



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

August 31, 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
August 31, 2026
6:00p.m.

Coral Bay Recreation Center
3101 South Bay Dr., Margate, FL
<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 July 13, 2026 – **Page 4** and July 27, 2026, Meetings – **Page 23**
6. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 39**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-03** Annual Appropriation Resolution – **Page 51**
 - D. Consideration of **Resolution #2026-04** Levy of Non Ad Valorem Assessments – **Page 54**
 - E. Motion to Close the Public Hearing
7. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 – **Page 70**
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - 1) Updates on Avana Apartments Lake Side Slope and Outfall Pipe Repair
 - a. Project Summary to Date – **Page 75**
 - b. Consideration of Alternative Repair Solutions from Landshore Enterprises, LLC – **Page 76**
 - C. Field Manager
 - 1) Annual Maintenance Plan – **Page 81**
 - 2) Consideration of Annual Pressure Washing Proposal with People's Choice Pressure Cleaning, Inc. – **Page 83**

D. Manager

- 1) Progress Report – **Page 86**
- 2) Number of Registered Voters in the District – **3,140 – Page 88**
- 3) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 89**
- 4) Form 1 Financial Disclosure Due July 1, 2026 – **everyone has filed – Page 90**
- 5) Reminder to Complete Annual Ethics Training by December 31, 2026
- 6) Final – Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 91**
- 7) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 96**
- 8) Consideration of Third Amendment to Amended and Restated Services Agreement (Holiday Landscape Lighting) with Rileighs Outdoor, LLC – **Page 101**

9. Financial Reports

- A. Approval of Check Register – **Page 125**
- B. Approval of Unaudited Financials – **Page 130**

10. Public Comments

11. Supervisors Requests

12. 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 special meeting of the Board of Supervisors of the Turtle Run Community Development District was held on Monday, July 13, 2026 at 6:00 p.m. at the Governmental Management Services – South Florida, 5385 N Nob Hill Road, Sunrise, Florida 33351

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
Scott Cochran	District Counsel
Joe Campbell	Holiday Outdoor Decor
Several residents	

Segment I:

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: Good news, anything Skip?

Mr. Carney: The District is looking good. The rain is helping a lot.

Mr. Winfree: Ginny you have anything?

Ms. Tropea: I am good.

Mr. Shipe: Nope.

Mr. Winfree: I am good also.

FIFTH ORDER OF BUSINESS

Discussion of:

A. Holiday Lighting Program with Holdisay Outdoor Décor

B. FY27 Meeting Schedule

C. Drain Cleaning Letter for Surrounding Business Owners/Associations

Mr. Winfree: The first item on the agenda for review is the discussion of holiday lighting.

Mr. Carney: I believe Joe is online.

Mr. Burgess: Joe are you able to hear us? We added the proposals so starting on page 3 is what you guys currently have approved and are paying for fiscal year 2027. I believe the discussion was to make sure everyone is happy with what is in place.

Mr. Carney: I would like to have him on but if you want to skip over and come back if he comes back on that would be good.

Mr. Burgess: It doesn't even show a mic on there, so I don't know what the issue is. We can come back.

Mr. Winfree: Do you want to go to the meeting schedule for fiscal year 2027?

Mr. Burgess: We just added that back for review and confirmation on when you guys are looking at meetings making sure we can move meetings around according to Coral Bay's schedule and the holidays. As far as Coral Bay's schedule you guys are you guys able to meet each meeting. I talked to Julio about the exceptions just because they fall on the holidays, Memorial Day and Christmas.

Mr. Winfree: We did talk about December 21st. It is really not on a holiday it is the beginning of the holiday week and the only thing I was nervous about is I would like to leave it there for now just in case we do need something. Hopefully we will be in hot and heavy with the fountain by then and we might not be able to weight two months for something. We can always like we have done every year take it off but other then that we will go from there.

Mr. Burgess: You guys can always change as needed. I plan on being here. It is up to you guys. We can bring it back to the next meeting otherwise you can approve it.

Mr. Winfree: Any further discussion on that or anything?

Mr. Carney: No.

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

On MOTION by Mr. Shipe seconded by Mr. Murray with all in favor, the Fiscal Year 2027 Meeting Schedule was approved.

Mr. Carney: I told him to try calling back in.

Mr. Burgess: I can give him a call myself and put him on speaker.

Mr. Winfree: That is what I was going to suggest.

Mr. Burgess: I am not sure what is going on. There is definitely some technical difficulties on that side. The drain cleaning letter for surrounding businesses and associations I just drafted something that is attached. I sent it out to the Board for you guys to have ahead of the agenda package as well. I know there was a few answers that there was no concerns with how it was. The District counsel reviewed it and was fine with how it was, made some additions or corrections. Jonathn Geiger reviewed it and didn't have any concerns. I think what we are looking for is just a motion to allow management to send the letters out to appropriate business owners and property managers. You can always appoint a Supervisor to assist with that. I would probably need some help from you guys knowing who the property managers with the Estates and what not, but it should be pretty straightforward. I just don't want to miss anyone.

Mr. Winfree: Is there any discussion or questions on that one?

Mr. Carney: I think it is fine. Do you need a motion to approve the letter?

Mr. Cochran: Direction is fine.

Mr. Carney: You have direction.

Mr. Burgess: If I have any questions or assistance is it ok if Barry as Chair be the person I reach out to.

Mr. Carney: That is fine. I have Joe Campbell on my phone. Everybody has the proposed portion for the upcoming year. What you should do is explain a little bit of what happened last year and where we are heading this year.

Mr. Campbell: Basically what we are doing this year is we are hiring much more staff than we had last year. We had some staffing issues last year so having more resources this year is to make everything run more smoothly. That was our biggest issue we had last year.

Mr. Carney: Last year you guys started out real strong. You really got all the big stuff done. It was all the small stuff at the end that you guys were trailing on.

Mr. Campbell: Right what we can do is we set specific dates for everything, and we have to be finalized by a certain date. We would have to be penalized that wasn't completed by whatever date you guys come up with.

Mr. Carney: What provisions are you making for this coming year? Financial provisions. You are taking 5% off the total or something.

Mr. Campbell: I believe that is what it is. I don't have the paper right in front of me.

Mr. Carney: You gave us a discount of 5% last year and you are going to give us another 5% this year is what it worked out to be. That was a total of almost \$7,000.

Mr. Campbell: Correct.

Mr. Carney: You are still going to stand behind the 3 year agreement of \$2,400 discount.

Mr. Campbell: Yes.

Mr. Carney: And you are not going to give us any price increases because of the three year deal.

Mr. Campbell: Correct.

Mr. Carney: There was one recommendation that we had made, I know we have in years past the GFI's were all bypassed which a lot of companies are doing that, but we are not going to do that just for safety reasons. If we have a GIF issue because they are always going to pop. We know as soon as you get a little moisture they are going to pop so our recommendation to you is make sure your workers put in long extension cords and not so many pieces. Last year I was noticing there was a lot of pieces of extension cords instead of one 50 footer there was four ten footers. The more connections the more water, the more GIFs are going to pop. You know that.

Mr. Winfree: Make the strings longer so you have less connections. The connections that we have we need to make sure they are wrapped and covered so they won't pop.

Mr. Carney: You have a lot of different places that you do Christmas lights. How do you deal with the GIFs? I know Pat runs around Monday through Friday resetting the GIFs especially if there is a big rainstorm. You will be running sprinkler systems because

you can't get away with no running sprinkler systems. You are going to have GIFs pop what is your recommendation how to take corrective action against that?

Mr. Campbell: We always recommend that they have the sprinklers run when the lights are not on. So you have the sprinklers run in the morning as opposed to in evening that is going to save a lot of a headaches.

Mr. Carney: That is true because then it has the entire day to dry out before the lights come on.

Mr. Campbell: Correct.

Mr. Carney: Will be providing someone to come over earlier in the day to reset those GIFs or at least on weekends when Pat is no longer available?

Mr. Campbell: We will get it set up how we did in the past where we had you guys were always the first stop of the night and get that all taken care of.

Mr. Carney: Make sure that first stop is before it is dark.

Mr. Campbell: Right.

Mr. Carney: That way you can set them all before the lights are supposed to come on. I know you guys are running tight this year and it seems like a lot of the lights sometimes didn't get popped on until 5, 6, or 8 o'clock at night. Ok. Anybody have any questions? We are pleased with the outcome. We are pleased with the overall the way the neighborhood looks. We think it looks great. It is just a matter of getting the l's dotting and the t's crossed and correcting these small issues.

Mr. Winfree: We are within our budget correct?

Mr. Carney: It is the same as last year.

Mr. Winfree: It is increased from last year.

Mr. Carney: We added a couple of things. Some of the palms that were on the monument walls we added those. We added a few things along the way.

Mr. Shipe: \$66,053 is that the grand total?

Mr. Carney: It is \$84,000.

Mr. Burgess: \$84,631 is that the current agreement is. We definitely need something in writing from them stating that they are going to give 5% off the total of that if that is what is going to be done.

Mr. Carney: Can you make sure you get something in writing to Patrick?

Mr. Campbell: Yes. Just so I am clear we are including the additional areas that we did last year.

Mr. Carney: Yes, same thing. Yes, of course.

Mr. Campbell: Ok.

Mr. Carney: We got up as high as we did because years ago someone wanted to start doing the neighborhoods and once you do one everybody else wants theirs done too. It is just like landscaping. You do one landscaping then you have to do the other one. You can't just do one.

Mr. Murray: Is there a reason why Newport is not included in this? Did Clarence choose not to?

Mr. Carney: Yes that is a Clarence decision. Clarence said we are doing our own. Any questions for Joe?

Mr. Winfree: We don't need a motion for that right?

Mr. Burgess: The only thing you most recently approved was the Estates, \$7,560 and that brought your increase up.

Mr. Carney: The Estates was never done before. Everybody else was done but the Estates. This year the Board of Directors of the Estates requested that we get it done. Are we good?

Mr. Winfree: Sounds good to me.

Mr. Carney: Thank you Joe.

Mr. Campbell: One question are we wrapping everything into one contract or do we still have additional?

Mr. Carney: When you say additional I don't know what that means.

Mr. Campbell: The Estates and the signs at Terrapin. Is everything going to be wrapped into one?

Mr. Burgess: It needs to be per our agreement, a specific percentage that is being paid needs to be very clear.

Mr. Carney: We want it all totaled out. You can do it separately in the package, Hidden Lakes and Harbor Island and list it separately, but the billing should be all one which is what Patrick was asking for. Correct?

Mr. Burgess: Yes. I talked to Sarah about this as well.

Mr. Campbell: Ok, good.

Mr. Carney: Is Sarah going to be our contact person for this year?

Mr. Campbell: I will be assisting with Sarah as well so if you can't get a hold of her you can always call me.

Mr. Carney: Ok, thank you.

Mr. Campbell: Thank you, bye.

Mr. Shipe: Same scope and same term, right?

Mr. Burgess: The same scope. What is in the package right now, the only addition recently was the Estates.

Mr. Burgess: There were additions done last year that were not in the this package. That is the point I thought was this call is today. If there is any additions the Board must be aware of that and they need to provide that proposal.

Mr. Winfree: I thought the \$88,000 was everything here. I didn't add them up.

Mr. Burgess: If you go to area 6 page 10 of the agenda package we don't have the Christmas palms lit on there. We need them to provide us with that document.

Mr. Winfree: So, this doesn't add up to the \$88,000.

Mr. Burgess: Well unless they honor that price, but it is an additional that they are providing.

Mr. Carney: What are you referring to?

Mr. Burgess: If you go to page 10 of your agenda package. You don't have these palms anymore, so you have a Christmas palm here and they definitely charged us last year to light the Christmas palm.

Mr. Carney: To do those two, yes.

Mr. Burgess: But across the street you also have the same exact thing. My point is if they are going to be changing their scope of work it is not clear in the agreement.

Mr. Carney: That needs to be added into it, correct.

Mr. Burgess: I can bring it back for you guys, but we want to make sure.

Mr. Carney: We have time to settle that. That is fine.

Mr. Winfree: That is why I want to make sure that what we have as scope comes out to what we have in the budget.

Mr. Burgess: Otherwise we are good.

Mr. Carney: We used to do all these big palms and once they were taken down now we just do the small ones.

Mr. Winfree: Ok, so we are looking for a new scope that will add up to the budget and what we are expecting. You can work on that 5% off the top of that.

Mr. Burgess: That is what I have to clarify with them.

SIXTH ORDER OF BUSINESS

Consideration of Rate Increase with Margate Police Department Special Duty Detail Request

Mr. Winfree: Number 6 is the rate increase for Margate Police Department. That seems to be an early occurrence now.

Mr. Burgess: It is certainly up to you guys if you want to continue having the off-duty cop come to the Coral Bay meetings. They did increase about a 4% increase for the officer and then the supervisor is a 3% increase. You pay the minimum of three hours so \$252 a meeting for an officer or \$294 for supervisor.

Mr. Carney: The way our friend acts at our HOA meetings I would not do without a detail.

Mr. Murray: How is it that they justify charging us the high demand holiday premium. It is probably the easiest time that any spends in his career. I don't know how they justify that. It is not a big amount. It is \$20 some odd dollars more per hour but how do they justify that.

Mr. Shipe: What it could be because I think this is a form that they use and usually it had HOA there and it changed to be CDD last year, but I imagine HOA meetings are typically livelier then the CDD ones. They are probably making the pricing based on an HOA. They are treating it to an HOA even though it is calmer.

Mr. Winfree: It could be because of the holiday season and more meetings around that time. I know some of the HOA's are trying to push their meetings to being at the end of December and beginning of January. I don't know where they are coming up with that, but we have been approached twice why we have our meetings in the middle of the summer from our HOA which makes no sense to us. I don't know if that is something

they are doing and that is where they are getting jammed with trying to supply for all of them.

Mr. Burgess: I think any CDD meeting is going to be held at holiday or high demand rate. Every single meeting is going to be a minimum of 3 hours or high demand rate. That is how it is for Coral Bay as well. They provide the same detail request to them. It is just their rates, and this is what it takes to have one there.

Mr. Shipe: Does Coral Bay have law enforcement?

Mr. Burgess: No, not that I recall. I was at one a month ago and there was not one. They have special duty of detailed officers driving around the community, so they have the same agreement.

Mr. Murray: If I am not mistaken the only reason and it was before my time that we started to have cops on scene was because of some physical challenges and threats and so forth that it was felt from one person in particular is that not correct.

Mr. Carney: Correct. Not to mention names but the one person in question almost went out in handcuffs at an HOA meeting not to long ago. Some people can't control themselves. I would rather have someone sitting there that can take control of the situation then not have anyone there.

Mr. Murray: I am not going to make a big deal of it because it is only \$600 or \$700 a year that they are charging us extra.

Mr. Carney: It is small stuff by comparison. For not having someone there, I don't think it is worth it.

Mr. Burgess: It is up to the Board. We need a motion to approve the rate increase with Margate Police Department.

Mr. Winfree: Any further discussion? Anybody against it?

On MOTION by Mr. Carney seconded by Ms. Tropea with all in favor, a rate increase with the Margate Police Department Special Duty Detail Request was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Cochran: Nothing too much today. I did want to mention because I went over the legislative update I think at the last meeting. The sovereign immunity caps the Governor vetoed them. They have been approved by both houses of the legislature to increase the sovereign immunity damage caps but on the 15th day after it was presented for signature vetoed that bill so there will not be the increase sovereign immunity caps. They will stay where they are. The legislature can try to revisit it, but I think it takes two-thirds in each house to get that approved to override the veto. I just wanted to make that point. Next year we will probably wait until the Governor has acted until we release the report. He did approve all the other ones that were in the update. That is really all I have unless anyone has any questions.

Mr. Winfree: No, anybody else?

B. Engineer

Mr. Burgess: Jonathan was not able to make tonight's meeting, but we don't have any updates since our last meeting just a few items I could touch on. The plans set from Landshore we expect to receive it tomorrow. They are a few minor revisions and accurate checking of their work. They told me today that we should have everything tomorrow as far what got approved and then we will move onto Phase 2 and so on.

Mr. Winfree: That was for 11 & 12, Phase 1, correct?

Mr. Burgess: Correct. The Avana Apartments we set the meeting with South Florida Water Management District for I believe it is August 5th. We will have a Zoom call with who they directed us to based on the proposed plans that Landshore had. In the meantime Landshore is going to provide us with some options to get multiple approvals from them. The person that we have been working with has been this guy, Guy, the section leader for South Florida Water Management District. He has been with us from the start. He said he will be on the call to make sure nothing goes down the rabbit hole and we can get this working in the right direction. They are also understanding of the delays and the project that this is for everything involved, Avana and the lake bank restoration. They are willing to work with us and appreciate our updates. We are updating them as much as can and they are pretty lenient on us with what we have done so far. Outside of that I don't think there is any additional engineering updates at this time.

Mr. Carney: I was talking to a friend of mine about our lake situation and he said that he thinks there is grant money out there for things like this for lake bank restoration. Have we done any research on that?

Mr. Burgess: Jonathan mentioned something to me recently about some grants being available when people try to mitigate flood risk. We can definitely look into.

Mr. Carney: Also not just flood risk but we are doing it for safety reasons. What about safety risk?

Ms. Tropea: Or save the sea turtles.

Mr. Carney: I think it is worth the investigation.

Mr. Burgess: We will doublecheck everything.

Mr. Shipe: Landshore they are drawing up the plan. Are they also the construction company or will Landshore have the plans to sent out to the actual contractors for bid.

Mr. Burgess: Basically you guys have hired Landshore to do the engineering studies to provide us with plan sets on the construction that is needed to get it back to 4:1 slope and get everything done properly based on the current conditions. Then this has to go out to bid because of the Florida Statutes require you too. Basically we would use their plan sets and then provide a bid package with specifications for the vendor. Bidding would have to be according to bid package.

Mr. Shipe: Landshore might be one of the vendors.

Mr. Burgess: We will see when that times comes.

Mr. Winfree: The idea is if we have one set of plans or one direction then you are not trying to compare this person wants to do this and this person wants to do that. He is the specs and here is what we want done.

Mr. Shipe: Just for general information and this could be wrong because I am just trying to figure it out but based off of the 2017 bonds if we spend \$3,000,000 bonds for the homeowners, the way I figured it out it looks like to me about \$500 a year increase for \$3,000,000 based on a 5% interest. I don't know if that is exactly correct, but I have been trying to figure out what kind of scope are we talking about yearly to the homeowners.

Mr. Carney: If we borrow \$4,000,000 the payback is \$8,000,000. It is pretty much double. Someone said let's not do holiday lights and put that towards lake banks.

Mr. Winfree: Well we are spending \$500,000 on lights.

Mr. Carney: Did someone say that?

Mr. Winfree: Yes.

Mr. Carney: I am not sure what the cost per acreage would be, but it based on the size of your property. Considering we are only paying \$1,100 or \$1,200 now \$500 is a big increase.

Mr. Shipe: Like I said I am not 100% sure those numbers are correct but that is what I was looking at and trying to figure it out. Unfortunately it sounds like until we actually get closer to putting bonds to we won't get a true interest rate number. What are we really talking about on a day to day basis?

Mr. Winfree: Anything else on the engineering side?

Mr. Burgess: No.

C. Field Manager – Annual Maintenance Plan

Mr. Winfree: Field manager.

Mr. Burgess: I can touch base really quickly. The annual tree trimming this year we have a proposal from BrightView for \$38,000. It is \$1,000 underneath your budgeted line item. We would need approval to get that started. It is the same work that they have done in the past unless Pat wants to chime in on anything.

Mr. Winfree: There was discussion last meeting that we wanted BrightView with a very clear definition of their work scope. Where do we stand with that?

Mr. Burgess: I reached out to them right away after that meeting and told them the Board's concerns and everything. I got a document today that doesn't really help too much but it provides some insight based on what you guys pay monthly. Within your monthly billing this is an additional expense. This is not something that is included in their contract. They provide the pricing around the same amount each year. Still in the works on that. I expressed all of the Board's concerns. Unless you guys want to provide any different direction.

Mr. Carney: Let me tell you that is a deal. \$38,000 that is a deal. You won't get it for less than that.

Mr. Winfree: Does that require a motion and if, so it is a budget item, right?

Mr. Burgess: Yes.

Mr. Winfree: Do we need motions for line items?

Mr. Cochran: Do you guys typically do a small project agreement for this?

Mr. Burgess: We haven't in the past.

Mr. Carney: We already approved the budget.

Mr. Winfree: That is what I am saying. It is a line item do we need a motion?

Mr. Cochran: I think as long as it is within the budget probably not.

Mr. Winfree: I don't think it needs a motion but thought I would ask. My second question is do we need to bid it?

Mr. Cochran: \$38,000 for tree trimming I don't think so.

Mr. Burgess: Mike has in the past we would need a motion regardless if it is a line item.

Mr. Winfree: That is why I am questioning it because I have heard both.

Mr. Cochran: We recommend and our preferred practice is to do the motion but there are some managers who treat it as a line item we don't have to do a motion. We prefer the motion especially if it is a change even if it is a modest increase from what is charged in the past.

Mr. Burgess: We can take a motion.

Mr. Winfree: I am fine with that. I would think that would make it clearer. You talk about transparency, which is where it is. The only thing I would be concerned about is do we have like do the HOA's have if it is this amount you have to go out for the three bids.

Mr. Cochran: By statute there is certain types of services and dollar limits.

Mr. Winfree: Percentage of budget type things?

Mr. Cochran: Not percentage of budgets. It is certain types of services that have certain threshold levels that require it to go to some kind of competitive bidding process. Some Boards just have the practice of wanting three proposals for things, but it is not a statutory requirement. If it is maintenance type services and it goes above a certain threshold then you have to go out for bid. If it is construction projects a different threshold applies.

Mr. Winfree: What is the threshold? A dollar figure or a percentage?

Mr. Cochran: Dollar figures.

Mr. Winfree: I don't have a problem with a motion. That is really easy there and then we have it documented that we did approve that even though it is a line item.

Mr. Shipe: Actually in this proposal from BrightView to trim the trees does it just say we will drive down these trees and trim what we think we need or is there any standard of trees being cut or any tree above this height?

Mr. Carney: Pat usually monitors the tree trimming. He goes around and tells them if they have to take less or more, more or less.

Mr. Shipe: If you were going to bid it out how is that done?

Mr. Carney: This is the way they do it. They go around and count every tree. They count every hardwood, every maple, every oak, every palm and then they will give you a bid based on each tree. That is how they give you a proposal for tree trimming.

Mr. Burgess: We would show them around as to what trees are the CDDs. They have done it in the past and always have done a good job.

Mr. Winfree: Do we do all the trees that are on our property or do we do streets only?

Mr. Burgess: We do all CDD trees.

Mr. Carney: With the exception of the HOAs.

Mr. Burgess: Pat do you have anything on the tree trimming?

Mr. Szozda: To me that is part of BrightView. Those guys do an excellent job.

Mr. Winfree: Alright we have a first from Ken. Can I get a second?

On MOTION by Mr. Murray seconded by Mr. Shipe with all in favor, a proposal in the amount of \$38,000 with BrightView for the annual tree trimming was approved.
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Mr. Winfree: Anything else in the field report?

Mr. Szozda: At the risk of being repetitive pine straw was added to the preserve at the median there. I had an electrical panel replaced on Terrapin that controls all the monument lights. It was dilapidated. We closed in the entrance to the park with slats to prohibit any vehicles from entering where the entrance to the park is. I believe that was completed on Thursday or Friday.

Mr. Carney: Is the park entrance with the slot wall?

Mr. Burgess: Yes.

Mr. Szozda: The way to enter the area would be from the rear of the park. It was more a safety precaution than anything else.

Mr. Carney: We need to let Rob Hunter know that so he can put a little stand in the center so people can't drive golf carts through there.

Mr. Szozda: That is an option if need be. It is pretty tight.

Mr. Carney: Otherwise you have people with their jumpers and all that. They want to drive through there and drive over the pavers. A little respect.

Mr. Szozda: The poles have been delivered for the damaged poles. That was in the median off of 41st and the plants are there. The poles are in and we just have to have them installed.

Mr. Winfree: Do we have a schedule for that?

Mr. Burgess: They are waiting to schedule it. They are hoping for this week but if not next week.

Mr. Shipe: The speed limit signs for 43rd Place.

Mr. Burgess: That was done. Once we do these two light poles.

Mr. Winfree: I don't think there has been a time that we haven't been working on one of those poles or some type of pole. Is that for the field manager?

Mr. Szozda: Yes, sir.

D. Manager – Progress Report

Mr. Burgess: I did draft a letter for the encroachment of residents for Harbor Island or anyone adjacent to the FPL easement. I am going to send the Board a draft for you to review and comment on. We will put it on the next meeting agenda for approval. It is more so a reminder that this is CDD property for CDD planting. It is pretty clear from the property appraiser where your line is and where CDD maintains. I think as long as there is no issues then we will mail those out to the property owners along the FPL easement as a reminder and have the Board appoint someone to work with us on trees or plantings that are done to be removed or taken care of. BrightView is mowing where they are supposed to be mowing.

Mr. Carney: What is the purpose again? I am sorry.

Mr. Burgess: They have been planting from Harbor Island residents onto CDD FPL easement.

Mr. Carney: These are the ones hovering over the lake over there.

Mr. Burgess: The lake bank up to where our property line meets their property line people are planting on land that is not theirs. We don't want the liability and not trying to incur additional trees. I want to send them a letter to remind them of where the ownership is and not to be planting outside of their property line. Then we can figure out how to handle what was done. I am planning on sending you guys that.

