



Turtle Run
Community Development District

www.turtleruncdd.com

Barry Winfree, Chairman

Eugene “Skip” Carney, Vice Chairman

Kenneth P. Murray, Assistant Secretary

Virginia “Ginny” Tropea, Assistant Secretary

James “Rob” Shipe, Assistant Secretary

September 28, 2026



Turtle Run

Community Development District

Agenda

Seat 5: Barry Winfree – (C.)	
Seat 4: Eugene “Skip” Carney – (V.C.)	
Seat 3: Kenneth P. Murray – (A.S.)	
Seat 2: Virginia “Ginny” Tropea – (A.S.)	
Seat 1: James “Rob” Shipe – (A.S.)	

Monday
September 28, 2026
6:00p.m.

Coral Bay Recreation Center
3101 South Bay Drive, Margate, FL 33063
<https://us02web.zoom.us/j/87134441344>
1-305-224-1968 or 1-309-205-3325
Meeting ID: 871 3444 1344

1. Roll Call
2. Moment of Silence
3. Pledge of Allegiance
4. Good News
5. Approval of the Minutes for the August 31, 2026 Meeting – **Page 4**
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager
 - 1) Annual Maintenance Plan – **Page 23**
 - 2) Consideration of:
 - a. 3% Price Increase Request from Brightview Landscape Services, Inc. for District Landscape Maintenance Services – **Page 25**
 - b. Proposal for Removal and Stump Grind of 12 Juniper Trees on Turtle Creek Drive Under FPL Lines – **Page 26**
 - c. Proposal for Installation of Clusia in Place of Removed Juniper Trees – **Page 28**
 - D. Manager
 - 1) Progress Report – **Page 30**
 - 2) Discussion of:
 - a. Roundabout Camera System Status – **Page 32**
 - b. The Avana Apartments, Formerly Known as Park Place, Construction Plans and Approval Documents for the Outfall Pipe Currently Being Repaired by Turtle Run CDD
 - 3) Consideration of:
 - a. Flagpole Maintenance Services with A Flag and Flagpole Company – **Page 33**
 - b. Proposal with Van Kirk Pools to repair the Turtle Run Blvd Entrance Fountain Features – **Page 35**

7. Financial Reports
 - A. Approval of Check Register – **Page 41**
 - B. Approval of Unaudited Financials – **Page 47**
8. Public Comments
9. Supervisors Requests
10. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.turtleruncdd.com>

**MINUTES OF MEETING
TURTLE RUN
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Turtle Run Community Development District was held on Monday, August 31, 2026 at 6:00 p.m. at Governmental Management Services, 5383 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum:

Barry Winfree	Chairman
Skip Carney	Vice Chairman
Virginia Tropea	Assistant Secretary
Kenneth Murray	Assistant Secretary
Rob Shipe	Assistant Secretary

Also present were:

Patrick Burgess	District Manager
Pat Szozda	GMS
Scott Cochran	District Counsel
Jonathan Geiger	District Engineer
Miguel Reto	Landshore Enterprises
Julio Tejeda	South Florida Water Management
Several residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Burgess called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Moment of Silence

Mr. Winfree led a moment of silence.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

Mr. Winfree led the Pledge of Allegiance.

FOURTH ORDER OF BUSINESS

Good News

Mr. Winfree: The next item which is good news. Skip do you have anything?

Mr. Carney: Nothing, thank you.

Mr. Winfree: I will pass, Ken do you have anything?

Mr. Murray: No, sir.

Mr. Winfree: Ginny.

Ms. Tropea: Nope

Mr. Winfree: Rob?

Mr. Shipe: Nothing for me.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the July 13, 2026 Meeting and July 27, 2026 Meeting

Mr. Winfree: Approval of the meeting minutes. The only thing I saw was a few misspelling, wrong address, wrong names, and wrong people speaking. Patrick is going to take a quick look at that and see what we have going on there. I just took one page because I was looking for stuff and started noticing it. Nothing looked quite right. You need to take a look at that. Other than that the gist of everything is correct. You can figure out what is supposed to mean.

Mr. Shipe: It was more the July 13th one.

Mr. Winfree: I did the July 27th one.

Mr. Shipe: I saw some stuff on the July 13th one.

Mr. Winfree: Just about every other page. This one within two pages I found like six things. It started getting a little worse. I think we can still approve them at this point, right? We know what the gist of it was.

Mr. Burgess: You can approve them with needed corrections.

Mr. Winfree: Can I get a motion to approve?

On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, the Minutes of the July 13, 2026 and July 27, 2026 Meetings with needed corrections were approved.

SIXTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion To Open the Public Hearing

Mr. Winfree: Public hearing to adopt the fiscal year budget. That is on page 39. A motion to open the public hearing.

On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, the public hearing was opened.

B. Public Comments and Discussion

Mr. Winfree: Public comment and discussion. I guess we need a motion to open that up too.

Mr. Burgess: No. You just need to open up the floor for public comment. Each member of the public has three minutes to provide a public comment to the Board. It is not a Q & A, it is up to the Board if they want to answer it, but they can provide their comment. The only resident is Chris here and we have Julio from South Florida Water Management District online and Miquel with Landshore.

Mr. Winfree: It is a public comment not a Q & A correct?

Mr. Burgess: Correct.

Mr. Winfree: Chris do you have anything?

Mr. Kapish: I am wondering why we are spending money on Christmas lights on HOA property which you can't do.

Mr. Winfree: The District can do it.

Mr. Kapish: *Mr. Kapish was inaudible at this time* 2008-02. Anyway, spending on that we don't have money for lake banks. We have to borrow money for something that *Mr. Kapish was inaudible at this time.*

Multiple speaking at this time.

Mr. Winfree: Ok.

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Mr. Winfree: Now Resolution #2026-03.

Mr. Burgess: Just make sure Julio and Miguel don't have any comments for the Board for the public comment section. Not hearing any. We need a motion to adopt Resolution #2026 -03 the Annual Appropriation Resolution which officially adopts your budget.

Mr. Winfree: Can I get a motion to approve Resolution #2026-03?

On MOTION by Ms. Shipe seconded by Mr. Murray with all in favor, Resolution #2026-03 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Mr. Winfree: Ok, same thing for the consideration of Resolution #2026-04 on page 54. Can I get a motion to approve?

On MOTION by Mr. Carney seconded by Ms. Tropea with all in favor, Resolution #2026-04 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Winfree: A motion to close the public hearing.

On MOTION by Mr. Shipe seconded by Mr. Murray with all in favor, the public hearing was closed.

SEVENTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2026

Mr. Winfree: Consideration of the engagement letter with Grau & Associates to perform the audit. Can I motion to start that?

Mr. Shipe: What is there fee?

Mr. Winfree: It is on the last page.

Mr. Shipe: Ok.

Mr. Winfree: Any discussion on this? Anybody else have any questions or anything on this? We have used these guys for quite awhile apparently and it seems to be about the same that is in the budget. It looks good to me.

On MOTION by Mr. Carney seconded by Mr. Shipe with all in favor, the Engagement letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2026 was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Cochran: I have nothing to report that is not covered under other items on the agenda.

B. Engineer

1) Updates on Avana Apartments Lake Side Slope and Outfall Pipe Repair

a. Project Summary to Date

b. Consideration of Alternative Repair Solutions from Landshore Enterprises, LLC

Mr. Geiger: Good evening. Just to give the Board a little background between the last meeting that I was at and this meeting we did meet with South Florida Water Management District to go over some of the alternative designs for the Avana issue over there. We were told after our meeting to have Landshore send over the three alternatives that were thought up. They send an email back saying that per the way they operate they would not be able to give us answer till we just picked one solution to present to them. There is an alternative design that I believe that Landshore is going to discuss now about this. We were told that we had to narrow this down. They weren't going to review all three of the designs. This is to correct the slide slopes there. The Board remembers we did submit a design to them. After the original approval from the Board and South Florida came back and said because it didn't meet the slope requirements to come back with some alternative ideas. I was trying to get a cost effective solution with a little bit of flexibility from them and that wasn't what wound up being granted by them. Miguel should be able to speak on this matter, which is also the alternative repair solution which on the agenda for them as well.

Mr. Burgess: Miguel can you hear us?

Mr. Reto: Yes. Jonathan provided a nice summary. We spoke with South Florida Water Management. Presented our three alternative options. Those three options were discussed briefly and then they had some more internal review on this item. Ultimately it was determined that a solution should be picked and moved forward with. We had an

internal meeting ours to review which would be the best option here. Ultimately we fell on the alternative option of the three to best resolve the issues at the site. Extending the pipe, fixing the slope down to 4:1 to below the water line, and then stable 2:1 slope for the down, armoring with rock rip rap for further protection of the surrounding area. We also presented a cost for this option for the Board's consideration. That sums up my point of view. Any questions?

Mr. Shipe: How far out is the pipe going to be extended?

Mr. Burgess: Can you see the screen that I am sharing, Miguel?

Mr. Reto: I can see the screen. This is alternative option #3. The extension of the pipe is a 20 foot stick basically a 20 foot extension from where the previous end point was measured and that will extend out 20 feet. The surrounding area will be armored.

Mr. Burgess: I think just the background as you know the pipe wasn't installed per the plans is that correct Miguel.

Mr. Reto: Based on our findings and our evaluation of the site the original installation does not match with what the original plans say. The location of the pipe is significantly shorter than where it should be. This gets it up to approximately where it should be, not the full extension but an extension that matches up with the side slopes to best armor the area.

Mr. Burgess: I think I showed the Board when this all started the aerial history and there has always been somewhat of an indentation in the at area which helps support that it wasn't installed the right way.

Mr. Winfree: The question and comment that I have doesn't have the impact on the fact that we are responsible for moving forward because we inherited this issue but the question I want to pose to both legal and GMS what is being done to pursue the people that did it incorrectly in the first place? We can't ignore it because we are responsible for fixing it. We need to address the fact that someone else did it wrong and we are on the hook.

Mr. Burgess: If the Board wants to provide direction.

Mr. Winfree: I think I asked the question about a month ago and I asked that GMS take some action on that and now you are asking me the same thing again.

Mr. Burgess: I don't have direction from the Board to go after the developers that developed Avana back in the 80's.

Mr. Winfree: So do you want to make a motion? First of all we have to start with a motion before we can even get into the discussion side of it. I agree. I did a little bit of background work on this also. The engineering company that signed off on it, they are still in business. South Florida Water signed off on it. Why are we not going after these guys?

Mr. Murray: That is the same comment that I made over a month ago and the same information that I provided over a month ago. That company is still in business. Why are we not in communication with them?

Mr. Winfree: We have already spent \$24,000, the CDD has on this. It is now going to cost another \$90,000. Total of almost \$114,000 for something that someone else did not do and signed off and sent the permit back as closed. That just doesn't sound right with me. What is our options here?

