

MARSHALL CREEK

Community Development District

Operating and Debt Service Budget

Fiscal Year 2025

Approved Tentative Budget

Prepared by:



MARSHALL CREEK

Community Development District

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MARSHALL CREEK
Community Development District

Operating Budget
Fiscal Year 2025

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 04/30/24	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 10,264	\$ 116,869	\$ 50,000	\$ 140,446	\$ 80,272	\$ 220,718	\$ 200,000
Shared Rev - Other Local Units	484,398	499,312	541,292	-	541,292	541,292	569,762
Interlocal Agreement - Other	344,921	333,004	351,990	5,447	-	5,447	-
Other Physical Environment Rev	24,000	17,000	-	-	-	-	-
S/F Swimming Program Fees	425	25	3,500	-	-	-	500
S/F Activity Fees		4,445	4,000	-	-	-	-
S/F Other Revenues					4,937	4,937	13,000
S/F Rental Fees	1,850	1,000	2,500	1,100	1,400	2,500	2,000
S/F Snack Bar Revenue	2,431		3,000	-	-	-	-
Tennis Merchandise Sales	25,332	23,471	25,000	13,477	11,523	25,000	25,000
Tennis Special Events&Socials	495	920	1,500	500	1,000	1,500	1,500
Tennis Lessons & Clinics	275,363	321,695	300,000	207,166	92,834	300,000	350,000
Tennis Ball Machine Rental Fee	6,271	8,317	6,500	5,852	648	6,500	8,000
Tennis Membership	59,318	83,422	65,000	64,222	24,178	88,400	85,000
Interest - Tax Collector	69	11,517	-	7,567	-	7,567	-
Special Assmnts- Tax Collector	3,457,544	3,438,203	3,433,348	3,182,143	251,205	3,433,348	3,675,913
Special Assmnts- Discounts	(118,741)	(120,150)	(137,334)	(123,445)	-	(123,445)	(128,657)
Other Miscellaneous Revenues	27,537	41,832	8,500	33,487	(28,337)	5,150	2,500
Gate Bar Code/Remotes	3,972	3,017	4,000	2,128	1,872	4,000	4,000
Impact Fee	15,587	224,424	286,625	113,814	10,000	123,814	15,000
TOTAL REVENUES	4,621,036	5,008,323	4,949,421	3,653,904	992,824	4,646,728	4,823,519

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 04/30/24	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	10,541	14,442	14,285	5,619	8,666	14,285	15,025
ProfServ-Arbitrage Rebate	4,200	600	1,800	600	1,200	1,800	1,800
ProfServ-Dissemination Agent	3,000	3,000	3,000	-	3,000	3,000	3,000
ProfServ-Engineering	12,408	27,926	25,000	17,430	7,570	25,000	25,000
ProfServ-Legal Services	44,050	123,725	75,000	33,359	41,641	75,000	75,000
ProfServ-Mgmt Consulting Serv	65,200	62,156	69,842	40,741	29,101	69,842	60,000
ProfServ-Special Assessment	15,750	16,223	16,872	16,872	-	16,872	9,000
ProfServ-Trustee Fees	9,525	10,186	11,400	2,706	8,694	11,400	11,400
Auditing Services	4,675	5,300	4,800	-	5,000	5,000	5,000
Postage and Freight	3,373	3,565	4,600	1,471	3,129	4,600	3,600
Insurance - General Liability	33,367	33,948	42,210	40,133	-	40,133	44,146
Printing and Binding	1,432	1,411	2,500	296	1,204	1,500	2,000
Legal Advertising	606	1,888	3,500	594	2,906	3,500	3,500
Miscellaneous Services	18,721	12,392	14,000	8,250	6,750	15,000	15,000
Misc-Assessmnt Collection Cost	34,404	32,121	68,667	61,140	7,527	68,667	73,505
Shared Exp - Other Local Units	467,834	545,762	521,042	-	521,042	521,042	562,766
Misc-Late Fees	428	-	-	-	-	-	-
Office Supplies	630	764	1,474	250	550	800	1,000
Annual District Filing Fee	175	175	175	175	-	175	175
					-	-	
Total Administrative	730,319	895,584	880,167	229,636	647,980	877,616	910,918

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU 04/30/24	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
Other Public Safety							
Payroll - Benefit	5,248	5,321	7,500	2,443	849	3,292	4,375
Payroll - Engineering	51,719	50,993	89,255	34,058	24,434	58,492	90,000
Payroll - Janitor	2,288	2,219	2,500	1,371	1,043	2,414	2,500
Contracts-Security Services	142,866	125,729	135,000	64,554	43,833	108,387	90,710
Contracts-Roving Patrol	46,140	52,412	56,100	32,539	23,561	56,100	50,000
R&M-Gate	32,089	29,100	30,000	17,909	17,332	35,241	25,000
Misc-Bar Codes	4,230	5,093	5,335	1,296	1,814	3,110	5,000
Total Other Public Safety	284,580	270,867	325,690	154,170	112,866	267,036	267,585
Field							
Payroll - Benefit	4,242	6,119	9,965	4,078	1,450	5,528	9,965
Payroll - Engineering	41,375	40,795	71,455	33,758	24,136	57,894	75,000
Expense Reimbursement	4,623	-	-	-	-	-	-
Lease - Land	2,113	2,934	2,115	-	2,115	2,115	2,192
R&M-Bike Paths & Asphalt	6,215	4,930	6,500	-	5,000	5,000	6,000
R&M-Boardwalks	11,383	11,633	25,000	7,980	78,902	86,882	25,000
R&M-Buildings	8,213	7,139	20,000	-	11,600	11,600	35,000
R&M-Electrical	7,364	6,816	6,180	4,841	996	5,837	7,000
R&M-Fountain	1,887	3,550	5,000	103	2,455	2,558	3,000
R&M-Mulch	-	-	7,350	-	7,350	7,350	7,500
R&M-Roads & Alleyways	40,295	79,062	140,000	18,717	66,283	85,000	221,915
R&M-Sidewalks	57,693	47,445	40,000	60,657	38,284	98,941	60,000
R&M-Signage	6,826	5,675	7,500	2,098	4,153	6,251	7,000
FEMA Boardwalk Expense	-	11,750	-	-	75,000	75,000	75,000

