 A	2.34 A	2.03 A	1.62 A	1.17 A	
6 BRICK	1400 mA	Neutral White (4100K)	91075 B5 U0 G5	89638 B5 U0 G5	100335 B5 U0 G5	98224 B5 U0 G4	94287 B5 U0 G4	94650 B5 U0 G5	104800 B5 U0 G4	105875 B5 U0 G2	95044 B5 U0 G5	840	>50K	7.00 A	4.04 A	3.50 A	3.04 A	2.43 A	1.75 A	
1 BRICK	1400 mA	Warm White (3000K)	14117 B3 U0 G3	13895 B3 U0 G3	15553 B3 U0 G3	15226 B3 U0 G2	14615 B3 U0 G1	14671 B3 U0 G3	16894 B5 U0 G1	17068 B4 U0 G1	15321 B4 U0 G2	140	>50K	1.17 A	0.68 A	0.59 A	0.51 A	0.41 A	0.30 A	
2 BRICK	1400 mA	Warm White (3000K)	28233 B3 U0 G3	27788 B3 U0 G4	31104 B4 U0 G4	30450 B4 U0 G3	29229 B4 U0 G2	29342 B3 U0 G3	32488 B5 U0 G2	32822 B5 U0 G1	29464 B5 U0 G4	280	>50K	2.34 A	1.35 A	1.17 A	1.02 A	0.81 A	0.59 A	
4 BRICK	1400 mA	Warm White (3000K)	56467 B4 U0 G5	55576 B4 U0 G5	62208 B5 U0 G5	60900 B5 U0 G4	58458 B5 U0 G3	58683 B4 U0 G5	64977 B5 U0 G3	65643 B5 U0 G2	58928 B5 U0 G5	560	>50K	4.67 A	2.70 A	2.34 A	2.03 A	1.62 A	1.17 A	
6 BRICK	1400 mA	Warm White (3000K)	84700 B5 U0 G5	83364 B5 U0 G5	93312 B5 U0 G5	91349 B5 U0 G4	87687 B5 U0 G4	88025 B5 U0 G5	97464 B5 U0 G4	98464 B5 U0 G2	88391 B5 U0 G5	840	>50K	7.00 A	4.04 A	3.50 A	3.04 A	2.43 A	1.75 A	

EPA RATINGS (ft²)

Fixture Configuration	ARM MOUNT		
	1 or 2 Brick EPA's ¹	4 Brick EPA's ¹	6 Brick EPA's ¹
 1 @ 90°	SDARM 1.0	SDARM 1.3	SDARM 1.6
 2 @ 180°	2.0	2.6	3.2
 2 @ 90°	1.9	2.4	3.0
 3 @ 90°	2.5	3.3	4.0
 4 @ 90° or 4 @ 70°	3.5	4.5	5.5

Fixture Configuration	FITTURE WEIGHTS (APPROX)		
	1 or 2 Brick	4 Brick	6 Brick
Weight (lbs)	23 lbs	35 lbs	47 lbs

WARNING: This fixture was designed for down aiming and must be used in a manner that prevents the fixture from tilting at an angle greater than 45 degrees. Failure to do so will void the warranty. For flood light applications please see the LSMA Scimitar LED Flood Light.



TECHLIGHT
INNOVATION IN ILLUMINATION

TECHLIGHT
 3201 OAK ARBOR COURT DELAND FL 32720
 Phone : (386) 848-2069 *email: cbryant10@cfl.rr.com
 Contact: Chris Bryant

QUOTE

Customer

Name	PALENCIA DEVELOPMENT		
Address	620 PALENCIA CLUB DR.		
City	ST. AUGUSTINE	State	FL ZIP 32095
Phone			

Misc

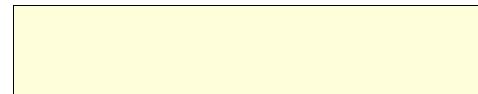
Date	APRIL 3,2019
Order No.	LED 16 RETRO
Rep	
FOB	

Qty	Description	Unit Price	TOTAL
16	LSMT4CXT4TF1-BK SCIMITAR 4 BRICK LED-560W- 65372 LUMENS	\$ 1,120.00	\$ 17,920.00
16	RETRO ADPATER TO MOUNT LED TO EXISTING ARM	\$ 20.00	\$ 320.00
16	INSTALLATION OF LED SOLUTION	\$ 275.00	\$ 4,400.00
DEPOSIT REQUIRED: 50% DOWN AND 50% WHEN READY TO SHIP			

SubTotal	\$ 22,640.00
Shipping	no freight

Comments TAX IS NOT INCLUDED IN QUOTE.
 PLEASE ADD SALES TAX. IF YOU ARE
 EXEMPT EMAIL A TAX CERTIFICATE
 TO ME FOR OUR RECORDS. THANKS.