Mr. Murray: Well, we are on the hook. We can't not go forward because there is history we need to uncover and chase down. South Florida Water District is still going to hold us responsible.

Mr. Winfree: I completely agree. My process was I was going to do is get the motion through, have the discussion and I think also because I don't see any other way out of this at this point. It is a dangerous situation that needs to be rectified. I also see that we need to go after the people that did it and said it was done and it wasn't. If you need all the paperwork I got that plus the full permit. The engineer signed off and said that he inspected everything and everything was fine. That should be the person that is responsible for paying for this, not for us. Am I missing something here?

Mr. Cochran: From a legal standpoint you are going to need to retain much like the fountain project you are going to have to retain somebody who does construction litigation. It is not something that we do. It is going to involve assessments by engineers. If you are looking into trying to sue engineers or other professionals you are going to need to retain a special counsel that does that kind of thing to look into what your options are. I don't know as far as the contractual remedies or the statute of limitations. I think this project was done from my understanding about ten years ago or something like that.

Mr. Winfree: 2009, December is when it was signed off. No, it was signed off on March 26, 2010. Sixteen years ago. They signed off.

Mr. Shipe: Was that a repair?

Mr. Winfree: No, this is them actually putting this in. The system comprised of a conveyance system only is what they said. A conveyance system, from what I understand is there is no pumps or anything like that it is just the inner-connected network of natural engineering pathways only. Correct?

Mr. Geiger: Basically it not a controlled structure it is just pipes, outfalls, gravity based only.

Mr. Winfree: Right. The whole purpose is to move water efficiently through the landscape reducing the risk of flooding and erosion. Well, that didn't work, did it?

Mr. Murray: Is there a statute of limitations on the liability or the responsibility?

Mr. Cochran: There would be one yes but without having a background in construction law and having access to the documents, contracts, and everything else I can't say what it would be. You would need somebody that practices in that area.

Mr. Winfree: The thing that confuses me all the time is that someone else did this, not us, not the CDD. It was done by the Avana Group. Actually if you read the paperwork it was done by Estates of Turtle Run. Isn't that amazing? You guys did it. The paperwork is not even close to being correct. The Estates did this, but the regular signoff says that is was Avana Apartments. The permit on this thing is about 40 pages long. It states right in there the slope and all the other things that needed to be signed off and said it was correct. This engineer signed off and said we are done. It is in per this permit. Obviously, it never was. I apologize, I think I got us off track. Let's go through what needs to be approved or taken action on and we can come back to this as a separate item. I will say that I was not entirely impressed with Matthew as our representative for the fountain. I am not sure that I would vote for him as the attorney of record for this situation. How about we go back and make a motion with the understanding that we do need to get his done. We are going to be on the hook for it right now. Let's get that portion of it going but I think we need to get back into who is responsible for this and can we bring them in for a little financial help here paying this \$100,000 something. Make sense?

Mr. Murray: Yep.

Mr. Winfree: Can I get a motion to consider the alternative three?

Mr. Murray: I make that motion to accept alternative three or option 3.

Mr. Winfree: There were three options. The first two I didn't think were that great. There is your first two and then option 3 you scroll up a little bit. That is where it is extended. They put a little bit more underneath and put it out, so it won't destroy the bank. That is the one that they are recommending correct? Everybody agree with that.

Mr. Geiger: We met with them. This is the least intrusive to change natural permits so this should require the least amount of resistance from South Florida.

Mr. Winfree: If you read through the change's guys, basically what it says is South Florida wants it back to as close as possible to the permit is what they are looking for. And this is the one to get us to that point from my reading. Did I understand that correctly?

Mr. Geiger: Yes. Any time you change the nature of the shape it triggers a whole bunch of reviews. We are hoping this is considered just maintenance and repairing it back to the way it was.

Mr. Winfree: Alright. Any further discussion on that before we vote on it?

On MOTION by Mr. Murray seconded by Mr. Carney with all in favor, a motion to accept Option 3 for the Alternative Repair Solutions from Landshore Enterprises was approved.

Mr. Winfree: Now if you want to have some more discussion, what would be our next steps and what do you need to find out whether we do have statute of limitation issues or whether it is worthwhile going forward. How do we determine that?

Mr. Murray: Sounds to me like we need to retain a construction specialist attorney to do that because you guys that is not in your wheelhouse.

Mr. Cochran: Correct.

Mr. Carney: That is not your area expertise, but you should be able to point us in the right direction.

Mr. Cochran: As far as firm that does that kind of work we can come back with some options.

Mr. Winfree: Can we put that as an active item in our progress report that we need to have a recommendation on who we go to. I guess the first step would be do we have

a leg to stand on and if we do what are we going to do about it. If they come and tell us, we are done, we are done and we are stuck with it.

Mr. Carney: I agree.

Mr. Winfree: I don't know what else to do at this point unless someone has a better idea.

Mr. Carney: That is all we can do.

Mr. Winfree: Alright.

C. Field Manager

1) Annual Maintenance Plan

2) Consideration of Annual Pressure Proposal

Mr. Szozda: Off the annual maintenance plan, me and Barry had discussed a little bit about the inspection of the lights. I inspected all of the lights throughout the neighborhood like a month ago. Everything is working fine. The only thing I will bring to your attention is the warranty has expired on those lights. If anything repair wise that will be under us here on out. Everything is working great. The lights look great. The two new poles have been installed so we are in a good spot there. I did speak with BrightView, the tree trimming will begin on September 14th in two weeks. They had a change of their tree guy, so we have a new tree guy that is going to be in charge. We will be meeting with them this week. They are scheduled to start on the 14th of September. It is the same team just a new leader. The guy that really runs the tree work has been there forever, Victor. That is not going to change. None of the work will change.

Mr. Winfree: Any questions? The next item is the consideration of the annual pressure washing.

Mr. Szozda: There has been a minor change on that. I met with Steve a couple of weeks ago and the only difference is he will not be overseeing the project. He is going up working for a bunch of cities and doing night work. The main focus is, I know Brian, *who* has been with them, who has done the work out there for twenty years. None of the work being done on the property is changing hands. Steve was more or less overseeing it, but Brian is going to take control of this. The name is different that is the only change. It is now Ultimate Power Washing, but the people are the same.

Mr. Carney: Why the name change?

Mr. Szozda: Because Steve is not overseeing the project any longer. It is the same guys that have done the work on the property for the last twenty years. None of that has changed. The price isn't changing. Nothing else is changing.

Mr. Winfree: Will there be a new estimate and everything?

Mr. Burgess: We have the correct proposal. We need a motion to approve the proposal with Ultimate Power Washing System and then we will incorporate it into the agreement.

Mr. Winfree: Can we vote on that now?

Mr. Burgess: Yes. It is for \$36,450 and with it with Ultimate Power Washing Systems.

Mr. Winfree: And it is the same scope as we did last year where we do the entire perimeter?

Mr. Szozda: Yes. We drove for about an hour, and we went over everything, but he is very familiar with the property. There is a couple of small additions. There is spots on the walls I want cleaned. Depending on what happens on the fountains we will adapt to that. Some of those areas need to be brushed up a little bit. We have to wait and see what happens with the outcome of that.

Mr. Carney: Steve used to give you a pretty good service. He used to come back and fix things. Is this guy going to do the same thing for you?

Mr. Szozda: Yes. He is the one that does all the work anyways.

Mr. Winfree: The guy that actually does it is the same one.

Mr. Carney: Is Steve retiring? Or selling off part of the business?

Mr. Winfree: He is slowing down but he is doing a lot of work for the municipalities, the cities which requires night work too. Steve is not a young guy, and I think it just caught up with him a little bit. Brian is the guy that has been out there for twenty years. I feel very comfortable. We are not going to miss a beat out there.

Mr. Winfree: Alright, can I get a motion here with the proposed changes?

On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, a proposal in the amount of \$36,450 with Ultimate Power Washing Systems for the annual pressure washing was approved.

C. Manager

- 1) Progress Report**
- 2) Number of Registered Voters in the District – 3,140**
- 3) Consideration of Proposed Fiscal Year 2027 Meeting Schedule**
- 4) Form 1 Financial Disclosure Due July 1, 2026**
- 5) Reminder to Complete Annual Ethics Training by December 31, 2026**
- 6) Final – Approval of FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069**
- 7) Consideration of FY2026- FY2027 Performance Measures and Standards as Required by Florida Statutes 189.069**
- 8) Consideration of Third Amendment to Amended and Restated Services Agreement (Holiday Landscape Lighting) with Rileighs Outdoor, LLC**

Mr. Burgess: On the Progress Report we will add the item on there for the special counsel. Number one has been completed and sent out. The lake bank restoration project Landshore is currently working on Phase 2. It is the biggest lake, so it is a lot more field work time, but I provided the schedule to you guys' weather pending. They should get it done as soon as possible. We will have the studies provided and move onto the final phase. There is no updates back from South Florida Water Management District since the last one on there. They check in here and there, but they are very aware of the process this will take. The Turtle Run park upgrades I believe that everything is completed with the park.

Mr. Carney: The only addition was they put a BBQ grill out there.

Mr. Winfree: They did? Alright.

Mr. Carney: Now we don't have people running around with independent charcoal grills. Pat will you check with your colleague out there to see if they will put a volleyball net up.

Mr. Szozda: I will. I don't know if it got torn down or what the situation was, but it hasn't been there for a while. I will follow up on that.

Mr. Carney: See if you can get that back up. That is all I have for updates.

Mr. Winfree: I have a couple of questions on here. The flagpoles you said we needed some work on the flagpoles, but I don't see that anywhere on the agenda or on the progress report.

Mr. Burgess: What I recommend which I will add to the next meeting agenda is going into a maintenance plan with A Flag Flagpole who installed your poles and who we

get all of our flags from. Basically there is just a lot of parts on the flags that need to be serviced in order to have them properly functioning. We had an issue where a few of the flags on Turtle Run Boulevard they were black from something and we think it was from the top of the pole not turning. Then it got the flags stuck and rubbed against the flagpole. They are trying to clean the flags to see if they can get it out, but I think just like anything else it needs to be maintained and make sure that we can easily put up the flags and down. There is like a fishing reel for lack of a better word inside there that cranks it up and down, cleaning the poles and just making sure everything is working so that we don't have issues down the road. I will provide that at the next meeting. There is service that needs to get down on the Turtle Run Boulevard flagpoles. Not the Turtle Creek ones. Two of those are newer. We tried to do a maintenance plan a few years ago and it was not approved but I think it is much needed.

Mr. Carney: I remember when you brought it to the table. I thought it was the price. The price far exceeded what we ever spent on it. I think you need to bring to the table again to take a look at it.

Mr. Burgess: I will. You have seven flag poles so we will see if they can cut us a break with anything. It should be done so we don't have to deal with issues that could be prevented.

Mr. Winfree: Were we able to salvage the soiled flags?