Mr. Winfree: And it will be a remove or maintain from a CDD perspective.

Mr. Burgess: I will get your input on it. If you have any anything to put on it make sure it is fine with District counsel and then we will put it on the next meeting agenda for you guys to approve and we will go from there. Other than that on the progress report I don't have anything else unless you have any questions.

Mr. Winfree: And you will talk about the shade session. Do we have what we need to talk about?

Mr. Burgess: We do have someone on Zoom from the public it looks like Chris Hall.

EIGHTH ORDER OF BUSINESS

Public Comments

Mr. Burgess: Chris do you have anything for the Board?

Mr. Hall: It is fine, alias there Chris Hall.

Mr. Carney: Alright, Chris.

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Burgess: Any Supervisor requests?

Mr. Winfree: Skip do you have anything?

Mr. Carney: I have nothing, thank you.

Mr. Winfree: Ginny?

Ms. Tropea: I am good.

Mr. Winfree: How did you make out with the iguanas?

Ms. Tropea: They don't have it on the next agenda. I handed it over to the property manager. I don't know what they are doing. I don't know if they just don't want to pay for it. These things are disgusting.

Mr. Carney: What happened?

Ms. Tropea: We have, they are out of control and there is a good six really huge ones. They are going to the bathroom all over the place, in the pool, people are upset that use the pool on a regular basis. It is a Board decision, and it has been handed over to the property manager. It is not on the next agenda.

Mr. Carney: They kind of fell by the wayside for awhile but now I saw a real big one in my yard yesterday. He was about six feet long, huge.

Mr. Winfree: They are getting bigger. The little one's kind of died off with the freeze. The big ones made it through and they are getting bigger.

Mr. Shipe: Is the FPL easement on the west side of the District, is that CDD property?

Mr. Burgess: No, that is some neighboring association according to the property appraiser. Ours ends where theirs starts.

Mr. Winfree: Where are you talking about?

Mr. Shipe: On the west side of the preserve and behind ours.

Mr. Winfree: Where it turns? That is a whole other HOA. Anything else?

Mr. Shipe: No.

Mr. Winfree: Ken anything?

Mr. Murray: No sir.

Mr. Winfree: I am good too.

Mr. Burgess: That concludes the regular meeting at this time. We are going to pause the meeting until the 7:15 shade session starts. It is 6.50 for the record.

Segment 11: 7:15 p.m.

TENTH ORDER OF BUSINESS

Announcement of Commencement of Attorney- Client Session

Mr. Burgess: We will go ahead and reconvene the Segment II of the July 13, 2026 Turtle Run Special Meeting. It is 7:15 p.m..

ELEVENTH ORDER OF BUSINESS

**Attorney-Client Session
Pursuant to Section 286.011(8),
Florida Statutes, for case of
Turtle Run Community
Development District v. Anzco,
Inc. and the Tamara Peacock
Company Architects of Florida,
Inc., case No. CACE-2023-
019116 (Fla. 17th Jud. Cir)**

**(Public Attendance and Participation is not Permitted – See Section 286.011(8)
Florida Statute)**

Mr. Cochran: The Board of Supervisors hereby commences a pending litigation attorney client session to discuss the pending litigation Turtle Run Community Development District versus Anzco, Inc and the Tamara Peacock Company Architects of Florida, Inc. et al Case # CACE – 2023-019116 (17th Judicial Circuit) Broward County, Florida to which Turtle Run Community Development District is presently a party in which is now pending before the 17th Judicial Circuit Court in Broward County, Florida. The meeting will continue in private session at the offices of Governmental Management Services, South Florida, 5383 N Nob Hill Road, Sunrise, Florida 33351 to discuss settlement negotiation or strategy sessions related to litigation expenditures pursuant to section 286.011 (8) Florida Statutes. It is estimated that the attorney-client session will last 30 minutes. The persons attending the attorney-client session on the Board of Supervisors are Chairperson Barry Winfree, Vice Chairperson Eugene Skip Carney, Assistant Secretary James Rob Shipe, Assistant Secretary Kenneth Murray, Assistant Secretary Virginia Ginny Tropea and District Counsel Scott Cochran, District Manager Patrick Burgess and Special Counsel Matthew Fornaro. The entire session will be recorded by a certified court reporter, Cheryl Wilson of Universal Court Reporting, who will also be present. The Board of Supervisors will resume the public meeting at this location following the pending litigation of the attorney-client session.

Mr. Burgess: At this time we will pause for the attorney-client session.

TWELFTH ORDER OF BUSINESS

**Announcement of Termination
Attorney-Client Session**

Mr. Cochran: I hereby announce that the private pending litigation attorney-client session regarding Turtle Run Community Development District versus Anzco, Inc. and the Tamara Peacock Company Architects of Florida, Inc. et al. Case # CACE-2023-019116 to which Turtle Run Community Development District is presently a party and which is now pending before the 17th Judicial Circuit Court in Broward County, Florida is terminated.

Mr. Winfree: Is enough what you read enough to start the meeting?

Mr. Burgess: We can reconvene the regular meeting. The attorney-client session the time is 8:39 pm and we are back to the regular meeting.

THIRTEENTH ORDER OF BUSINESS Adjournment

Mr. Winfree: We need a motion to adjourn the meeting.

On MOTION by Mr. Murray seconded by Ms. Tropea with all in favor, the meeting was adjourned.
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Assistant Secretary/Secretary

Chairman/Vice Chairman

**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, July 27, 2026 at 6:00 p.m. at the Coral Bay Recreation Center, 3101 South Bay Drive, Margate, 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
Boris Bajlovic	Holiday Outdoor Decor
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: Any good news other than the rain? Skip?

Mr. Carney: All good, thank you.

Mr. Winfree: Ken?

Mr. Murray: Nothing.

Mr. Winfree: Ginny.

Ms. Tropea: Nothing.

Mr. Winfree: Rob?

Mr. Shipe: Nothing for me today, thank you.

Mr. Winfree: Anybody on that side of the table? Alright.

FIFTH ORDER OF BUSINESS

Discussion of Current Holiday Lighting Services Agreement with Holiday Outdoor Decor

Mr. Burgess: Item 5 is the discussion of the current holiday lighting services agreement with Holiday Outdoor Décor just for your review of the current agreement and what is to be discussed. In the agenda package is the current services being provided. We have Boris the President and CEO of Holiday Outdoor Décor online to present something to the Board. Boris can you hear us?

Mr. Bajlovic: I can hear you. Can you hear me?

Mr. Burgess: Yes we can. You can go ahead and introduce yourself and go from there.

Mr. Bajlovic: Thank you for your time. I am the CEO of Holiday Outdoor Décor. We have had the privilege of the doing the holiday lighting for Turtle Run for several years now and we look forward to doing that again. I wanted to talk to you about the payment terms for the 2027 contract. Currently we get payment after completion, five days after the completion of the work and then we get another 30% payment on January 15th and then following that we get 20% after the decorations are taken down. What I am asking the Board to do is to change the January 15th payment of 30% to October 1st or the first week of October so that we can be more effective in securing our seasonal labor and performing a better service for the city. That would be a payment in the first week of October of 30% then you would pay 50% on completion and 20% after takedown. The cost of performing this change for the city would be about \$339 at the current short term interest rates and to compensate the city for that we will adjust the contract amount for that amount. It would provide, however, some liquidity for us earlier in the season, which would enable us to get better seasonal labor early on and perform your job to a higher standard. That is the change I am presenting to the Board tonight.

Mr. Burgess: So you are asking for 30%, and that date of January 15th would be adjusted to what date again?

Mr. Bajlovic: First week of October whichever date suits you guys in that week.

Mr. Winfree: What do you think?

Mr. Carney: The total is not changing and the date is October 15th or October 1st?

Mr. Shipe: The first week in October.

Mr. Carney: I do know a lot of heavy lifting is done in October, which big trucks and all that. I get that. It doesn't matter to me one way or the other, but I do know most of their work is done in October. What they are asking for I don't think it is unconscionable or out of the question to be honest with you. I am fine with it as long as the total doesn't change it doesn't matter to me.

Mr. Winfree: Anybody else on that part?

Ms. Tropea: I completely agree.

Mr. Winfree: I think I can buy into that also like you said they do a lot. They started early last year. They need to start early because there is a lot of competition at that time. I see that as worthwhile. The part that I am a little confused or concerned over is last year we added about \$7,500 and that is what took us up to the \$84,631. We also had to pay an extra \$1,118.20 I believe beyond that for additional things that went around three additional places. From what I understand it was the Estate sign, the fountains, and the palms at Terrapin that were not on there.

Mr. Burgess: I think we lost internet connection.

Mr. Winfree: Are you trying to get him back?

Mr. Burgess: I am trying to get an internet connection.

Mr. Winfree: The reason I am bringing this up is if we are going to make this change we might as well get everything done at one time. There is no sense in making an addendum now and then having to correct it again. Let's just do it all at once.

Mr. Burgess: Boris sorry we lost Wi-Fi.

Mr. Winfree: We are back and discussing this. Give us just a second here and I will give you a recap of what we have been discussing. I guess do we as a Board think that the extra, I agree with the palms I think that was kind of stupid that we missed that. But there were some other things like the fountains was there more stuff that we put on the fountains that anybody knows of? That increased quite a bit. It was almost \$3,000 worth of increases, wasn't it before they gave us the break?

Mr. Burgess: Yes.

Mr. Winfree: I don't know what all that was about, but I think if we can all the wrapped in for the same price.

Mr. Carney: There was something added to the fountain that didn't go well. They took it off.

Mr. Szozda: It was the ground lights that we experimented with.

Mr. Carney: They look absolutely terrible and they removed them.

Mr. Winfree: Ok so that is what happened there.

Mr. Szozda: That was late in the season by the way.

Mr. Winfree: We don't think we need that this next coming year. We definitely need those palms to be included in my opinion. I don't know if everybody else agrees with that. What about the Estate sign? There was some more work done there. There was some more costs there. Do you know what got done there?

Mr. Carney: No all three entrances were the same amount.

Mr. Winfree: The Estate sign itself not the entrances. Something came out if I remember correctly.

Mr. Burgess: The only thing that the District approved that was outside the scope of work was the palm frond lighting. There was a proposal sent to me from Joe that said there was additional lighting on the entrance monuments on Sample Road and Turtle Run Boulevard and the Estates there was additional cord lighting, but we were not charged for that. It was in that proposal, and it is different then is what in your current agreement proposal. We were only charged for the palm frond lighting on Terrapin Lane outside of this current scope of work.

Mr. Carney: The only item I recall at the Estates we added the palm fronds.

Mr. Winfree: The Estates were \$7,500 that is what is in there. That is what took it from \$77,071 to \$84,631. There was nothing else there? Alright. Then we agree just changing the payment terms isn't an issue. The price would stay the same. Let me ask a couple of questions. What we had and correct me if I am wrong we had a lot of problems with the way the install went in other words we are running 50 to 60 foot lines with six foot lines. Everyone of them is a water trap. We are going down every single day just from the dew let along the sprinklers. I think we can accommodate your request, but what we do need is a little bit better putting up the lights themselves. We are not watertight. We

are not even close, and we are in South Florida where the dew is every day, and the rain is every other day. We have a guy that spent every day out there resetting all the GIFs. We need a little help there to keep the lights on.

Mr. Carney: I spoke to Joe and Sarah both and they said they would have someone out there resetting the GIFs before it gets dark in the evening is that correct?

Mr. Bajlovic: Yes you are correct. We appreciate you agreeing to the change in the terms and I will certainly from my end make sure that your services are better than it was last year. I think it left something to be desired and we recognize that. Sarah is on it. Our operations manager is on it and we will provide services. One of the reasons we are asking for the change is to be able to do that more effectively. Yes we agree to that, and we will do everything that we can to schedule the lights running as efficiently as possible.

Mr. Winfree: What will you be doing differently to reduce those occurrences?

Mr. Bajlovic: We can't reduce the occurrences. The GIFs are going to flip when it rains. There is nothing we can do about that, but what we can do is come to the property more often to help reset them and service them more often.

Mr. Carney: Pat the sprinkler system has to run late night, not during the day.

Mr. Szozda: For the most part it does. The sprinklers shouldn't be much of a problem. A lot of that is done after midnight.

Mr. Carney: With the daylight they dry out and we should be ok.

Mr. Szozda: It is no big deal.

Mr. Winfree: Is it Terrapin where the two palm trees are?

Mr. Burgess: Yes.

Mr. Winfree: We need those to be added to the contract also. That is going to raise the price a little bit. The other thing when I went through it is Hidden Lake every year has had the light poles decorated like a lot of the other ones and I don't see them in there on the report. Can we see where they are or add them to it also? See what the cost would be for that or if it is included? Joe has usually put them on there at the end. See if we can get that done.

Mr. Bajlovic: So we are adding the Hidden Lake light poles and what was the first one, the palms where?

Mr. Winfree: Where Wendy's is, there is two palms.

Mr. Burgess: On Terrapin Lane.

Mr. Carney: They were on last year. If you go through last years it was on there.

Mr. Winfree: They were added in, but they weren't added in to our budget for this year. We are saying we want them in there.

Mr. Bajlovic: Ok. We will work together to make an addendum that includes these couple of changes in scope and change in terms and we will get that in front of the Board for execution.

Mr. Winfree: Do we need a motion for that, or do we wait for the addendum?

Mr. Burgess: Just to be clear the 30% by the first week of October, 50% following all lights being installed according to the schedule and scope of work and then the 20% after the removal is completed. It would still be in accordance with the amendment that says when lights will be lit and operating and the removal information as well.

Mr. Winfree: And all the conditions we had in there about having to be done on time. There is a number of days late will apply next year. The last thing I have is the discount. What was the discount? The only discount I went through everything was \$2,400. We are up now \$86,901.

Mr. Carney: 5% was taken off the District last year and another 5% this year.

Mr. Winfree: \$2,400 is not 5% or the price was already reduced.

Mr. Carney: We are only getting 5% reduction on the Turtle Run CDD portion not the Hidden Lake, Harbor Island, etc. \$2,400 is separate from the other 5%.

Mr. Winfree: Above and beyond?

Mr. Carney: Yes.

Mr. Winfree: So the \$77,071 was with the 5% discount so all the other adds. Ok.

Mr. Carney: The reason why we have the \$2,400 off is because we agreed to a three-year deal.

Mr. Winfree: Ok.

Mr. Bajlovic: We will get the addendum in front of you guys. We appreciate your help very much. We look forward to having a great season. Thank you.

Mr. Winfree: Thank you. Do we need a motion for this right now?

Mr. Burgess: Yes.

Mr. Winfree: Do you want to state what that motion is so we can do a so moved.

Mr. Burgess: A motion to amend the 2027 payment schedule with Holiday Outdoor Décor to 30% payment by the end of the first week of October, 50% by 5 days after all lights are installed and working according to the scope of work and 20% after the removal is completed.

Mr. Winfree: And the addition of the palms.

Mr. Burgess: Yes.

On MOTION by Mr. Carney seconded by Mr. Shipe with all in favor, A motion to amend the 2027 payment schedule with Holiday Outdoor Décor to 30% payment by the end of the first week of October, 50% by 5 days after all lights are installed and working according to the scope of work and 20% after the removal is completed and add lights to two palms on Terrapin Lane to the scope was approved.

Mr. Burgess: Thank you everyone.

SIXTH ORDER OF BUSINESS

Approval of the Minutes of the June 29, 2026 Meeting

Mr. Winfree: Approval of the minutes from the June 29, 2026 meeting.

On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, the Minutes of the June 29, 2026 Meeting were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Cochran: Nothing specific to report tonight.

B. Engineer

1) Engineer's Report

2) Technical Memo & Phase 1 Lake Side Slope Repair Plan with Landshore Enterprises, LLC

Mr. Burgess: The engineer's report is in the package. It starts on page 82. There is really nothing to report on. We can read it to discuss any questions you guys and

provide them to the engineer. The engineer was not able to be here tonight. This was sent out a week ago so there was plenty of time to review it and have any questions for us and the engineer.

Mr. Winfree: The only thing I am not too sure about or where it fits in is a few weeks ago at the last meeting I believe we were supposed to get an answer back on Landshore proposals and what we can do about Avana. Anything come of that or does that come up on the next section. I didn't see anything in there on it.

Mr. Burgess: No we have a call, KCI, GMS and South Florida Water Management District in August to discuss the next steps and Landshore at that time will be on the call to present any options and see what South Florida Water Management is able to approve. There is nothing to provide to the Board. Once we have that meeting we will provide you guys with whatever is acceptable per the Water Management District. There is no proposals or anything updated.

Mr. Winfree: Landshore doesn't have anything at this time.

Mr. Burgess: They will be able to talk to our Water Management District representative at the meeting to discuss what options and we can go from there, but we don't have anything for the Board to approve until we have that meeting. We don't have any information outside of what was already discussed prior.

Mr. Carney: These estimates for lake 11 and lake 12 are close.

Mr. Burgess: For Phase 1 of the restoration project?

Mr. Carney: Are those estimates the true estimates or are they still a moving target?

Mr. Burgess: Based on what Landshore is presenting as far as the plans that would be part of your bid package to go out this is the estimated number that they are able to provide. Keep in mind these plans will be part of your bid package that goes to out to get costs and design work from the companies that are bidding.

Mr. Winfree: Maybe I missed something, but when I went through everything I didn't see any estimates. Are you talking about the estimates at the last meeting?

Mr. Shipe: Page 83.

Mr. Cochran: Under the special considerations it does say that they didn't include contingencies in that. They give examples of some of the types of contingencies that could be included.

Mr. Burgess: This information was provided to Rhonda Mossing is working on information for the bonds. Now we are working on Phase 2 for Landshore to provide the plans, and they are working on that. Once we have information we will present it to you guys. As of right now this is the approved plan set that can get us to the 4:1 slope compliance with the Water Management District. Again this goes out to bid. When we have all this together and figure out the overall ability of what we are capable of doing then go from there. Landshore was supposed to be on the call. I am not sure if it is the technical issues or whatever, but any questions you guys have we can relay to Landshore and KCI. This is the really informational. There is no direction needed on the report. This is just Phase 1 plan set, and we are working on Phase 2.

Mr. Winfree: The last couple of meetings there has been some questions on the existing geo-tubes whether they caused the problem or added to the problem. What I read in here that they were below the water level is all that included? We have to fix all that too, right? The geo-tubes were not installed because I know there was a lot of maybe they were or maybe they weren't. Is this now stating that they were. I know last time when we asked Miguel I wasn't quite sure.

Mr. Burgess: Landshore gave their opinion on it, but I think the point is what is out there is going to need, the plan set is incorporating every deficiency that may be out there. There is certain areas that maybe better than other areas, but I think the purpose is this is what is out there and this is how Landshore is able to provide a resolution.

Mr. Winfree: This more than likely would have happened with or without is that what I am understanding.

Mr. Burgess: With or without?

Mr. Winfree: The existing geo-tubes or we don't know.

Mr. Burgess: I don't have an answer on that.

Mr. Murray: I think another question tied to Barry's question is, is anybody doing anything to research who should be responsible if they were not installed correctly from

the beginning and we are having to foot the bill to install them correctly. Why is there not questions being raised as to who pockets should be dipped into for this?

Mr. Carney: What company is that?

Ms. Tropea: Who is the original signer?

Mr. Carney: Aren't they out of business or something?

Mr. Winfree: They are still in business.

Mr. Carney: Are they?

Ms. Tropea was inaudible at this time.

Mr. Burgess: We would have to go kind of the route that the entrance monument went if that I how the Board wants to handle it but the direction to management has been to work on restoration and getting in compliance with the Water Management District. That is what we have been doing.

Mr. Winfree: I completely agree with that, but I am hearing different things now. I still haven't heard whether they added to or caused the problem or whether they contributed to or not or helped or whatever, but I understood the same thing that the company is out of business. Why are the not looking there if they weren't correctly installed. The other thing I think I heard was two things and I didn't see this anywhere, but I heard this in the meeting that no permit was pulled, and no engineering study was done at that time. Is that true? If this company is still in business shouldn't we be talking to them about that as to why they were incorrectly installed?

Mr. Burgess: We don't know that it was incorrectly installed. It may have failed quicker or whatever. It might have happened but currently the Water Management District is not requiring a CDD to pull a permit with the Water Management District because they are considering this maintenance and the City of Coral Springs does not have jurisdiction to require a permit.

Mr. Winfree: So a permit doesn't make any difference.

Mr. Burgess: Unless you are modifying the plans and that is the point of talking to the Water Management District about Avana because it is different then what the permit was originally approved as so we have to discuss a modification to the permit. I can look into anything from the past from maybe looking into if the company was out of business.

Mr. Murray: Do you know where you heard that they were still in business?

Mr. Winfree: You can go online and find them. They are very much still in business.

Mr. Burgess: We can look into it.

Mr. Winfree: I think we should.

Mr. Carney: Also find out, I am surprised we can't find any paperwork on it, Jonathan has nothing and we can't seem dig anything up on this project. I would like to see what the scope of work was. Was the scope of work lake bank erosion because that is all I remember. I was involved back then. I remember lake bank erosion. I don't remember a 4:1. I would like to see what the scope of work was back then.

Mr. Burgess: Permit requirements require all your lake banks to be 4:1 slope.

Mr. Carney: That is not the question I am asking. Find out was the scope of work that they were given was it 4:1 or was it just lake bank erosion. There are two different things.

Mr. Burgess: We could look into that.

Mr. Carney: That would be interesting to find out. I don't recall anyone talking about the 4:1 slope back then.

Mr. Winfree: Which makes sense at this point.

Mr. Carney: There is definitely not a 4:1 slope out there.

Mr. Burgess: Ok.

Mr. Winfree: I think that is definitely worthwhile.

Mr. Burgess: Does anyone have any additional questions for KCI or Landshore to bring back to the Board or answer prior to the next Board meeting?

Mr. Winfree: We still need to do the job.

Mr. Carney: It is like the grant money we talked about. We talked about a possible grant. That may come later. That is not the slope process.

Mr. Burgess: Either way you are out of compliance with the Water Management District. You need to be in compliance as soon as possible.

Mr. Winfree: That is what we are working on. Anything will help at this point.

Mr. Burgess: I will look into it more and bring back the information to you guys.

Mr. Shipe: I think the point was that we were talking about the geo-tube when they installed they were overinflated and that caused the lake bank to go out of 4:1. I think that is why we are going why were they put in? Just so that we know not really because maybe

it was out of compliance and maybe it didn't need a permit to be done but the work was done. Somebody authorized it. It put the lakes even more out of 4:1 so that is being even more responsible what we are spending the money on now.

Mr. Winfree: If you read through this I know before we asked Miguel he was a little bit, his report didn't state but this does this gives a little bit more they weren't put in level. There is a lot more in here than there was in the original report. It just seems to be getting worse and if we got somebody that can help us out here to do it right why not. Anything else.

C. Field Manager – Annual Maintenance Plan

Mr. Szozda: Just a couple of things. We finally had the two light poles that were struck we have two new poles in place with two new sets of lights on them at 41st and the entrance to the Shoppes at Turtle Run off of Turtle Creek across from Lowe's. Rob to your point I have sod coming in hopefully tomorrow to touch up that sign over there and a few other spots in the neighborhood. You should be good to go. That is all I have.

D. Manager

1) Progress Report

2) Settle of Entrance Fountain Feature Litigation

Mr. Burgess: Outside of that on the progress I spoke with Clarence, and we are going to send out the letters as directed from the Board to the Newport residents. It will be a simple resolution to that. If any issues come back we will let you know. Nothing else from the progress report do I have updates on unless you have any questions.

Mr. Winfree: Avana we already talked about. The light poles he already brought up. That is all I have. Anybody else have any questions about the progress report? The next one is about the settlement at the entrance. Just let me preempt that with just a little bit. We are not going to discuss the details. It is still an ongoing litigation. The only thing we are going to do at this point is everybody has read what they are proposing. That is within the limits that we set. I think everybody is in agreement that is what we agreed to. That is what we will move forward with.

Mr. Carney: Pretty much a done deal right?

Mr. Cochran: I would say a motion to accept the settlement offer in the amount of \$155,000 and authorize District officials to execute the settlement documents subject to legal review.

On MOTION by Mr. Shipe seconded by Mr. Carney with all in favor, a motion to accept the settlement offer in the amount of \$155,000 and authorize District officials to execute the settlement documents subject to legal review.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Mr. Winfree: The check register. I glanced at it. It looked like a normal month to me.

Ms. Tropea: I didn't see anything.

Mr. Winfree: Anybody else see anything? Approval of the check register, can I get a motion?

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

NINTH ORDER OF BUSINESS Public Comments

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

Mr. Kapish: Does anybody on the Board know that you are not supposed to spend tax dollars on private property? When somebody is hurting financially is it wise to go out and spend money on something that is extra versus saving that money for a problem let's just say a root canal. Any comment on that? Mr. Shipe can you tell us what you have done the last four years for the benefit of Turtle Run?

Mr. Shipe: This isn't a question and answer session Chris.

Mr. Kapish: The Board has answered many questions over many years. This is the only Board that doesn't answer questions. It makes the appearance of not answering questions makes suspect of what you guys do. Ok you have not improved Turtle Run. Ok, I am good.

Mr. Winfree: Clarence?