TOTAL	\$ 22,640.00
--------------	---------------------



TECHLIGHT
 3201 OAK ARBOR COURT DELAND FL 32720
 Phone : (386) 848-2069 *email: cbryant10@cfl.rr.com
 Contact: Chris Bryant

QUOTE

Customer

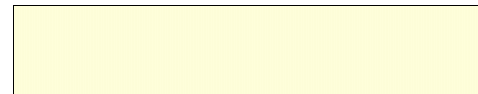
Name	PALENCIA DEVELOPMENT		
Address	620 PALENCIA CLUB DR.		
City	ST. AUGUSTINE	State	FL ZIP 32095
Phone			

Misc

Date	APRIL 3,2019
Order No.	LED 32 RETRO
Rep	
FOB	

Qty	Description	Unit Price	TOTAL
32	LSMT4CXT4TF1-BK SCIMITAR 4 BRICK LED-560W- 65372 LUMENS	\$ 1,064.00	\$ 34,048.00
32	RETRO ADPATER TO MOUNT LED TO EXISTING ARM	\$ 20.00	\$ 640.00
32	INSTALLATION OF LED SOLUTION	\$ 225.00	\$ 7,200.00
DEPOSIT REQUIRED: 50% DOWN AND 50% WHEN READY TO SHIP			
SubTotal			\$ 41,888.00
Shipping			no freight
TOTAL			\$ 41,888.00

Comments TAX IS NOT INCLUDED IN QUOTE.
 PLEASE ADD SALES TAX. IF YOU ARE
 EXEMPT EMAIL A TAX CERTIFICATE
 TO ME FOR OUR RECORDS. THANKS.



Sixth Order of Business

6A.

MARSHALL CREEK
Community Development District

Annual Operating General Fund
Fiscal Year 2020

Proposed Budget-Version 1
Printed on June 5, 2019

Prepared by:



MARSHALL CREEK

Community Development District

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MARSHALL CREEK
Community Development District

Operating Budget
Fiscal Year 2020

MARSHALL CREEK

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2020 Proposed 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	\$ 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

MARSHALL CREEK

Community Development District

General Fund

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

MARSHALL CREEK

Community Development District

General Fund

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

MARSHALL CREEK

Community Development District

General Fund

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

MARSHALL CREEK

Community Development District

General Fund

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

MARSHALL CREEK

Community Development District

General Fund

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

MARSHALL CREEK

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2020 Proposed 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
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 Proposed 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	-
Total Funds Available (Estimated) - 9/30/2020	2,046,231
<u>ALLOCATION OF AVAILABLE FUNDS</u>	
<i>Assigned Fund Balance</i>	
Operating Reserve - Operating Capital	796,695 ⁽¹⁾
Reserves - Gates (Prior Year)	7,838
Reserve - Parks (Prior Year)	32,900
Reserves - Field (Prior Year)	440,675
Reserves - Landscaping (Prior Year)	39,986
Reserves - Swim & Fitness Clubhouse (Prior Year)	18,558
Reserves - Swimming Pools (Prior Year)	132,635
Reserves - Tennis Courts (Prior Year)	18,153
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Total Allocation of Available Funds	1,487,440
Total Unassigned (undesignated) Cash	\$ 558,790

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 Proposed 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 Proposed 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 Proposed 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

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 Proposed 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 Proposed 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

MARSHALL CREEK

Community Development District

Series 2016 Avila Bond Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Proposed 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 Proposed 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	(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%

6B.

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Marshall Creek Community Development District (“**District**”) prior to June 15, 2019, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

Date: **August 21, 2019**

Hour: **4:00 p.m.**

Location: **Marshall Creek Amenity Center
625 Palencia Club Drive
St. Augustine, Florida**

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF JUNE, 2019.

ATTEST:

**MARSHALL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Janice Davis Eggleton, Secretary

By: Howard Entman
Its: Chairman

Exhibit A:

Proposed Budgets for Fiscal Year 2019/2020