Mr. Burgess: I haven't gotten an update yet. Just driving over here I noticed the American flag was ripped. It is a good quality flag, but they are kind of pricey so trying to keep them out there as long as we can. Hopefully, they can save the flags.

Mr. Shipe: Four month cycle you change them out?

Mr. Burgess: Six. They are a better quality, so they are lasting a lot longer.

Mr. Szozda: These flags are a much higher quality. The other ones were fading constantly, ripping constantly. These are much better flags.

Mr. Winfree: We were lucky if they lasted four months. Half-mast they are fine when they are blowing. When they are dry they are only about four or five off the ground. When they are just hanging I can go over and they hit me in the face. Another update on the fountain, where are we with the fountain?

Mr. Burgess: Entrance fountains?

Mr. Winfree: Yes.

Mr. Cochran: Settlement documents have been reviewed and finalized and payment information provided to special counsel, there was a delay from the defendant's attorneys in terms of turning those around. They have gotten all the approvals so they should be sent.

Mr. Winfree: A matter of weeks now?

Mr. Cochran: Hopefully, days.

Mr. Winfree: It has been six weeks since we agreed to this, and we still don't have a final agreement just doesn't seem right.

Mr. Cochran: I agree.

Mr. Winfree: Let's see if we can get that done. The reason being the story is we are in aligned with about five other places that are ready to start. Whoever gives them the ok and its first check gets in there, it might be Christmas before anybody gets in there.

Mr. Murray: Considering the handsome price that we paid Matthew I think it is incumbent upon him to be putting pressure on the other side.

Mr. Winfree: I would think we need something. This is getting ridiculous. It is beyond ridiculous in my opinion. To take this long to what they had proposed, and we agreed to put it on paper. It is just ridiculous. We need to see if we can't push that through as quickly as we can. Anything else on the progress report. We already talked about the poles that we got in. They are finally all done. I think that was it. Nothing else at that point. You have a few other items to talk about off of the sheet, correct?

Mr. Burgess: I will just go through the items. The number of registered voters in the District is 3,140.

Mr. Winfree: Is that lower than it has been?

Mr. Carney: That is higher. I remember the number being around 2,700.

Mr. Burgess: Consideration of the proposed fiscal year 2027 meeting schedule. I think we already adopted that. I am not sure why that is on there.

Mr. Winfree: Did we have a motion on that or did we just discuss it?

Mr. Cochran: It was approved at the July 13th meeting.

Mr. Burgess: That is what I thought. That has already been approved. You guys discussed that at length. The Form 1 Financial Disclosure everyone has filed those.

Congratulations. Just a reminder to complete the annual ethics training by December 31, 2026. I believe on the website is a link to all the free and paid for training that we have. You can always access those. Item D6 is the final approval of the FY2025-FY2026 Report for Performance Measures and Standards as required by Florida Statute. That is page 91. That is something that you approve each year. Basically you are confirming that everything you get as goals was achieved. You can see that in there that everything was achieved. We would just need a motion to accept the final report.

Mr. Winfree: Any discussion? Everything looked pretty good in my opinion.

On MOTION by Mr. Shipe seconded by Ms. Tropea with all in favor, Approval of the FY2025-FY2026 Report for Performance Measures and Standards as required by Florida Statute was approved.

Mr. Burgess: Then, Item D7 is setting the goals for this fiscal year 2027. It is the same thing you are setting the goals and at the end year we will have the final report for you guys. We would just need a motion.

Mr. Shipe: It is all the same standards right?

Mr. Burgess: Yes.

Mr. Winfree: It is the exact same thing for next year. Can I get a motion?

On MOTION by Mr. Shipe seconded by Mr. Carney with all in favor, Approval of FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.069 was approved.

Mr. Burgess: The consideration of the Third Amendment to the amended and restated services agreement with Holiday Outdoor Décor for holiday lighting. They provided the third amendment from their attorney based on what you guys approved at the prior meeting with them in attendance. It would be an increase to the current by \$827.50 because the Terrapin Lane Christmas palms are in the contract under the scope of service and then adding the light poles at the entrance of Hidden Lake for the decorative garland.

Mr. Winfree: Do we want to get a first and second? I have several questions. The final numbers seem to be almost correct in some of the pages but not in others. I am confused on this one. If you look at the first page at the end of area 10 where it says the 5% discount is for 2026 only. Then in the rest of documents it is the same price for 2026 and 2027 so that doesn't make any sense to me. Do you see where it is? End of area 10, the last page of the Turtle Run. In there it says discount for 2026 only. I don't know if that is because that is all they are showing here or what.

Mr. Carney: This is what was offered last year since we had some issues. They said they will take 5% off of 2025 total and 5% off of 2026 total for those two years.

Mr. Winfree: I can understand that but if you go to page and I didn't print that one. I don't know if I have it on here or not. Page 102 it shows both. That is why I got confused. How can it be for 2026 only when 2027 has the exact same price? That is where I got confused.

Mr. Burgess: We can confirm with them. I am sure it is just a typo.

Mr. Winfree: So 2027 is going to be a little bit more than what you are telling me?

Mr. Burgess: No the document is stating that it is going to be that price, so they are agreeing to that price.

Mr. Winfree: They both say the same price, but when I look at this it says 2026 only. Also if I look at the document any further it says an increase like you said of \$827.50 for Turtle Run at Hidden Lake, but when I go over to the other side in the next paragraph it says the \$827.50 from *Mr. Winfree was inaudible at this time* will include Hidden Lakes Area 4. There is no Hidden Lakes area 4. Once again I am confused. If you look at the top of that page someone has to explain that one to me too. There is no area 4. If you look at Hidden Lake there is only two areas. I agree with the numbers. I agree with the 2026 and the same for 2027. Do we need to clarify that? Are we moving to approve this at this point or do we want to get further clarification? Like you said they put in here the same price for both but in the description here it says it is for one year only.

Mr. Carney: We can approve it based on.

Mr. Winfree: Checking it, clarifications or changes made. The total number for 2026 is current. 2027 seems to be a little subject. I don't know where they came up with all these.

Mr. Carney: Something is wrong in translation here.

Mr. Winfree: Yes, exactly. We are approving to go through with the change, but it needs to be a little more detail put into it. Make sense?

Mr. Burgess: Yes, we will work on it.

Mr. Winfree: Can I get a motion to approve this with changes?

On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, the Third Amendment to Amended and Restated Services Agreement with Holiday Outdoor Décor with corrections to the proposal language was approved.

NINTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Mr. Winfree: Financial reports. Approval of the check register. The check register looked ok to me except for two things. My question is who is Empire Lighting and Resources.

Mr. Burgess: They are the company that installed your new light poles from the damaged ones.

Mr. Winfree: Ok so what did we pay Lightworks for?

Mr. Burgess: Lightworks is the company that supplies the light material.

Mr. Winfree: Ok so when we approve the light poles to be done that included all of this, the total?

Mr. Murray: Parts and labor.

Mr. Burgess: Yes. We got as much information to insurance for reimbursement and then I did provide the insurance the cost to install the poles and remove them and all of those details. We got as close to the number as we could for reimbursement.

Mr. Winfree: Ok. That is the first time I have heard of them. Are they a new company we used? I couldn't find anything in the past from them.

Mr. Burgess: Relatively new. They have done work for us at other properties installing light poles and whatnot.

Mr. Winfree: Just nothing in ours. I went back through and I couldn't find them anywhere.

Mr. Burgess: They are basically replacing Horsepower.

Mr. Winfree: That was my only question. Everything else looked normal. Can I get a motion to approve the check register?

On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, the Check Register was approved.

TENTH ORDER OF BUSINESS

Public Comments

Mr. Winfree: Public comments. Chris do you have anything?

Mr. Kapish: Yes I understand that we are increasing the Christmas lights \$827.50.

Mr. Winfree: We are not answering questions, but the answer is no.

Mr. Kapish: You don't want to answer that question.

Mr. Winfree: Not that question, I just did. I just told you no. That is not correct. I just discussed that for ten minutes.

Mr. Kapish: Do you want to tell us what the correct answer is? So Mr. Shipe maybe you want to have a little debate on CDD, Seat #1.

Mr. Shipe: Sure.

Mr. Kapish: Ok. Why don't you draw up plans and we will do that.

Mr. Shipe: Alright.

Mr. Kapish: Ok, that is it.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Winfree: Supervisor requests, Skip?

Mr. Carney: Nothing, thank you.

Mr. Winfree: Ken?

Mr. Murray: Nothing.

Mr. Winfree: Rob?

Mr. Shipe: I was just wondering for landscaping I was noticing on page 109 the picture in the Christmas lights with the palm trees how small they were, now they are 50

feet or whatever. Are we replacing trees and things on a one by one basis or are we having a maintenance account for tree replacement as some of these trees get bigger?

Mr. Carney: That is a good question for Pat.

Mr. Szozda: What are you inquiring?

Mr. Shipe: The traffic circle those palms in the back.

Mr. Szozda: The height of them?

Mr. Shipe: Yes.

Mr. Szozda: There is a certain age that may require them being removed. I think otherwise as long as they are healthy.

Mr. Shipe: Something like would we replace them all at the same time?

Mr. Szozda: No you wouldn't put in a smaller tree. We do that with the oak trees. When we put in the bald cypress obviously because that is more of native, they are smaller per se but otherwise if we took out one of those we would probably do the whole lot.

Mr. Shipe: The price of those, that is why I was wondering for next year's budget.

Mr. Szozda: At this point they are very healthy.

Mr. Winfree: From what I understand we talked about doing that at Hidden Lake it cost us more to take them out then it will be to put a new tree in.

Mr. Szozda: That is probably accurate.

Mr. Shipe: That is it for me.

Mr. Winfree: Ginny?

Ms. Tropea: I am good.

Mr. Winfree: I have nothing. Anything else before we adjourn? Can I get a motion to adjourn?

TWELFTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, the meeting was adjourned.