Mr. Lohman: I just want for my own benefit I guess make sure that everybody understands about the geo-tubes. In the last report, and the new one is out now. It is kind

of condensed they put it in a little bit different way. The experts the people that you guys hired to look at this and say that they were not installed correctly. So there is no debate whether they could have been, would have been or whatever it says that they were not installed correctly. The geo-tube were not installed correctly, over inflated and whatever. I am going to read from this real fast. The existing tubes do not maintain a consistent elevation along the shore and were not installed with an appropriate setback between layers creating a gradual stepdown. So not only were the over pumped they were not put in properly to step the way you go here and down to give your 4:1 slope. None of that was taken into consideration whatsoever. I think we just need to be crystal clear on all of this and why they are like that. I think that if you go out and start trying to do \$3,00,000, \$4,000,000 or \$5,000,000 bond there is going to be questions and I think the residents in Turtle Run should have a clear answer of why you are doing it and what the cause was and everything else like that. It is beyond your control basically. It is something that has to be done. Again the report that your experts give basically two or three different places saying they were not installed properly. Also to go along with that I think it should be known that this was done under the previous regime with different people in charge.

Mr. Kapish: You mean like Skip?

Mr. Carney: I don't think it is your term why don't you just keep your mouth shut.

Mr. Kapish: Excuse me.

Mr. Carney: You heard me.

Mr. Kapish: I can reclaim my time.

Mr. Lohman: Anyway I think it is vital to understand that it was done under the last regime and who was in control of that. Actually who filed the complaint that got you where you are at now having to do this and I just think it is important to have those and be able to tell residents when they start asking questions. Again I don't know how much money you are going to try to end up getting. I don't know how you are going to go about it. The last time you had a public hearing and there was a lot of people asking questions. I think it would be narrowed down, I don't know where you would get the money for other items or not. Anyway I think people will be asking questions as to why and how and what happened.

Mr. Winfree: Thank you.

Mr. Burgess: Julio from Water Management District is on the call. If he has any public comments he is able to comment. If not we can move onto Supervisor requests.

Mr. Julio: No comments on my end.

Mr. Winfree: Thank you.

TENTH ORDER OF BUSINESS Supervisors Requests

Mr. Winfree: Supervisor requests, Skip?

Mr. Carney: In the sense it was brought up a little bit about the settlement on the front entrance. I want to mention something to the Board. You don't have to answer any of my questions but listen to what I am going to have to say. When the bond was taken out it was an \$8,000,000 bond taken out. Over \$1,000,000 of that \$8,000,000 bond went to a working fountain at the entrance. That is what people paid for. That is what people expected, a working fountain. We are still paying 30 years for that \$8,000,000. We only paid off maybe 6 or 7 years now, 8 years from 2017. That is still being paid for. When we take into consideration what we are planning on doing moving forward and I talked to many people. I am an elected official. I talk to almost everybody in our neighborhood, many people ask about the fountain, the fountain. I just want to make sure that everyone understands, I don't want a Q & A right now. I am just letting you know. That is it.

Mr. Murray: That sounds to me Skip that you are campaigning to have those fountains functional again because of what we spend, what the Board has spent to date. Is that about right?

Mr. Carney: Exactly. That is what the community is expecting. They paid for it. I didn't pay for it. This is the feedback that I get. I am just letting you know that. That is all thank you.

Mr. Winfree: Ken do you have anything?

Mr. Murray: I am not sure if this is the appropriate or not. Chris a comment for you. To help you with some of the frustration you feel when you come to the public section and you ask questions of the Board and don't get a response to help minimize that frustration that you feel I would suggest that you put some of that in writing and submit through the management company ahead of time so that we have a chance to read it, digest it, and possibly respond to you rather than just expecting us to respond off the cuff for things that we are only getting a little bit of what it is you are truly trying to say. There is a lot of hidden

meaning, and a lot of innuendo and so forth. I am not going to respond to anything like that. If you could be a little bit clearer and more concise with your questions and concerns ahead of time you might get some more productive responses. That is just my opinion.

Mr. Winfree: Sounds reasonable. Ginny?

Ms. Tropea: I am good.

Mr. Winfree: Rob?

Mr. Shipe: No. Nothing today, thank you.

Mr. Winfree: Anything else? We are done rather early. Nothing? Can I get a motion to adjourn?

ELEVENTH 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

Proposed Budget
Fiscal Year 2027



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Turtle Run
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 7/31/26	Projected Next 2 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 1,272,662	\$ 1,296,291	\$ -	\$ 1,296,291	\$ 1,272,662
Interest Income	85,000	63,435	11,101	74,537	74,000
Insurance Proceeds	-	40,169	-	40,169	-
Other Income	-	75	-	75	-
Unassigned Fund Balance	-	-	-	-	32,084
TOTAL REVENUES	\$ 1,357,662	\$ 1,399,970	\$ 11,101	\$ 1,411,071	\$ 1,378,746

EXPENDITURES:

General and Administrative

Supervisor Fees	\$ 12,000	\$ 9,400	\$ 2,000	\$ 11,400	\$ 12,000
FICA Taxes	918	719	153	872	918
Engineering	-	-	-	-	110,000
Assessment Roll	2,000	2,000	-	2,000	2,000
Attorney	65,000	29,598	9,866	39,463	45,000
Attorney - Special Counsel	50,000	20,520	6,840	27,360	-
Annual Audit	3,900	3,900	-	3,900	4,000
Arbitrage Rebate	600	600	-	600	600
Trustee Fees	7,000	7,000	-	7,000	7,000
Management Fees	72,311	60,259	12,052	72,311	76,650
Information Technology	1,000	833	167	1,000	1,000
Website Maintenance	1,000	833	167	1,000	1,000
Postage & Delivery	750	758	379	1,137	1,250
Insurance General Liability	14,915	13,389	-	13,389	14,728
Printing & Binding	1,000	58	4	62	50
Rental & Leases	4,800	4,000	800	4,800	4,800
Meeting Room	1,200	400	500	900	1,200
Legal Advertising	1,250	773	258	1,030	1,250
Other Current Charges	1,400	1,732	346	2,078	2,000
Office Supplies	250	23	5	27	50
Dues, Licenses & Subscriptions	175	175	-	175	175
Security	3,000	1,677	500	2,177	3,000
TOTAL GENERAL AND ADMINISTRATIVE	\$ 244,469	\$ 158,646	\$ 34,036	\$ 192,682	\$ 288,671

Turtle Run

Community Development District

Proposed Budget General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 7/31/26	Projected Next 2 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
<u>Operations and Maintenance</u>					
Special Pay	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Field Management	80,000	66,667	13,333	80,000	84,800
Video Monitoring	3,000	2,264	453	2,717	3,000
Internet/Data	2,000	953	213	1,166	2,000
Electric	105,888	91,619	18,324	109,943	110,000
Water	11,000	8,890	2,963	11,853	12,000
Insurance	52,706	49,305	-	49,305	46,840
Lake Maintenance	34,126	28,600	5,500	34,100	33,990
Culvert Inspection/Cleaning	15,000	37,450	-	37,450	20,000
Holiday Lighting/Decorations	77,071	86,901	-	86,901	84,459
Iguana Removal	7,500	6,250	1,250	7,500	7,500
Landscape Maintenance	371,392	309,493	61,899	371,392	382,534
Pest Control/Fertilization	48,600	41,675	9,450	51,125	51,125
Landscape Replacement/Removal/Additional Services	68,569	52,020	10,404	62,424	68,569
Tree Trimming	39,000	13,204	25,796	39,000	39,000
Fountain Maintenance	4,000	3,020	610	3,630	4,000
Fountain Repairs	7,500	3,790	1,875	5,665	7,500
Irrigation Repairs/Maintenance	28,000	35,626	4,667	40,293	30,000
Pressure Cleaning	37,070	44,069	-	44,069	40,000
General Maintenance	20,000	8,618	3,333	11,952	15,000
Paver Repairs	11,000	4,650	2,750	7,400	9,000
Lighting/Electrical Repairs	22,000	20,153	3,667	23,820	24,000
Signs	-	944	-	944	-
RPM Replacements	9,000	8,352	-	8,352	9,000
Rust Preventative TR Park	4,770	3,850	770	4,620	4,759
Flags	3,000	4,007	-	4,007	-
Capital Outlay	-	16,920	-	16,920	-
Capital Projects Transfer Out	50,000	50,000	-	50,000	-
TOTAL OPERATIONS AND MAINTENANCE	\$ 1,113,193	\$ 1,000,291	\$ 167,257	\$ 1,167,548	\$ 1,090,075
TOTAL EXPENDITURES	\$ 1,357,662	\$ 1,158,937	\$ 201,293	\$ 1,360,230	\$ 1,378,746
EXCESS REVENUES (EXPENDITURES)	\$ 0	\$ 241,033	\$ (190,191)	\$ 50,842	\$ -

Turtle Run
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll

The District will levy a non-ad valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the fiscal year.

Interest Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - General and Administrative
--

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Assessment Roll

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local tax collector and financial advisory services.

Attorney

The District's attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an independent certified public accounting firm.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2017-1 and 2017-2 Special Assessment Bonds.

Trustee Fees

The District issued Series 2017-1 and Series 2017-2 Special Assessment Bonds. The amount of the trustee fees is based on the agreement between the trustee and the District.

Management Fees

The District receives management, accounting, and administrative services as part of a management agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the management agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the District as well as links to useful websites regarding compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage & Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar community development districts.

Turtle Run
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - General and Administrative (Continued)
--

Printing & Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Rental & Leases

The District will be charged \$400 per month for office rent from Governmental Management Services-South Florida, LLC.

Meeting Room

Cost to rent space to hold the monthly board meetings.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the fiscal year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity community affairs for \$175.

Security

Cost for the police officer to attend the monthly board meetings.

Expenditures – Operations and Maintenance
--

Special Pay

Special pay is a bonus for exemplary service for on-site field management personnel.

Field Management

The District has contracted with Governmental Management Services-South Florida for the supervision and on-site management of Turtle Run Community Development District. Their responsibilities include reviewing contracts, providing the on-site support during designated times, and other maintenance related items, not to exceed 20 hours of field coverage per week.

Video Monitoring

Services are provided to the District by Blue Stream Fiber.

Internet/Data

The District currently has an account with Verizon Wireless. Services include data coverage for the iPads of the board of supervisors.

Electric

The District is responsible for 16 accounts with Florida Power & Light and this has been budgeted based on historical charges.

Water

The city of Coral Springs provides water service for the roundabout fountain, front entrance fountain and irrigation for landscaping on Wiles Road by the privacy wall.

Insurance

The District's property insurance is with Egis Insurance Advisors, a company that specializes in providing insurance coverage to governmental agencies.

Lake Maintenance

Lake maintenance services are provided by Southeast Land and Water Management and includes monthly inspections and treatment of aquatic weeds, algae, and any nuisance grasses and issues in accordance with the EPA.

Culvert Inspection/Cleaning

Annual storm drain inspection and cleaning for storm drains throughout the District that are CDD's responsibility.

Turtle Run
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Operations and Maintenance (Continued)
--

Holiday Lighting/Decorations

The District has contracted with Holiday Outdoor Decor for the annual holiday lighting of the District.

Iguana Removal

The District has a contract with Redline Iguana Removal for bi-weekly removal of iguanas snaring, trapping, and shooting.

Landscape Maintenance

Landscape maintenance includes mowing of all the grass areas, pruning of shrubs, weeding of all bedding areas, irrigation maintenance, annual mulching, and tree trimming with Brightview Landscaping.

Pest Control/Fertilization

Services include the interior/exterior service treatment of pest, insects, and rodents.

Landscape Replacement/Removal/Additional Services

Replacement and removal of plants and trees throughout the district. Also, includes additional services such as stump grinding and removal, sod replacement, etc.

Tree Trimming

Cost to trim all of the trees throughout the district annually.

Fountain Maintenance

Monthly cleaning for the roundabout fountain and lake fountains.

Fountain Repairs

Semi annual cleaning of floating fountains, repairs to lights, floats, motor and equipment, and repairs to front entrance fountain equipment.

Irrigation Repairs/Maintenance

Costs to maintain and repair the irrigation system, including making unscheduled repairs and replacements as required.

Pressure Cleaning

Annual pressure cleaning of sidewalks, entrance walls, decorative concrete fences, etc.

General Maintenance

General maintenance includes maintenance and repair work needed throughout the common areas of the District.

Paver Repairs

Costs to repair the pavers throughout the District.

Lighting/Electrical Repairs

Repair and maintenance for entrance feature lighting, wall lights and streetlighting.

RPM Replacements

Replacement of solar RPM in the roundabout.

Rust Preventative TR Park

Chemicals needed for tank attached to irrigation pump in Turtle Run Park and pressure cleaning touch-up.

Turtle Run
Community Development District
Exhibit "A"
Operating Reserves Schedule

OPERATING RESERVE

Beginning Fund Balance - 10/1/25 \$ 1,905,656

Estimated Net Change in Fund Balance - Fiscal Year 2026 50,842

Total Funds Available (Estimated) - 9/30/26	1,956,498
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ALLOCATION OF AVAILABLE FUNDS

Funding for First Quarter Operating Expenditures (344,687)

Reserved for Emergency Fund (582,944)

Use of Fund Balance for Fiscal Year 2027 Budget (32,084)

Total Allocation of Available Funds	(959,715)
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Total Unassigned (Undesignated) Cash	\$ 996,783
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Turtle Run
Community Development District
Proposed Budget
Debt Service Series 2017 Special Assessment Bonds

Description	Adopted Budget Fiscal Year 2026	Actuals Through 7/31/26	Projected Next 2 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 445,623	\$ 453,242	\$ -	\$ 453,242	\$ 445,623
Interest Income	-	20,544	1,800	22,344	-
Carry Forward Surplus ⁽¹⁾	325,677	-	330,453	330,453	359,077

TOTAL REVENUES	\$ 771,301	\$ 473,785	\$ 332,253	\$ 806,038	\$ 804,701
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EXPENDITURES:

Series 2017-1

Interest - 11/1	\$ 46,448	\$ 46,448	\$ (0)	\$ 46,448	\$ 45,201
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	46,448	46,363	-	46,363	45,201
Principal - 5/1	90,000	90,000	-	90,000	95,000

Series 2017-2

Interest - 11/1	84,575	84,575	-	84,575	82,775
Interest - 5/1	84,575	84,575	-	84,575	82,775
Principal - 5/1	90,000	90,000	-	90,000	95,000

TOTAL EXPENDITURES	\$ 442,046	\$ 446,961	\$ (0)	\$ 446,961	\$ 445,951
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EXCESS REVENUES (EXPENDITURES)	\$ 329,255	\$ 26,824	\$ 332,253	\$ 359,077	\$ 358,749
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$124,769.38
	<u>\$124,769.38</u>

Turtle Run
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017-1 Special Assessment Bonds

Period	Outstanding Balance	Principal	Interest
05/01/26	\$ 2,845,000	\$ 90,000	\$ 46,370.63
11/01/26	2,755,000	-	45,200.63
05/01/27	2,755,000	95,000	45,200.63
11/01/27	2,660,000	-	43,894.38
05/01/28	2,660,000	95,000	43,894.38
11/01/28	2,565,000	-	42,528.75
05/01/29	2,565,000	100,000	42,528.75
11/01/29	2,465,000	-	40,978.75
05/01/30	2,465,000	100,000	40,978.75
11/01/30	2,365,000	-	39,428.00
05/01/31	2,365,000	105,000	39,428.75
11/01/31	2,260,000	-	37,801.25
05/01/32	2,260,000	110,000	37,801.25
11/01/32	2,150,000	-	36,096.25
05/01/33	2,150,000	115,000	36,096.25
11/01/33	2,035,000	-	34,227.50
05/01/34	2,035,000	115,000	34,227.50
11/01/34	1,920,000	-	32,358.75
05/01/35	1,920,000	120,000	32,358.75
11/01/35	1,800,000	-	30,408.75
05/01/36	1,800,000	125,000	30,408.75
11/01/36	1,675,000	-	28,377.50
05/01/37	1,675,000	130,000	28,377.50
11/01/37	1,545,000	-	26,265.00
05/01/38	1,545,000	135,000	26,265.00
11/01/38	1,410,000	-	23,970.00
05/01/39	1,410,000	135,000	23,970.00
11/01/39	1,275,000	-	21,675.00
05/01/40	1,275,000	140,000	21,675.00
11/01/40	1,135,000	-	19,295.00
05/01/41	1,135,000	145,000	19,295.00
11/01/41	990,000	-	16,830.00
05/01/42	990,000	150,000	16,830.00
11/01/42	840,000	-	14,280.00
05/01/43	840,000	155,000	14,280.00
11/01/43	685,000	-	11,645.00
05/01/44	685,000	160,000	11,645.00
11/01/44	525,000	-	8,925.00
05/01/45	525,000	170,000	8,925.00
11/01/45	355,000	-	6,035.00
05/01/46	355,000	175,000	6,035.00
11/01/46	180,000	-	3,060.00
05/01/47	180,000	180,000	3,060.00
Total		\$2,845,000	\$1,172,932

Turtle Run
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017-2 Special Assessment Bonds

Period	Outstanding Balance	Principal	Interest
05/01/26	\$ 3,440,000	\$ 90,000	\$ 84,575.00
11/01/26	3,350,000	-	82,775.00
05/01/27	3,350,000	95,000	82,775.00
11/01/27	3,255,000	-	80,875.00
05/01/28	3,255,000	100,000	80,875.00
11/01/28	3,155,000	-	78,875.00
05/01/29	3,155,000	100,000	78,875.00
11/01/29	3,055,000	-	76,375.00
05/01/30	3,055,000	105,000	76,375.00
11/01/30	2,950,000	-	73,750.00
05/01/31	2,950,000	115,000	73,750.00
11/01/31	2,835,000	-	70,875.00
05/01/32	2,835,000	120,000	70,875.00
11/01/32	2,715,000	-	67,875.00
05/01/33	2,715,000	125,000	67,875.00
11/01/33	2,590,000	-	64,750.00
05/01/34	2,590,000	130,000	64,750.00
11/01/34	2,460,000	-	61,500.00
05/01/35	2,460,000	140,000	61,500.00
11/01/35	2,320,000	-	58,000.00
05/01/36	2,320,000	145,000	58,000.00
11/01/36	2,175,000	-	54,375.00
05/01/37	2,175,000	155,000	54,375.00
11/01/37	2,020,000	-	50,500.00
05/01/38	2,020,000	160,000	50,500.00
11/01/38	1,860,000	-	46,500.00
05/01/39	1,860,000	170,000	46,500.00
11/01/39	1,690,000	-	42,250.00
05/01/40	1,690,000	175,000	42,250.00
11/01/40	1,515,000	-	37,875.00
05/01/41	1,515,000	185,000	37,875.00
11/01/41	1,330,000	-	33,250.00
05/01/42	1,330,000	195,000	33,250.00
11/01/42	1,135,000	-	28,375.00
05/01/43	1,135,000	205,000	28,375.00
11/01/43	930,000	-	23,250.00
05/01/44	930,000	215,000	23,250.00
11/01/44	715,000	-	17,875.00
05/01/45	715,000	225,000	17,875.00
11/01/45	490,000	-	12,250.00
05/01/46	490,000	240,000	12,250.00
11/01/46	250,000	-	6,250.00
05/01/47	250,000	250,000	6,250.00
Total		\$3,440,000	\$2,221,375

Turtle Run
Community Development District
Non-Ad Valorem Assessments Comparison

Unit Type	Acres	Bonds Units 2017	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Acre		
			Fiscal Year 2027	Fiscal Year 2026	Increase/ (Decrease)	Fiscal Year 2027	Fiscal Year 2026	Increase/ (Decrease)	Fiscal Year 2027	Fiscal Year 2026	Increase/ (Decrease)
<u>Series 2017-1</u>											
Residential-Single Family	108.74	108.74	\$4,348.34	\$4,348.34	\$0.00	\$1,456.70	\$1,456.70	\$0.00	\$5,805.04	\$5,805.04	\$0.00
Condo-Cypress Pointe	26.72	26.72	\$4,348.34	\$4,348.34	\$0.00	\$1,456.70	\$1,456.70	\$0.00	\$5,805.04	\$5,805.04	\$0.00
<u>Series 2017-2</u>											
Apartment-The Grove	32.41	32.41	\$4,348.34	\$4,348.34	\$0.00	\$1,602.03	\$1,602.03	\$0.00	\$5,950.37	\$5,950.37	\$0.00
Apartment-Park Place	17.49	17.49	\$4,348.34	\$4,348.34	\$0.00	\$1,602.03	\$1,602.03	\$0.00	\$5,950.37	\$5,950.37	\$0.00
Apartments-The Park	13.92	13.92	\$4,348.34	\$4,348.34	\$0.00	\$1,602.03	\$1,602.03	\$0.00	\$5,950.37	\$5,950.37	\$0.00
Commercial	112.52	112.52	\$4,348.34	\$4,348.34	\$0.00	\$1,552.53	\$1,552.53	\$0.00	\$5,900.87	\$5,900.87	\$0.00
Total Acres	311.8	311.8									

RESOLUTION 2026-03
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Turtle Run Community Development District ("**District**") prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Turtle Run Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 31st DAY OF August, 2026.

ATTEST:

**TURTLE RUN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Turtle Run Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in [Broward County, Florida](#) (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“Adopted Budget”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the “Assessments”) on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Turtle Run Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection

of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 31st day of August 2026.

ATTEST:

**TURTLE RUN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Exhibit B

FOLIO NUMBER	LEGAL LINE 1	LEGAL LINE 2	LEGAL LINE 3	Acres	Annual O&M - 2026	Annual Debt - 2026
484113010010	TURTLE RUN 131-12 B	LOT 1 BLK 1		0.25	\$1,087.09	\$364.18
484113010020	TURTLE RUN 131-12 B	LOT 2 BLK 1		0.22	\$956.63	\$320.47
484113010030	TURTLE RUN 131-12 B	LOT 3 BLK 1		0.26	\$1,130.57	\$378.74
484113010040	TURTLE RUN 131-12 B	LOT 4 BLK 1		0.27	\$1,174.05	\$393.31
484113010050	TURTLE RUN 131-12 B	LOT 5 BLK 1		0.22	\$956.63	\$320.47
484113010060	TURTLE RUN 131-12 B	LOT 6 BLK 1		0.22	\$956.63	\$320.47
484113010070	TURTLE RUN 131-12 B	LOT 7 BLK 1		0.22	\$956.63	\$320.47
484113010080	TURTLE RUN 131-12 B	LOT 8 BLK 1		0.22	\$956.63	\$320.47
484113010090	TURTLE RUN 131-12 B	LOT 9 BLK 1		0.22	\$956.63	\$320.47
484113010100	TURTLE RUN 131-12 B	LOT 10 BLK 1		0.22	\$956.63	\$320.47
484113010110	TURTLE RUN 131-12 B	LOT 11 BLK 1		0.22	\$956.63	\$320.47
484113010120	TURTLE RUN 131-12 B	LOT 12 BLK 1		0.26	\$1,130.57	\$378.74
484113010130	TURTLE RUN 131-12 B	LOT 13 BLK 1		0.22	\$956.63	\$320.47
484113010140	TURTLE RUN 131-12 B	LOT 14 BLK 1		0.25	\$1,087.09	\$364.18
484113010150	TURTLE RUN 131-12 B	LOT 15 BLK 1		0.32	\$1,391.47	\$466.14
484113010160	TURTLE RUN 131-12 B	LOT 16 BLK 1		0.29	\$1,261.02	\$422.44
484113010170	TURTLE RUN 131-12 B	LOT 17 BLK 1		0.36	\$1,565.40	\$524.41
484113010180	TURTLE RUN 131-12 B	LOT 18 BLK 1		0.26	\$1,130.57	\$378.74
484113010190	TURTLE RUN 131-12 B	LOT 19 BLK 1		0.23	\$1,000.12	\$335.04
484113010200	TURTLE RUN 131-12 B	LOT 20 BLK 1		0.22	\$956.63	\$320.47
484113010210	TURTLE RUN 131-12 B	LOT 21 BLK 1		0.22	\$956.63	\$320.47
484113010220	TURTLE RUN 131-12 B	LOT 22 BLK 1		0.33	\$1,434.95	\$480.71
484113010230	TURTLE RUN 131-12 B	LOT 23 BLK 1		0.34	\$1,478.44	\$495.28
484113010240	TURTLE RUN 131-12 B	LOT 24 BLK 1		0.31	\$1,347.99	\$451.58
484113010250	TURTLE RUN 131-12 B	LOT 25 BLK 1		0.32	\$1,391.47	\$466.14
484113010260	TURTLE RUN 131-12 B	LOT 26 BLK 1		0.25	\$1,087.09	\$364.18
484113010270	TURTLE RUN 131-12 B	LOT 27 BLK 1		0.25	\$1,087.09	\$364.18
484113010280	TURTLE RUN 131-12 B	LOT 28 BLK 1		0.29	\$1,261.02	\$422.44
484113010290	TURTLE RUN 131-12 B	LOT 29 BLK 1		0.24	\$1,043.60	\$349.61
484113010300	TURTLE RUN 131-12 B	LOT 30 BLK 1		0.23	\$1,000.12	\$335.04
484113010310	TURTLE RUN 131-12 B	LOT 31 BLK 1		0.24	\$1,043.60	\$349.61
484113010320	TURTLE RUN 131-12 B	LOT 32 BLK 1		0.23	\$1,000.12	\$335.04
484113010330	TURTLE RUN 131-12 B	LOT 33 BLK 1		0.29	\$1,261.02	\$422.44
484113010340	TURTLE RUN 131-12 B	LOT 34 BLK 1		0.36	\$1,565.40	\$524.41
484113010350	TURTLE RUN 131-12 B	LOT 35 BLK 1		0.26	\$1,130.57	\$378.74
484113010360	TURTLE RUN 131-12 B	LOT 36 BLK 1		0.23	\$1,000.12	\$335.04
484113010370	TURTLE RUN 131-12 B	LOT 37 BLK 1		0.22	\$956.63	\$320.47
484113010380	TURTLE RUN 131-12 B	LOT 38 BLK 1		0.22	\$956.63	\$320.47
484113010390	TURTLE RUN 131-12 B	LOT 39 BLK 1		0.22	\$956.63	\$320.47
484113010400	TURTLE RUN 131-12 B	LOT 40 BLK 1		0.22	\$956.63	\$320.47
484113010410	TURTLE RUN 131-12 B	LOT 41 BLK 1		0.22	\$956.63	\$320.47
484113010420	TURTLE RUN 131-12 B	LOT 42 BLK 1		0.22	\$956.63	\$320.47
484113010430	TURTLE RUN 131-12 B	LOT 43 BLK 1		0.22	\$956.63	\$320.47
484113010440	TURTLE RUN 131-12 B	LOT 44 BLK 1		0.22	\$956.63	\$320.47
484113010450	TURTLE RUN 131-12 B	LOT 45 BLK 1		0.22	\$956.63	\$320.47
484113010460	TURTLE RUN 131-12 B	LOT 46 BLK 1		0.22	\$956.63	\$320.47
484113010470	TURTLE RUN 131-12 B	LOT 47 BLK 1		0.22	\$956.63	\$320.47
484113010480	TURTLE RUN 131-12 B	LOT 48 BLK 1		0.22	\$956.63	\$320.47
484113010490	TURTLE RUN 131-12 B	LOT 49 BLK 1		0.25	\$1,087.09	\$364.18
484113010500	TURTLE RUN 131-12 B	LOT 50 BLK 1		0.37	\$1,608.89	\$538.98
484113010510	TURTLE RUN 131-12 B	LOT 51 BLK 1		0.31	\$1,347.99	\$451.58
484113010520	TURTLE RUN 131-12 B	LOT 52 BLK 1		0.24	\$1,043.60	\$349.61
484113010530	TURTLE RUN 131-12 B	LOT 53 BLK 1		0.24	\$1,043.60	\$349.61
484113010540	TURTLE RUN 131-12 B	LOT 54 BLK 1		0.28	\$1,217.54	\$407.88
484113010550	TURTLE RUN 131-12 B	LOT 55 BLK 1		0.42	\$1,826.30	\$611.81
484113010560	TURTLE RUN 131-12 B	LOT 56 BLK 1		0.29	\$1,261.02	\$422.44
484113010570	TURTLE RUN 131-12 B	LOT 57 BLK 1		0.22	\$956.63	\$320.47
484113010580	TURTLE RUN 131-12 B	LOT 58 BLK 1		0.22	\$956.63	\$320.47
484113010590	TURTLE RUN 131-12 B	LOT 59 BLK 1		0.22	\$956.63	\$320.47
484113010600	TURTLE RUN 131-12 B	LOT 60 BLK 1		0.22	\$956.63	\$320.47
484113010610	TURTLE RUN 131-12 B	LOT 61 BLK 1		0.22	\$956.63	\$320.47
484113010620	TURTLE RUN 131-12 B	LOT 62 BLK 1		0.22	\$956.63	\$320.47
484113010630	TURTLE RUN 131-12 B	LOT 63 BLK 1		0.35	\$1,521.92	\$509.85
484113010640	TURTLE RUN 131-12 B	LOT 64 BLK 1		0.29	\$1,261.02	\$422.44
484113010650	TURTLE RUN 131-12 B	LOT 65 BLK 1		0.32	\$1,391.47	\$466.14
484113010660	TURTLE RUN 131-12 B	LOT 66 BLK 1		0.37	\$1,608.89	\$538.98
484113010670	TURTLE RUN 131-12 B	LOT 67 BLK 1		0.25	\$1,087.09	\$364.18
484113010680	TURTLE RUN 131-12 B	LOT 68 BLK 1		0.26	\$1,130.57	\$378.74
484113010690	TURTLE RUN 131-12 B	LOT 69 BLK 1		0.24	\$1,043.60	\$349.61
484113010700	TURTLE RUN 131-12 B	LOT 70 BLK 1		0.22	\$956.63	\$320.47
484113010710	TURTLE RUN 131-12 B	LOT 71 BLK 1		0.22	\$956.63	\$320.47
484113010720	TURTLE RUN 131-12 B	LOT 72 BLK 1		0.22	\$956.63	\$320.47
484113010730	TURTLE RUN 131-12 B	LOT 73 BLK 1		0.22	\$956.63	\$320.47
484113010740	TURTLE RUN 131-12 B	LOT 74 BLK 1		0.24	\$1,043.60	\$349.61
484113010750	TURTLE RUN 131-12 B	LOT 75 BLK 1		0.28	\$1,217.54	\$407.88
484113010760	TURTLE RUN 131-12 B	LOT 76 BLK 1		0.29	\$1,261.02	\$422.44

FOLIO NUMBER	LEGAL LINE 1	LEGAL LINE 2	LEGAL LINE 3	Acres	Annual O&M - 2026	Annual Debt - 2026
484113010770	TURTLE RUN 131-12 B	LOT 77 BLK 1		0.23	\$1,000.12	\$335.04
484113010780	TURTLE RUN 131-12 B	LOT 78 BLK 1		0.22	\$956.63	\$320.47
484113010790	TURTLE RUN 131-12 B	LOT 79 BLK 1		0.27	\$1,174.05	\$393.31
484113010800	TURTLE RUN 131-12 B	LOT 1 BLK 2		0.24	\$1,043.60	\$349.61
484113010810	TURTLE RUN 131-12 B	LOT 2 BLK 2		0.23	\$1,000.12	\$335.04
484113010820	TURTLE RUN 131-12 B	LOT 3 BLK 2		0.25	\$1,087.09	\$364.18
484113010840	TURTLE RUN 131-12 B	LOT 5 BLK 2		0.24	\$1,043.60	\$349.61
484113010850	TURTLE RUN 131-12 B	LOT 6 BLK 2		0.22	\$956.63	\$320.47
484113010860	TURTLE RUN 131-12 B	LOT 7 BLK 2		0.22	\$956.63	\$320.47
484113010870	TURTLE RUN 131-12 B	LOT 8 BLK 2		0.27	\$1,174.05	\$393.31
484113010880	TURTLE RUN 131-12 B	LOT 9 BLK 2		0.25	\$1,087.09	\$364.18
484113010890	TURTLE RUN 131-12 B	LOT 10 BLK 2		0.34	\$1,478.44	\$495.28
484113010900	TURTLE RUN 131-12 B	LOT 11 BLK 2		0.31	\$1,347.99	\$451.58
484113010910	TURTLE RUN 131-12 B	LOT 12 BLK 2		0.26	\$1,130.57	\$378.74
484113010920	TURTLE RUN 131-12 B	LOT 13 BLK 2		0.23	\$1,000.12	\$335.04
484113010930	TURTLE RUN 131-12 B	LOT 14 BLK 2		0.24	\$1,043.60	\$349.61
484113010940	TURTLE RUN 131-12 B	LOT 1 BLK 3		0.22	\$956.63	\$320.47
484113010950	TURTLE RUN 131-12 B	LOT 2 BLK 3		0.22	\$956.63	\$320.47
484113010960	TURTLE RUN 131-12 B	LOT 3 BLK 3		0.22	\$956.63	\$320.47
484113010970	TURTLE RUN 131-12 B	LOT 4 BLK 3		0.22	\$956.63	\$320.47
484113010980	TURTLE RUN 131-12 B	LOT 5 BLK 3		0.22	\$956.63	\$320.47
484113010990	TURTLE RUN 131-12 B	LOT 6 BLK 3		0.22	\$956.63	\$320.47
484113011000	TURTLE RUN 131-12 B	LOT 7 BLK 3		0.23	\$1,000.12	\$335.04
484113011010	TURTLE RUN 131-12 B	LOT 8 BLK 3		0.23	\$1,000.12	\$335.04
484113011020	TURTLE RUN 131-12 B	LOT 1 BLK 4		0.23	\$1,000.12	\$335.04
484113011030	TURTLE RUN 131-12 B	LOT 2 BLK 4		0.22	\$956.63	\$320.47
484113011040	TURTLE RUN 131-12 B	LOT 3 BLK 4		0.22	\$956.63	\$320.47
484113011050	TURTLE RUN 131-12 B	LOT 4 BLK 4		0.22	\$956.63	\$320.47
484113011060	TURTLE RUN 131-12 B	LOT 5 BLK 4		0.23	\$1,000.12	\$335.04
484113011070	TURTLE RUN 131-12 B	LOT 6 BLK 4		0.25	\$1,087.09	\$364.18
484113011080	TURTLE RUN 131-12 B	LOT 7 BLK 4		0.33	\$1,434.95	\$480.71
484113011090	TURTLE RUN 131-12 B	LOT 8 BLK 4		0.24	\$1,043.60	\$349.61
484113011100	TURTLE RUN 131-12 B	LOT 9 BLK 4		0.22	\$956.63	\$320.47
484113011110	TURTLE RUN 131-12 B	LOT 10 BLK 4		0.22	\$956.63	\$320.47
484113011120	TURTLE RUN 131-12 B	LOT 11 BLK 4		0.22	\$956.63	\$320.47
484113011130	TURTLE RUN 131-12 B	LOT 12 BLK 4		0.24	\$1,043.60	\$349.61
484113011140	TURTLE RUN 131-12 B	LOT 13 BLK 4		0.25	\$1,087.09	\$364.18
484113011150	TURTLE RUN 131-12 B	LOT 14 BLK 4		0.23	\$1,000.12	\$335.04
484113011160	TURTLE RUN 131-12 B	LOT 15 BLK 4		0.22	\$956.63	\$320.47
484113011170	TURTLE RUN 131-12 B	LOT 16 BLK 4		0.22	\$956.63	\$320.47
484113011180	TURTLE RUN 131-12 B	LOT 17 BLK 4		0.22	\$956.63	\$320.47
484113011190	TURTLE RUN 131-12 B	LOT 18 BLK 4		0.22	\$956.63	\$320.47
484113011200	TURTLE RUN 131-12 B	LOT 19 BLK 4		0.32	\$1,391.47	\$466.14
484113011210	TURTLE RUN 131-12 B	LOT 20 BLK 4		0.38	\$1,652.37	\$553.55
484113011220	TURTLE RUN 131-12 B	LOT 21 BLK 4		0.24	\$1,043.60	\$349.61
484113011230	TURTLE RUN 131-12 B	LOT 22 BLK 4		0.22	\$956.63	\$320.47
484113011240	TURTLE RUN 131-12 B	LOT 23 BLK 4		0.22	\$956.63	\$320.47
484113011250	TURTLE RUN 131-12 B	LOT 24 BLK 4		0.22	\$956.63	\$320.47
484113011260	TURTLE RUN 131-12 B	LOT 25 BLK 4		0.29	\$1,261.02	\$422.44
484113011270	TURTLE RUN 131-12 B	LOT 26 BLK 4		0.34	\$1,478.44	\$495.28
484113011280	TURTLE RUN 131-12 B	LOT 27 BLK 4		0.27	\$1,174.05	\$393.31
484113011290	TURTLE RUN 131-12 B	LOT 28 BLK 4		0.34	\$1,478.44	\$495.28
484113011300	TURTLE RUN 131-12 B	LOT 29 BLK 4		0.25	\$1,087.09	\$364.18
484113011310	TURTLE RUN 131-12 B	LOT 30 BLK 4		0.3	\$1,304.50	\$437.01
484113011320	TURTLE RUN 131-12 B	LOT 31 BLK 4		0.24	\$1,043.60	\$349.61
484113011330	TURTLE RUN 131-12 B	LOT 32 BLK 4		0.22	\$956.63	\$320.47
484113011340	TURTLE RUN 131-12 B	LOT 33 BLK 4		0.25	\$1,087.09	\$364.18
484113011350	TURTLE RUN 131-12 B	LOT 34 BLK 4		0.23	\$1,000.12	\$335.04
484113011360	TURTLE RUN 131-12 B	LOT 35 BLK 4		0.23	\$1,000.12	\$335.04
484113011370	TURTLE RUN 131-12 B	LOT 36 BLK 4		0.24	\$1,043.60	\$349.61
484113011380	TURTLE RUN 131-12 B	LOT 37 BLK 4		0.25	\$1,087.09	\$364.18
484113011390	TURTLE RUN 131-12 B	LOT 38 BLK 4		0.22	\$956.63	\$320.47
484113011400	TURTLE RUN 131-12 B	LOT 39 BLK 4		0.22	\$956.63	\$320.47
484113011410	TURTLE RUN 131-12 B	LOT 40 BLK 4		0.23	\$1,000.12	\$335.04
484113011420	TURTLE RUN 131-12 B	LOT 41 BLK 4		0.26	\$1,130.57	\$378.74
484113011430	TURTLE RUN 131-12 B	LOT 1 BLK 5		0.25	\$1,087.09	\$364.18
484113011440	TURTLE RUN 131-12 B	LOT 2 BLK 5		0.23	\$1,000.12	\$335.04
484113011450	TURTLE RUN 131-12 B	LOT 3 BLK 5		0.23	\$1,000.12	\$335.04
484113011460	TURTLE RUN 131-12 B	LOT 4 BLK 5		0.23	\$1,000.12	\$335.04
484113011470	TURTLE RUN 131-12 B	LOT 5 BLK 5		0.23	\$1,000.12	\$335.04
484113011480	TURTLE RUN 131-12 B	LOT 6 BLK 5		0.38	\$1,652.37	\$553.55
484113011490	TURTLE RUN 131-12 B	LOT 7 BLK 5		0.31	\$1,347.99	\$451.58
484113011500	TURTLE RUN 131-12 B	LOT 8 BLK 5		0.22	\$956.63	\$320.47
484113011510	TURTLE RUN 131-12 B	LOT 9 BLK 5		0.22	\$956.63	\$320.47
484113011520	TURTLE RUN 131-12 B	LOT 10 BLK 5		0.22	\$956.63	\$320.47
484113011530	TURTLE RUN 131-12 B	LOT 11 BLK 5		0.22	\$956.63	\$320.47
484113011540	TURTLE RUN 131-12 B	LOT 12 BLK 5		0.22	\$956.63	\$320.47
484113011550	TURTLE RUN 131-12 B	LOT 13 BLK 5		0.22	\$956.63	\$320.47
484113011560	TURTLE RUN 131-12 B	LOT 14 BLK 5		0.22	\$956.63	\$320.47

FOLIO NUMBER	LEGAL LINE 1	LEGAL LINE 2	LEGAL LINE 3	Acres	Annual O&M - 2026	Annual Debt - 2026
484113011570	TURTLE RUN 131-12 B	LOT 15 BLK 5		0.22	\$956.63	\$320.47
484113011580	TURTLE RUN 131-12 B	LOT 16 BLK 5		0.22	\$956.63	\$320.47
484113011590	TURTLE RUN 131-12 B	LOT 17 BLK 5		0.22	\$956.63	\$320.47
484113011600	TURTLE RUN 131-12 B	LOT 18 BLK 5		0.22	\$956.63	\$320.47
484113011610	TURTLE RUN 131-12 B	LOT 19 BLK 5		0.23	\$1,000.12	\$335.04
484113011620	TURTLE RUN 131-12 B	LOT 20 BLK 5		0.31	\$1,347.99	\$451.58
484113011630	TURTLE RUN 131-12 B	LOT 21 BLK 5		0.37	\$1,608.89	\$538.98
484113011640	TURTLE RUN 131-12 B	LOT 22 BLK 5		0.24	\$1,043.60	\$349.61
484113011650	TURTLE RUN 131-12 B	LOT 23 BLK 5		0.22	\$956.63	\$320.47
484113011660	TURTLE RUN 131-12 B	LOT 24 BLK 5		0.22	\$956.63	\$320.47
484113011670	TURTLE RUN 131-12 B	LOT 25 BLK 5		0.22	\$956.63	\$320.47
484113011680	TURTLE RUN 131-12 B	LOT 26 BLK 5		0.22	\$956.63	\$320.47
484113011690	TURTLE RUN 131-12 B	LOT 27 BLK 5		0.22	\$956.63	\$320.47
484113011700	TURTLE RUN 131-12 B	LOT 28 BLK 5		0.25	\$1,087.09	\$364.18
484113011710	TURTLE RUN 131-12 B	LOT 29 BLK 5		0.26	\$1,130.57	\$378.74
484113011720	TURTLE RUN 131-12 B	LOT 30 BLK 5		0.3	\$1,304.50	\$437.01
484113011730	TURTLE RUN 131-12 B	LOT 31 BLK 5		0.27	\$1,174.05	\$393.31
484113011740	TURTLE RUN 131-12 B	LOT 32 BLK 5		0.24	\$1,043.60	\$349.61
484113011750	TURTLE RUN 131-12 B	LOT 33 BLK 5		0.22	\$956.63	\$320.47
484113011760	TURTLE RUN 131-12 B	LOT 34 BLK 5		0.22	\$956.63	\$320.47
484113011770	TURTLE RUN 131-12 B	LOT 35 BLK 5		0.22	\$956.63	\$320.47
484113011780	TURTLE RUN 131-12 B	LOT 36 BLK 5		0.22	\$956.63	\$320.47
484113011790	TURTLE RUN 131-12 B	LOT 37 BLK 5		0.22	\$956.63	\$320.47
484113011800	TURTLE RUN 131-12 B	LOT 38 BLK 5		0.22	\$956.63	\$320.47
484113011810	TURTLE RUN 131-12 B	LOT 39 BLK 5		0.24	\$1,043.60	\$349.61
484113011820	TURTLE RUN 131-12 B	LOT 40 BLK 5		0.3	\$1,304.50	\$437.01
484113011830	TURTLE RUN 131-12 B	41 TOGETHER WITH LOT 42 DESC AS: BEG NE		0.36	\$1,565.40	\$524.41
484113011840	TURTLE RUN 131-12 B	LESS BEG NE COR L78, W 46.76, N 117.76, NE		0.41	\$1,782.82	\$597.25
484113011860	TURTLE RUN 131-12 B	LOT 44 BLK 5		0.25	\$1,087.09	\$364.18
484113011870	TURTLE RUN 131-12 B	LOT 45 BLK 5		0.22	\$956.63	\$320.47
484113011880	TURTLE RUN 131-12 B	LOT 46 BLK 5		0.22	\$956.63	\$320.47
484113011890	TURTLE RUN 131-12 B	LOT 47 BLK 5		0.26	\$1,130.57	\$378.74
484113011900	TURTLE RUN 131-12 B	LOT 48 BLK 5		0.31	\$1,347.99	\$451.58
484113011910	TURTLE RUN 131-12 B	LOT 49 BLK 5		0.3	\$1,304.50	\$437.01
484113011920	TURTLE RUN 131-12 B	LOT 50 BLK 5		0.24	\$1,043.60	\$349.61
484113011930	TURTLE RUN 131-12 B	LOT 51 BLK 5		0.23	\$1,000.12	\$335.04
484113011940	TURTLE RUN 131-12 B	LOT 52 BLK 5		0.23	\$1,000.12	\$335.04
484113011950	TURTLE RUN 131-12 B	LOT 53 BLK 5		0.23	\$1,000.12	\$335.04
484113011960	TURTLE RUN 131-12 B	LOT 54 BLK 5		0.23	\$1,000.12	\$335.04
484113011970	TURTLE RUN 131-12 B	LOT 55 BLK 5		0.23	\$1,000.12	\$335.04
484113011980	TURTLE RUN 131-12 B	LOT 56 BLK 5		0.23	\$1,000.12	\$335.04
484113011990	TURTLE RUN 131-12 B	LOT 57 BLK 5		0.24	\$1,043.60	\$349.61
484113012000	TURTLE RUN 131-12 B	LOT 1 BLK 6		0.24	\$1,043.60	\$349.61
484113012010	TURTLE RUN 131-12 B	LOT 2 BLK 6		0.23	\$1,000.12	\$335.04
484113012020	TURTLE RUN 131-12 B	LOT 3 BLK 6		0.24	\$1,043.60	\$349.61
484113012030	TURTLE RUN 131-12 B	LOT 4 BLK 6		0.25	\$1,087.09	\$364.18
484113012040	TURTLE RUN 131-12 B	LOT 5 BLK 6		0.22	\$956.63	\$320.47
484113012050	TURTLE RUN 131-12 B	LOT 6 BLK 6		0.38	\$1,652.37	\$553.55
484113012060	TURTLE RUN 131-12 B	LOT 7 BLK 6		0.23	\$1,000.12	\$335.04
484113012070	TURTLE RUN 131-12 B	LOT 8 BLK 6		0.31	\$1,347.99	\$451.58
484113012080	TURTLE RUN 131-12 B	LOT 9 BLK 6		0.29	\$1,261.02	\$422.44
484113012090	TURTLE RUN 131-12 B	LOT 10 BLK 6		0.27	\$1,174.05	\$393.31
484113012100	TURTLE RUN 131-12 B	LOT 11 BLK 6		0.27	\$1,174.05	\$393.31
484113012110	TURTLE RUN 131-12 B	LOT 12 BLK 6		0.25	\$1,087.09	\$364.18
484113012120	TURTLE RUN 131-12 B	LOT 1 BLK 7		0.28	\$1,217.54	\$407.88
484113012130	TURTLE RUN 131-12 B	LOT 2 BLK 7		0.23	\$1,000.12	\$335.04
484113012140	TURTLE RUN 131-12 B	LOT 3 BLK 7		0.22	\$956.63	\$320.47
484113012150	TURTLE RUN 131-12 B	LOT 4 BLK 7		0.23	\$1,000.12	\$335.04
484113012160	TURTLE RUN 131-12 B	LOT 5 BLK 7		0.25	\$1,087.09	\$364.18
484113012170	TURTLE RUN 131-12 B	LOT 6 BLK 7		0.25	\$1,087.09	\$364.18
484113012180	TURTLE RUN 131-12 B	LOT 7 BLK 7		0.22	\$956.63	\$320.47
484113012190	TURTLE RUN 131-12 B	LOT 8 BLK 7		0.22	\$956.63	\$320.47
484113012200	TURTLE RUN 131-12 B	LOT 9 BLK 7		0.22	\$956.63	\$320.47
484113012210	TURTLE RUN 131-12 B	LOT 10 BLK 7		0.24	\$1,043.60	\$349.61
484113012220	TURTLE RUN 131-12 B	LOT 11 BLK 7		0.23	\$1,000.12	\$335.04
484113012230	TURTLE RUN 131-12 B	LOT 12 BLK 7		0.23	\$1,000.12	\$335.04
484113012240	TURTLE RUN 131-12 B	LOT 13 BLK 7		0.27	\$1,174.05	\$393.31
484113012250	TURTLE RUN 131-12 B	LOT 14 BLK 7		0.31	\$1,347.99	\$451.58
484113012260	TURTLE RUN 131-12 B	LOT 15 BLK 7		0.27	\$1,174.05	\$393.31
484113012270	TURTLE RUN 131-12 B	LOT 16 BLK 7		0.3	\$1,304.50	\$437.01
484113012280	TURTLE RUN 131-12 B	LOT 17 BLK 7		0.24	\$1,043.60	\$349.61
484113012290	TURTLE RUN 131-12 B	LOT 18 BLK 7		0.36	\$1,565.40	\$524.41
484113012300	TURTLE RUN 131-12 B	LOT 19 BLK 7		0.25	\$1,087.09	\$364.18
484113012310	TURTLE RUN 131-12 B	LOT 20 BLK 7		0.24	\$1,043.60	\$349.61
484113012320	TURTLE RUN 131-12 B	LOT 21 BLK 7		0.22	\$956.63	\$320.47
484113012330	TURTLE RUN 131-12 B	LOT 22 BLK 7		0.23	\$1,000.12	\$335.04
484113012340	TURTLE RUN 131-12 B	LOT 23 BLK 7		0.24	\$1,043.60	\$349.61
484113012350	TURTLE RUN 131-12 B	LOT 24 BLK 7		0.22	\$956.63	\$320.47
484113012360	TURTLE RUN 131-12 B	LOT 25 BLK 7		0.22	\$956.63	\$320.47