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 04/30/24	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
Cap Outlay -Machinery and Equipment	-	-	-	23,210	-	23,210	5,000
Total Field	192,229	227,848	341,065	155,442	317,724	473,166	539,572
Landscape Services							
Payroll-Salaries	77,165	77,522	82,672	42,214	39,866	82,080	79,625
Payroll-Administration	5,867	5,474	6,335	1,868	660	2,528	-
Payroll-Benefits	41,844	56,593	87,124	30,408	13,428	43,836	61,880
Payroll-General Staff	137,563	230,096	270,000	123,040	96,192	219,232	207,753
Payroll-Irrigation Staff	84,622	82,237	86,600	54,559	39,746	94,305	88,356
Payroll-IPM Staff	76,422	35,366	107,975	11,008	30,556	41,564	63,700
Payroll-Equipment Mechanic	40,865	37,255	38,242	29,424	22,593	52,017	48,213
Payroll-Janitorial	-	-	-	-	-	-	5,000
Payroll Taxes	31,546	35,277	45,225	20,550	15,810	36,360	41,153
ProfServ-Info Technology	246	34	500	-	300	300	400
Contracts - Misc Labor	36,300	40,100	41,895	23,100	16,500	39,600	41,000
Communication-Telephone	3,588	3,420	3,900	2,578	2,076	4,654	3,500
Utility - Cable TV Billing	2,338	2,435	2,395	1,717	762	2,479	2,100
Electricity - General	3,734	3,871	3,360	2,560	1,829	4,389	4,500
Utility - Refuse Removal	10,882	10,078	13,650	8,905	6,671	15,576	15,650
Utility - Water & Sewer	2,194	2,542	2,100	1,529	842	2,371	2,205
Rentals - General	1,036	-	1,000	-	585	585	1,000
R&M-General	3,150	-	-	-	-	-	-
R&M-Buildings	2,913	3,815	6,000	2,603	207	2,810	5,000
R&M-Equipment	30,964	18,242	31,500	8,525	9,931	18,456	25,000
R&M-Grounds	47,494	32,650	23,100	5,669	7,936	13,605	23,100

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 04/30/24	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
R&M-Irrigation	32,569	24,427	24,150	12,056	10,885	22,941	24,150
R&M-Mulch	109,139	110,942	94,500	62,606	30,000	92,606	94,500
R&M-Pump Station	10,725	5,079	20,000	20,524	2,000	22,524	18,000
R&M-Trees and Trimming	39,565	31,100	35,000	8,875	26,475	35,350	30,000
Employee Relations	7,058	4,032	6,500	3,605	2,895	6,500	3,000
Office Equipment	-	552	500	-	300	300	500
Op Supplies - General	15,313	12,897	25,000	5,346	20,247	25,593	20,000
Op Supplies - Uniforms	1,822	-	5,000	2,402	2,500	4,902	4,000
Op Supplies - Fuel, Oil	20,482	21,773	20,000	7,021	4,866	11,887	20,000
Impr - Landscape	-	51,189	35,000	15,772	21,228	37,000	35,000
Cap Outlay-Machinery and Equip	-	15,000	8,500	245	8,000	8,245	8,000
Total Landscape Services	877,406	953,998	1,127,723	508,709	435,886	944,595	976,285
Utilities							
Electricity - Streetlighting	88,586	90,216	85,575	57,699	27,876	85,575	89,854
Utility - Water & Sewer	7,079	9,148	14,000	3,091	3,539	6,630	14,700
R&M-Lake	48,000	48,000	48,000	28,728	22,152	50,880	48,000
Total Utilities	143,665	147,364	147,575	89,518	53,567	143,085	152,554
Operation & Maintenance							
Payroll-Shared Personnel	280,031	249,282	351,990	11,595	-	11,595	-
ProfServ-Field Management	297,616	302,895	304,752	185,627	150,302	335,929	313,884
Staff Training & Development	-	-	2,500	-	1,000	1,000	1,000
Communication - Telephone	838	980	1,700	-	600	600	600
Postage and Freight	494	294	450	452	180	632	450
Rentals - General	1,377	2,361	2,375	984	1,377	2,361	2,361

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU 04/30/24	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
Printing and Binding	4,908	4,554	5,250	2,989	2,229	5,218	4,500
Misc-Connection Computer	2,712	1,714	2,500	1,151	1,141	2,292	2,300
Billback Expenses Developer	6,176	(6,662)	-	1,108	-	1,108	-
Office Supplies	2,045	1,843	750	392	72	464	500
Op Supplies - General	9,385	6,001	8,000	3,221	3,468	6,689	7,000
Total Operation & Maintenance	605,582	563,262	680,267	207,519	160,369	367,888	332,595
Parks and Recreation - General							
ProfServ-Mgmt Consulting Serv	25,200	25,956	26,994	15,747	11,247	26,994	22,000
Insurance -Property & Casualty	58,488	52,473	73,988	105,260	-	105,260	115,786
Total Parks and Recreation - General	83,688	78,429	100,982	121,007	11,247	132,254	137,786
Clubhouse							
Contracts-Misc Labor	2,749	1,617	3,150	425	2,049	2,474	3,000
Contracts-Outside Fitness	14,981	13,946	5,500	9,297	6,764	16,061	24,950
R&M Air Conditioning	1,172	319	7,500	379	702	1,081	6,500
R&M-Buildings	-	-	5,000	2,699	7,801	10,500	5,000
R&M-Equipment	4,234	305	3,000	77	1,500	1,577	3,000
Special Events	35,863	43,093	50,000	27,409	22,591	50,000	45,000
Employee Relations	-	-	-	-	-	-	5,000
Cap Outlay-Machinery and Equip	-	-	1,500	-	1,500	1,500	1,500
Cap Outlay-Clubhouse	6,716	6,201	10,000	2,210	7,513	9,723	10,000
Total Clubhouse	65,715	65,481	85,650	42,496	50,420	92,916	103,950
Swimming Pool							
Payroll-Salaries	103,370	95,203	103,570	5,409	-	5,409	65,000

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU 04/30/24	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
Payroll-Hourly	42,541	45,365	50,097	43,123	29,110	72,233	75,800
Payroll-Lifeguards	45,245	34,811	42,000	-	-	-	-
Payroll-Benefits	39,545	46,069	28,425	18,632	15,379	34,011	30,000
Payroll-Engineering	41,055	40,580	71,455	28,582	19,783	48,365	75,000
Payroll-Janitor	10,348	10,694	13,975	9,003	6,465	15,468	12,500
Payroll Landscape	8,178	12,428	15,425	8,249	7,176	15,425	39,000
Payroll Taxes	13,951	12,832	16,035	3,628	2,689	6,317	7,000
ProfServ-Info Technology	711	754	2,500	700	1,800	2,500	1,800
Contracts-Lifeguard Services				3,993	43,507	47,500	52,250
Contracts-Landscape	5,506	805	5,000	500	4,500	5,000	3,500
Travel and Per Diem	68	27	200	-	-	-	100
Communication - Telephone	6,634	6,985	6,875	4,717	2,747	7,464	6,700
Utility - General	49,021	55,250	55,920	34,488	29,333	63,821	63,821
Utility - Cable TV Billing	4,251	5,030	4,410	1,781	1,771	3,552	3,900
Utility - Refuse Removal	2,462	3,196	3,050	1,704	1,356	3,060	3,202
R&M-Buildings	17,619	13,229	15,000	18,584	(5,428)	13,156	20,000
R&M-Pools	27,213	31,106	29,400	21,963	7,796	29,759	25,000
R&M-Vehicles	284	-	500	-	-	-	-
Advertising	1,614	1,470	500	871	770	1,641	1,500
Miscellaneous Services	58	-	350	-	350	350	350
Employee Relations	4,456	3,184	4,695	2,860	1,735	4,595	1,500
Misc-Special Events	475	-	-	-	-	-	-
Misc-Training	1,143	160	1,500	-	1,500	1,500	1,000
Misc-Licenses & Permits	938	980	1,100	-	1,100	1,100	1,000
Office Supplies	2,580	2,149	3,000	1,312	1,688	3,000	2,500