Assistant Secretary/Secretary

Chairman/Vice Chairman

Turtle Run Community Development District			
FY 2026 - Annual Maintenance Plan			
Month	Timeframe	Activity Description	Vendor
September	First Week	Start Tree Trimming - to be Completed Second Week of October - including Turtle Run Park (Start with Entrances & Roundabout - Palms 9/3 cut)	Brightview
September	First Week	Hedges & Shrubs - Trim, Clean Up	Brightview
September	First Week	Spray CLR on white calcium on brick façade at Round-about Fountain	Santos/Brightview
September	Mondays	Wet Check of All Irrigation Systems	Brightview
September	3 Times/Week	Empty Garbage Cans	Santos/Brightview
September	Bi-weekly	Landscape Drive Thru	Brightview/GMS
September	Bi-weekly	Remove Iguanas	Redline Iguana
September	Bi-weekly	Lake Maintenance, Water Quality per contract	SE Land & Water
September	Bi-weekly	Rust Inhibitor/Removal Turtle Run Park	WIRX
September	3x per month	Lawn Maintenance - Grass Cut, Edging, Clean Up per contract	Brightview
September		Service/Maintain/Repair Street Lights (Warranty expires January 2025)	GMS
September	Pre Labor Day	US Flags Installed	GMS
September		Clean Lake Signs, Street Signs, Exterior of Street Lights (cobwebs)	Santos/Brightview
September		Spread Sand on Pavers at Main Entrance - Turtle Run Blvd. (After Rainy Season)	Standford
September		Fertilizer Application (Mar/Jun/Sep/Dec)	Tropical Pest
September		In-Ground Valve Box Inspection & Replacement if Needed (Mar/Sep)	GMS
September	Last Meeting	Submit Quality Assessment Report to CDD Board	Brightview

Turtle Run Community Development District			
FY 2026 - Annual Maintenance Plan			
Month	Timeframe	Activity Description	Vendor
October	First Week	Hedges & Shrubs - Trim, Clean Up	Brightview
October	First Week	Spray CLR on white calcium on brick façade at Round-about Fountain	Santos/Brightview
October	Mondays	Wet Check of All Irrigation Systems	Brightview
October	3 Times/Week	Empty Garbage Cans	Santos/Brightview
October	Bi-weekly	Landscape Drive Thru	Brightview/GMS
October	Bi-weekly	Remove Iguanas	Redline Iguana
October	Bi-weekly	Lake Maintenance, Water Quality per contract	SE Land & Water
October	Bi-weekly	Rust Inhibitor/Removal Turtle Run Park	WIRX
October	3x per month	Lawn Maintenance - Grass Cut, Edging, Clean Up per contract	Brightview
October	2nd Week	All Entrances & First Median on Turtle Run Blvd. to be Pruned	Brightview
October	2nd Week	Begin Install Holiday Lights in Trees at Entrances & Median on Turtle Run Blvd.	CDI
October		Service/Maintain/Repair Street Lights (Warranty expires January 2025)	GMS
October		Clean Lake Signs, Street Signs, Exterior of Street Lights (cobwebs)	Santos/Brightview
October		Service All Fountains (Feb, Jun, Oct)	Hall Fountain
October		Check RPM's & Replace Ones Not Working (Apr/Oct)	LUX
October		Pressure Cleaning - Curbs, Sidewalks, Pavers/Paths, Benches, Fences & Monuments	Peoples Choice
October	Last Meeting	Submit Quality Assessment Report to CDD Board	Brightview
October	30th	Turn Off Roundabout Fountain for Halloween	GMS

**AMENDMENT # 13 TO LANDSCAPE SERVICES AGREEMENT BETWEEN
TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT AND
BRIGHTVIEW LANDSCAPE SERVICES, INC.**

This Amendment ("Amendment") is entered into as of September 2, 2026 between Turtle Run Community Development District ("Client") and BrightView Landscape Services, Inc. ("BrightView").

WHEREAS, Client and BrightView entered into a Landscape Services Agreement dated 10/1/2023, (the "Agreement").

WHEREAS, Client and BrightView desire to amend the Agreement pursuant to the terms of this Amendment.

NOW THEREFORE, for valuable consideration, including but not limited to the mutual covenants contained herein, Client and BrightView desire to amend the Agreement as follows:

1. WHEREAS, prior to the start of the Districts Fiscal Year 2026/2027, the Contractor is requesting an increase of +3% to the compensation amounts to be paid by the District to the Contractor pursuant to the Agreement, Effective October 1, 2026, This will begin at the start of the renewal term in October where they will have a 3% Price Increase
2. PAYMENT: Common Area Landscape New Annual Amount: \$369,848.00
3. PAYMENT: Park Landscape New Annual Amount: \$12,685.00

	Prior Annual Amount	Price Increase +3%	New Annual Amount
Common Area Landscape	\$ 359,076.00	\$ 10,772.00	\$ 369,848.00
Park Landscape	\$ 12,315.48	\$ 369.52	\$ 12,685.00
Total	\$ 371,391.48		\$ 382,533.00

This Amendment does not, and shall not be construed to; modify any term or condition of the Agreement other than those specific terms and conditions expressly referenced herein. Capitalized terms not otherwise defined herein shall be as defined in the Agreement. In all other respects, the Agreement shall remain in full force and effect. In the event of any inconsistency or discrepancy between the Agreement and this Amendment, the terms and conditions set forth in this Amendment shall control. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date written above.

Turtle Run Community Development District

BrightView Landscape Services, Inc.

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Proposal for Extra Work at Turtle Run Community

Property Name	Turtle Run Community	Contact	Patrick Szozda
Property Address	Sample & Wiles Rd Coral Springs, FL 33065	To	Turtle Run Cdd
		Billing Address	c/o GMS-SF Inc. 5385 North Nob Hill Rd Sunrise, FL 33351
Project Name	Open fill by PetSmart		
Project Description	Removal of 12 juniper trees whit stump grind		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	remove and grind 12 juniper trees	\$5,400.00	\$5,400.00

For internal use only

SO# 9009878
JOB# 353303110
Service Line 300

Total Price \$5,400.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11600 S Military Trail Bldg J4, Boynton Beach, FL 33436 ph. (561) 495-6330 fax (561) 495-6340

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

		Property Manager
Signature _____	Title _____	
Patrick Szozda	September 16, 2026	
Printed Name _____	Date _____	

BrightView Landscape Services, Inc. "Contractor"

		Account Manager
Signature _____	Title _____	
Ivan Pujols	September 16, 2026	
Printed Name _____	Date _____	

Job #:	353303110		
SO #:	9009878	Proposed Price:	\$5,400.00

Proposal for Extra Work at Turtle Run Community

Property Name Turtle Run Community
Property Address Sample & Wiles Rd
Coral Springs, FL 33065

Contact Patrick Szozda
To Turtle Run Cdd
Billing Address c/o GMS-SF Inc. 5385 North Nob Hill Rd
Sunrise, FL 33351

Project Name Open fill next to PetSmart
Project Description Install 90 Clusia 7gal

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
90.00	EACH	Clusia 7gal install	\$55.94	\$5,034.28
1.00	LUMP SUM	Prep area and dump	\$300.00	\$300.00

For internal use only

SO# 9004068
JOB# 353303110
Service Line 130

Total Price \$5,334.28

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11600 S Military Trail Bldg J4, Boynton Beach, FL 33436 ph. (561) 495-6330 fax (561) 495-6340

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

- Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

- Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager	
Signature _____	Title _____
Patrick Szozda	September 08, 2026
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

Account Manager	
Signature _____	Title _____
Ivan Pujols	September 08, 2026
Printed Name _____	Date _____

Job #:	353303110		
SO #:	9004068	Proposed Price:	\$5,334.28

Turtle Run CDD

Progress Report

Open / Active Items

No.	Project Name / Description	Owner	Start Date (M/Year)	Status	Comments / Updates
1	Turtle Creek Drive Flagpole Damage	Pat B	Sep-26	In Progress	- 09/07/2026 - All 3 flagpoles were taken out by a vehicle crash. GMS is obtaining crash report, replacement costs, and will work with EGIS for reimbursement. Further discussion needed at the 09/28/2026 board meeting.
2	Special Counsel Firms for the Avana Pipe Repair Project	Pat B Scott C	Sep-26	In Progress	- 09/01/2026 - District Counsel and GMS to provide any known special counsel firms to the Board in regards to the Avana Lake Side Slope and Outfall pipe repair project.
3	Avana Apartments Lake Bank Repair per SFWMD Non Compliance Notice	Pat B Pat S	Apr-25	In Progress	- 08/11/2025 - Landshore began work. - 03/20/2026 - Outfall pipe was exposed with last approved work. Proposal for further engineering work will be presented at the March 30 meeting - 03/30/2026 - Proposal for Engineering Study was approved. Work will begin once District amendment is executed. Updates to be provided as received - 05/08/2026 - Engineering study was completed. Proposal from findings will be on the 05/18/2026 meeting agenda for consideration. - 05/19/2026 - Restoration method from Landshore was approved by the TRCDD Board. Restoration method was provided to SFWMD following the May 2026 TRCDD meeting for review and approval to move forward and as of 06/22/2026 SFWMD has concerns with the approved method and would like to meet on site with all parties. - 07/13/2026 - GMS, KCI and SFWMD are meeting on 08/05/2026 to discuss options for restoration. - 08/24/2026 - Board to discuss alertnative options from Landshore at the 08/31/2026 board meeting.
4	*CONTINUED FROM ABOVE* Avana Apartments Lake Bank Repair per SFWMD Non Compliance Notice	Pat B Pat S	Apr-25	In Progress	-09/15/2026 - Alternative options were approved at the 08/31/2026 board meeting. Next steps are for Landshore Enterprises to submit the approved plans to the SFWMD for review and consideration. If approved, construction will commence by Landshore Enterprises with an estimated completion time frame of 75 days.
5	SFWMD Compliance Notice and Request for Lake Bank Restoration Project	GMS KCI	Apr-25	In Progress	- Action Plan provided by KCI was approved at the April 2025 meeting and submitted to SFWMD for review - No comments back since the May 2025 meeting from SFWMD. - KCI completed the restoration phase map and we anticipate the project to start moving in 2026. - GMS, KCI and SFWMD have conducted multiple on site meetings and virtual meetings to keep SFWMD up to date on the progress from the District. - 05/08/2026 - SFWMD was informed of 04/27/2026 meeting discussion between the board on financing and the anticipated next steps. No response as of now from SFWMD.
6	*CONTINUED FROM ABOVE* SFWMD Compliance Notice and Request for Lake Bank Restoration Project	GMS KCI	Apr-25	In Progress	- 09/15/2026 - The District has Engineering studies approved for all phases of the restoration project in order to understand the current conditions and remedy to correct the 4:1 non compliance notice. At this time, phase 1 of 6 has been completed, and phase 2 of 6 is currently in review by Landshore enterprises. Once phase 2 is completed, phase 3 through 6 will be inspected at once. Once all Engineering studies are completed then the Board will discuss the next steps on the most finacially responsilbe method of restoration and compliance to the SFWMD notice.
7	Turtle Run Park Upgrades	Skip	Mar-23	In Progress	Updates provided as received.
8	Visible Lake Floating Devices	Pat S	Nov-24	In Progress	Pat S inspecting lakes and letters will be sent when inspection is final.
9	Main Entrance Fountain Repairs	Pat B	Mar-22	In Progress	In litigation. No updates at this time.