FOLIO NUMBER	LEGAL LINE 1	LEGAL LINE 2	LEGAL LINE 3	Acres	Annual O&M - 2026	Annual Debt - 2026
484113012370	TURTLE RUN 131-12 B	LOT 26 BLK 7		0.22	\$956.63	\$320.47
484113012380	TURTLE RUN 131-12 B	LOT 27 BLK 7		0.23	\$1,000.12	\$335.04
484113012390	TURTLE RUN 131-12 B	LOT 28 BLK 7		0.29	\$1,261.02	\$422.44
484113012400	TURTLE RUN 131-12 B	LOT 29 BLK 7		0.25	\$1,087.09	\$364.18
484113012410	TURTLE RUN 131-12 B	LOT 30 BLK 7		0.22	\$956.63	\$320.47
484113012420	TURTLE RUN 131-12 B	LOT 31 BLK 7		0.22	\$956.63	\$320.47
484113012430	TURTLE RUN 131-12 B	LOT 32 BLK 7		0.22	\$956.63	\$320.47
484113012440	TURTLE RUN 131-12 B	LOT 33 BLK 7		0.22	\$956.63	\$320.47
484113012450	TURTLE RUN 131-12 B	LOT 34 BLK 7		0.22	\$956.63	\$320.47
484113012460	TURTLE RUN 131-12 B	LOT 35 BLK 7		0.24	\$1,043.60	\$349.61
484113012470	TURTLE RUN 131-12 B	LOT 36 BLK 7		0.37	\$1,608.89	\$538.98
484113012480	TURTLE RUN 131-12 B	LOT 37 BLK 7		0.25	\$1,087.09	\$364.18
484113012490	TURTLE RUN 131-12 B	LOT 38 BLK 7		0.26	\$1,130.57	\$378.74
484113012500	TURTLE RUN 131-12 B	LOT 39 BLK 7		0.25	\$1,087.09	\$364.18
484113012510	TURTLE RUN 131-12 B	LOT 40 BLK 7		0.32	\$1,391.47	\$466.14
484113012520	TURTLE RUN 131-12 B	LOT 41 BLK 7		0.25	\$1,087.09	\$364.18
484113012530	TURTLE RUN 131-12 B	LOT 42 BLK 7		0.22	\$956.63	\$320.47
484113012540	TURTLE RUN 131-12 B	LOT 43 BLK 7		0.24	\$1,043.60	\$349.61
484113020010	TURTLE RUN	PARCEL G 137-7 B	LOT 1 BLK A	0.23	\$1,000.12	\$335.04
484113020020	TURTLE RUN	PARCEL G 137-7 B	LOT 2 BLK A	0.23	\$1,000.12	\$335.04
484113020030	TURTLE RUN	PARCEL G 137-7 B	LOT 3 BLK A	0.23	\$1,000.12	\$335.04
484113020040	TURTLE RUN	PARCEL G 137-7 B	LOT 4 BLK A	0.27	\$1,174.05	\$393.31
484113020050	TURTLE RUN	PARCEL G 137-7 B	LOT 5 BLK A	0.41	\$1,782.82	\$597.25
484113020060	TURTLE RUN	PARCEL G 137-7 B	LOT 6 BLK A	0.27	\$1,174.05	\$393.31
484113020070	TURTLE RUN	PARCEL G 137-7 B	LOT 7 BLK A	0.24	\$1,043.60	\$349.61
484113020080	TURTLE RUN	PARCEL G 137-7 B	LOT 8 BLK A	0.24	\$1,043.60	\$349.61
484113020090	TURTLE RUN	PARCEL G 137-7 B	LOT 9 BLK A	0.24	\$1,043.60	\$349.61
484113020100	TURTLE RUN	PARCEL G 137-7 B	LOT 10 BLK A	0.24	\$1,043.60	\$349.61
484113020110	TURTLE RUN	PARCEL G 137-7 B	LOT 11 BLK A	0.24	\$1,043.60	\$349.61
484113020120	TURTLE RUN	PARCEL G 137-7 B	LOT 12 BLK A	0.24	\$1,043.60	\$349.61
484113020130	TURTLE RUN	PARCEL G 137-7 B	LOT 13 BLK A	0.33	\$1,434.95	\$480.71
484113020140	TURTLE RUN	PARCEL G 137-7 B	LOT 14 BLK A	0.36	\$1,565.40	\$524.41
484113020150	TURTLE RUN	PARCEL G 137-7 B	LOT 15 BLK A	0.25	\$1,087.09	\$364.18
484113020160	TURTLE RUN	PARCEL G 137-7 B	LOT 16 BLK A	0.24	\$1,043.60	\$349.61
484113020170	TURTLE RUN	PARCEL G 137-7 B	LOT 17 BLK A	0.24	\$1,043.60	\$349.61
484113020180	TURTLE RUN	PARCEL G 137-7 B	LOT 18 BLK A	0.24	\$1,043.60	\$349.61
484113020190	TURTLE RUN	PARCEL G 137-7 B	LOT 19 BLK A	0.24	\$1,043.60	\$349.61
484113020200	TURTLE RUN	PARCEL G 137-7 B	LOT 20 BLK A	0.3	\$1,304.50	\$437.01
484113020210	TURTLE RUN	PARCEL G 137-7 B	LOT 21 BLK A	0.28	\$1,217.54	\$407.88
484113020220	TURTLE RUN	PARCEL G 137-7 B	LOT 22 BLK A	0.24	\$1,043.60	\$349.61
484113020230	TURTLE RUN	PARCEL G 137-7 B	LOT 23 BLK A	0.35	\$1,521.92	\$509.85
484113020240	TURTLE RUN	PARCEL G 137-7 B	LOT 24 BLK A	0.24	\$1,043.60	\$349.61
484113020250	TURTLE RUN	PARCEL G 137-7 B	LOT 25 BLK A	0.24	\$1,043.60	\$349.61
484113020260	TURTLE RUN	PARCEL G 137-7 B	LOT 26 BLK A	0.24	\$1,043.60	\$349.61
484113020270	TURTLE RUN	PARCEL G 137-7 B	LOT 27 BLK A	0.24	\$1,043.60	\$349.61
484113020280	TURTLE RUN	PARCEL G 137-7 B	LOT 28 BLK A	0.24	\$1,043.60	\$349.61
484113020290	TURTLE RUN	PARCEL G 137-7 B	LOT 29 BLK A	0.27	\$1,174.05	\$393.31
484113020300	TURTLE RUN	PARCEL G 137-7 B	LOT 30 BLK A	0.44	\$1,913.27	\$640.95
484113020310	TURTLE RUN	PARCEL G 137-7 B	LOT 31 BLK A	0.28	\$1,217.54	\$407.88
484113020320	TURTLE RUN	PARCEL G 137-7 B	LOT 32 BLK A	0.22	\$956.63	\$320.47
484113020330	TURTLE RUN	PARCEL G 137-7 B	LOT 33 BLK A	0.23	\$1,000.12	\$335.04
484113020340	TURTLE RUN	PARCEL G 137-7 B	LOT 1 BLK B	0.29	\$1,261.02	\$422.44
484113020350	TURTLE RUN	PARCEL G 137-7 B	LOT 2 BLK B	0.24	\$1,043.60	\$349.61
484113020360	TURTLE RUN	PARCEL G 137-7 B	LOT 3 BLK B	0.24	\$1,043.60	\$349.61
484113020370	TURTLE RUN	PARCEL G 137-7 B	LOT 4 BLK B	0.29	\$1,261.02	\$422.44
484113020380	TURTLE RUN	PARCEL G 137-7 B	LOT 5 BLK B	0.21	\$913.15	\$305.91
484113020390	TURTLE RUN	PARCEL G 137-7 B	LOT 6 BLK B	0.2	\$869.67	\$291.34
484113020400	TURTLE RUN	PARCEL G 137-7 B	LOT 7 BLK B	0.2	\$869.67	\$291.34
484113020410	TURTLE RUN	PARCEL G 137-7 B	LOT 8 BLK B	0.25	\$1,087.09	\$364.18
484113020420	TURTLE RUN	PARCEL G 137-7 B	LOT 9 BLK B	0.29	\$1,261.02	\$422.44
484113020430	TURTLE RUN	PARCEL G 137-7 B	LOT 10 BLK B	0.3	\$1,304.50	\$437.01
484113020440	TURTLE RUN	PARCEL G 137-7 B	LOT 11 BLK B	0.27	\$1,174.05	\$393.31
484113020450	TURTLE RUN	PARCEL G 137-7 B	LOT 12 BLK B	0.26	\$1,130.57	\$378.74
484113020460	TURTLE RUN	PARCEL G 137-7 B	LOT 13 BLK B	0.22	\$956.63	\$320.47
484113020470	TURTLE RUN	PARCEL G 137-7 B	LOT 14 BLK B	0.2	\$869.67	\$291.34
484113020480	TURTLE RUN	PARCEL G 137-7 B	LOT 15 BLK B	0.2	\$869.67	\$291.34
484113020490	TURTLE RUN	PARCEL G 137-7 B	LOT 16 BLK B	0.2	\$869.67	\$291.34
484113020510	TURTLE RUN	PARCEL G 137-7 B	LOT 18 BLK B	0.25	\$1,087.09	\$364.18
484113020520	TURTLE RUN	PARCEL G 137-7 B	LOT 19 BLK B	0.28	\$1,217.54	\$407.88
484113020530	TURTLE RUN	PARCEL G 137-7 B	LOT 20 BLK B	0.2	\$869.67	\$291.34
484113020540	TURTLE RUN	PARCEL G 137-7 B	LOT 21 BLK B	0.2	\$869.67	\$291.34
484113020550	TURTLE RUN	PARCEL G 137-7 B	LOT 22 BLK B	0.2	\$869.67	\$291.34
484113020560	TURTLE RUN	PARCEL G 137-7 B	LOT 23 BLK B	0.2	\$869.67	\$291.34
484113020570	TURTLE RUN	PARCEL G 137-7 B	LOT 24 BLK B	0.22	\$956.63	\$320.47
484113020580	TURTLE RUN	PARCEL G 137-7 B	LOT 25 BLK B	0.21	\$913.15	\$305.91
484113020590	TURTLE RUN	PARCEL G 137-7 B	LOT 26 BLK B	0.2	\$869.67	\$291.34
484113020600	TURTLE RUN	PARCEL G 137-7 B	LOT 27 BLK B	0.2	\$869.67	\$291.34
484113020610	TURTLE RUN	PARCEL G 137-7 B	LOT 28 BLK B	0.25	\$1,087.09	\$364.18
484113020620	TURTLE RUN	PARCEL G 137-7 B	LOT 29 BLK B	0.39	\$1,695.85	\$568.11

FOLIO NUMBER	LEGAL LINE 1	LEGAL LINE 2	LEGAL LINE 3	Acres	Annual O&M - 2026	Annual Debt - 2026
484113020630	TURTLE RUN	PARCEL G 137-7 B	LOT 30 BLK B	0.23	\$1,000.12	\$335.04
484113020640	TURTLE RUN	PARCEL G 137-7 B	LOT 31 BLK B	0.21	\$913.15	\$305.91
484113020650	TURTLE RUN	PARCEL G 137-7 B	LOT 32 BLK B	0.25	\$1,087.09	\$364.18
484113060010	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 1 BLK A	0.13	\$565.28	\$189.37
484113060020	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 2 BLK A	0.12	\$521.80	\$174.80
484113060030	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 3 BLK A	0.12	\$521.80	\$174.80
484113060040	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 4 BLK A	0.12	\$521.80	\$174.80
484113060050	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 5 BLK A	0.12	\$521.80	\$174.80
484113060060	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 6 BLK A	0.13	\$565.28	\$189.37
484113060070	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 7 BLK A	0.18	\$782.70	\$262.21
484113060080	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 8 BLK A	0.27	\$1,174.05	\$393.31
484113060090	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 9 BLK A	0.16	\$695.73	\$233.07
484113060100	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 10 BLK A	0.14	\$608.77	\$203.94
484113060110	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 11 BLK A	0.11	\$478.32	\$160.24
484113060120	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 12 BLK A	0.11	\$478.32	\$160.24
484113060130	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 13 BLK A	0.11	\$478.32	\$160.24
484113060140	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 14 BLK A	0.11	\$478.32	\$160.24
484113060150	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 15 BLK A	0.11	\$478.32	\$160.24
484113060160	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 16 BLK A	0.11	\$478.32	\$160.24
484113060170	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 17 BLK A	0.11	\$478.32	\$160.24
484113060180	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 18 BLK A	0.13	\$565.28	\$189.37
484113060190	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 19 BLK A	0.23	\$1,000.12	\$335.04
484113060200	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 20 BLK A	0.29	\$1,261.02	\$422.44
484113060210	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 21 BLK A	0.16	\$695.73	\$233.07
484113060220	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 22 BLK A	0.11	\$478.32	\$160.24
484113060230	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 23 BLK A	0.11	\$478.32	\$160.24
484113060250	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 25 BLK A	0.11	\$478.32	\$160.24
484113060260	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 26 BLK A	0.11	\$478.32	\$160.24
484113060270	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 27 BLK A	0.13	\$565.28	\$189.37
484113060280	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 28 BLK A	0.11	\$478.32	\$160.24
484113060290	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 29 BLK A	0.11	\$478.32	\$160.24
484113060300	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 30 BLK A	0.17	\$739.22	\$247.64
484113060310	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 31 BLK A	0.21	\$913.15	\$305.91
484113060320	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 32 BLK A	0.19	\$826.18	\$276.77
484113060330	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 33 BLK A	0.27	\$1,174.05	\$393.31
484113060340	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 34 BLK A	0.17	\$739.22	\$247.64
484113060350	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 35 BLK A	0.1	\$434.83	\$145.67
484113060360	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 36 BLK A	0.1	\$434.83	\$145.67
484113060370	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 37 BLK A	0.1	\$434.83	\$145.67
484113060380	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 38 BLK A	0.1	\$434.83	\$145.67
484113060390	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 39 BLK A	0.1	\$434.83	\$145.67
484113060400	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 40 BLK A	0.1	\$434.83	\$145.67
484113060410	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 41 BLK A	0.14	\$608.77	\$203.94
484113060420	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 42 BLK A	0.27	\$1,174.05	\$393.31
484113060430	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 43 BLK A	0.16	\$695.73	\$233.07
484113060440	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 44 BLK A	0.13	\$565.28	\$189.37
484113060450	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 45 BLK A	0.11	\$478.32	\$160.24
484113060460	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 46 BLK A	0.11	\$478.32	\$160.24
484113060470	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 47 BLK A	0.11	\$478.32	\$160.24
484113060480	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 48 BLK A	0.11	\$478.32	\$160.24
484113060490	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 49 BLK A	0.14	\$608.77	\$203.94
484113060500	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 50 BLK A	0.26	\$1,130.57	\$378.74
484113060510	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 51 BLK A	0.19	\$826.18	\$276.77
484113060520	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 52 BLK A	0.1	\$434.83	\$145.67
484113060530	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 53 BLK A	0.13	\$565.28	\$189.37
484113060540	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 54 BLK A	0.11	\$478.32	\$160.24
484113060550	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 55 BLK A	0.13	\$565.28	\$189.37
484113060560	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 56 BLK A	0.25	\$1,087.09	\$364.18
484113060570	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 57 BLK A	0.21	\$913.15	\$305.91
484113060580	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 58 BLK A	0.21	\$913.15	\$305.91
484113060590	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 59 BLK A	0.25	\$1,087.09	\$364.18
484113060600	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 60 BLK A	0.14	\$608.77	\$203.94
484113060610	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 61 BLK A	0.14	\$608.77	\$203.94
484113060620	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 62 BLK A	0.13	\$565.28	\$189.37
484113060630	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 63 BLK A	0.12	\$521.80	\$174.80
484113060640	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 64 BLK A	0.11	\$478.32	\$160.24
484113060650	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 65 BLK A	0.25	\$1,087.09	\$364.18
484113060660	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 66 BLK A	0.22	\$956.63	\$320.47
484113060670	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 67 BLK A	0.21	\$913.15	\$305.91
484113060680	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 68 BLK A	0.33	\$1,434.95	\$480.71
484113060690	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 69 BLK A	0.25	\$1,087.09	\$364.18
484113060700	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 70 BLK A	0.13	\$565.28	\$189.37
484113060710	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 71 BLK A	0.12	\$521.80	\$174.80
484113060720	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 72 BLK A	0.14	\$608.77	\$203.94
484113060730	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 73 BLK A	0.2	\$869.67	\$291.34
484113060740	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 74 BLK A	0.24	\$1,043.60	\$349.61
484113060750	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 75 BLK A	0.17	\$739.22	\$247.64
484113060760	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 76 BLK A	0.12	\$521.80	\$174.80
484113060770	TURTLE RUN PARCEL N-1 REPLAT	156-34 B	LOT 77 BLK A	0.12	\$521.80	\$174.80

FOLIO NUMBER	LEGAL LINE 1	LEGAL LINE 2	LEGAL LINE 3	Acres	Annual O&M - 2026	Annual Debt - 2026
484113070480	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 48 BLK A	0.17	\$739.22	\$247.64
484113070490	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 49 BLK A	0.15	\$652.25	\$218.51
484113070500	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 50 BLK A	0.12	\$521.80	\$174.80
484113070510	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 51 BLK A	0.12	\$521.80	\$174.80
484113070520	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 52 BLK A	0.14	\$608.77	\$203.94
484113070530	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 53 BLK A	0.12	\$521.80	\$174.80
484113070540	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 54 BLK A	0.12	\$521.80	\$174.80
484113070550	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 55 BLK A	0.12	\$521.80	\$174.80
484113070560	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 56 BLK A	0.12	\$521.80	\$174.80
484113070570	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 57 BLK A	0.12	\$521.80	\$174.80
484113070580	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 58 BLK A	0.12	\$521.80	\$174.80
484113070590	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 59 BLK A	0.12	\$521.80	\$174.80
484113070600	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 60 BLK A	0.12	\$521.80	\$174.80
484113070610	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 61 BLK A	0.12	\$521.80	\$174.80
484113070620	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 62 BLK A	0.14	\$608.77	\$203.94
484113070630	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 63 BLK A	0.15	\$652.25	\$218.51
484113070640	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 64 BLK A	0.17	\$739.22	\$247.64
484113070650	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 65 BLK A	0.18	\$782.70	\$262.21
484113070660	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 66 BLK A	0.23	\$1,000.12	\$335.04
484113070670	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 67 BLK A	0.24	\$1,043.60	\$349.61
484113070680	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 68 BLK A	0.2	\$869.67	\$291.34
484113070690	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 1 BLK B	0.11	\$478.32	\$160.24
484113070700	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 2 BLK B	0.1	\$434.83	\$145.67
484113070710	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 3 BLK B	0.1	\$434.83	\$145.67
484113070720	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 4 BLK B	0.1	\$434.83	\$145.67
484113070730	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 5 BLK B	0.1	\$434.83	\$145.67
484113070740	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 6 BLK B	0.16	\$695.73	\$233.07
484113070750	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 7 BLK B	0.13	\$565.28	\$189.37
484113070760	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 8 BLK B	0.15	\$652.25	\$218.51
484113070770	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 9 BLK B	0.14	\$608.77	\$203.94
484113070780	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 10 BLK B	0.11	\$478.32	\$160.24
484113070790	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 11 BLK B	0.1	\$434.83	\$145.67
484113070800	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 12 BLK B	0.1	\$434.83	\$145.67
484113070810	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 13 BLK B	0.1	\$434.83	\$145.67
484113070820	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 14 BLK B	0.1	\$434.83	\$145.67
484113070830	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 15 BLK B	0.1	\$434.83	\$145.67
484113070840	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 16 BLK B	0.13	\$565.28	\$189.37
484113070850	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 17 BLK B	0.11	\$478.32	\$160.24
484113070860	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 18 BLK B	0.1	\$434.83	\$145.67
484113070870	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 19 BLK B	0.11	\$478.32	\$160.24
484113070880	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 20 BLK B	0.11	\$478.32	\$160.24
484113070890	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 21 BLK B	0.11	\$478.32	\$160.24
484113070900	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 22 BLK B	0.12	\$521.80	\$174.80
484113070910	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 23 BLK B	0.1	\$434.83	\$145.67
484113070920	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 24 BLK B	0.12	\$521.80	\$174.80
484113070930	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 25 BLK B	0.13	\$565.28	\$189.37
484113070940	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 26 BLK B	0.1	\$434.83	\$145.67
484113070950	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 27 BLK B	0.13	\$565.28	\$189.37
484113070960	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 28 BLK B	0.17	\$739.22	\$247.64
484113070970	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 29 BLK B	0.13	\$565.28	\$189.37
484113070980	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 30 BLK B	0.16	\$695.73	\$233.07
484113070990	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 31 BLK B	0.15	\$652.25	\$218.51
484113071000	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 32 BLK B	0.13	\$565.28	\$0.00
484113071010	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 33 BLK B	0.14	\$608.77	\$203.94
484113071020	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 34 BLK B	0.1	\$434.83	\$145.67
484113071030	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 35 BLK B	0.1	\$434.83	\$145.67
484113071040	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 36 BLK B	0.13	\$565.28	\$189.37
484113071050	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 37 BLK B	0.12	\$521.80	\$174.80
484113071060	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 38 BLK B	0.11	\$478.32	\$160.24
484113071070	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 39 BLK B	0.14	\$608.77	\$203.94
484113071080	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 40 BLK B	0.1	\$434.83	\$145.67
484113071090	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 41 BLK B	0.1	\$434.83	\$145.67
484113071100	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 42 BLK B	0.1	\$434.83	\$145.67
484113071110	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 43 BLK B	0.1	\$434.83	\$145.67
484113071120	TURTLE RUN PARCEL J-1 REPLAT	158-43 B	LOT 44 BLK B	0.1	\$434.83	\$145.67
484113AA0010	CYPRESS POINTE AT CORAL SPRINGS	CONDO	UNIT 6540 BLDG 1	0.08	\$347.87	\$116.54
484113AA0020	CYPRESS POINTE AT CORAL SPRINGS	CONDO	UNIT 6542 BLDG 1	0.08	\$347.87	\$116.54
484113AA0030	CYPRESS POINTE AT CORAL SPRINGS	CONDO	UNIT 6544 BLDG 1	0.08	\$347.87	\$116.54
484113AA0040	CYPRESS POINTE AT CORAL SPRINGS	CONDO	UNIT 6546 BLDG 1	0.08	\$347.87	\$116.54
484113AA0050	CYPRESS POINTE AT CORAL SPRINGS	CONDO	UNIT 6548 BLDG 1	0.08	\$347.87	\$116.54
484113AA0060	CYPRESS POINTE AT CORAL SPRINGS	CONDO	UNIT 6550 BLDG 1	0.08	\$347.87	\$116.54
484113AA0070	CYPRESS POINTE AT CORAL SPRINGS	CONDO	UNIT 6552 BLDG 1	0.08	\$347.87	\$116.54
484113AA0080	CYPRESS POINTE AT CORAL SPRINGS	CONDO	UNIT 6554 BLDG 1	0.08	\$347.87	\$116.54
484113AA0090	CYPRESS POINTE AT CORAL SPRINGS	CONDO	UNIT 6524 BLDG 2	0.08	\$347.87	\$116.54
484113AA0100	CYPRESS POINTE AT CORAL SPRINGS	CONDO	UNIT 6526 BLDG 2	0.08	\$347.87	\$116.54
484113AA0110	CYPRESS POINTE AT CORAL SPRINGS	CONDO	UNIT 6528 BLDG 2	0.08	\$347.87	\$116.54
484113AA0120	CYPRESS POINTE AT CORAL SPRINGS	CONDO	UNIT 6530 BLDG 2	0.08	\$347.87	\$116.54
484113AA0130	CYPRESS POINTE AT CORAL SPRINGS	CONDO	UNIT 6532 BLDG 2	0.08	\$347.87	\$116.54
484113AA0140	CYPRESS POINTE AT CORAL SPRINGS	CONDO	UNIT 6534 BLDG 2	0.08	\$347.87	\$116.54

FOLIO NUMBER	LEGAL LINE 1	LEGAL LINE 2	LEGAL LINE 3	Acres	Annual O&M - 2026	Annual Debt - 2026
484113AA3310	CYPRESS POINTE AT CORAL SPRINGS	CONDO	UNIT 6976 BLDG 36	0.08	\$347.87	\$116.54
484113AA3320	CYPRESS POINTE AT CORAL SPRINGS	CONDO	UNIT 6978 BLDG 36	0.08	\$347.87	\$116.54
484113AA3330	CYPRESS POINTE AT CORAL SPRINGS	CONDO	NIT 6596 PHASE CL HS	0.08	\$347.87	\$116.54
484113AA3340	CYPRESS POINTE AT CORAL SPRINGS	CONDO	NIT 6598 PHASE CL HS	0.08	\$347.87	\$116.54
484113012550	TURTLE RUN 131-12 B	K LESS POR DESC A COR PAR K,N 222.12 T		1.27	\$5,522.39	\$1,971.71
484113012551	TURTLE RUN 131-12 B	PAR K DESC AS:COMAID PAR K,NW 222.12 T		2.26	\$9,827.25	\$3,508.72
484113012552	TURTLE RUN 131-12 B	PARCEL K DESC'D ASR PAR K,W 272.98 ALG		1.38	\$6,000.71	\$2,142.49
484113012553	TURTLE RUN 131-12 B	PARCEL K DESC AS:AR K,NE 2.50,NELY 191.		0.83	\$3,609.12	\$1,288.60
484113012554	TURTLE RUN 131-12 B	N PARCEL K DESC ASOR PAR K,NE 2.50,NELY		2.02	\$8,783.65	\$3,136.11
484113012560	TURTLE RUN 131-12 B	EL R LESS PARTS DE9R 16386/107;24985/206		2.83	\$12,305.80	\$4,393.66
484113012561	TURTLE RUN 131-12 B	R DES AS BEG EASTOF PAR R,SW 100.02 TC		9.47	\$41,178.78	\$14,702.46
484113012562	TURTLE RUN 131-12 B	R DES AS:COMM SR PAR R,SW 76.65,WLY		4.41	\$19,176.18	\$6,846.66
484113012563	TURTLE RUN 131-12 B	OF PARCEL R DESC'D IT SLY SW COR OF PAR		0.83	\$3,609.12	\$1,288.60
484113012564	TURTLE RUN 131-12 B	PARCEL R DESC AS:OST SE COR PAR R,SW		1.6	\$6,957.34	\$2,484.05
484113012630	TURTLE RUN 131-12 B	C-1 LESS RD EASEMO CTY AS IN OR 17054/		2.05	\$8,914.10	\$3,182.69
484113012631	TURTLE RUN 131-12 B	ON OF PARCEL C-1,C-2 T C-3 AS DESC'D IN W		13.81	\$60,050.58	\$21,440.44
484113012632	TURTLE RUN 131-12 B	PARCEL C-1 DESC A/R SAID PAR C-1,W ALG		1.23	\$5,348.46	\$1,909.61
484113012633	TURTLE RUN 131-12 B	PAR C-1 DESC AS:C/O R SAID PAR C-1,W 5.0		0.85	\$3,696.09	\$1,319.65
484113012634	TURTLE RUN 131-12 B	PAR C-1 DESC AS:CAID PAR C-1;W 5,N 374		1.13	\$4,913.62	\$1,754.36
484113012635	TURTLE RUN 131-12 B	PAR C-1 DESC AS:C/PAR X SAID COR BEINC		0.59	\$2,565.52	\$915.99
484113012639	TURTLE RUN 131-12 B	PARCEL C-1 DESC AOR SAID PAR C-1,W AL		0.88	\$3,826.54	\$1,366.23
484113012641	TURTLE RUN 131-12 B	PARCEL C-1 DESC A COR PAR C-1,E 15,SE		1.26	\$5,478.91	\$1,956.19
484113012660	TURTLE RUN 131-12 B	CELS H-1,C-4,C-3 & TR POR DESC IN OR 2483		6.81	\$29,612.20	\$10,572.73
484113012663	TURTLE RUN 131-12 B	PAR H-1 & TR H-2 D/AT NE COR OF PAR C		0.98	\$4,261.37	\$1,521.48
484113012664	TURTLE RUN 131-12 B	ION OF PARCELS C-43 C-2 & C-3 DESC AS C		0.8	\$3,478.67	\$1,242.02
484113012730	TURTLE RUN 131-12 B	CEL C-C FP&L EASEM		5.19	\$22,567.88	\$8,057.63
484113040010	TURTLE RUN-FIRST ADD'N 143-17 B	L A LESS "SIGN PARC'D IN RESOL 92-109 & I		19.79	\$86,053.65	\$30,724.57
484113040014	TURTLE RUN-FIRST ADD'N 143-17 B	OF PARCEL A DESC'D COR OF PARCEL A,SLY		25.36	\$110,273.90	\$39,372.16
484113040015	TURTLE RUN-FIRST ADD'N 143-77 B	N OF PARCEL A DESCST COR PAR KK & INTE		4.89	\$21,263.38	\$7,591.87
484113012610	TURTLE RUN 131-12 B	B-1 LESS POR DESC OR 30802/973 & PARCE		13.92	\$60,528.89	\$22,300.26
484113012690	TURTLE RUN 131-12 B	RCEL M-1 & PARCEL I		29.85	\$129,797.95	\$47,820.60
484113012720	TURTLE RUN 131-12 B	PARCEL Q-1		15.84	\$68,877.71	\$25,376.16
484113012920	TURTLE RUN 131-12 B	TRACT M-2		0.11	\$478.32	\$176.22
484113012930	TURTLE RUN 131-12 B	TRACT P-2 (LAKE)		2.45	\$10,653.43	\$3,924.97
484113012940	TURTLE RUN 131-12 B	TRACT Q-2		1.04	\$4,522.27	\$1,666.11
484113012950	TURTLE RUN 131-12 B	TRACT Q-3		0.61	\$2,652.49	\$977.24
				311.8	\$1,355,812.41	\$474,067.44



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 31, 2026

Board of Supervisors
Turtle Run Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Turtle Run Community Development District, City of Coral Springs, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Turtle Run Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSFL.COM

Our fee for these services will not exceed \$4,000 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Turtle Run Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Turtle Run Community Development District.