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU 04/30/24	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
Cleaning Supplies	1,072	945	1,500	211	826	1,037	2,000
Office Equipment	874	1,368	3,000	200	1,800	2,000	2,000
Snack Bar Expenses	135	650	1,000	-	-	-	-
Op Supplies - Spa & Paper	1,370	2,134	1,500	255	803	1,058	-
Op Supplies - Uniforms	942	765	1,500	1,037	463	1,500	1,000
Subscriptions and Memberships	6,769	10,427	7,500	10,705	4,981	15,686	11,000
Capital Improvements	-	60,789	-	-	-	-	-
Cap Outlay - Pool Furniture	-	1,140	15,000	-	8,750	8,750	10,000
Capital Outlay - Pool	15,742	5,510	10,000	-	10,000	10,000	5,000
Total Swimming Pool	456,170	506,035	515,982	222,507	202,750	425,257	523,423
Tennis Court							
Payroll-Salaries	122,404	114,555	136,500	71,186	53,607	124,793	97,336
Payroll-Hourly	47,964	48,086	43,405	30,130	23,748	53,878	96,800
Payroll-Benefits	30,413	30,045	40,445	16,717	7,747	24,464	30,045
Payroll-Engineering	31,333	30,435	53,595	17,329	12,594	29,923	60,000
Payroll-Commission	250,548	281,688	274,050	186,741	106,642	293,383	297,500
Payroll-Janitor	3,803	4,143	6,115	2,762	2,112	4,874	5,000
Payrol Landscape	3,109	4,211	4,925	2,839	2,086	4,925	19,500
Payroll Taxes	25,089	25,228	35,355	14,969	11,497	26,466	32,000
ProfServ-Info Technology	20,157	4,745	2,500	4,523	645	5,168	4,500
Contracts-Landscape	812	405	5,000	350	2,650	3,000	2,500
Communication - Telephone	2,866	3,089	2,750	2,089	1,518	3,607	2,300
Utility - Cable TV Billing	2,541	3,207	2,585	1,793	971	2,764	2,250
Electricity - General	12,744	12,390	13,125	8,363	5,564	13,927	13,125
Utility - Refuse Removal	2,613	3,157	2,585	1,697	1,363	3,060	2,585

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 04/30/24	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
Utility - Water & Sewer	2,610	1,733	1,575	918	657	1,575	1,575
Rental/Lease - Vehicle/Equip	1,585	1,771	1,785	925	644	1,569	1,785
R&M-General	25,623	6,779	7,000	33,345	(9,686)	23,659	30,000
R&M-Court Maintenance	12,204	19,520	20,000	2,701	10,000	12,701	15,000
R&M-Vandalism	-	-	500	-	500	500	250
Printing and Binding	-	-	500	539	200	739	500
Advertising	1,351	1,455	500	871	375	1,246	500
Misc-Employee Meals	1,405	2,056	2,500	1,428	922	2,350	1,500
Special Events	719	1,213	1,000	2,690	500	3,190	1,000
Office Supplies	2,739	4,154	2,500	1,548	495	2,043	2,000
Office Equipment	354	-	5,000	-	2,916	2,916	2,500
Teaching Supplies	3,111	5,023	4,000	1,700	2,300	4,000	3,500
Op Supplies - Uniforms	155	578	500	204	94	298	500
COS - Start Up Inventory	14,717	19,476	15,000	5,836	4,520	10,356	14,000
Subscriptions and Memberships	690	690	1,775	975	800	1,775	1,500
Cap Outlay-Machinery and Equip	34,076	26,588	10,000	20,220	-	20,220	12,500
Total Tennis Court	657,735	656,420	697,070	435,388	247,981	683,369	754,051
TOTAL EXPENDITURES	4,097,089	4,365,288	4,902,171	2,166,392	2,240,790	4,407,182	4,698,719
Reserves							
Reserve - Field	75,000	-	47,250	-	-	-	124,800
Total Reserves	75,000	-	47,250	-	-	-	124,800
TOTAL EXPENDITURES AND RESERVES	4,172,089	4,365,288	4,949,421	2,166,392	2,240,790	4,407,182	4,823,519

Excess (deficiency) of revenues

Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 04/30/24	PROJECTED May- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
Over (under) expenditures	448,947	643,035	-	1,487,512	(1,247,966)	239,546	-
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	448,947	643,035	-	1,487,512	(1,247,966)	239,546	-
FUND BALANCE, BEGINNING	2,503,178	2,952,125	3,595,161	3,595,161	-	3,595,161	3,834,707
FUND BALANCE, ENDING	\$ 2,952,125	\$ 3,595,160	\$ 3,595,161	\$ 5,082,673	\$ (1,247,966)	\$ 3,834,707	\$ 3,834,707

Exhibit "A"
Allocation of Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 3,834,707
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year Additions FY 2025	124,800
Total Funds Available (Estimated) - 9/30/2025	3,959,507
 <i>Assigned Fund Balance</i>	
Operating Reserve - Operating Capital	783,120 ⁽¹⁾
Reserves - Field (Prior Years) 723,492 ⁽²⁾	
Reserves - Field - FY 2024 -	
Reserves - Field - FY 2025 124,800 ⁽³⁾	
Reserves - Gate (Prior Years) 7,838 ⁽²⁾	
Reserves - Landscape (Prior Years) 39,986 ⁽²⁾	
Reserves - Park (Prior Years) 32,900 ⁽²⁾	
Reserves - Swim & Fitness Clubhouse (Prior Years) 18,558 ⁽²⁾	
Reserves - Swimming Pools (Prior Years) 132,635 ⁽²⁾	
Reserves - Tennis Courts (Prior Years) 24,853 ⁽²⁾	
	1,105,062
Total Allocation of Available Funds	1,888,182
 Total Unassigned (undesignated) Cash	 \$ 2,071,325

Notes

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

Budget Narrative
Fiscal Year 2025

REVENUES

Interest – Investments

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

Shared Revenue – Other Local Units

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

S/F Swimming Program Fees

This is revenue generated from Swim Programs such as Swim Lessons, and Infant Swim Resource.

S/F Activity Fees

This is revenue from community events and classes for which residents are charged a participation fee.

S/F Other Revenues

This is the revenue generated from the resident amenity access cards, guest passes, non-resident full memberships, gate incident fees, and other any other revenue that does not correspond with another line item.

S/F Rental Fees

This is revenue collected from room rentals.

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.

Budget Narrative
Fiscal Year 2025

REVENUES (continued)

Tennis Ball Machine Rental Fee

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

Tennis Membership

This is revenue collected from Non-Resident Fees for inclusion in MCCDD Tennis program. The membership rate for a single member is \$1,800 and for family membership \$3,000 annually.