Turtle Run CDD

Progress Report

Completed Items & Hold Items

<u>No.</u>	<u>Project Name / Description</u>	<u>Owner</u>	<u>Start Date (M/Year)</u>	<u>End Date (M/Year)</u>	<u>Status</u>	<u>Comments / Updates</u>
<u>1</u>	Dennis Baldis Memorial	Pat B	Jan-22	TBD	On Hold	No action taken by the board at the time of discussion.
<u>2</u>	Inspection of encroachments on CDD property	Pat B	May-26	Aug-26	Completed	Letters sent on 08/25/2026.
<u>3</u>	Turtle Run Blvd/ NW 41st St Lightpole Damage	Pat B	Jun-26	Jul-26	Completed	Vendor completed install on 07/24/2026.
<u>4</u>	Turtle Creek Drive/The Shoppes Lightpole Damage	Pat B	Jun-26	Jul-26	Completed	Vendor completed install on 07/24/2026.
<u>5</u>	Speed Limit Pole Knockdown - Entrance of NW 43 Place	Pat B	Sep-25	Jun-26	Completed	Horsepower completed the job on 06/18/2026.
<u>6</u>	Pressure washing of decorative light poles	Pat S	May-26	Jun-26	Completed	Peoples Choice completed the job in late 06/2026.
<u>7</u>	Fence Damage from Car Crash at Lake Julia	Pat B	Mar-26	Mar-26	Completed	Completed by FCC Carpentry on 03/17/2026.
<u>8</u>	Repair to Sample Road drain culvert due to boring damage	Pat B	Sep-25	Feb-26	Completed	Industrial Divers completed repair in February 2026. Reimbursement was received from Comcast.
<u>9</u>	Turtle Run Park - Bathroom Renovation/Repairs Progress	Pat B	Jun-25	Jan-26	Completed	Bathroom work was completed on 01/31/2026
<u>10</u>	Lake Name Sign Replacements (Margaret & Julia)	Pat B	Sep-25	Jan-26	Completed	Pat S and Pat B installed signs on 01/26/2026.
<u>11</u>	Lake 'No Trespass' Sign Installations	Pat B	Jun-25	Dec-25	Completed	RaptorVac completed the work on 12/12/2025
<u>12</u>	TR Blvd/Sample Road Flagpole Light Replacements	Pat B	Oct-25	Dec-25	Completed	Lights were installed by Eagle Group on 12/01/2025
<u>13</u>	TR Blvd Lake Interconnecting Pipe Cleaning	Pat B	Oct-25	Nov-25	Completed	RaptorVac completed on 11/26/2025



.7 Pole 2 Fountain 11:47:19 AM 9/17/2026



.2 Pole 1 Facing West 04:54:11 AM 9/17/2026



.8 Pole1 facing East 11:47:32 AM 9/17/2026



.9 Pole1 facing East 11:47:32 AM 9/17/2026



.3 Pole 2 Facing West 11:47:22 AM 9/17/2026



.5 Pole 1 Equipment 11:47:25 AM 9/17/2026



.6 Pole 1 Fountain 11:47:23 AM 9/17/2026

drag in a camera

drag in a camera



A Flag and Flagpole
3427 Griffin Rd
Fort Lauderdale, FL 33312-5546
(954) 983-2774
www.aflagandflagpole.com

Estimate

Date	Estimate #
9/2/2026	37567

VETERAN OWNED AND OPERATED
We thank you for your support!

Name / Address
Turtle Run 5385 North Nob Hill Road Sunrise, FL 33351 Patrick- 540-303-9619 Pburgess@gmssf.com

Ship To/Job Location
Turtle Run ATT: Patrick Burgess 5385 N Nob Hill Road Sunrise, FL 33351

Please contact our team via email at sales@aflagandflagpole.com or call us at (954) 983-2774 to finalize your estimate. We look forward to your order and business.

Customer P.O. #

Description	Qty	Cost	Total
Flagpole Protect Maintenance Internal Halyard Pole Up to 50 Feet	7	699.95	4,899.65
Maintenance Plan 2026-2027, total of (7) Flagpoles- Internal Halyard			

Estimate valid for 30 days. For custom orders, or flagpoles shipping times may vary. Electronic acceptance of this estimate is acceptable and binding. Unless specified in writing by A Flag and Flagpole, a non-refundable 50% deposit required on all flagpole and custom flag orders at time of acceptance. If no deposit is not required, customer signature is required. Permit fees will be added to the final invoice. This estimate is for standard ground installation (sleeve and specified concrete). Additional ground work/rebar will result in change order.

Accepted By: _____

Name: _____

Title: _____

Date: _____

Subtotal	\$4,899.65
Sales Tax (7.0%)	\$0.00
Total	\$4,899.65



FLAGS
PEOPLE
SERVICE
FOR A STRONGER
TOMORROW.

Proudly
Serving
Florida and
the Entire
East Coast

FLAGPOLE PROTECT MAINTENANCE PLAN

PREVENTATIVE MAINTENANCE. PREFERRED PRICING. PEACE OF MIND.

Protect your flagpole investment and avoid costly repair bills with our Flagpole Protect Maintenance Plan for **internal halyard flagpoles**.

KEEP
YOUR FLAGS
FLYING
PROUDLY

WITHOUT A MAINTENANCE PLAN

(2 Service Calls Per Year – 1 Pole)

Service call (per pole)	\$399
2 service calls per year	\$798
Boom lift rental (\$300 per service)	\$600

Subtotal (labor + boom lift) **\$1,398**

Halyard (replacement)	\$87
Snap and clips	\$35
Beaded retainer ring	\$87
Flag arrangement	\$118
Greasing	\$175

Parts Subtotal **\$502**

Total Annual Cost Per Pole **\$1,900**

WITH FLAGPOLE PROTECT

Annual Plan (per pole) **\$699**

Includes two scheduled service calls per year and exclusive benefits:

- ✓ **10% OFF** all flag orders
- ✓ **10% OFF** boom lift rentals
- ✓ **10% OFF** all replacement parts
- ✓ **FREE** halyard (\$87 value)
- ✓ **FREE** snap and clips (\$35 value)
- ✓ **FREE** beaded retainer ring (\$87 value)
- ✓ **FREE** flag arrangements (\$118 value)
- ✓ **FREE** greasing (\$175 value)
- ✓ Two scheduled maintenance visits per year



If a boom lift is required, an additional charge of \$270 will be added to the service invoice.

TOTAL ANNUAL SAVINGS PER POLE

\$1,900 (without plan) - \$699 (with plan) =

\$1,201!

**SAME GREAT
SERVICE.
A SMARTER
INVESTMENT.**



**EXTEND
THE LIFE OF
YOUR FLAGPOLE**



**PREDICTABLE
MAINTENANCE
COSTS**



**PROFESSIONAL
SERVICE YOU
CAN TRUST**



**KEEP YOUR PROPERTY
LOOKING ITS BEST**



**PREFERRED
CUSTOMER
PRICING**



Call Us Today
(954) 983-2774



Visit Our Website
www.aflagandflagpole.com

Proudly Serving Florida
and the Entire East Coast

FLAGS TODAY. STRONGER TOMORROWS.



05/22/2026

Attn.: **Patrick Burgess**
District/Field Manager
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, FL 33351
P. (540)303-9619
pburgess@gmssf.com

Turtle Run Entry Fountains Proposal for Repair

SCOPE CLARIFICATION

Provide all labor, materials, tools, equipment, supervision, and general conditions necessary to perform the work described below for the two entry fountains (east and west sides) located at the Turtle Run entry walls, Coral Springs, FL.

All prices and allowances are based on site visit and review of the provided construction documents for the Turtle Run Entry Walls (including fountain layout and details referenced in the project drawings).

No detailed fountain equipment specifications or as-built conditions have been provided beyond what is shown in the construction documents. Any scope of work not identified or specifically detailed in this proposal is excluded from our scope of work. Parking shall be provided by Owner/GC. All survey work if any by Owner/GC.

Pricing is valid for 30 days.

Detailed Scope of Work:

Scope of Work Turtle Run Pool Renovation Proposal

Project Overview This proposal outlines the renovation of the Turtle Run Entry Fountains. The scope includes demolition, structure repairs, new finishes, minor equipment maintenance, and new lighting for the fountain features.

General Conditions

- All work will be performed by licensed and insured professionals in accordance with local building codes and industry best practices.
- The pool will be fully drained, cleaned, and prepared prior to any new construction.
- Debris removal and proper disposal is included.
- Daily job site cleanup will be maintained throughout the project.
- Final walkthrough and owner approval will occur upon project completion.

Detailed Scope of Work

1. Demolition & Structural Work

- Complete demolition and removal of the existing lower basins wall.
- Gunite application new floor and walls inside of the upper basins and form and gunite new lower basins.
- Surface preparation of all pool surfaces to ensure proper bonding of new finishes.

2. Pool Finishes

- Installation of new **coping** around the entire perimeter of the 2 lower basins of the fountains.
- Installation of new **waterline tile** selected by owner (material and color to be selected). A \$6/SF. tile material allowance is included.
- Installation of new **stack stone** on all vertical surfaces and features as specified in design plans.

3. Water Features

- Supply and installation of new ledgerstone to match existing ledgerstone on fountains (excluding side planters).
- Re-plumbing and integration of fountain systems as required within the upper basins.

4. Filtration & Water Management

- Removal and disposal of existing filtration equipment as needed.
- Replace the sand in the **two (2) high-rate sand filters**.
- Replace sensor for both water level controls probes.

5. Lighting

- Supply and installation of new energy-efficient LED fountain lights (6 each fountain).

6. Final Cleaning & Startup

- Thorough cleaning of both fountains.
- Startup and water balancing.

Project Exclusions (unless otherwise noted)

- Electrical work.
- Deck repairs or resurfacing.
- Landscaping modifications or irrigation work.
- Permitting fees (if applicable – owner responsibility or billed as reimbursable).
- Any items not explicitly listed above.

Optional Items

- Under-coping LED accent strip lighting package – TBD.

This scope provides a comprehensive renovation that will significantly enhance the appearance, functionality, and longevity of your fountains. All materials will be premium quality, and we will work closely with you on selections for tile, coping, stack stone, and lighting fixtures.

Please let me know if you would like this formatted as a formal PDF proposal, if you need pricing added, or if any items need to be adjusted.

PROPOSAL TERMS & CONDITIONS

Equipment: All equipment/stainless steel orders require a 50% deposit prior to order. Remaining balance payable at release of equipment.

General Conditions: Acceptance of this proposal is limited to the terms of the offer. **This proposal will remain firm for a period of thirty (30) days from the date submitted, unless withdrawn in writing by Van Kirk & Sons, Inc.**

In the event of a significant delay or price increase of material occurring during the performance of the contract through no fault of Van Kirk & Son's, the contract sum, time of performance, and contract requirements shall be equitably adjusted by change order(s) in accordance with the procedures and provisions of the contract documents.

Proposal

TWO ENTRY FOUNTAINS:

TOTAL = \$ 197,696

Pay Schedule:

10% Deposit

30% Demolition.

30% Guniting.

25% Brick and Tile.

5% Interior Finish.