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts

Shoreline stabilization/Environmental Engineering/Construction Management

d/b/a Erosion Restoration, LLC

Turtle Run Community Development District

Avana Outfall Pipe Project

Prepared on 8/14/2026

1 Small Project Agreement dated May 30, 2025

Initial construction agreement. Executed but not performed or invoiced

Contract	\$50,142.00
Canceled	<u>(\$50,142.00)</u>
Balance	\$0.00

2 Evaluation of current conditions of the pipe:

Executed contract on October 1, 2025

Contract	\$4,500.00
Paid	<u>(\$4,500.00)</u>
Balance	\$0.00

Report submitted with our findings.

3 First Amendment to Small Project Agreement dated December 9, 2025

This agreement was to excavate to expose the pipe for further investigation

Contract	\$16,800.00
Paid	<u>(\$16,800.00)</u>
Balance	\$0.00

4 Second Amendment to Small Project Agreement dated April 21st, 2026

Engineering study and design of the pipe outfall

Contract	\$2,800.00
Paid	<u>\$0.00</u> *
Balance	\$2,800.00

*We agreed to invoice at the end of the project



Landshore Enterprises, LLC

*Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC*

Turtle Run Community Development District

c/o: Governmental Management Services – South Florida, LLC

Attn: Mr. Patrick Burgess

5385 N. Nob Hill Road

Sunrise, FL 33351

Project Narrative: Avana Community – Stormwater Outfall and Headwall Area Stabilization

Landshore Enterprises reviewed the stormwater outfall and headwall area within the Avana community as part of the engineering evaluation for the observed embankment failure. Based on our review, the existing stormwater outfall pipe does not appear to have been installed in accordance with the original design intent. Instead of extending farther into the lake as shown in the original plans, the pipe appears to terminate much shorter and within the current embankment area.

Because the pipe discharge is located too close to the embankment, stormwater flow has contributed to washouts, undermining, and slope failure above and around the outfall area. As part of our engineering study, Landshore evaluated three potential stabilization alternatives to address the outfall condition, restore the failed embankment, and reduce the likelihood of continued erosion.

After meeting with the South Florida Water Management District, we understand that any alternative that differs significantly from the original permitted design would require an application for permit revision. With this in mind, Landshore prepared a practical and cost-conscious approach intended to address the original construction defect while working toward compliance with the permit requirements.

The proposed approach includes extending the stormwater outfall pipe farther into the lake, stabilizing the surrounding embankment, and restoring the slope to a 4:1 profile as described in the permit. We believe this provides the most cost-effective path for the community while meeting the demands of the site and addressing SFWMD's requirements.

It should be noted that this approach does not fully replicate the original design, which showed the pipe extending nearly 200 feet into the lake. Completing that work now would likely require dewatering the entire lake, which would be a significantly more costly undertaking. During original development, the site would have been dewatered and the lake could be excavated, graded, and constructed more easily. Performing that same work after development has been completed and operational would create a much greater cost burden for the community.



Landshore Enterprises, LLC

*Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC*

Instead, Landshore recommends a localized repair approach that allows for limited dewatering, extension of the pipe to a safer discharge location, and stabilization of the embankment to help prevent future erosion. This method is intended to correct the current outfall condition in a practical manner while improving long-term stability and reducing impacts to the community.

Sincerely,

Miguel Reto

Project Engineer

954-327-3300

Miguel@Landshore.com

Landshore Enterprises, LLC



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

Turtle Run Community Development District
c/o: Governmental Management Services - South Florida, LLC
Attn: Mr. Patrick Burgess
5385 N. Nob Hill Road
Sunrise, FL 33351

ESTIMATE #4501

Date: 8/27/2026

Project: Repair of Outfall Pipe / Headwall

JOB SCOPE

Please refer to the Alternative #3 drawings for the proposed scope of work. This estimate is based on the current Alternative #3 design concept and is subject to permitting, agency review, and final approval. Any revisions required by the permitting agency or other authorities having jurisdiction may result in changes to the scope, quantities, schedule, and/or project cost.

ITEMIZED ESTIMATE: TIME AND MATERIALS

<u>Section</u>	<u>Description</u>	<u>Units</u>	<u>Estimated Quantities</u>	<u>Total</u>
	Mobilization / General preparation	Lump Sum	1	
	Floating Turbidity Barrier	Linear Feet	100	
	Clearing and Grubbing	Lump Sum	1	
	Dewatering	Lump Sum	1	
	Regular Excavation	Lump Sum	1	
	Non-woven Filter Fabric	Square Feet	1680	
	Embankment (Imported Clean Fill Material)	Tons	220	
	No. 57 Bedding Stone	Tons	46	
	Ditch Lining (Riprap)	Tons	140	
	Pipe Connection, Extension and Concrete Collar	Lump Sum	1	
	36-Inch Concrete Capping	Linear Feet	20	
	Demobilization	Lump Sum	1	
TOTAL JOB COST				\$89,716.00

Excluding any permit fees and fees for a payment and performance bond, if any.



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

10% Booking Fee	\$8,971.60
40% Mobilization Fee	\$35,886.40
40% Progress Invoice	\$35,886.40
10% Completion of project	\$8,971.60

****Terms: Net 15****

****Interest will be charged at 1.5% per month on past due invoices****

SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities outside of easement along shoreline if as-built drawings or locations are not provided by the Client.
2. Landshore® reserves the right to change this estimate unless an agreement is reached within 60 days of the original estimate date.
3. Landshore® is not responsible for removing or installing any electric work or cables.
4. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
5. Landshore® is not responsible for any damages to the work by any natural disaster.
6. Following sod installation, any sod activities, such as watering, is to be administered by Owner(s).
- 7. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
- 8. The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

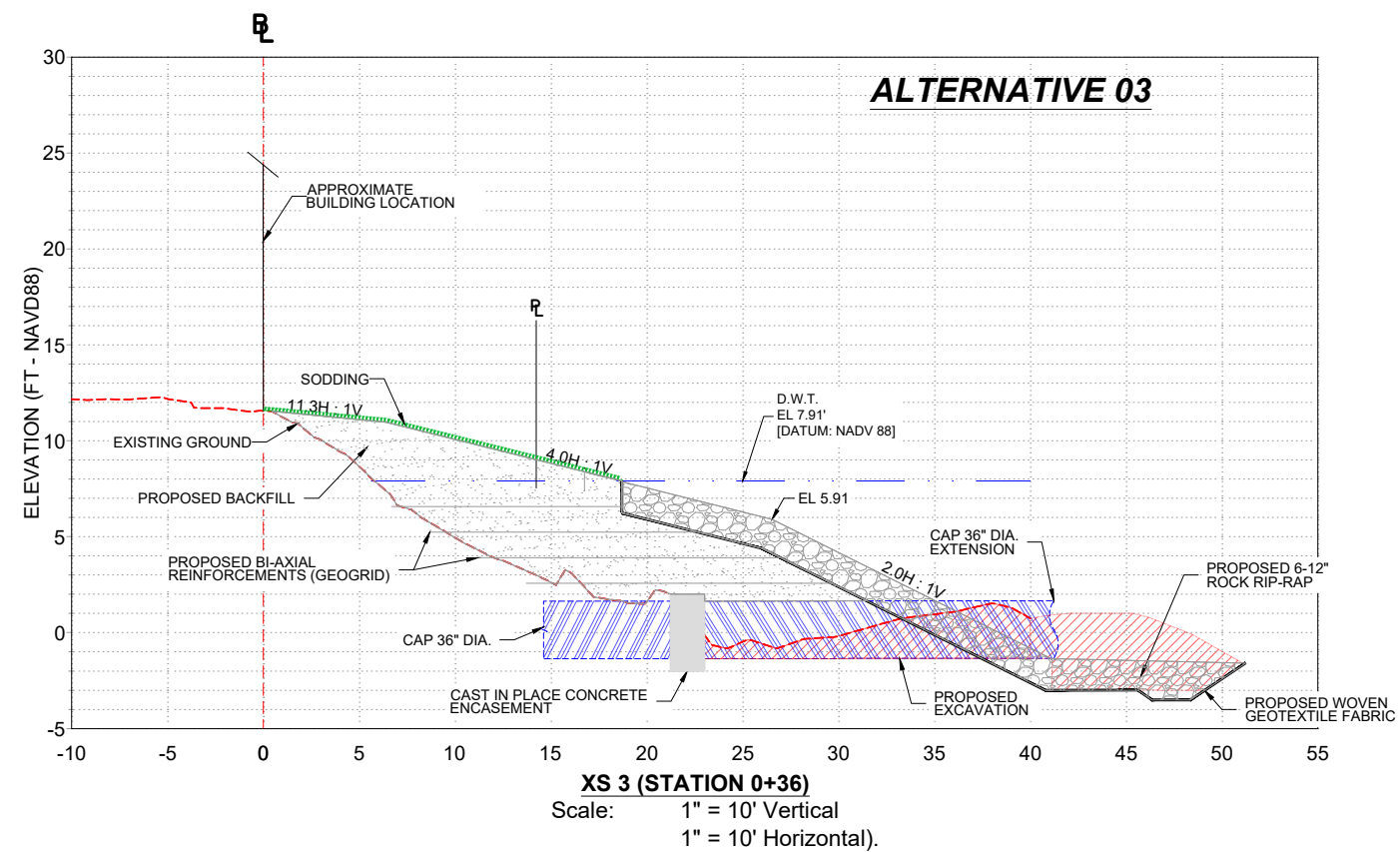
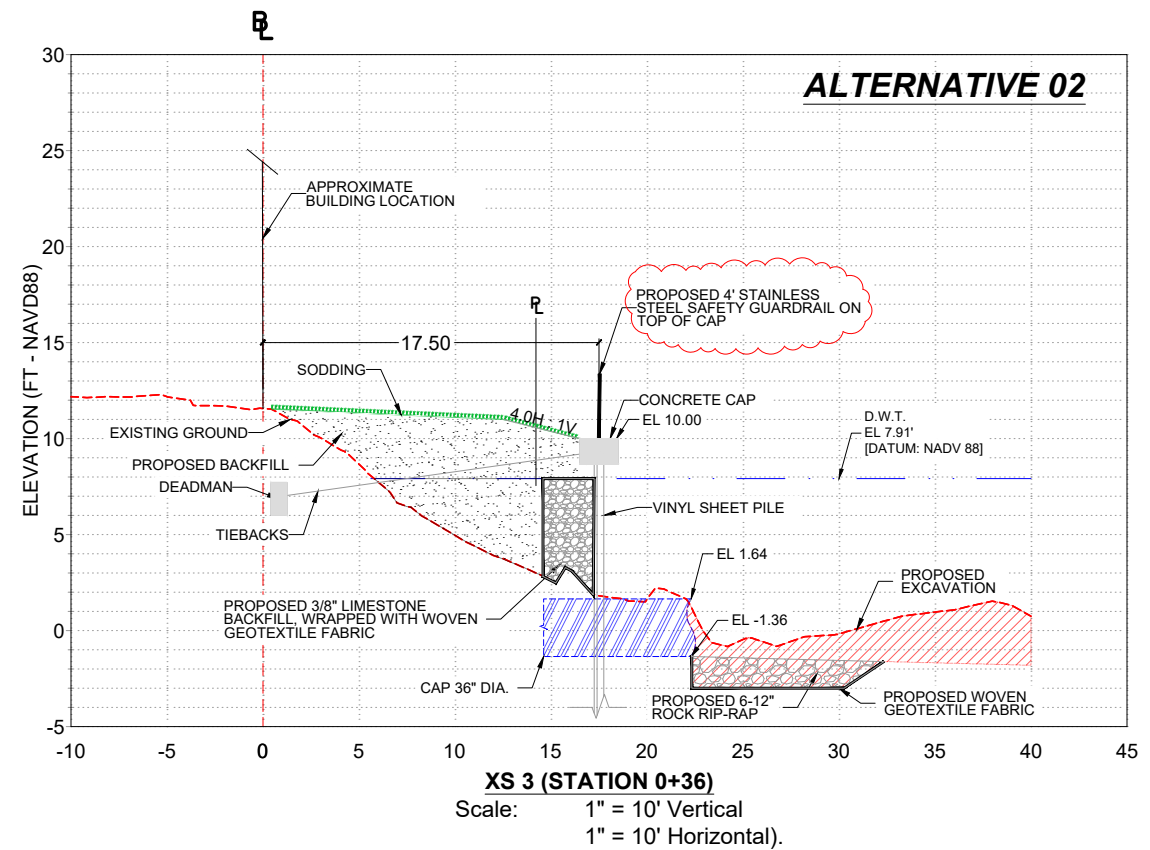
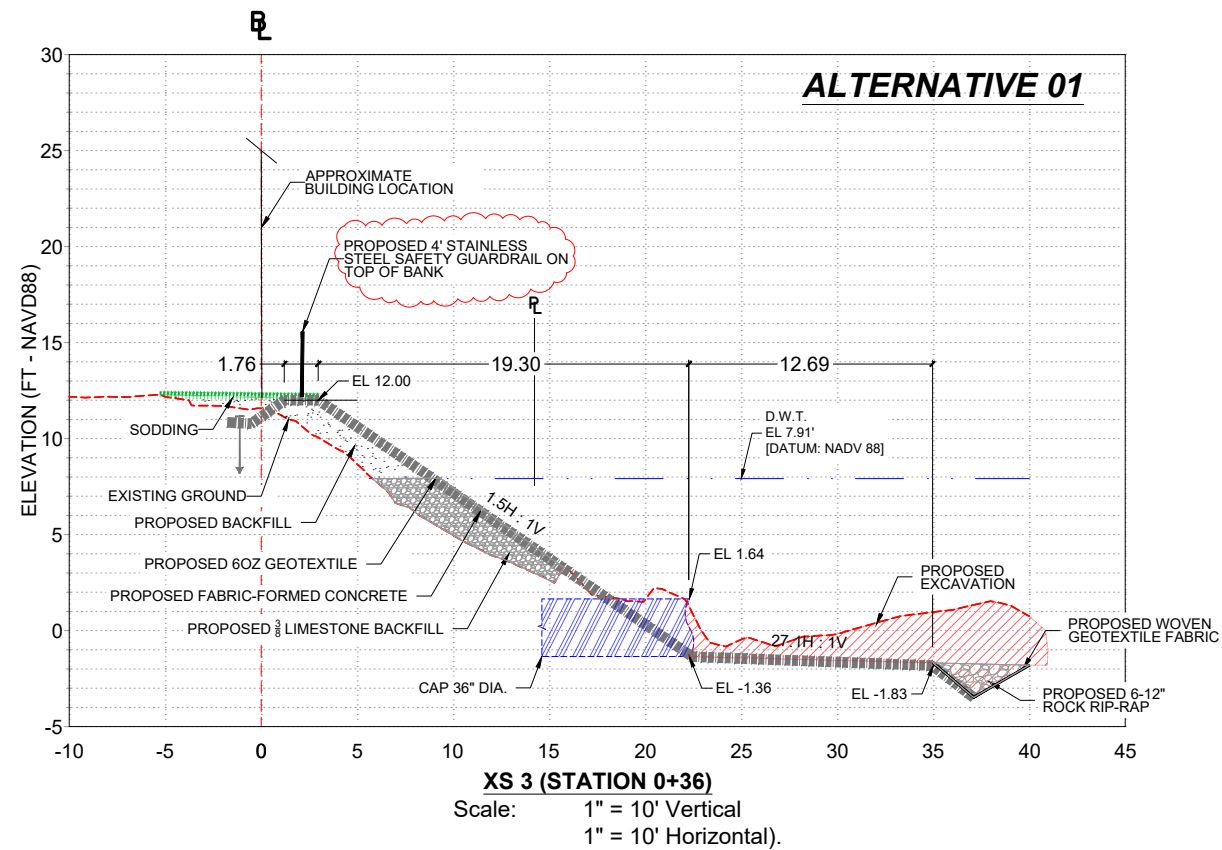
This proposal is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Client's Representative Signature

Date

Landshore Enterprises Representative Signature

Date



REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan For
the Avana Apartments Pipe Outfall



LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CROSS SECTIONS

PROJECT NO.	SHEET	SHEET/OF
2026-036	1	1/1
DRAWN BY:	DATE:	SCALE:
JP	07/22/2026	AS SHOWN

Turtle Run Community Development District			
FY 2026 - Annual Maintenance Plan			
Month	Timeframe	Activity Description	Vendor
August	First Week	Hedges & Shrubs - Trim, Clean Up	Brightview
August	First Week	Spray CLR on white calcium on brick façade at Round-about Fountain	Santos/Brightview
August	Mondays	Wet Check of All Irrigation Systems	Brightview
August	3 Times/Week	Empty Garbage Cans	Santos/Brightview
August	Bi-weekly	Landscape Drive Thru	Brightview/GMS
August	Bi-weekly	Remove Iguanas	Redline Iguana
August	Bi-weekly	Lake Maintenance, Water Quality per contract	SE Land & Water
August	Bi-weekly	Rust Inhibitor/Removal Turtle Run Park	WIRX
August	3x per month	Lawn Maintenance - Grass Cut, Edging, Clean Up per contract	Brightview
August		Service/Maintain/Repair Street Lights (Warranty expires January 2025)	GMS
August		Clean Lake Signs, Street Signs, Exterior of Street Lights (cobwebs)	Santos/Brightview
August		Medjool Palm Trees Fugus Treatment (Jun/Aug)	Tropical Pest
August		Meet With CDI to review Christmas decorations changes	GMS
August	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
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



PEOPLE'S CHOICE PRESSURE CLEANING, INC.

4341 SW 73RD TERRACE
DAVIE, FL 33324

Phone 954-445-8033

E-mail h2opressure@bellsouth.net

Estimate

Date

7/28/2026

Name / Address

TURTLE RUN CDD
5385 N NOB HILL RD
SUNRISE, FL 33351

Customer Phone

954-520-0515 CELL

Project

TURTLE RUN COMMUNITY
MISC AREAS

Description	Qty	Cost	Total
PRESSURE WASH BOTH SIDES OF THE FENCE AROUND THE PARK.	1	500.00	500.00
PRESSURE WASH SIDEWALK, CURBS AND BLEACHERS AT PARK	1	975.00	975.00
PRESSURE WASH SIDEWALK DOWN ST RD 7 FROM CREEK SIDE TO SAMPLE ROAD	1	2,900.00	2,900.00
PRESSURE WASH ROCKS ON TERRAPIN LN AND TURTLE CREEK DR	1	400.00	400.00
PRESSURE WASH SIDEWALKS, SWALES & CURBS ENCOMPASSING TURTLE RUN	1	19,875.00	19,875.00
WALMART & LOWES: PRESSURE WASH SIDEWALKS, CURBS AND SWALES AT WALMART AND LOWES ENTRANCE WAY.	1	400.00	400.00
PRESSURE WASH PAVERS ON TURTLE RUN BLVD. & ROUNDABOUT	1	1,400.00	1,400.00
Total			

Signature

Steve Landis, President

Customer Signature _____

**PEOPLE'S CHOICE PRESSURE CLEANING, INC.**4341 SW 73RD TERRACE
DAVIE, FL 33324

Phone 954-445-8033

E-mail h2opressure@bellsouth.net

Estimate

Date

7/28/2026

Name / Address

TURTLE RUN CDD
5385 N NOB HILL RD
SUNRISE, FL 33351

Customer Phone

954-520-0515 CELL

Project

TURTLE RUN COMMUNITY
MISC AREAS

Description	Qty	Cost	Total
PRESSURE WASH THE FENCES ON THE NORTH AND SOUTH SIDES FOR THE FOLLOWING STREETS: CREEKSIDE DRIVE TURTLE RUN BLVD TURTLE CREEK DRIVE		3,500.00	3,500.00
PRESSURE WASH BENCHES AND SMALL PAVER AREAS THROUGHOUT TURTLE RUN	1	1,500.00	1,500.00
PRESSURE WASH PAVERS ALONG CREEKSIDE DRIVE AND LAKE AREA	1	600.00	600.00
PRESSURE WASH PAVERS AND WOOD FENCE ALONG FPL EASEMENT	1	2,900.00	2,900.00
		Total	

Signature

Steve Landis, President

Customer Signature _____

**PEOPLE'S CHOICE PRESSURE CLEANING, INC.**4341 SW 73RD TERRACE
DAVIE, FL 33324

Phone 954-445-8033

E-mail h2opressure@bellsouth.net

Estimate

Date

7/28/2026

Name / Address	
TURTLE RUN CDD 5385 N NOB HILL RD SUNRISE, FL 33351	
Customer Phone	954-520-0515 CELL

Project
TURTLE RUN COMMUNITY MISC AREAS

Description	Qty	Cost	Total
PRESSURE WASH AND REMOVE RUST STAINS ON THE FENCE AROUND THE PARK		650.00	650.00
NOTE: CANNOT GUARANTEE THAT ALL STAINS WILL COME COMPLETELY CLEAN			
PRESSURE WASH THE FENCE ALONG TURTLE RUN BLVD., NEXT TO THE APARTMENT COMPLEX		850.00	850.00
WATER PROVIDED BY PEOPLE'S CHOICE PRESSURE CLEANING NOTE: THE SEMI ANNUAL AND ANNUAL CLEANING ARE THE SAME PRICE, CLEANING ALL THE AREAS. PRICE IS PER CLEANING			
DEPOSIT INFORMATION: A 30% DEPOSIT IS REQUIRED TO START THE WORK. THE BALANCE IS DUE UPON COMPLETION			
Total			\$36,450.00

Please sign & return by fax or email. Signing indicates all terms & conditions have been accepted. Note that credit card payment fee is 3.32%

Signature

Steve Landis, President ...