Special Assessments – Tax Collector

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

Special Assessments – Discounts

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

Other Miscellaneous Revenues

This is the revenue generated that does not correspond with another line item.

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.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Expenditures - Administrative

Payroll - Board of Supervisors

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

Professional Service - Arbitrage Rebate

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

Professional Service - Dissemination Agent (IMS)

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

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.

Budget Narrative

Fiscal Year 2025

Expenditures – Administrative (continued)**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.

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.

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2025

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

25% of the cost to provide health care and other benefits (medical, dental, life insurance, short term and long-term disability, workers compensation insurance) for staff of the Engineering Department. Payroll service fees (ADP) are also included here.

Payroll - Engineering

The District's building engineering department has a staff of seven (7) full time employees who are allocated throughout this budget. Allocation is 30% of the Engineering department payroll.

Payroll – Janitor

This line item covers the compensation for staff to clean the North and South Guardhouses, Amenity Center, Tennis Center and Maintenance Building. Allocation is 10% of Janitorial payroll.

Contracts - Security Services

Envera Virtual Guard Systems new contract started in November 2023 for the North and South Guardhouses. The guard houses have 24/7 virtual coverage.

Contracts - Roving Patrol

The amount is for the roving St. Johns County patrol officers. The roving St. Johns County patrol officers are active between by early evening and early morning hours, for an average of 85 hours per month.

R&M - Gate

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

Miscellaneous - Bar Codes

The cost of controlled access bar code decals.

Budget Narrative

Fiscal Year 2025

Expenditures - Field**Payroll - Benefit**

75% of the cost to provide health care and other benefits (medical, dental, life insurance, short term and long-term disability, workers compensation insurance) for staff. Payroll service fees (ADP) are also included here.

Payroll - Engineering

The District's building engineering department has a staff seven (7) full time employees who are allocated throughout this budget. The engineering department's allocation for field is **25%** of Engineering payroll.

Lease - Land

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

R&M - Bike Paths & Asphalt

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

R&M - Boardwalks

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

R&M - Buildings (Park Buildings & Structures)

The budgeted amount is the purchase of paint, stain, fasteners, miscellaneous equipment and lumber used at the parks for playground repairs and cleaning.

R&M - Electrical (Streetlights)

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

R&M - Fountain (Village Center Fountain)

The budgeted amount is for chemicals for water treatment for the two fountains at the Village Green, pump repairs, cleaning equipment and chemicals, and miscellaneous pump controller repairs.

R&M - Mulch

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

Budget Narrative
Fiscal Year 2025

Expenditures - Field (continued)

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

The budgeted amount is for lift station submersible pump replacement, annual lift station cleanouts, and miscellaneous repairs on lift station controls, street maintenance repairs including asphalt repairs and maintenance and chemicals for rust staining removal. FY 2024 includes four (4) outsourced street sweepings. Also, includes street striping. The District engineering department contracts with a specialized storm water sewer jetting service to clean dirt, sediment and silt from storm water drains that become clogged and sewer line jetting and repairs.

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.

Capital Outlay – Machinery and Equipment

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

Expenditures - Landscape

Payroll - Salaries

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

Payroll - Benefits

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

Payroll - General Staff

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

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2025

Expenditures – Landscape (continued)

Payroll - Irrigation Staff

The compensation for two staff responsible for maintenance of over 400 zones (8,000 + sprinkler heads) and 10 wells and 10 pumps. Irrigation staff is also responsible for all hand watering.

Payroll - IPM Staff

The compensation for two staff members responsible for Integrated Pest Management (plant protectants, bed weeds/fertilization for 25 acres of plant material and all turf protectants/fertilization for 60+ acres of turf). Responsibilities include pruning and trimming, mulch replenishment.

Payroll - Equipment Mechanic

The compensation for one Equipment Mechanic.

Payroll - Janitor

This line item covers the compensation for staff to clean the North and South Guardhouses, Amenity Center, Tennis Center and Maintenance Building Allocation is 20% of Janitorial payroll.

Payroll - Taxes

Payroll taxes for Landscape staff.

ProfServ-Info Technology

This item is to cover the costs of computer services.

Contracts – Misc. Labor

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

Communication – Telephone

This item covers telephone and fax machine expenses.

Utility – Cable TV Billing

Comcast internet service.

Electricity - General (Utility)

Electric service for maintenance building.

Budget Narrative
Fiscal Year 2025

Expenditures – Landscape (continued)

Utility - Refuse Removal

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

Utility – Water & Sewer

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

Rentals - General

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

R & M - Buildings

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

R & M - Equipment

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

R & M - Grounds

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

R & M - Irrigation

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

R & M - Mulch

The pine straw and mulch to replenish areas such as beds, native grasses, wood lines. To be maintained at a 3-4” layer.

R & M - Pump Station

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

R & M - Trees & Trimming

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

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2025

Expenditures – Landscape (continued)

Miscellaneous - Employee Relations

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

Office Equipment

Miscellaneous office equipment expense.

Operating Supplies - General

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

Operating Supplies – Uniforms

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

Operating Supplies - Fuel, Oil

This line item is budgeted for gas and diesel for equipment. Also, includes oil and grease associated with equipment preventative maintenance program.

Improvements - Landscape

The replacement of trees / ornamentals lost due to frost and disease, planned improvements to existing Landscaping, four flower change outs, and soil amendments.

Capital Outlay - Machinery and Equipment

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

Expenditures - Utilities

Electricity - Streetlighting

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

Utility - Water & Sewer

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

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2025

Expenditures – Utilities (continued)

R & M - Lake

The professional services that provide regular visits to monitor/treat lakes, mitigation areas, and littoral plantings. Included are potential services to mechanically remove dead floating plant material as well as repair/replacement of tools + equipment used for in-house removal. Includes fish barriers and grass carp.

Expenditures - Operations and Maintenance

Professional Service - Field Management

The District has a personnel leasing agreement with Vesta Property Services which provides daily, onsite management of the District's staff and assets. A full listing of the scope of services is located in the agreement.

Communication - Telephone

\$50 per month cell phone expense for Director of Engineering.

Postage and Freight

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

Rentals-General

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

Printing and Binding

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

Miscellaneous - Connection Computer

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

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.

Budget Narrative
Fiscal Year 2025

Expenditures - Operations and Maintenance (continued)

Operating Supplies - General

The budgeted amount is for uniforms for the engineering department, tool repair/purchase/rental and for certification training of engineering staff .

Expenditures - Parks and Recreation - General

Professional Service - Management Consulting Service (IMS)

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

Insurance - Property & Casualty

The District’s Property and Casualty Insurance policy is with Preferred Governmental Insurance Trust that specializes in providing insurance coverage to governmental agencies.

Expenditures - Swim & Fitness Clubhouse

Contracts - Miscellaneous Labor (Miscellaneous Outside Services)

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

ProfServ-Outside Fitness

This category encompasses the Adult Fitness classes that are taught by fitness staff. Also includes, the Les Mills licensing and virtual program.

R&M – Air Conditioning

This category provides funds for any HVAC related expenses.

R&M - Buildings

This category provides for repairs and maintenance to the Amenity Center (Clubhouse) building). .