Respectfully Submitted,

Carlos De La Cera

ccera@vankirkpools.com

Project Coordinator | Estimator

Telephone: 800-741-3911 | Direct: (754)702-3436

Roger Clavelli

Senior Commercial Estimator

rclavelli@vankirkpools.com

Telephone: 800-741-3911 | Direct: (754)702-3435

Fountain Feature Detail

Four-jet display fountain with cascading weir wall and stacked-stone monument



Turtle Run
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
General Fund - Checks		
8/26/26	6567-6574	\$43,501.46
9/1/26	6575-6580	\$14,566.65
9/9/26	6581-6582	\$14,476.08
9/16/26	6583-6589	\$33,810.94
TOTAL		\$106,355.13

Date	Check Numbers	Amount
General Fund - ACH		
8/24/26	800010	\$226.43
TOTAL		\$226.43

Date	Check Numbers	Amount
Capital Project Reserve Fund - Checks		
9/9/26	5033	\$5,837.50
TOTAL		\$5,837.50

AP300R
*** CHECK NOS. 006567-006589

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
TURTLE RUN - GENERAL FUND
BANK B GENERAL FUND

RUN 9/19/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/26/26	00024	7/31/26 199983	202607 310-51300-31500		*	5,115.00	
		SVCS 07/26		BILLING COCHRAN PA			5,115.00 006567
8/26/26	00208	8/01/26 9867566	202608 320-54100-46200		*	1,026.29	
		LANDSAPE MAINT 08/26					
		8/01/26 9881877	202608 320-54100-46200		*	29,923.03	
		LANDSCAPE MAINT 08/26					
		8/13/26 9891338	202608 320-54100-47500		*	832.68	
		REWIRE SPLICES JUNCTION					
		8/13/26 9891356	202608 320-54100-46206		*	1,714.63	
		SOD PREP/INSTALL 08/26					
		8/18/26 9893565	202608 320-54100-46205		*	1,303.25	
		INSTALL DWARF FIREBUSH		BRIGHTVIEW LANDSCAPE SERVICES, INC.			34,799.88 006568
8/26/26	00266	8/07/26 26081209	202607 320-54100-34500		*	243.00	
		SECURITY SVCS 07/26		CITY OF MARGATE			243.00 006569
8/26/26	00229	8/17/26 199610	202608 320-54100-47500		*	271.08	
		CLOCK ISSUES 08/26		HOOVER PUMPING SYSTEMS			271.08 006570
8/26/26	00259	7/31/26 793	202607 310-51300-31600		*	490.00	
		SVCS 07/26		MATTHEW FORNARO P.A.			490.00 006571
8/26/26	00185	9/01/26 63328466	202609 320-54100-46406		*	305.00	
		MAINT 09/26		SHAMROCK POOL SERVICES, INC.			305.00 006572
8/26/26	00220	8/12/26 08122026	202608 320-54100-46201		*	700.00	
		TRAPPED 7 RACCOONS 08/26		SOUTHERN PLANT AND PEST SERVICES			700.00 006573
8/26/26	00292	7/29/26 20790962	202608 310-51300-31600		*	1,577.50	
		SPECIAL MEETING 08/26		UNIVERSAL COURT REPORTING INC			1,577.50 006574
9/01/26	00181	8/20/26 119230-0	202607 320-54100-43100		*	67.99	
		SVCS 07/26					
		8/20/26 135796-0	202607 320-54100-43100		*	12.77	
		SVCS 07/26					
		8/20/26 53044-07	202607 320-54100-43100		*	12.77	
		SVCS 07/26		CITY OF CORAL SPRINGS-WATER BILLING			93.53 006575
				TRUN TURTLE RUN JWASSERMAN			

AP300R
*** CHECK NOS. 006567-006589

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
TURTLE RUN - GENERAL FUND
BANK B GENERAL FUND

RUN 9/19/26

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/01/26	00291	8/31/26 2026-02-04/27/26 MEETING	202604 310-51300-43000		*	100.00	
		8/31/26 2026-02-06/29/26 MEETING	202606 310-51300-43000		*	100.00	
		8/31/26 2026-02-07/27/26 MEETING	202607 310-51300-43000		*	100.00	
		8/31/26 2026-02-08/31/26 MEETING	202608 310-51300-43000		*	100.00	
				CORAL BAY COMMUNITY DEVELOPMENT			400.00 006576
9/01/26	00008	8/03/26 082026 SVCS 08/26	202608 320-54100-43000		*	9,592.72	
				FLORIDA POWER & LIGHT			9,592.72 006577
9/01/26	00220	8/31/26 08312026 08/26 PEST CONTROL	202608 320-54100-46201		*	4,025.00	
				SOUTHERN PLANT AND PEST SERVICES			4,025.00 006578
9/01/26	00184	8/15/26 61511639 SVCS 07/26	202607 320-54100-41005		*	17.60	
		8/15/26 61511639 SVCS 07/26	202607 320-54100-41005		*	52.80	
				VERIZON WIRELESS			70.40 006579
9/01/26	00285	9/01/26 122862 RUST PREVENTION 09/26	202609 320-54100-46004		*	385.00	
				WIRX INC			385.00 006580
9/09/26	00181	8/27/26 120260-0 SVCS 07/26	202607 320-54100-43100		*	831.83	
				CITY OF CORAL SPRINGS-WATER BILLING			831.83 006581
9/09/26	00118	9/01/26 508 FIELD SVCS 09/26	202609 320-54100-25000		*	6,666.67	
		9/01/26 509 MGMT FEE 09/26	202609 310-51300-34000		*	6,025.92	
		9/01/26 509 RENT 09/26	202609 310-51300-44000		*	400.00	
		9/01/26 509 COMPUTER TIME 09/26	202609 310-51300-35100		*	83.33	
		9/01/26 509 WEBSITE ADMIN 09/26	202609 310-51300-35101		*	83.33	
		9/01/26 509 POSTAGE&DELIVERY 09/26	202609 310-51300-42000		*	21.35	
		9/01/26 509 TRIBUNE 110818 09/26	202609 310-51300-48000		*	326.22	

TRUN TURTLE RUN JWASSERMAN

AP300R
*** CHECK NOS. 006567-006589

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
TURTLE RUN - GENERAL FUND
BANK B GENERAL FUND

RUN 9/19/26

PAGE 3

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		9/01/26 509	202609 320-54100-52000		*	37.43	
		LOWES BOLT CUTTERS 09/26		GOVERNMENTAL MANAGEMENT SERVICES			13,644.25 006582
9/16/26 00024		8/31/26 200387	202608 310-51300-31500		*	3,712.50	
		SVCS 08/26		BILLING COCHRAN PA			3,712.50 006583
9/16/26 00208		9/11/26 9927077	202609 320-54100-47500		*	1,197.00	
		MAIN LINE REPAIR 09/26					
		9/11/26 9927185	202609 320-54100-46206		*	855.05	
		SOD 09/26		BRIGHTVIEW LANDSCAPE SERVICES, INC.			2,052.05 006584
9/16/26 00041		9/08/26 97274593	202608 310-51300-42000		*	5.32	
		SVCS 08/26		FEDEX			5.32 006585
9/16/26 00295		9/15/26 2447	202609 320-54100-46300		*	2,750.00	
		MAINT 09/26		SOUTHEAST LAND AND WATER MANAGEMENT			2,750.00 006586
9/16/26 00214		9/16/26 092026	202609 300-20700-10000		*	12,838.72	
		TRANSFER OF TAX RECEIPTS		TURTLE RUN CDD			12,838.72 006587
9/16/26 00218		9/16/26 092026	202609 300-20700-10001		*	12,267.65	
		TRANSFER OF TAX RECEIPTS		TURTLE RUN CDD			12,267.65 006588
9/16/26 00304		9/16/26 09162026	202609 310-51300-49000		*	184.70	
		PROCESS REPLACEMENT CHK		VIRGINA TROPEA			184.70 006589
TOTAL FOR BANK B						106,355.13	
TOTAL FOR REGISTER						106,355.13	

TRUN TURTLE RUN JWASSERMAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/24/26	00257	8/09/26 89403130	202608 320-54100-34501		*	226.43	
		SVCS 08/26					
			BLUE STREAM FIBER - AUTO PAY				226.43 800010

TOTAL FOR BANK Z						226.43	
TOTAL FOR REGISTER						226.43	

AP300R
*** CHECK NOS. 005033-005033

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
TURTLE RUN - CAPITAL PROJECTS
BANK E TURTLE RUN CDD

RUN 9/19/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/09/26	00045	9/03/26 ARIV1075	202608 600-53800-31600		*	5,837.50	
		SVCS 07/31-08/27/26		KCI TECHNOLOGIES INC			5,837.50 005033
TOTAL FOR BANK E						5,837.50	
TOTAL FOR REGISTER						5,837.50	

TRUN TURTLE RUN JWASSERMAN

Turtle Run
Community Development District

Unaudited Financial Reporting
August 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2017</u>
5	<u>Capital Projects Reserve Fund</u>
6	<u>Capital Reserves Schedule</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>

Turtle Run
Community Development District
Balance Sheet
August 31, 2026

	General Fund	Debt Service Fund	Capital Project Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 59,707	\$ -	\$ 1,306	\$ 61,013
Due from General Fund	-	25,106	-	25,106
Investments:				
State Board of Administration - Operating Reserves	474,822	-	-	474,822
State Board of Administration - Emergency Reserves	5,968	-	-	5,968
State Board of Administration - Capital Reserves	-	-	38,059	38,059
Bank United - Operating Reserves	1,009,349	-	-	1,009,349
Bank United - Emergency Reserves	578,592	-	-	578,592
Bank United - Capital Reserves	-	-	101,748	101,748
Series 2017-1				
Reserve	-	110,569	-	110,569
Revenue	-	144,587	-	144,587
Interest	-	26	-	26
Principal	-	21	-	21
Prepayment	-	4,109	-	4,109
Series 2017-2				
Reserve	-	154,913	-	154,913
Revenue	-	188,579	-	188,579
Interest	-	47	-	47
Sinking	-	20	-	20
Deposits	840	-	-	840
Total Assets	\$ 2,129,278	\$ 627,978	\$ 141,113	\$ 2,898,369
Liabilities:				
Accounts Payable	\$ 18,273	\$ -	\$ 5,838	\$ 24,111
Due to Debt Service	25,106	-	-	25,106
Deposit/Trash Bonds	13,500	-	-	13,500
Total Liabilities	\$ 56,879	\$ -	\$ 5,838	\$ 62,717
Fund Balance:				
Nonspendable:				
Deposits	\$ 840	\$ -	\$ -	\$ 840
Restricted for:				
Debt Service	-	627,978	-	627,978
Assigned for:				
Capital Project Reserve Fund	-	-	135,275	135,275
Emergency Fund	584,560	-	-	584,560
Unassigned	1,486,999	-	-	1,486,999
Total Fund Balances	\$ 2,072,399	\$ 627,978	\$ 135,275	\$ 2,835,652
Total Liabilities & Fund Balance	\$ 2,129,278	\$ 627,978	\$ 141,113	\$ 2,898,369