Customer Signature _____

Turtle Run CDD

Progress Report

Open / Active Items

<u>No.</u>	<u>Project Name / Description</u>	<u>Owner</u>	<u>Start Date (M/Year)</u>	<u>Status</u>	<u>Comments / Updates</u>
<u>1</u>	Inspection of encroachments on CDD property	Pat B	May-26	In Progress	Management will work on sending the letter to the appropriate residents after counsel review.
<u>2</u>	Lake Bank Repair Between Avana Apartments and Harbor Island	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.
<u>3</u>	SFWMD Compliance Request for Lake Bank Restoration Project	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.
<u>4</u>	Turtle Run Park Upgrades	Skip	Mar-23	In Progress	Updates provided as received.
<u>5</u>	Visible Lake Floating Devices	Pat S	Nov-24	In Progress	Pat S inspecting lakes and letters will be sent when inspection is final.
<u>6</u>	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>	Turtle Run Blvd/ NW 41st St Lightpole Damage	Pat B	Jun-26	Jul-26	Completed	Vendor completed install on 07/24/2026.
<u>3</u>	Turtle Creek Drive/The Shoppes Lightpole Damage	Pat B	Jun-26	Jul-26	Completed	Vendor completed install on 07/24/2026.
<u>4</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>5</u>	Pressure washing of decorative light poles	Pat S	May-26	Jun-26	Completed	Peoples Choice completed the job in late 06/2026.
<u>6</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>7</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. Reimbursment was received from Comcast.
<u>8</u>	Turtle Run Park - Bathroom Renovation/Repairs Progress	Pat B	Jun-25	Jan-26	Completed	Bathroom work was completed on 01/31/2026
<u>9</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>10</u>	Lake 'No Trespass' Sign Installations	Pat B	Jun-25	Dec-25	Completed	RaptorVac completed the work on 12/12/2025
<u>11</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>12</u>	TR Blvd Lake Interconnecting Pipe Cleaning	Pat B	Oct-25	Nov-25	Completed	RaptorVac completed on 11/26/2025

MEMORADUM

To: Jennifer McConnell
Governmental Management Services

From: Patricia Santiago *PS*
Administration Director

Date: April 16, 2026

Subject: Number of Registered Voters Request

Pursuant to your request, please be advised that the number of registered voters as of April 15, 2026, in the Special Districts/Community Development Districts (CDDs) requested is as follows:

Special District/CDD	# of Registered Voters
Academic Village Community Development District	87
Bahia Mar Community Development District	10
Botaniko Community Development District	128
Coral Bay Community Development District	2,270
Cypress Cove Community Development District	434
Griffin Lakes Community Development District	655
Hollywood Beach 1 Community Development District	0
Mainstreet at Coconut Creek Community Development District	0
Metropica Community Development District	157
McJunkin at Parkland Community Development District	794
Oakridge Community Development District	1,290
Orchid Grove Community Development District	717
Sabal Palm Community Development District	1,455
Shotgun Road Community Development District	0
Solterra Community Development District	0
Turtle Run Community Development District	3,140
Woodlands at Section 9 Community Development District	0

We hope this information has been of assistance to you.

**BOARD OF SUPERVISORS MEETING DATES
TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027**

The Board of Supervisors of the Turtle Run Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 6:00 p.m. at the Coral Bay Recreation Center, 3101 South Bay Dr., Margate, FL 33063, on the last Monday of each month as follows:

October 26, 2026
November 30, 2026
[December 21, 2026, Exception](#)
January 25, 2027
February 22, 2027
March 29, 2027
April 26, 2027
[May 24, 2027 Exception](#)
June 28, 2027
July 26, 2027
August 30, 2027
September 27, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <http://www.turtleruncdd.com>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Patrick Burgess
Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ⓘ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

COMPLETED

Suborganization

Board of Supervisors

Sort by:

PID

Form Year

Filer Name

Filing Requirement

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
82649	2025	Eugene John Carney III	Turtle Run Community Develop. District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/29/2026	View Filings
315280	2025	Kenneth P Murray	Turtle Run Community Develop. District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/2/2026	View Filings
299909	2025	James Shipe	Turtle Run Community Develop. District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/3/2026	View Filings
317645	2025	Virginia Tropea	Turtle Run Community Develop. District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/2/2026	View Filings
306046	2025	Barry W Winfree	Turtle Run Community Develop. District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/22/2026	View Filings

1-5 of 5

Rows per page: 25

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Back



Memorandum

To: Turtle Run CDD Board of Supervisors

From: District Management

Date: August 24, 2026

RE: HB7013 – Special Districts Performance Measures and Standards - FINAL Report

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements. The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2026, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report to be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Patrick Burgess
District Manager
GMS-SF

TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026 PERFORMANCE MEASURES AND STANDARDS REPORT

Exhibit A: Goals, Objectives and Annual Reporting Form



Patrick Burgess
District Manager
GMS-SF

Turtle Run Community Development District Performance Measures & Standards - Annual Report

Reporting Period: October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes, and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per the management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15, and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous year's budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit it to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

Chair/Vice Chair: _____
Print Name: _____
Turtle Run Community Development District

Date: _____

District Manager: _____
Print Name: _____
Turtle Run Community Development District

Date: _____

Patrick Burgess
District Manager
GMS-SF



Memorandum

To: Turtle Run Board of Supervisors

From: District Management

Date: August 31, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2026 legislative session. Starting on October 1, 2026, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Turtle Run Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
Print Name: _____
Turtle Run Community Development District

Date: _____

District Manager: _____
Print Name: _____
Turtle Run Community Development District

Date: _____

THIRD AMENDMENT TO AMENDED AND RESTATED SERVICES AGREEMENT

(Holiday Landscape Lighting)

THIS THIRD AMENDMENT TO AMENDED AND RESTATED SERVICES AGREEMENT (the "Third Amendment") is made and entered into on the ____ day of _____, 2026, by and between:

TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Coral Springs, Broward County, Florida, and whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

RILEIGHS OUTDOOR, LLC, a Delaware limited liability company authorized to do business in the State of Florida, d/b/a **HOLIDAY OUTDOOR DÉCOR**, whose principal address is 1053 N. Plymouth Street, Allentown, Pennsylvania 18109, and whose local address is 3124 NW 16th Terrace, Pompano Beach, Florida 33064 (the "Contractor").

Recitals

WHEREAS, the District and Contractor are parties to that certain Amended and Restated Services Agreement dated November 21, 2024, as subsequently amended (collectively, the "Agreement"); and

WHEREAS, the parties desire to further amend the Agreement to add additional holiday lighting services for **Turtle Run Main and Hidden Lake**, for the 2026 and 2027 Holiday Seasons; and

WHEREAS, the parties further desire to revise the compensation and payment schedule applicable to the 2026 and 2027 Holiday Seasons.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1. Recitals

The recitals stated herein are true and correct and are incorporated into and form a material part of this Third Amendment.

Section 2. Scope of Work

The Scope of Work under the Agreement is hereby supplemented, revised, and amended for the **2026 and 2027 Holiday Seasons** to include additional holiday lighting at **Turtle Run Main and Hidden Lake**.

The additional compensation for the **Turtle Run Main and Hidden Lake** Scope of Work shall be **Eight Hundred Twenty Seven Dollars and Fifty Cents (\$827.50) per Contract Year**, which amount is incorporated into the revised annual compensation set forth below.

Section 3. Compensation

The Compensation Table set forth in Section 3 of the Agreement, entitled "Compensation," is hereby amended with respect to Contract Years **2026 and 2027**. The annual contract amount for each such year shall be increased by **\$827.50**, from **\$84,631.00 to \$85,458.50**, to include the Hidden Lakes Area 4 Scope of Work.

The compensation and payment schedule for Contract Years 2026 and 2027 shall be as follows:

Contract Year	Annual Amount	Payable to Contractor
2026	\$85,458.50*	30% due during the first week of October 2026 ; 50% due upon completed installation of all lighting and decorations subject to the Scope of Work; and 20% due upon completion of takedown , after all materials, equipment, lighting, and decorations installed pursuant to the Agreement have been removed and the District has been reimbursed for any costs and expenses incurred to repair or remedy damages caused by Contractor in connection with the services provided under the Agreement.^
2027	\$85,458.50*	30% due during the first week of October 2027 ; 50% due upon completed installation of all lighting and decorations subject to the Scope of Work; and 20% due upon completion of takedown , after all materials, equipment, lighting, and decorations installed pursuant to the Agreement have been removed and the District has been reimbursed for any costs and expenses incurred to repair or remedy damages caused by Contractor in connection with the services provided under the Agreement.^

* Unless the program is otherwise modified or reduced pursuant to Section 15 of the Agreement.

^ Final payment is conditioned upon all installations, lighting, equipment, and decorations having been removed by Contractor and the District having been reimbursed for any and all damages to property or improvements arising out of or in any way connected with the services provided by Contractor pursuant to the Agreement. Should Contractor fail to reimburse the District for such damages within thirty (30) days of notice thereof, the District may retain the amounts due for such damages from the final 20% balance. Any remaining balance shall thereafter be paid to Contractor in accordance with the Agreement.

Except as expressly amended herein, the remainder of Section 3 of the Agreement shall remain unchanged.

Section 4. Ratification

In all other respects, the Amended and Restated Services Agreement dated November 21,

2024, together with all prior amendments thereto, is hereby ratified, reaffirmed, and shall remain in full force and effect according to its terms.

Section 5. Effective Date

This Third Amendment shall become effective upon execution by both parties.

IN WITNESS WHEREOF, the parties have executed this Third Amendment to Amended and Restated Services Agreement as of the date first written above.

TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT

By: _____

Print Name: _____

Title: Chairman, Board of Supervisors

Date: _____

Attest:

By: _____

Print Name: _____

Title: Secretary/Assistant Secretary

RILEIGHS OUTDOOR, LLC, a Delaware limited liability company, d/b/a HOLIDAY OUTDOOR DÉCOR

By: _____

Print Name: _____

Title: _____

Date: _____

AREA 1 – ENTRANCE & EXIT MONUMENT SIGNS

Total 6.91 Amps



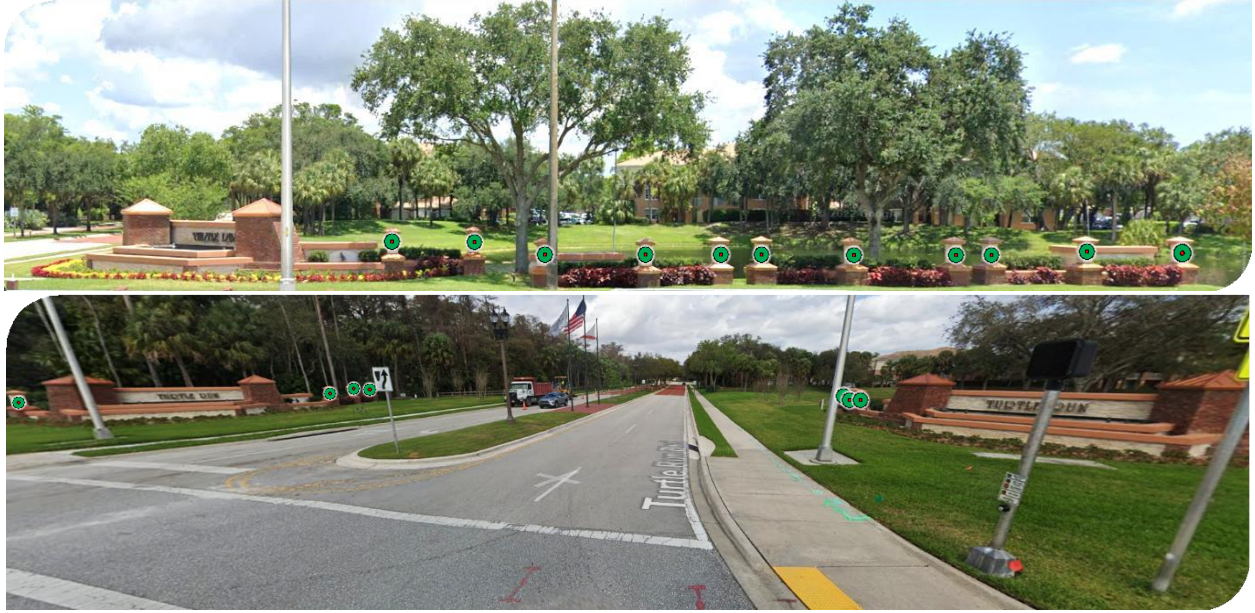
PHOTO IS AN EXAMPLE LIGHTS SHOW ABOVE WILL BE IN COLORS DESCRIPED BELOW

For each of the two (2) Monument Signs, we will outline the upper and lower part of the sign with 125' of C7 6" spacing green cord light line with Green LED bulbs LED bulbs and for each of the two (2) Columns at each Sign, we will outline each with 12' of C7 6" spacing green cord light line with Red LED bulbs. For each of the two (2) Monument Signs, we will outline the lower hedge line part of the sign with 150' of C7 6" spacing green cord light line with Green and Red LED bulbs Stake Lighting.

550'	C7 6" spacing green cord light line w/Green LED bulbs	\$ 3,450.00
48'	C7 6" spacing green cord light line w/Red LED bulbs	\$ 288.00

For each of the two (2) Monument Signs, we will install two (2) 48" Double WW LED lit Wreath, we will also add one (1) Red and one (1) Green LED light set to the Wreaths, decorated in Colors of the Holiday with an 18" Red Velvet with Gold Trim Bow. We will install one (1) 27' x 14" LED lit Garland, swaged across the top center of the sign with five (5) 18" Red Velvet with Gold Trim Bows, one at each catch point.

4	48" Double lit LED Wreath - COTH w/18" Red Velvet Bow	\$ 1,500.00
4	LED light set added to Wreath – Red	
4	LED light set added to Wreath – Green	
2	27' x 14" LED Garland – <i>no décor</i>	\$ 930.00
10	18" Red Velvet with Gold Trim Bows	\$ 350.00



For each of the eighteen (18) Columns, fourteen on the Entrance monument side and four on the Exit monument side, we will install one (1) 30" LED lit Spray with a 12" Red Velvet with Gold Trim Bow.

18 30" LED Spray w/12" Red Velvet Gold Trim Bow

\$ 2,610.00

END AREA 1

\$ 9,128.00

AREA 2 – TURTLE RUN BLVD CENTER MEDIAN

Total 15.26 Amps



For each of the first three (3) various Trees, we will wrap up into the foliage with ten (10) Warm White Commercial-grade LED light sets and scatter throughout the foliage with 50' of C9 36" spacing green cord Warm White LED G50 bulbs & every 5th Twinkle.

30	Commercial-grade LED light sets Warm White	\$ 960.00
150'	C9 36" spacing green cord WW LED G50 bulbs & 5th Twinkle	\$ 375.00

For each of the three (3) Small Oak Trees, after the various Trees, we will wrap up into the foliage with seven (7) Warm White Commercial-grade LED light sets and scatter throughout the foliage with 480' of C9 36" spacing green cord Warm White LED G50 bulbs & every 5th Twinkle.

21	Commercial-grade LED light sets Warm White	\$ 672.00
1,440'	C9 36" spacing green cord WW LED G50 bulbs & 5th Twinkle	\$ 3,600.00

For each of the two (2) Medium Oak Trees, after the Small Oak Trees, we will wrap up into the foliage with twenty (20) Warm White Commercial-grade LED light sets and scatter throughout the foliage with 750' of C9 36" spacing green cord Warm White LED G50 bulbs & every 5th Twinkle.

40	Commercial-grade LED light sets Warm White	\$ 1,280.00
1,500'	C9 36" spacing green cord WW LED G50 bulbs & 5th Twinkle	\$ 3,750.00

We will light the first one (1) of the 3 Large Oak Trees, after the Medium Oak Trees with forty (40) Warm White Commercial-grade LED light sets and scatter throughout the foliage with 1,000' of C9 36" spacing green cord Warm White LED G50 bulbs & every 5th Twinkle.

40	Commercial-grade LED light sets Warm White	\$ 1,280.00
1,000'	C9 36" spacing green cord WW LED G50 bulbs & 5th Twinkle	\$ 2,500.00

For each of the two (2) Light Poles, located in the Center Median, we will install one (1) 18' x 14" lit Garland with two (2) 24" Red Velvet with Gold Trim Bows on top.

2	18' x 14" <i>unlit</i> Garland – no décor	\$ 500.00
4	24" Red Velvet with Gold Trim Bow	\$ 192.00

END AREA 2	\$ 15,109.00
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AREA 3 – 3589 TURTLE RUN BLVD

Total 3.05 Amps



Picture is alternated to show example of Warm White perimeter.

For the one (1) Monument Sign, we will outline the top, the two columns and around the verbiage, with a total 60' of C7 6" spacing green cord light line with Warm White LED bulbs. We will outline the lower hedge line part of the sign with 80' of C7 6" spacing green cord light line with Green and Red LED bulbs Stake Lighting.

140'	C7 6" spacing green cord w/Warm White LED bulbs	\$ 880.00
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For each of the six (6) Italian Cypress Trees, we will scatter throughout with eight (8) LED Multicolor Scatter Sets.

48	LED Scatter Sets Multicolor	\$ 1,200.00
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END AREA 3	\$ 2,080.00
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AREA 4 – ROUNDABOUT

Total 8.77 Amps



We will outline the one (1) Directory Sign with one (1) 22.5' x 14" unlit Garland decorated in Colors of the Holiday.

For each of the five (5) Light Poles, we will install one (1) 18' x 14" unlit Garland with two (2) 24" Red Velvet with Gold Trim Bows on top.

1	22.5' x 14" <i>unlit</i> Garland decorated in COTH	\$ 425.00
5	18' x 14" <i>unlit</i> Garland – no décor	\$ 1,250.00
10	24" Red Velvet with Gold Trim Bow	\$ 480.00



For each of the seven (7) Sylvester Palms, we will wrap the trunks up to the boot with eight (8) Warm White Commercial-grade LED light sets and at the top do a 12" Color Band using three (3) Red Commercial-grade LED light sets. We will also light up the fronds with twenty (20) Green LED Frond Sets.

56	Commercial-grade LED light sets Warm White	\$ 1,792.00
21	Commercial-grade LED light sets Red	\$ 672.00
140	LED Frond Sets Green	\$ 3,920.00
	Equipment Charge	\$ 1,400.00

END AREA 4

\$ 9,939.00

AREA 5 – TURTLE CREEK RD & STATE RD 7

Total 15.56 Amps



For each of the two (2) Monument Signs, we will outline the top of the monument with 77' of C7 6" spacing green cord light line with Green LED bulbs and for each of the two (2) columns at each sign, we will outline each with 12' of C7 6" spacing green cord light line with Red LED bulbs.

For each of the two (2) Hedges, one at each monument sign, we will scatter throughout with twenty (20) Warm White LED Hedge Sets.

For each of the four (4) Medjool Date Palms, two by each monument sign, we will wrap the trunks with twelve (12) Warm White Commercial-grade LED light sets and at the top do a 15" Color Band using three (3) Red Commercial-grade LED light sets.

We will light up the fronds with thirty-five (35) Green LED Frond Sets.

154'	C7 6" spacing green cord w/ Green LED bulbs	\$ 924.00
96'	C7 6" spacing green cord w/Red LED bulbs	\$ 576.00
40	LED Hedge Sets Warm White	\$ 720.00
48	Commercial-grade LED light sets Warm White	\$ 1,536.00
12	Commercial-grade LED light sets Red	\$ 384.00
140	LED Frond Sets Green	\$ 3,920.00
	Equipment Charge	\$ 1,400.00

For each of the two (2) Monument Signs, we will install two (2) 48" Double WW LED lit Wreaths, we will also add one (1) Red and one (1) Green LED light set to the Wreaths decorated in Colors of the Holiday with an 18" Red Velvet with Gold Trim Bow.

For the one (1) Light Pole, the first one located in the center median, we will install one (1) 18' x 14" unlit Garland with two (2) 24" Red Velvet with Gold Trim Bows on top.

4	48" LED Double lit Wreath - COTH w/18" Red Velvet Bow	\$ 1,500.00
4	LED light set added to Wreath – Red	
4	LED light set added to Wreath – Green	
1	18' x 14" <i>unlit</i> Garland – no décor	\$ 250.00
2	24" Red Velvet with Gold Trim Bow	\$ 96.00

END AREA 5

\$ 11,306.00

AREA 6 – TERRAPIN LN & SAMPLE RD

Total 7.20 Amps



For each of the two (2) Monument Signs, we will outline the top of the monument with 77' of C7 6" spacing green cord light line with Green LED bulbs and for each of the two (2) columns at each sign, we will outline each with 12' of C7 6" spacing green cord light line with Red LED bulbs.
For each of the two (2) Hedges, one at each monument sign, we will scatter throughout with twenty (20) Warm White LED Hedge Sets.

154'	C7 6" spacing green cord w/ Green LED bulbs	\$ 924.00
96'	C7 6" spacing green cord w/Red LED bulbs	\$ 576.00
40	LED Hedge Sets Warm White	\$ 720.00

For each of the four (4) Christmas Palms, two by each monument sign, we will wrap the trunks with three (3) Warm White Commercial-grade LED light sets and at the top do a Color Band using one (1) Red Commercial-grade LED light sets. We will light up the fronds with six (6) Green LED Frond Sets.

12	Commercial-grade LED light sets Warm White	\$ 384.00
4	Commercial-grade LED light sets Red	\$ 128.00
24	LED Frond Sets Green	\$ 672.00

For each of the two (2) Monument Signs, we will install two (2) 48" Double WW LED lit Wreaths, we will also add one (1) Red and one (1) Green LED light set to the Wreaths decorated in Colors of the Holiday with an 18" Red Velvet with Gold Trim Bow.
For the one (1) Light Pole, the first one located in the center median, we will install one (1) 18' x 14" unlit Garland with two (2) 24" Red Velvet with Gold Trim Bows on top.

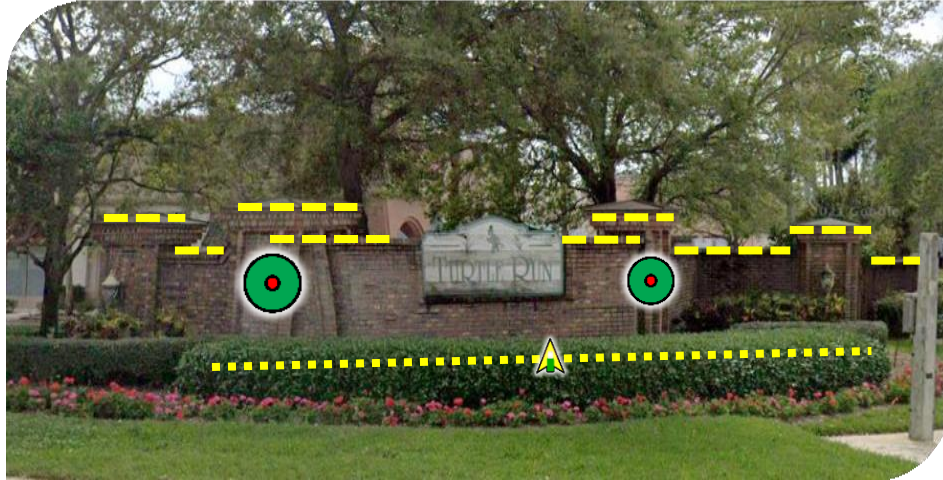
4	48" LED Double lit Wreath - COTH w/18" Red Velvet Bow	\$ 1,500.00
4	LED light set added to Wreath – Red	
4	LED light set added to Wreath – Green	
1	18' x 14" <i>unlit</i> Garland – no décor	\$ 250.00
2	24" Red Velvet with Gold Trim Bow	\$ 96.00

END AREA 6

\$ 5,250.00

AREA 7 – WILES RD & TORTOISE WAY

Total 6.02 Amps



For each of the two (2) Monument Signs, we will outline the top of the monument with 77' of C7 6" spacing green cord light line with Green LED bulbs and for each of the two (2) columns at each sign, we will outline each with 12' of C7 6" spacing green cord light line with Red LED bulbs.

For each of the two (2) Hedges, one at each monument sign, we will scatter throughout with twenty (20) Warm White LED Hedge Sets.

154'	C7 6" spacing green cord w/Green LED bulbs	\$ 924.00
96'	C7 6" spacing green cord w/Red LED bulbs	\$ 576.00
40	LED Hedge Sets Warm White	\$ 720.00

For each of the two (2) Monument Signs, we will install two (2) 48" Double WW LED lit Wreaths, we will also add one (1) Red and one (1) Green LED light set to the Wreaths decorated in Colors of the Holiday with an 18" Red Velvet with Gold Trim Bow.

For the one (1) Light Pole, the first one located in the center median, we will install one (1) 18' x 14" unlit Garland with two (2) 24" Red Velvet with Gold Trim Bows.

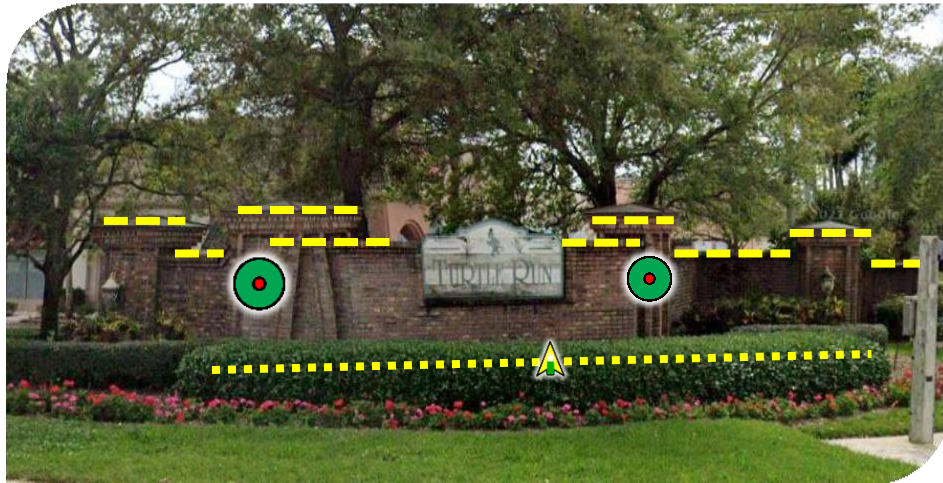
4	48" LED Double lit Wreath - COTH w/18" Red Velvet Bow	\$ 1,500.00
4	LED light set added to Wreath – Red	
4	LED light set added to Wreath – Green	
1	18' x 14" <i>unlit</i> Garland – no décor	\$ 250.00
2	24" Red Velvet with Gold Trim Bow	\$ 96.00

END AREA 7

\$ 4,066.00

AREA 8 – WILES RD & CREEKSIDE DR

Total 6.02 Amps



For each of the two (2) Monument Signs, we will outline the top of the monument with 77' of C7 6" spacing green cord light line with Green LED bulbs and for each of the two (2) columns at each sign, we will outline each with 12' of C7 6" spacing green cord light line with Red LED bulbs.