R&M - Equipment

This category provides funds for repair related expenses of equipment, new equipment for classes, heaters, flood lights, generator, shop vac, and miscellaneous organizational supplies and cleaning equipment.

Budget Narrative
Fiscal Year 2025

Expenditures - Swim & Fitness Clubhouse (continued)

Miscellaneous - Special Events

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

Annual Employee Appreciation

Funds for the holiday/annual appreciation event held for the CDD employees each December.

Capital Outlay – Machinery and Equipment

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

Capital Outlay - Clubhouse

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

Expenditures - Swimming Pool

Payroll - Salaries

This item encompasses compensation for the Amenity Center Director.

Payroll - Hourly

This allocation encompasses compensation for Front Desk staff.

Payroll - Benefits

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

Payroll - Engineering

The District's building engineering department has a staff of seven (7) employees who are allocated throughout this budget. The engineering department's allocation for the District's swimming pools and Amenities Center building repairs is **25%** of Engineering payroll.

Payroll - Janitor

50% of Janitor payroll to cover the compensation for staff to clean the Amenities Center . Cleaning staff expense is shared with guard gates, Tennis and Maintenance Building.

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2025

Expenditures – Swimming Pool (continued)

Payroll – Landscape

6% allocation of the total landscaping payroll to cover the landscaping labor for the amenity center (mowing, trimming, enhancements, turf care, tree trimming and parking lot islands).

Payroll Taxes

Payroll taxes for Amenity Center Staff.

Professional Service - Information Technology

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

Contracts - Landscape

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

Travel and Per Diem

Travel expenses for various operational supplies (mileage).

Communication - Telephone

This item covers Telephone and Fax Machine Expenses.

Utility - General

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

Utility – Cable TV Billing

Comcast Internet Service.

Utility - Refuse Removal

This item encompasses the trash removal provided by Republic Services. This cost is split between the Amenities Center and Tennis Center evenly.

R&M - Buildings

This line item encompasses the repair and maintenance costs for the Amenity facility.

Budget Narrative
Fiscal Year 2025

Expenditures – Swimming Pool (continued)

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.

Advertising

This line item covers advertising expenses related to recruiting. Budgeting is based on previous year's expenses as well as any anticipated increases. The District's portion of a comprehensive communications package provided via the Palencia Online; includes e-mailings of various events, updates and surveys, and updating of the District's employee handbook. This also covers job advertisements online.

Miscellaneous Services

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

Miscellaneous - Employee Relations

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

Miscellaneous - Training

This is for the material costs associated with annual CPR/First Aid/AED Training.

Miscellaneous - Licenses & Permits

This budget item allocates for the licensing and permits necessary for operation of the Amenities 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 Amenities Center (i.e. shampoo, conditioner, body wash, soap, etc.)

Office Equipment

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

Snack Bar Expenses

This is for supplies related to snack bar concessions.

Budget Narrative
Fiscal Year 2025

Expenditures – Swimming Pool (continued)

Operating Supplies - Uniforms

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

Subscriptions & Memberships

This includes the Pandora for Businesses for music subscription, lifestyles software, online applications and the Amenity Access Software, which is used for the check-in process at the Amenity and Fitness Center(s).

Capital Outlay - Pool Furniture

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

Capital Outlay - Pool

This allocation is to cover repairs and replacement pools, splashpad, waterslide, pergolas, and decking.

Expenditures - Tennis Court

Payroll - Salaries

This is compensation paid to the full-time staff which includes the Tennis Director and two Tennis Pros.

Payroll - Hourly

This is the compensation paid to the Pro 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 payroll. The Engineering Department has a staff of seven (7) full time employees who are allocated throughout this budget. The engineering department's maintenance allocation for the District's tennis facility repairs is **20%**.

Payroll - Commission

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

Marshall Creek

Community Development District

General Fund

Budget Narrative

Fiscal Year 2025

Expenditures – Tennis Court (continued)

Payroll - Janitor

20% of the Janitor Payroll the compensation for staff to clean the Tennis building. Cleaning staff expense is shared with Tennis, Guardhouses and Maintenance Building.

Payroll – Landscape

3% allocation of the total landscape payroll for landscaping labor for the Tennis center (mowing, trimming, enhancements, turf care, tree trimming and parking lot islands).

Payroll Taxes

Payroll taxes for Tennis staff.

Professional Services - Information Technology

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

Contracts - Landscaping

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

Communication - Telephone

Comcast phone lines.

Utility - Cable TV Billing

Comcast cable and internet.

Electricity - General

Electricity – FPL. Primary expense related to court lighting.

Utility - Refuse Removal

This item encompasses the trash removal provided by Republic Services. This cost is split between Amenities Center and Tennis evenly.

Utility - Water & Sewer

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

Budget Narrative
Fiscal Year 2025

Expenditures – Tennis Court (continued)

Rental/Lease - Vehicle/Equipment

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

R&M - General

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

R&M - Court Maintenance

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

R&M - Vandalism

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

Printing and Binding

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

Advertising

The costs associated ads to recruit new staff.

Miscellaneous - 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.

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.

Budget Narrative
Fiscal Year 2025

Expenditures – Tennis Court (continued)

OP Supplies - Uniforms

Staff uniform assistance.

COS - Start Up Inventory

This is for Inventory/Merchandise,

Subscriptions and Memberships

NFPTA, PTR, USPTA, etc.

Capital Outlay - Machinery and Equipment

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

Budget Narrative
Fiscal Year 2025

FULL LISTING OF OPERATIONS MANAGEMENT SCOPE OF SERVICES

Lessee

Marshall Creek Community Development District

Lessor

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

General Manager
Assistant General Manager (reports to General Manager)

Relationship to Other Positions

Reports To

District Board of Supervisors

Coordinates with

District Manager, Inframark – Infrastructure Management Services

Supervises

District Staff (Amenities Center, Tennis, Landscape Maintenance, and General Maintenance)

Budget Narrative
Fiscal Year 2025

Operations Management Team Functions

Manage all on-site District personnel (Amenities Center, Tennis, Landscape Maintenance, and General Maintenance), including, but not limited to:

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

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

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

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

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

Budget Narrative
Fiscal Year 2025

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

- Resident relations
- Payroll processing of 45 District employees
- On-site accounts payables / bookkeeping
- Operations analysis
- Budget preparation and management

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

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

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

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 03/31/24	PROJECTED April- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2024
REVENUES							
Special Assmnts- Tax Collector	\$ 52,924	\$ 52,924	\$ 52,924	\$ 49,051		\$ 49,051	\$ 52,924
Special Assmnts- Discounts	(1,818)	(1,849)	(2,117)	(1,903)		(1,903)	(2,117)
TOTAL REVENUES	51,106	51,075	50,807	47,148	-	47,148	50,807
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	527	494	1,058	942	-	942	1,058
Total Administrative	527	494	1,058	942	-	942	1,058
TOTAL EXPENDITURES	527	494	1,058	942	-	942	1,058
Excess (deficiency) of revenues Over (under) expenditures	50,579	50,581	49,749	46,206	-	46,206	49,749
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
	-	-	-	-	-	-	49,749
TOTAL OTHER SOURCES (USES)			-	-	-	-	49,749
Net change in fund balance	50,579	50,581	49,749	46,206	-	46,206	49,749
FUND BALANCE, BEGINNING	143,380	193,960	244,539	244,539	-	244,539	290,745
FUND BALANCE, ENDING	\$ 193,959	\$ 244,541	\$ 294,288	\$ 290,745	\$ -	\$ 290,745	\$ 340,494