Turtle Run
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,272,662	\$ 1,272,662	\$ 1,296,291	\$ 23,629
Interest Income	85,000	77,917	69,725	(8,191)
Insurance Proceeds	-	-	40,169	40,169
Other Income	-	-	75	75
Total Revenues	\$ 1,357,662	\$ 1,350,579	\$ 1,406,260	\$ 55,681

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 9,400	\$ 1,600
FICA Taxes	918	842	719	122
Assessment Roll	2,000	2,000	2,000	-
Attorney	65,000	59,583	38,425	21,158
Attorney - Special Counsel	50,000	45,833	22,588	23,246
Annual Audit	3,900	3,900	3,900	-
Arbitrage Rebate	600	600	600	-
Trustee Fees	7,000	7,000	7,000	-
Management Fees	72,311	66,285	66,285	0
Information Technology	1,000	917	917	0
Website Maintenance	1,000	917	917	0
Postage & Delivery	750	688	788	(100)
Insurance General Liability	14,915	14,915	13,389	1,526
Printing & Binding	1,000	917	62	855
Rental & Leases	4,800	4,400	4,400	-
Meeting Room	1,200	1,100	800	300
Legal Advertising	1,250	1,146	1,131	15
Other Current Charges	1,400	1,283	1,948	(664)
Office Supplies	250	229	23	206
Dues, Licenses & Subscriptions	175	175	175	-
Security	3,000	2,750	1,920	830
Total General & Administrative	\$ 244,469	\$ 226,479	\$ 177,385	\$ 49,094

Turtle Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Operations & Maintenance</u>				
Special Pay	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
Field Management	80,000	73,333	73,333	(0)
Video Monitoring	3,000	2,750	2,491	259
Internet/Data	2,000	1,833	1,024	810
Electric	105,888	97,064	101,212	(4,147)
Water	11,000	10,083	9,815	268
Insurance	52,706	52,706	49,305	3,401
Lake Maintenance	34,126	31,282	31,350	(68)
Culvert Inspection/Cleaning	15,000	15,000	37,450	(22,450)
Holiday Lighting/Decorations	77,071	77,071	86,901	(9,830)
Iguana Removal	7,500	6,875	6,250	625
Landscape Maintenance	371,392	340,443	340,443	0
Pest Control/Fertilization	48,600	44,550	46,400	(1,850)
Landscape Replacement/Removal/Additional Services	68,569	62,855	55,038	7,817
Tree Trimming	39,000	35,750	13,204	22,546
Fountain Maintenance	4,000	3,667	3,325	342
Fountain Repairs and Maintenance	7,500	6,875	3,790	3,085
Irrigation Repairs/Maintenance	28,000	25,667	36,730	(11,063)
Pressure Cleaning	37,070	37,070	44,069	(6,999)
General Maintenance	20,000	18,333	8,618	9,715
Paver Repairs	11,000	10,083	4,650	5,433
Lighting/Electrical Repairs	22,000	20,167	21,278	(1,111)
Signs	-	-	944	(944)
RPM Replacements	9,000	8,250	8,352	(102)
Rust Preventative TR Park	4,770	4,372	4,235	137
Flags	3,000	2,750	4,007	(1,257)
Capital Outlay	-	-	16,920	(16,920)
Total Operations & Maintenance	\$ 1,063,193	\$ 989,830	\$ 1,012,133	\$ (22,303)
Total Expenditures	\$ 1,307,662	\$ 1,216,310	\$ 1,189,518	\$ 26,791
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000	\$ 134,269	\$ 216,742	\$ 82,473
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Net Change in Fund Balance	\$ 0	\$ 84,269	\$ 166,742	\$ 82,473
Fund Balance - Beginning			\$ 1,905,657	
Fund Balance - Ending			\$ 2,072,399	

Turtle Run
Community Development District
Debt Service Fund Series 2017
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 445,623	\$ 445,623	\$ 453,242	\$ 7,619
Interest Income	-	-	22,345	22,345
Total Revenues	\$ 445,623	\$ 445,623	\$ 475,587	\$ 29,964
Expenditures:				
Series 2017-1				
Interest - 11/1	\$ 46,448	\$ 46,448	\$ 46,448	\$ (0)
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	46,448	46,448	46,363	85
Principal - 5/1	90,000	90,000	90,000	-
Series 2017-2				
Interest - 11/1	84,575	84,575	84,575	-
Interest - 5/1	84,575	84,575	84,575	-
Principal - 5/1	90,000	90,000	90,000	-
Total Expenditures	\$ 442,046	\$ 442,046	\$ 446,961	\$ (4,915)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,577	\$ 3,577	\$ 28,625	\$ 25,049
Fund Balance - Beginning			\$ 599,353	
Fund Balance - Ending			\$ 627,978	

Turtle Run
Community Development District
Capital Projects Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues				
Interest	\$ 500	\$ 458	\$ 7,920	\$ 7,462
Total Revenues	\$ 500	\$ 458	\$ 7,920	\$ 7,462
Expenditures:				
Bank Service Charges	\$ -	\$ -	\$ 1,221	\$ (1,221)
Engineering Fees	-	-	92,775	(92,775)
Lake Bank Restoration - Avana Apartments	-	-	21,300	(21,300)
Lake Bank Restoration - Phase 1	-	-	22,000	(22,000)
Lake Bank Restoration - Phase 2	-	-	10,300	(10,300)
Decorative Pole Replacements	-	-	15,015	(15,015)
Flag Pole Project	-	-	14,550	(14,550)
Sign Repairs and Replacements	-	-	25,510	(25,510)
Total Expenditures	\$ -	\$ -	\$ 202,670	\$ (202,670)
Excess (Deficiency) of Revenues over Expenditures	\$ 500	\$ 458	\$ (194,750)	\$ (195,209)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Total Other Financing Sources (Uses)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Net Change in Fund Balance	\$ 50,500	\$ 50,458	\$ (144,750)	\$ (195,209)
Fund Balance - Beginning			\$ 280,025	
Fund Balance - Ending			\$ 135,275	

Turtle Run
Community Development District
Capital Reserves Schedule

CAPITAL RESERVES

Beginning Balance - 8/31/26	\$	135,275
Bank Service Charges		(115)
Engineering Fees - KCI (Est. through September 2026)		(8,434)
Repair of Outfall Pipe/Headwall for Avana Apartments		(89,716)
Engineering Study - Phase 2 Lake Side Slope		(19,310)
Engineering Studies - Phases 3-6 Lake Side Slope		(32,500)
Interest Income		350

Total Funds Available (Estimated) - 9/30/26	\$	(14,450)	*
--	-----------	-----------------	----------

* NOTE - Balance will be paid out of the general fund

Turtle Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 125,876	\$ 895,355	\$ 23,345	\$ 125,599	\$ 53,395	\$ 56,361	\$ 5,960	\$ 3,848	\$ 6,552	\$ -	\$ -	\$ 1,296,291
Interest Income	5,625	4,995	5,562	7,334	6,381	7,060	6,619	6,738	6,536	6,585	6,290	-	69,725
Insurance Proceeds	-	27,750	-	-	12,419	-	-	-	-	-	-	-	40,169
Other Income	-	-	-	-	-	-	75	-	-	-	-	-	75
Total Revenues	\$ 5,625	\$ 158,621	\$ 900,917	\$ 30,679	\$ 144,399	\$ 60,455	\$ 63,054	\$ 12,698	\$ 10,384	\$ 13,137	\$ 6,290	\$ -	\$ 1,406,260
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,800	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,800	\$ 800	\$ -	\$ 3,000	\$ -	\$ -	\$ 9,400
FICA Taxes	138	77	-	-	77	-	138	61	-	230	-	-	719
Assessment Roll	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Attorney	5,335	2,310	1,925	2,695	1,788	4,015	5,170	2,393	3,968	5,115	3,713	-	38,425
Attorney - Special Counsel	910	2,155	1,618	5,755	4,690	280	2,663	665	1,785	490	1,578	-	22,588
Annual Audit	-	-	-	-	-	-	-	-	-	3,900	-	-	3,900
Arbitrage Rebate	-	600	-	-	-	-	-	-	-	-	-	-	600
Trustee Fees	7,000	-	-	-	-	-	-	-	-	-	-	-	7,000
Management Fees	6,026	6,026	6,026	6,026	6,026	6,026	6,026	6,026	6,026	6,026	6,026	-	66,285
Information Technology	83	83	83	83	83	83	83	83	83	83	83	-	917
Website Maintenance	83	83	83	83	83	83	83	83	83	83	83	-	917
Postage & Delivery	211	58	177	46	15	27	77	94	25	29	30	-	788
Insurance General Liability	13,389	-	-	-	-	-	-	-	-	-	-	-	13,389
Printing & Binding	8	-	10	7	0	5	0	-	29	-	4	-	62
Rental & Leases	400	400	400	400	400	400	400	400	400	400	400	-	4,400
Meeting Room	100	100	-	-	100	100	100	-	100	100	100	-	800
Legal Advertising	-	144	-	-	-	-	180	-	118	331	358	-	1,131
Other Current Charges	176	189	153	100	173	168	129	276	176	192	216	-	1,948
Office Supplies	-	-	22	-	-	-	-	-	-	0	0	-	23
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Security	243	243	243	-	243	243	-	219	-	243	243	-	1,920
Total General & Administrative	\$ 38,077	\$ 13,468	\$ 10,740	\$ 15,195	\$ 14,678	\$ 11,429	\$ 16,849	\$ 11,100	\$ 12,792	\$ 20,222	\$ 12,834	\$ -	\$ 177,385