Budget Narrative
Fiscal Year 2025

REVENUE

Special Assessments - Tax Collector

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

Special Assessments - CDD Collected

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

Special Assessments - Discounts

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

EXPENDITURES

Expenditures - Administrative

Misc - Assessment Collection Cost

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

MARSHALL CREEK
Community Development District

Debt Service Budget
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 03/31/24	PROJECTED April- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 34	\$ 9,978	\$ 250	\$ 13,859	\$ 13,859	27,718	
Special Assmnts- Tax Collector	1,164,552	1,163,115	1,164,552	1,076,677	87,875	1,164,552	1,159,378
Special Assmnts- Prepayment	10,705	25,724	-			-	-
Special Assmnts- Discounts	(39,994)	(40,646)	(46,582)	(41,767)		(41,767)	(46,375)
TOTAL REVENUES	1,135,297	1,158,171	1,118,220	1,048,769	101,734	1,150,503	1,113,003
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	11,588	10,866	23,291	20,687	2,604	23,291	23,188
Total Administrative	11,588	10,866	23,291	20,687	2,604	23,291	23,188
<i>Debt Service</i>							
Principal Debt Retirement	620,000	660,000	710,000	-	710,000	710,000	755,000
Principal Prepayments	-	10,000	-	25,000		25,000	-
Interest Expense	464,750	433,500	400,250	200,125	199,500	399,625	363,500
Total Debt Service	1,084,750	1,103,500	1,110,250	225,125	909,500	1,134,625	1,118,500
TOTAL EXPENDITURES	1,096,338	1,114,366	1,133,541	245,812	912,104	1,157,916	1,141,688

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 03/31/24	PROJECTED April- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
Excess (deficiency) of revenues							
Over (under) expenditures	38,959	43,805	(15,321)	802,957	(810,370)	(7,413)	(28,685)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance			(15,321)	-	-	-	(28,685)
TOTAL OTHER SOURCES (USES)			(15,321)	-	-	-	(28,685)
Net change in fund balance	38,959	43,805	(15,321)	802,957	(810,370)	(7,413)	(28,685)
FUND BALANCE, BEGINNING	516,919	555,878	599,683	599,683	-	599,683	592,270
FUND BALANCE, ENDING	\$ 555,878	\$ 599,683	\$ 584,362	\$ 1,402,640	\$ (810,370)	\$ 592,270	\$ 563,585
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT							
	11/1/2022	11/1/2023	11/1/2024				11/1/2025
Series 2002 Bonds:	\$ 8,675,000	\$ 8,005,000	\$ 7,270,000	-			\$ 6,515,000

MARSHALL CREEK

Community Development District

Series 2002 Debt Service Fund

Amortization Schedule
Special Assessment Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	EXTRAORDINARY REDEMPTION	TOTAL
11/1/2024	\$ 7,270,000	5.000%	\$ 181,750			
5/1/2025	\$ 7,270,000	5.000%	\$ 181,750	\$ 755,000		\$ 1,118,500
11/1/2025	\$ 6,515,000	5.000%	\$ 162,875			
5/1/2026	\$ 6,515,000	5.000%	\$ 162,875	\$ 795,000		\$ 1,120,750
11/1/2026	\$ 5,720,000	5.000%	\$ 143,000			
5/1/2027	\$ 5,720,000	5.000%	\$ 143,000	\$ 840,000		\$ 1,126,000
11/1/2027	\$ 4,880,000	5.000%	\$ 122,000			
5/1/2028	\$ 4,880,000	5.000%	\$ 122,000	\$ 880,000		\$ 1,124,000
11/1/2028	\$ 4,000,000	5.000%	\$ 100,000			
5/1/2029	\$ 4,000,000	5.000%	\$ 100,000	\$ 925,000		\$ 1,125,000
11/1/2029	\$ 3,075,000	5.000%	\$ 76,875			
5/1/2030	\$ 3,075,000	5.000%	\$ 76,875	\$ 975,000		\$ 1,128,750
11/1/2030	\$ 2,100,000	5.000%	\$ 52,500			
5/1/2031	\$ 2,100,000	5.000%	\$ 52,500	\$ 1,025,000		\$ 1,130,000
11/1/2031	\$ 1,075,000	5.000%	\$ 26,875			
5/1/2032	\$ 1,075,000	5.000%	\$ 26,875	\$ 1,075,000		\$ 1,128,750
			\$ 1,731,750	\$ 7,270,000		\$ 9,001,750

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET	THRU	April-	PROJECTED	BUDGET
			FY 2024	03/31/24	9/30/2024	FY 2024	FY 2025
REVENUES							
Interest - Investments	\$ 46	\$ 14,048	\$ 600	\$ 19,919	\$ 19,919	\$ 39,838	
Special Assmnts- Tax Collector	1,019,648	1,019,648	1,019,648	945,038	74,610	1,019,648	1,019,648
Special Assmnts- Discounts	(35,017)	(35,632)	(40,786)	(36,661)		(36,661)	(40,786)
TOTAL REVENUES	984,677	998,064	979,462	928,296	94,529	1,022,825	978,862
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	10,146	9,526	20,393	18,157	2,236	20,393	20,393
Total Administrative	10,146	9,526	20,393	18,157	2,236	20,393	20,393
<i>Debt Service</i>							
Principal Debt Retirement	565,000	595,000	625,000	-	625,000	625,000	655,000
Principal Prepayments	10,000	-	-	5,000		5,000	-
Interest Expense	404,500	376,000	346,250	173,125	173,125	346,250	315,000
Total Debt Service	979,500	971,000	971,250	178,125	798,125	976,250	970,000
TOTAL EXPENDITURES	989,646	980,526	991,643	196,282	800,361	996,643	990,393

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 03/31/24	PROJECTED April- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
Excess (deficiency) of revenues							
Over (under) expenditures	(4,969)	17,538	(12,181)	732,014	(705,832)	26,182	(11,531)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance			(12,181)	-	-	-	(11,531)
TOTAL OTHER SOURCES (USES)	-	-	(12,181)	-	-	-	(11,531)
Net change in fund balance	(4,969)	17,538	(12,181)	732,014	(705,832)	26,182	(11,531)
FUND BALANCE, BEGINNING	795,826	790,856	808,395	808,395	-	808,395	834,577
FUND BALANCE, ENDING	\$ 790,856	\$ 808,395	\$ 796,214	\$ 1,540,409	\$ (705,832)	\$ 834,577	\$ 823,046

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2022	11/1/2023	11/1/2024	11/1/2025
Series 2015 Bonds:	\$ 7,520,000	\$ 6,925,000	\$ 6,295,000	\$ 5,640,000

MARSHALL CREEK

Community Development District

Series 2015 Debt Service Fund

Amortization Schedule Special Assessment Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	EXTRAORDINARY REDEMPTION	TOTAL
11/1/2024	\$ 6,295,000		\$ 157,500			
5/1/2025	\$ 6,295,000	5.00%	\$ 157,500	\$ 655,000	\$	970,000
11/1/2025	\$ 5,640,000		\$ 141,000			
5/1/2026	\$ 5,640,000	5.00%	\$ 141,000	\$ 690,000	\$	972,000
11/1/2026	\$ 4,950,000		\$ 123,750			
5/1/2027	\$ 4,950,000	5.00%	\$ 123,750	\$ 725,000	\$	972,500
11/1/2027	\$ 4,225,000		\$ 105,625			
5/1/2028	\$ 4,225,000	5.00%	\$ 105,625	\$ 765,000	\$	976,250
11/1/2028	\$ 3,460,000		\$ 86,500			
5/1/2029	\$ 3,460,000	5.00%	\$ 86,500	\$ 800,000	\$	973,000
11/1/2029	\$ 2,660,000		\$ 66,500			
5/1/2030	\$ 2,660,000	5.00%	\$ 66,500	\$ 845,000	\$	978,000
11/1/2030	\$ 1,815,000		\$ 45,375			
5/1/2031	\$ 1,815,000	5.00%	\$ 45,375	\$ 885,000	\$	975,750
11/1/2031	\$ 930,000		\$ 23,250			
5/1/2032	\$ 930,000	5.00%	\$ 23,250	\$ 930,000	\$	976,500
			\$ 1,499,000	\$ 6,295,000	\$ 5,000	\$ 7,794,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET	THRU	April-	PROJECTED	BUDGET
			FY 2024	03/31/24	9/30/2024	FY 2024	FY 2025
REVENUES							
Interest - Investments	\$ 328	\$ 3,328	\$ 400	\$ 1,464	\$ 1,046	\$ 2,510	\$ 400
Special Assmnts- Tax Collector	64,640	64,640	64,640	59,910	4,730	64,640	64,640
Special Assmnts- Discounts	(2,220)	(2,259)	(2,586)	(2,324)	-	(2,324)	(2,586)
TOTAL REVENUES	62,748	65,709	62,454	59,050	5,776	64,826	62,454
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	644	604	1,293	1,151	95	1,246	1,293
Total Administrative	644	604	1,293	1,151	95	1,246	1,293
<i>Debt Service</i>							
Principal Debt Retirement	15,000	15,000	15,000	-	15,000	15,000	15,000
Interest Expense	45,820	44,872	43,924	21,962		21,962	42,976
Total Debt Service	60,820	59,872	58,924	21,962	15,000	36,962	57,976
TOTAL EXPENDITURES	61,464	60,476	60,217	23,113	15,095	38,208	59,269

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 03/31/24	PROJECTED April- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
Excess (deficiency) of revenues							
Over (under) expenditures	1,284	5,233	2,237	35,937	(9,319)	26,618	3,185
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	2,237	-	-	-	3,185
TOTAL OTHER SOURCES (USES)	-	-	2,237	-	-	-	3,185
Net change in fund balance	1,284	5,233	2,237	35,937	(9,319)	26,618	3,185
FUND BALANCE, BEGINNING	74,544	75,828	81,061	81,062		81,062	107,680
FUND BALANCE, ENDING	\$ 75,828	\$ 81,061	\$ 83,298	\$ 116,999	\$ (9,319)	\$ 107,680	\$ 110,865

Amortization Schedule
Special Assessment Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
11/1/2024	\$ 680,000	6.320%	\$ 21,488		
5/1/2025	\$ 680,000	6.320%	\$ 21,488	\$ 15,000	\$ 57,976
11/1/2025	\$ 665,000	6.320%	\$ 21,014		
5/1/2026	\$ 665,000	6.320%	\$ 21,014	\$ 15,000	\$ 57,028
11/1/2026	\$ 650,000	6.320%	\$ 20,540		
5/1/2027	\$ 650,000	6.320%	\$ 20,540	\$ 20,000	\$ 61,080
11/1/2027	\$ 630,000	6.320%	\$ 19,908		
5/1/2028	\$ 630,000	6.320%	\$ 19,908	\$ 20,000	\$ 59,816
11/1/2028	\$ 610,000	6.320%	\$ 19,276		
5/1/2029	\$ 610,000	6.320%	\$ 19,276	\$ 20,000	\$ 58,552
11/1/2029	\$ 590,000	6.320%	\$ 18,644		
5/1/2030	\$ 590,000	6.320%	\$ 18,644	\$ 20,000	\$ 57,288
11/1/2030	\$ 570,000	6.320%	\$ 18,012		
5/1/2031	\$ 570,000	6.320%	\$ 18,012	\$ 25,000	\$ 61,024
11/1/2031	\$ 545,000	6.320%	\$ 17,222		
5/1/2032	\$ 545,000	6.320%	\$ 17,222	\$ 25,000	\$ 59,444
11/1/2032	\$ 520,000	6.320%	\$ 16,432		
5/1/2033	\$ 520,000	6.320%	\$ 16,432	\$ 25,000	\$ 57,864
11/1/2033	\$ 495,000	6.320%	\$ 15,642		
5/1/2034	\$ 495,000	6.320%	\$ 15,642	\$ 30,000	\$ 61,284
11/1/2034	\$ 465,000	6.320%	\$ 14,694		
5/1/2035	\$ 465,000	6.320%	\$ 14,694	\$ 30,000	\$ 59,388

Amortization Schedule
Special Assessment Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
11/1/2035	\$ 435,000	6.320%	\$ 13,746		
5/1/2036	\$ 435,000	6.320%	\$ 13,746	\$ 35,000	\$ 62,492
11/1/2036	\$ 400,000	6.320%	\$ 12,640		
5/1/2037	\$ 400,000	6.320%	\$ 12,640	\$ 35,000	\$ 60,280
11/1/2037	\$ 365,000	6.320%	\$ 11,534		
5/1/2038	\$ 365,000	6.320%	\$ 11,534	\$ 35,000	\$ 58,068
11/1/2038	\$ 330,000	6.320%	\$ 10,428		
5/1/2039	\$ 330,000	6.320%	\$ 10,428	\$ 40,000	\$ 60,856
11/1/2039	\$ 290,000	6.320%	\$ 9,164		
5/1/2040	\$ 290,000	6.320%	\$ 9,164	\$ 40,000	\$ 58,328
11/1/2040	\$ 250,000	6.320%	\$ 7,900		
5/1/2041	\$ 250,000	6.320%	\$ 7,900	\$ 45,000	\$ 60,800
11/1/2041	\$ 205,000	6.320%	\$ 6,478		
5/1/2042	\$ 205,000	6.320%	\$ 6,478	\$ 50,000	\$ 62,956
11/1/2042	\$ 155,000	6.320%	\$ 4,898		
5/1/2043	\$ 155,000	6.320%	\$ 4,898	\$ 50,000	\$ 59,796
11/1/2043	\$ 105,000	6.320%	\$ 3,318		
5/1/2044	\$ 105,000	6.320%	\$ 3,318	\$ 50,000	\$ 56,636
11/1/2044	\$ 55,000	6.320%	\$ 1,738		
5/1/2045	\$ 55,000	6.320%	\$ 1,738	\$ 55,000	\$ 58,476
			\$ 569,432	\$ 680,000	\$ 1,249,432