Turtle Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Special Pay	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Field Management	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	-	73,333
Video Monitoring	226	226	226	226	226	226	226	226	226	226	226	-	2,491
Internet/Data	118	118	118	118	128	141	70	70	70	70	-	-	1,024
Electric	8,595	8,407	9,138	9,760	9,759	9,224	8,976	9,603	8,872	9,285	9,593	-	101,212
Water	771	1,008	970	887	1,058	1,019	1,100	1,240	837	925	-	-	9,815
Insurance	49,305	-	-	-	-	-	-	-	-	-	-	-	49,305
Lake Maintenance	2,750	2,750	2,750	2,750	3,850	2,750	2,750	2,750	2,750	2,750	2,750	-	31,350
Culvert Inspection/Cleaning	16,200	-	14,500	-	5,250	1,500	-	-	-	-	-	-	37,450
Holiday Lighting/Decorations	35,830	-	-	-	-	51,071	-	-	-	-	-	-	86,901
Iguana Removal	625	625	625	625	625	625	625	625	625	625	-	-	6,250
Landscape Maintenance	30,949	30,949	30,949	30,949	30,949	30,949	30,949	30,949	30,949	30,949	30,949	-	340,443
Pest Control/Fertilization	4,175	4,175	4,025	4,175	4,025	4,175	4,025	4,425	4,300	4,175	4,725	-	46,400
Landscape Replacement/Removal/Additional Services	9,243	7,639	1,558	6,103	6,590	8,726	4,497	2,562	500	4,601	3,018	-	55,038
Tree Trimming	10,208	-	-	-	-	-	-	2,426	-	570	-	-	13,204
Fountain Maintenance	295	295	295	305	305	305	305	305	305	305	305	-	3,325
Fountain Repairs and Maintenance	-	1,398	-	-	-	2,154	-	-	238	-	-	-	3,790
Irrigation Repairs/Maintenance	2,138	5,815	1,294	9,230	11,431	-	1,025	4,693	-	-	1,104	-	36,730
Pressure Cleaning	36,450	-	-	-	-	-	-	7,619	-	-	-	-	44,069
General Maintenance	121	325	222	-	4,738	734	-	-	1,818	661	-	-	8,618
Paver Repairs	-	-	-	2,275	-	-	1,700	675	-	-	-	-	4,650
Lighting/Electrical Repairs	-	3,546	2,546	367	416	905	-	-	561	11,813	1,125	-	21,278
Signs	142	343	-	400	60	-	-	-	-	-	-	-	944
RPM Replacements	-	-	-	-	-	-	-	-	8,352	-	-	-	8,352
Rust Preventative TR Park	385	385	385	385	385	385	385	385	385	385	385	-	4,235
Flags	-	-	-	-	-	-	-	-	-	4,007	-	-	4,007
Capital Outlay	-	-	-	-	-	-	-	-	-	16,920	-	-	16,920
Total Operations & Maintenance	\$ 215,192	\$ 74,672	\$ 77,268	\$ 75,223	\$ 86,463	\$ 121,555	\$ 63,301	\$ 75,221	\$ 67,456	\$ 94,935	\$ 60,846	\$ -	\$ 1,012,133
Total Expenditures	\$ 253,269	\$ 88,140	\$ 88,009	\$ 90,418	\$ 101,141	\$ 132,985	\$ 80,150	\$ 86,321	\$ 80,248	\$ 115,157	\$ 73,680	\$ -	\$ 1,189,518
Excess (Deficiency) of Revenues over Expenditures	\$ (247,644)	\$ 70,481	\$ 812,908	\$ (59,739)	\$ 43,258	\$ (72,529)	\$ (17,096)	\$ (73,623)	\$ (69,863)	\$ (102,020)	\$ (67,391)	\$ -	\$ 216,742
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,000)
Total Other Financing Sources/Uses	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,000)
Net Change in Fund Balance	\$ (297,644)	\$ 70,481	\$ 812,908	\$ (59,739)	\$ 43,258	\$ (72,529)	\$ (17,096)	\$ (73,623)	\$ (69,863)	\$ (102,020)	\$ (67,391)	\$ -	\$ 166,742

Turtle Run
Community Development District
Long Term Debt Report

Series 2017-1, Special Assessment Bonds		
Interest Rate:	2.000%	
Maturity Date:	5/1/21	\$80,000
Interest Rate:	2.000%	
Maturity Date:	5/1/22	\$85,000
Interest Rate:	2.125%	
Maturity Date:	5/1/23	\$85,000
Interest Rate:	2.250%	
Maturity Date:	5/1/24	\$85,000
Interest Rate:	2.500%	
Maturity Date:	5/1/25	\$90,000
Interest Rate:	2.600%	
Maturity Date:	5/1/26	\$90,000
Interest Rate:	2.750%	
Maturity Date:	5/1/27	\$95,000
Interest Rate:	2.875%	
Maturity Date:	5/1/28	\$95,000
Interest Rate:	3.100%	
Maturity Date:	5/1/32	\$420,000
Interest Rate:	3.250%	
Maturity Date:	5/1/37	\$605,000
Interest Rate:	3.400%	
Maturity Date:	5/1/47	\$1,545,000
Bonds outstanding - 9/30/2025		\$2,850,000
	November 1, 2025 (Special Call)	(\$5,000)
	May 1, 2026 (Mandatory)	(\$90,000)
Current Bonds Outstanding		\$2,755,000

Series 2017-2, Special Assessment Bonds		
Interest Rate:	4.000%	
Maturity Date:	5/1/28	\$535,000
Interest Rate:	5.000%	
Maturity Date:	5/1/37	\$1,135,000
Interest Rate:	5.000%	
Maturity Date:	5/1/47	\$2,020,000
Bonds outstanding - 9/30/2025		\$3,440,000
	May 1, 2026 (Mandatory)	(\$90,000)
Current Bonds Outstanding		\$3,350,000
Total Current Bonds Outstanding		\$6,105,000

Turtle Run
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Broward County

TOTAL ASSESSMENT LEVY (RU) 2017-1

Gross Assessments \$ 589,026.13 \$ 197,133.81 \$ 786,159.94

ON ROLL ASSESSMENTS

						Allocation in %	74.92%	25.08%	100.00%
Date	Distribution	Gross Amount	Discount/(Penalty)	Commission	Interest	Net Receipts	O&M Portion	Debt Service	Total
11/21/25	11/1/25-11/14/25	\$ 103,334.60	\$ 4,224.58	\$ 991.10	\$ -	\$ 98,118.92	\$ 73,515.08	\$ 24,603.84	\$ 98,118.92
12/05/25	11/1/25-11/30/25	136,882.44	5,475.61	1,314.09	-	130,092.74	97,471.29	32,621.45	130,092.74
12/09/25	PROP APPRAISER	-	-	778.48	-	(778.48)	(583.27)	(195.21)	(778.48)
12/19/25	12/1/25-12/12/25	427,938.01	17,026.61	4,109.09	-	406,802.31	304,794.45	102,007.86	406,802.31
01/02/26	12/13/25-12/23/25	7,176.03	203.09	69.73	-	6,903.21	5,172.19	1,731.02	6,903.21
01/16/26	12/1/25-12/31/25	24,375.34	719.43	236.57	-	23,419.34	17,546.82	5,872.52	23,419.34
01/23/26	INTEREST	-	-	-	389.43	389.43	291.78	97.65	389.43
2/13/26	1/1/26-1/31/26	\$18,282.95	\$392.60	\$178.89	\$0.00	17,711.46	13,270.22	4,441.24	17,711.46
3/13/26	2/1/26-2/28/26	\$17,763.40	\$188.64	\$175.75	\$0.00	17,399.01	13,036.12	4,362.89	17,399.01
04/10/26	3/1/26-3/31/26	29,106.41	1.00	291.06	-	28,814.35	21,589.00	7,225.35	28,814.35
04/24/26	INTEREST	-	-	-	550.20	550.20	412.23	137.97	550.20
5/15/26	4/1/26-4/30/26	\$7,800.47	\$0.00	\$80.34	\$234.00	7,954.13	5,959.59	1,994.54	7,954.13
6/12/26	5/1/26-5/31/26	\$5,050.38	\$0.00	\$51.88	\$137.58	5,136.08	3,848.18	1,287.90	5,136.08
7/10/26	6/1/26-6/30/26	\$8,449.91	\$0.00	\$87.03	\$253.48	8,616.36	6,455.76	2,160.60	8,616.36
7/24/26	INTEREST	\$0.00	\$0.00	\$0.00	\$129.07	129.07	96.71	32.36	129.07
TOTAL		\$ 786,159.94	\$ 28,231.56	\$ 8,364.01	\$ 1,693.76	\$ 751,258.13	\$ 562,876.15	\$ 188,381.98	\$ 751,258.13

100.00%	Percent Collected
\$ -	Balance Remaining to Collect

TOTAL ASSESSMENT LEVY (RT) 2017-2

Gross Assessments \$ 277,511.06 \$ 102,241.55 \$ 379,752.61

ON ROLL ASSESSMENTS

						Allocation in %	73.08%	26.92%	100.00%
Date	Distribution	Gross Amount	Discount/(Penalty)	Commission	Interest	Net Receipts	O&M Portion	Debt Service	Total
12/05/25	11/1/25-11/30/25	\$ 82,829.15	\$ 3,313.16	\$ 795.16	\$ -	\$ 78,720.83	\$ 57,526.66	\$ 21,194.17	\$ 78,720.83
12/09/25	PROP APPRAISER	-	-	376.04	-	(376.04)	(274.80)	(101.24)	(376.04)
12/19/25	12/1/25-12/12/25	296,923.46	11,876.95	2,850.47	-	282,196.04	206,219.84	75,976.20	282,196.04
1/23/26	INTEREST	\$0.00	\$0.00	\$0.00	\$249.52	249.52	182.34	67.18	249.52
TOTAL		\$ 379,752.61	\$ 15,190.11	\$ 4,021.67	\$ 249.52	\$ 360,790.35	\$ 263,654.04	\$ 97,136.31	\$ 360,790.35

100.00%	Percent Collected
\$ -	Balance Remaining to Collect

TOTAL ASSESSMENT LEVY (RN) 2017-2

Gross Assessments \$ 489,275.22 \$ 174,690.66 \$ 663,965.88

ON ROLL ASSESSMENTS

						Allocation in %	73.69%	26.31%	100.00%
Date	Distribution	Gross Amount	Discount/(Penalty)	Commission	Interest	Net Receipts	O&M Portion	Debt Service	Total
11/21/25	11/1/25-11/14/25	\$ 74,764.01	\$ 2,990.56	\$ 717.73	\$ -	\$ 71,055.72	\$ 52,360.83	\$ 18,694.89	\$ 71,055.72
12/05/25	11/1/25-11/30/25	44,315.53	1,772.62	425.43	-	42,117.48	31,036.29	11,081.19	42,117.48
12/09/25	PROP APPRAISER	-	-	657.48	-	(657.48)	(484.50)	(172.98)	(657.48)
12/19/25	12/1/25-12/12/25	285,071.03	11,402.84	2,736.69	-	270,931.50	199,648.92	71,282.58	270,931.50
1/23/26	INTEREST	\$0.00	\$0.00	\$0.00	\$205.54	205.54	151.46	54.08	205.54
2/13/26	1/1/26-1/31/26	\$159,500.52	\$5,525.58	\$1,539.74	\$0.00	152,435.20	112,329.21	40,105.99	152,435.20
3/13/26	2/1/26-2/28/26	\$55,881.24	\$558.81	\$553.23	\$0.00	54,769.20	40,359.32	14,409.88	54,769.20
04/10/26	3/1/26-3/31/26	44,433.55	-	444.33	-	43,989.22	32,415.57	11,573.65	43,989.22
04/24/26	INTEREST	-	-	-	2,637.76	2,637.76	1,943.76	694.00	2,637.76
TOTAL		\$ 663,965.88	\$ 22,250.41	\$ 7,074.63	\$ 2,843.30	\$ 637,484.14	\$ 469,760.86	\$ 167,723.28	\$ 637,484.14

100.00%	Percent Collected
\$ -	Balance Remaining to Collect

100.00%	Total Percent Collected
\$ -	Total Balance Remaining to Collect