Budget Narrative
Fiscal Year 2025

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 2025

MARSHALL CREEK

Community Development District

Comparison of Non-Ad Valorem Assessment Rates Using Linear Footage For Parcels within the 2015 and 2016 Bond Series Fiscal Year 2025 vs. Fiscal Year 2024									
Product	General Fund			Series 2015 & 2016 Debt Service			Total Assessments per Unit		
	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Percent Change
Inside Control Gate									
Oak Common I	\$2,430	\$2,302	5.58%	\$750	\$750	0.00%	\$3,180	\$3,051	4.21%
Parkside I & II	\$2,430	\$2,302	5.58%	\$900	\$900	0.00%	\$3,330	\$3,201	4.01%
Trellis Park, Mission Park, TreeHouse Park (9 Lots)	\$2,430	\$2,302	5.58%	\$1,149	\$1,149	0.00%	\$3,579	\$3,451	3.72%
Oak Common II & III	\$2,430	\$2,302	5.58%	\$1,199	\$1,199	0.00%	\$3,629	\$3,501	3.67%
Marshall Creek Bluff	\$2,430	\$2,302	5.58%	\$1,399	\$1,399	0.00%	\$3,829	\$3,701	3.47%
Cantera/Vista Norte, Sebastian Square 2 (Lots 24-45 & 51-88)	\$2,430	\$2,302	5.58%	\$1,499	\$1,499	0.00%	\$3,929	\$3,801	3.38%
TreeHouse Park, Reserve Ph 1, Monterey, Sebastian Sqr 1 (Lots 01-23 & 46-50)	\$2,430	\$2,302	5.58%	\$1,899	\$1,899	0.00%	\$4,329	\$4,201	3.06%
North River I, II, & III, Alimara, & Leaning Tree	\$2,430	\$2,302	5.58%	\$2,399	\$2,399	0.00%	\$4,829	\$4,700	2.73%
Outside Control Gate									
Village Center Homes (VC 1)	\$2,209	\$2,026	9.00%	\$600	\$600	0.00%	\$2,808	\$2,626	6.95%
Promenade Condos	\$2,209	\$2,026	9.00%	\$900	\$900	0.00%	\$3,108	\$2,926	6.23%
Palencia Village 2, 3, 4 & 2A	\$2,209	\$2,026	9.00%	\$1,199	\$1,199	0.00%	\$3,408	\$3,226	5.65%
Village Lakes	\$2,209	\$2,026	9.00%	\$1,010	\$1,010	0.00%	\$3,219	\$3,036	6.01%
Avila Condo & Village Square Res.	\$2,209	\$2,026	9.00%	\$700	\$700	0.00%	\$2,908	\$2,726	6.69%
Promenade Pointe	\$2,209	\$2,026	9.00%	\$2,399	\$2,399	0.00%	\$4,608	\$4,425	4.12%
Golf Course									
	\$48,947	\$44,012	11.21%	\$80,000	\$80,000	0.00%	\$128,947	\$124,012	3.98%

MARSHALL CREEK

Community Development District

Comparison of Non-Ad Valorem Assessment Rates Using Linear Footage For Parcels within the Restructured 2002 Bond Series Fiscal Year 2024 vs. Fiscal Year 2023												
Product	General Fund			2002 Capital Reserves			Series 2002 Debt Service			Total Assessments per Unit		
	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Percent Change
Inside Control Gate												
Cantera/Vista Norte, Sebastian Square 2 (Lots 24-45 & 51-88)	\$2,430	\$2,302	5.58%	\$63	\$63	0.00%	\$1,437	\$1,437	0.00%	\$3,930	\$3,802	3.38%
TreeHouse Park, Reserve Ph 1, Monterey, Sebastian Sqr 1 (Lots 01-23 & 46-50)	\$2,430	\$2,302	5.58%	\$79	\$79	0.00%	\$1,821	\$1,821	0.00%	\$4,330	\$4,202	3.06%
Costa Del Sol	\$2,430	\$2,302	5.58%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,830	\$4,702	2.73%
Marshall Creek Bluff II - EV-3A	\$2,430	\$2,302	5.58%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,830	\$4,702	2.73%
Village Center 5 (South Loop Lots)	\$2,430	\$2,302	5.58%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,630	\$3,502	3.67%
Trellis Park (North River Loop Lot)	\$2,430	\$2,302	5.58%	\$79	\$79	0.00%	\$1,821	\$1,821	0.00%	\$4,330	\$4,202	3.06%
North River I, II, & III, Alimara, & Leaning Tree	\$2,430	\$2,302	5.58%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,830	\$4,702	2.73%
The Reserve Phase II	\$2,430	\$2,302	5.58%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,830	\$4,702	2.73%
Santa Teresa	\$2,430	\$2,302	5.58%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,830	\$4,702	2.73%
Outside Control Gate												
Palencia Village Townhomes I	\$2,209	\$2,026	9.00%	\$31	\$31	0.00%	\$719	\$719	0.00%	\$2,959	\$2,776	6.57%
Palencia Village 2, 3, 4 & 2A	\$2,209	\$2,026	9.00%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,409	\$3,226	5.65%
Village Lakes East (Residential MNO)	\$2,209	\$2,026	9.00%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,409	\$3,226	5.65%
Village Lofts (Live/Work)	\$2,209	\$2,026	9.00%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,409	\$3,226	5.65%
Townhomes II (VC-3)	\$2,209	\$2,026	9.00%	\$50	\$50	0.00%	\$1,150	\$1,150	0.00%	\$3,409	\$3,226	5.65%
Avila Condo & Village Square Res.	\$2,209	\$2,026	9.00%	\$29	\$29	0.00%	\$671	\$671	0.00%	\$2,909	\$2,726	6.69%
Augustine Island	\$2,209	\$2,026	9.00%	\$63	\$63	0.00%	\$1,437	\$1,437	0.00%	\$3,709	\$3,526	5.17%
Promenade Pointe	\$2,209	\$2,026	9.00%	\$99	\$99	0.00%	\$2,301	\$2,301	0.00%	\$4,609	\$4,426	4.12%
Commercial												
Commercial (Office/Retail)	\$0.37	\$0.33	11.21%	\$0.04	\$0.04	0.00%	\$0.93	\$0.93	0.00%	\$1.34	\$1.30	2.86%
Neighborhood Commercial	\$1.42	\$1.30	9.49%	\$0.02	\$0.02	0.00%	\$0.45	\$0.45	0.00%	\$1.89	\$1.77	6.96%