For each of the two (2) Hedges, one at each monument sign, we will scatter throughout with twenty (20) Warm White LED Hedge Sets

154'	C7 6" spacing green cord w/Green LED bulbs	\$ 924.00
96'	C7 6" spacing green cord w/Red LED bulbs	\$ 576.00
40	LED Hedge Sets Warm White	\$ 720.00

For each of the two (2) Monument Signs, we will install two (2) 48" Double WW LED lit Wreaths, we will also add one (1) Red and one (1) Green LED light set to the Wreaths decorated in Colors of the Holiday with an 18" Red Velvet with Gold Trim Bow.

For the one (1) Light Pole, the first one located in the center median, we will install one (1) 18' x 14" unlit Garland with two (2) 24" Red Velvet with Gold Trim Bows.

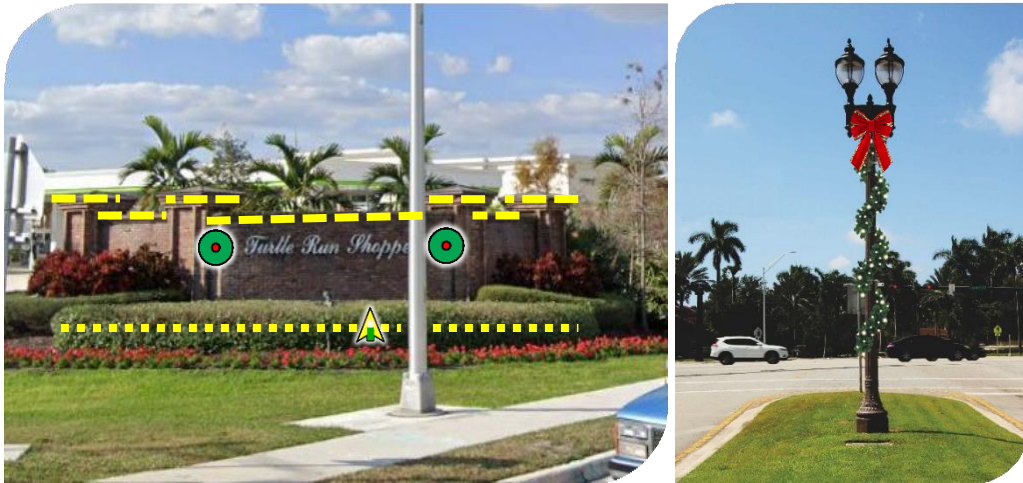
4	48" LED Double lit Wreath - COTH w/18" Red Velvet Bow	\$ 1,500.00
4	LED light set added to Wreath – Red	
4	LED light set added to Wreath – Green	
1	18' x 14" <i>unlit</i> Garland – no décor	\$ 250.00
2	24" Red Velvet with Gold Trim Bow	\$ 96.00

END AREA 8

\$ 4,066.00

AREA 9 – SAMPLE RD & TURTLE CREEK DR

Total 3.01 Amps



For the one (1) Monument Sign, we will outline the top of the monument with 77' of C7 6" spacing green cord light line with Green LED bulbs and for each of the two (2) columns, we will outline each with 12' of C7 6" spacing green cord light line with Red LED bulbs.

For the one (1) Hedge, one at each monument sign, we will scatter throughout with twenty (20) Warm White LED Hedge Sets.

77'	C7 6" spacing green cord w/Green LED bulbs	\$ 462.00
48'	C7 6" spacing green cord w/Red LED bulbs	\$ 288.00
20	LED Hedge Sets Warm White	\$ 360.00

For the one (1) Monument Sign, we will install two (2) 48" Double WW LED lit Wreaths, we will also add one (1) Red and one (1) Green LED light set to the Wreaths decorated in Colors of the Holiday with an 18" Red Velvet with Gold Trim Bow.

For the one (1) Light Pole, the first in the center median, we will install one (1) 18' x 14" unlit Garland with two (2) 24" Red Velvet with Gold Trim Bows.

2	48" LED Double lit Wreath - COTH w/18" Red Velvet Bow	\$ 750.00
2	LED light set added to Wreath – Red	
2	LED light set added to Wreath – Green	
1	18' x 14" <i>unlit</i> Garland – no décor	\$ 250.00
2	24" Red Velvet with Gold Trim Bow	\$ 96.00

END AREA 9

\$ 2,206.00

AREA 10 – SAMPLE RD OAK TREES

Total 15.24 Amps



For each of the four (4) Oak Trees, two on the East Side and two on the West Side, we will wrap up into the foliage with ten (10) Warm White Commercial-grade LED light sets and scatter throughout the canopy with 450' of C9 36" spacing green cord Warm White LED G50 bulbs & every 5th Twinkle.

40	Commercial-grade LED light sets Warm White	\$ 1,280.00
1,800'	C9 36" spacing green cord WW LED G50 bulbs & 5th Twinkle	\$ 4,500.00

END AREA 10	\$ 5,780.00
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SUBTOTAL	\$ 68,930.00
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CUSTOMER PREFERRED DISCOUNT	<u>(\$2,400.00)</u>
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SUBTOTAL	\$ 66,530.00
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5% DISCOUNT – 2026 ONLY	<u>(\$ 3,326.50)</u>
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TOTAL FOR 2026 – TURTLE RUN MAIN AREA	\$ 63,203.50
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HIDDEN LAKE
AREA 1 – ENTRANCE/EXIT
Total 4.26 Amps



For each of the two (2) side hedges, we will scatter throughout with twenty (20) Multicolor LED Hedge Sets. On the two (2) Light poles we will install one (1) 18" x 14" unlit Garland with a 18" Red Glitter Bow, decorated in COTH.

40	LED Hedge Sets Multicolor	\$ 720.00
2	18" X 14" unlit Garland	\$ 500.00
TOTAL AREA 1 – HIDDEN LAKE		\$ 1,220.00

AREA 2 – CENTER MEDIAN

Total 4.63 Amps

For each of the two (2) Sylvester Palms, we will wrap the trunks with seven (7) Warm White Commercial-grade LED light sets and at the top do a 12" Color Band using two (2) Red Commercial-grade LED light sets. We will light up the fronds with thirty-five (18) Green LED Frond Sets.

14	Commercial-grade LED light sets warm white	\$ 448.00
4	Commercial-grade LED light sets Red	\$ 128.00
36	LED Frond Sets Green	\$ 1,008.00
	Equipment Charge	\$ 324.00

For each of the two (2) Hedges, surrounding the Sylvester Palms, we will scatter throughout with five (5) Multi hedge sets.

10	LED Hedge Sets Multicolor	\$ 180.00
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For the Monument sign, we will outline the top and the columns with a total of 30' C7 12" spacing white cord light line with Warm White LED bulbs

30'	C7 12" spacing white cord w/Warm White LED bulbs	\$ 180.00
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For the Guardhouse, we will outline the lower fascia with a total 85' of C7 12" spacing white cord light line with Warm White LED bulbs.

85'	C7 12" spacing white cord w/Warm White LED bulbs	\$ 510.00
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TOTAL AREA 2	\$ 2,778.00
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TOTAL HIDDEN LAKE 2026	\$ 3,998.00
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HARBOR ISLAND
AREA 1 – CENTER MEDIAN
Total 3.04 Amps



For the one (1) Monument Sign, we will outline around both sides with a total 45' of C7 12" spacing white cord light line with Warm White LED bulbs.

For the one (1) Sylvester Palm, we will wrap the trunk with seven (7) Warm White Commercial-grade LED light sets and at the top do a 12" Color Band using two (2) Red Commercial-grade LED light sets. We will also light up the fronds with fifteen (15) Green Frond Sets.

45'	C7 12" spacing white cord light line w/Warm White LED bulbs	\$ 270.00
7	Commercial-grade LED light sets Warm White	\$ 224.00
2	Commercial-grade LED light sets Red	\$ 64.00
15	Frond Sets Green	\$ 420.00
	Equipment Charge	\$ 135.00

For the one (1) Lower Hedge, we will scatter throughout with thirty (30) Warm White LED Hedge Sets.

30	LED Hedge Sets Warm White	\$ 540.00
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END AREA 1 **\$ 1,653.00**

AREA 2 – ENTRANCE & EXIT SIDES

Total 5.34 Amps



For each of the two (2) Sylvester Palms, one located on either side, we will wrap the trunks with seven (7) Warm White Commercial-grade LED light sets and at the top do a 12" Color Band using two (2) Red Commercial-grade LED light sets. We will also light up the fronds with fifteen (15) Green Frond Sets.

14	Commercial-grade LED light sets Warm White	\$ 448.00
4	Commercial-grade LED light sets Red	\$ 128.00
30	Frond Sets Green	\$ 840.00
	Equipment Charge	\$ 270.00

For each of the eight (8) Jatropha Trees, four located on either side, we will scatter throughout the foliage with ten (10) Warm White LED Scatter Sets.

80	LED Scatter Sets Warm White	\$ 2,080.00
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END AREA 2	\$ 3,766.00
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AREA 3 – GUARDHOUSE

Total 1.74 Amps



We will outline the entire fascia of the guardhouse with a total 50' of C7 12" spacing white cord light line with Warm White LED bulbs.

50'	C7 12" spacing white cord light line w/Warm White LED bulbs	\$ 300.00
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END AREA 3	\$ 300.00
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HARBOR ISLAND TOTAL	\$ 5,719.00
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CYPRESS POINTE
AREA 1 – ENTRANCE & EXIT MONUMENTS



For each of the two (2) Medjool Palms, one at either side, we will wrap the trunks with fourteen (14) Warm White Commercial connect LED 70 light 4" spacing light sets and at the top do sets and at the top do a 15" Color Band using three (3) Red Commercial-grade LED light sets. We will also light up the fronds with twenty (20) Green LED Frond Sets.

28	LED 70 light 4" spacing light sets CC Warm White	\$ 896.00
6	LED 70 light 4" spacing light sets CC Red	\$ 192.00
40	LED 70 light 4" spacing light sets CC Green	\$ 1,120.00
	Equipment Charge	\$ 340.00

TOTAL AREA 1	\$ 2,548.00
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AREA 2 – CENTER MEDIAN



For the one (1) Light Pole, the first one located in the Center Median, we will install one (1) 18' x 14" unlit Garland with two (2) 24" Red Velvet with Gold Trim Bows.

1	18' x 14" <i>unlit</i> Garland – no décor	\$ 250.00
2	24" Red Velvet with Gold Trim Bow	\$ 96.00

For the one (1) Monument Sign, we will outline the top with a END 40' of C7 12" spacing white cord light line with Warm White LED bulbs. On each side of the monument, we will install ten (10) hedge sets per side.

40'	C7 12" spacing white cord w/Warm White LED bulbs	\$ 240.00
20	LED hedge sets Warm White	

For the one (1) Medjool Palm, located in the center median, we will wrap the trunk with fourteen (14) Warm White Commercial connect LED 70 light 4" spacing light sets and at the top do a 15" Color Band using three (3) Red Commercial-grade LED light sets.

We will also light up the fronds with twenty (20) Green LED Frond Sets. Around the Medjool palms we will install ten (10) hedge sets.

14	LED 70 light 4" spacing light sets CC Warm White	\$ 448.00
3	LED 70 light 4" spacing light sets CC Red	\$ 96.00
20	LED Frond Sets Green	\$ 560.00
	Equipment Charge	\$ 200.00
30	LED hedge sets Warm White	\$ 540.00

TOTAL AREA 2 **\$ 2,430.00**

CYPRESS POINTE TOTAL **\$ 4,978.00**

ESTATES

AREA 1 – NW 41ST STREET

Total 6 Amps

For the four (4) triple Palm, two on each side of the street, we will wrap the trunks with two (2) Warm White Commercial-grade LED light sets and at the top do a Color Band using one (1) Red Commercial-grade LED light sets. We will also light up the fronds with six (6) Green Frond Sets.

For the two (2) hedges, one on each side of the road, we will scatter throughout with ten (10) Warm White LED Hedge Sets.

24	Commercial-grade LED light sets Warm White	\$ 786.00
12	Commercial-grade LED light sets Red	\$ 384.00
36	Frond Sets Green	\$ 1,008.00
20	LED Hedge Sets Warm White	\$ 360.00

END AREA 1

\$ 2,538.00

AREA 2 – NW 43RD PLACE

Total 6 Amps

For the four (4) triple Palm, two on each side of the street, we will wrap the trunks with two (2) Warm White Commercial-grade LED light sets and at the top do a Color Band using one (1) Red Commercial-grade LED light sets. We will also light up the fronds with six (6) Green Frond Sets.

For the two (2), hedge, one on each side of the road, we will scatter throughout with ten (10) Warm White LED Hedge Sets.

24	Commercial-grade LED light sets Warm White	\$ 786.00
12	Commercial-grade LED light sets Red	\$ 384.00
36	Frond Sets Green	\$ 1,008.00
20	LED Hedge Sets Warm White	\$ 360.00

END AREA 2

\$ 2,538.00

AREA 3 – NW 65TH AVENUE

Total 6 Amps

For the four (4) triple Palm, two on each side of the street, we will wrap the trunks with two (2) Warm White Commercial-grade LED light sets and at the top do a Color Band using one (1) Red Commercial-grade LED light sets. We will also light up the fronds with six (6) Green Frond Sets.

For the two (2), hedge, one on each side of the road, we will scatter throughout with ten (10) Warm White LED Hedge Sets.

24	Commercial-grade LED light sets Warm White	\$ 786.00
12	Commercial-grade LED light sets Red	\$ 384.00
36	Frond Sets Green	\$ 1,008.00
20	LED Hedge Sets Warm White	\$ 360.00

END AREA 3	\$ 2,538.00
-------------------	--------------------

ESTATES TOTAL \$ 7,560.00

Turtle Run
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
General Fund - Checks		
7/28/26	6548-6554	\$51,105.90
7/29/26	6555	\$70.40
8/4/26	6556-6562	\$28,481.93
8/12/26	6563-6566	\$13,483.91
TOTAL		\$93,142.14
Date	Check Numbers	Amount
Capital Project Reserve Fund - Checks		
7/28/26	5031	\$24,600.00
8/18/26	5032	\$7,877.50
TOTAL		\$32,477.50

AP300R
*** CHECK NOS. 006548-006566

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

RUN 8/22/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/28/26	00208	7/01/26 9832049	202607 320-54100-46200	LANDSCAPE MAINT 07/26	*	1,026.29	
		7/01/26 9849498	202607 320-54100-46200	LANDSCAPE MAINT 07/26	*	29,923.03	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			30,949.32 006548
7/28/26	00181	7/23/26 119230-0	202606 320-54100-43100	SVCS 06/26	*	79.04	
		7/23/26 135796-0	202606 320-54100-43100	SVCS 06/26	*	12.77	
		7/23/26 53044-06	202606 320-54100-43100	SVCS 06/26	*	12.77	
				CITY OF CORAL SPRINGS-WATER BILLING			104.58 006549
7/28/26	00288	7/22/26 73365	202607 320-54100-52000	PET WASTE PICKUP POUCHBAG	*	417.00	
				FLORIDA PROPERTY SUPPLY LLC			417.00 006550
7/28/26	00236	7/15/26 0000686	202607 320-54100-64000	CONCRETE POLE 07/26	*	8,460.00	
		7/15/26 0000687	202607 320-54100-64000	CONCRETE POLE 07/26	*	8,460.00	
				LIGHTWORKS			16,920.00 006551
7/28/26	00259	6/30/26 755	202606 310-51300-31600	SVCS 06/26	*	1,785.00	
				MATTHEW FORNARO P.A.			1,785.00 006552
7/28/26	00238	7/08/26 15010	202607 320-54100-46002	BIWEEKLY REMOVAL 07/26	*	625.00	
				REDLINE IGUANA REMOVAL LLC			625.00 006553
7/28/26	00185	8/01/26 62686128	202608 320-54100-46406	MAINT 08/26	*	305.00	
				SHAMROCK POOL SERVICES, INC.			305.00 006554
7/29/26	00184	7/15/26 61487092	202606 320-54100-41005	SVCS 06/26	*	52.80	
		7/15/26 61487092	202606 320-54100-41005	SVCS 06/26	*	17.60	
				VERIZON WIRELESS			70.40 006555
8/04/26	00181	7/30/26 120260-0	202606 320-54100-43100	SVCS 06/26	*	732.37	
				CITY OF CORAL SPRINGS-WATER BILLING			732.37 006556

TRUN TURTLE RUN JWASSERMAN

AP300R
*** CHECK NOS. 006548-006566

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

RUN 8/22/26

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/04/26	00266	7/10/26 26071508	202606 320-54100-34500	SECURITY SVCS 06/26	*	243.00	
				CITY OF MARGATE			243.00 006557
8/04/26	00303	7/30/26 14399836	202606 310-51300-49000	UNEMPLOYMENT 06/26	*	15.20	
				FLORIDA U.C.			15.20 006558
8/04/26	00008	7/24/26 072026	202607 320-54100-43000	SVCS 07/26	*	9,285.25	
				FLORIDA POWER & LIGHT			9,285.25 006559
8/04/26	00118	8/01/26 506	202608 320-54100-25000	FIELD SVCS 08/26	*	6,666.67	
		8/01/26 507	202608 310-51300-34000	MGMT FEE 08/26	*	6,025.92	
		8/01/26 507	202608 310-51300-44000	RENT 08/26	*	400.00	
		8/01/26 507	202608 310-51300-35100	COMPUTER TIME 08/26	*	83.33	
		8/01/26 507	202608 310-51300-35101	WEB ADMIN 08/26	*	83.33	
		8/01/26 507	202608 310-51300-51000	OFFICE SUPPLIES 08/26	*	.30	
		8/01/26 507	202608 310-51300-42000	POSTAGE&DELIVERY 08/26	*	24.83	
		8/01/26 507	202608 310-51300-42500	COPIES 08/26	*	3.90	
		8/01/26 507	202608 310-51300-48000	TRIBUNE 99347	*	172.45	
		8/01/26 507	202608 310-51300-48000	TRIBUNE 106926	*	185.38	
				GOVERNMENTAL MANAGEMENT SERVICES			13,646.11 006560
8/04/26	00220	7/27/26 07272026	202607 320-54100-46201	RODENT CONTROL 07/26	*	150.00	
		7/31/26 07312026	202607 320-54100-46201	PEST CONTROL 07/26	*	4,025.00	
				SOUTHERN PLANT AND PEST SERVICES			4,175.00 006561
8/04/26	00285	8/01/26 122504	202608 320-54100-46004	RUST PREVENTION 08/26	*	385.00	
				WIRX INC			385.00 006562
8/12/26	00208	7/31/26 9887274	202607 320-54100-46206	SOD INSTALL 07/26	*	859.20	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			859.20 006563
				TRUN TURTLE RUN JWASSERMAN			

AP300R
*** CHECK NOS. 006548-006566

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

RUN 8/22/26

PAGE 3

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/12/26	00248	8/09/26 10402	202608 320-54100-46001		*	274.71	
		REPLACE PHOTO CONTROL		EAGLE GROUP INC			274.71 006564
8/12/26	00293	7/29/26 12971	202607 320-54100-46001		*	3,650.00	
		SVCS 07/26					
		7/29/26 12972	202607 320-54100-46001		*	5,100.00	
		SVCS 07/26					
		8/04/26 12976	202608 320-54100-46001		*	425.00	
		SVCS 08/26					
		8/04/26 12977	202608 320-54100-46001		*	425.00	
		SVCS 08/26		EMPIRE LIGHTING RESOURCES			9,600.00 006565
8/12/26	00295	8/04/26 2333	202608 320-54100-46300		*	2,750.00	
		MAINT 08/26		SOUTHEAST LAND AND WATER MANAGEMENT			2,750.00 006566
TOTAL FOR BANK B						93,142.14	
TOTAL FOR REGISTER						93,142.14	

TRUN TURTLE RUN JWASSERMAN

AP300R
*** CHECK NOS. 005031-005032

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

RUN 8/22/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/28/26	00064	7/21/26 2391	202607 600-53800-31900	EROSION/SEDIMENTATION PLAN	*	14,300.00	
		7/21/26 2392	202607 600-53800-32000	EROSION/SEDIMENTATION PLAN	*	10,300.00	
							24,600.00 005031

8/18/26	00045	8/06/26 ARIV1072	202607 600-53800-31600		*	7,877.50	
		SVCS 06/26-07/30/26					
							7,877.50 005032

TOTAL FOR BANK E						32,477.50	
TOTAL FOR REGISTER						32,477.50	

TRUN TURTLE RUN JWASSERMAN

Turtle Run
Community Development District

Unaudited Financial Reporting
July 31, 2026



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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
July 31, 2026

	General Fund	Debt Service Fund	Capital Project Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 70,517	\$ -	\$ 1,371	\$ 71,888
Due from General Fund	-	25,106	-	25,106
Investments:				
State Board of Administration - Operating Reserves	548,070	-	-	548,070
State Board of Administration - Emergency Reserves	5,949	-	-	5,949
State Board of Administration - Capital Reserves	-	-	37,935	37,935
Bank United - Operating Reserves	1,006,527	-	-	1,006,527
Bank United - Emergency Reserves	576,995	-	-	576,995
Bank United - Capital Reserves	-	-	109,324	109,324
Series 2017-1				
Reserve	-	110,238	-	110,238
Revenue	-	144,155	-	144,155
Interest	-	26	-	26
Principal	-	21	-	21
Prepayment	-	4,097	-	4,097
Series 2017-2				
Reserve	-	154,450	-	154,450
Revenue	-	188,016	-	188,016
Interest	-	47	-	47
Sinking	-	20	-	20
Deposits	840	-	-	840
Total Assets	\$ 2,208,897	\$ 626,177	\$ 148,630	\$ 2,983,704
Liabilities:				
Accounts Payable	\$ 23,602	\$ -	\$ 7,878	\$ 31,480
Due to Debt Service	25,106	-	-	25,106
Deposit/Trash Bonds	13,500	-	-	13,500
Total Liabilities	\$ 62,208	\$ -	\$ 7,878	\$ 70,086
Fund Balance:				
Nonspendable:				
Deposits	\$ 840	\$ -	\$ -	\$ 840
Restricted for:				
Debt Service	-	626,177	-	626,177
Assigned for:				
Capital Project Reserve Fund	-	-	140,752	140,752
Emergency Fund	582,944	-	-	582,944
Unassigned	1,562,905	-	-	1,562,905
Total Fund Balances	\$ 2,146,689	\$ 626,177	\$ 140,752	\$ 2,913,618
Total Liabilities & Fund Balance	\$ 2,208,897	\$ 626,177	\$ 148,630	\$ 2,983,704

Turtle Run
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,272,662	\$ 1,272,662	\$ 1,296,291	\$ 23,629
Interest Income	85,000	70,833	63,435	(7,398)
Insurance Proceeds	-	-	40,169	40,169
Other Income	-	-	75	75
Total Revenues	\$ 1,357,662	\$ 1,343,495	\$ 1,399,970	\$ 56,475

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 10,000	\$ 9,400	\$ 600
FICA Taxes	918	765	719	46
Assessment Roll	2,000	2,000	2,000	-
Attorney	65,000	54,167	29,598	24,569
Attorney - Special Counsel	50,000	41,667	20,520	21,147
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	60,259	60,259	0
Information Technology	1,000	833	833	0
Website Maintenance	1,000	833	833	0
Postage & Delivery	750	625	758	(133)
Insurance General Liability	14,915	14,915	13,389	1,526
Printing & Binding	1,000	833	58	775
Rental & Leases	4,800	4,000	4,000	-
Meeting Room	1,200	1,000	400	600
Legal Advertising	1,250	1,042	773	269
Other Current Charges	1,400	1,167	1,732	(565)
Office Supplies	250	208	23	186
Dues, Licenses & Subscriptions	175	175	175	-
Security	3,000	2,500	1,677	823
Total General & Administrative	\$ 244,469	\$ 208,489	\$ 158,646	\$ 49,843

Turtle Run
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Operations & Maintenance</u>				
Special Pay	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
Field Management	80,000	66,667	66,667	(0)
Video Monitoring	3,000	2,500	2,264	236
Internet/Data	2,000	1,667	953	714
Electric	105,888	88,240	91,619	(3,379)
Water	11,000	9,167	8,890	277
Insurance	52,706	52,706	49,305	3,401
Lake Maintenance	34,126	28,438	28,600	(162)
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	6,250	6,250	-
Landscape Maintenance	371,392	309,494	309,493	0
Pest Control/Fertilization	48,600	40,500	41,675	(1,175)
Landscape Replacement/Removal/Additional Services	68,569	57,141	52,020	5,121
Tree Trimming	39,000	32,500	13,204	19,296
Fountain Maintenance	4,000	3,333	3,020	313
Fountain Repairs and Maintenance	7,500	6,250	3,790	2,460
Irrigation Repairs/Maintenance	28,000	23,333	35,626	(12,293)
Pressure Cleaning	37,070	37,070	44,069	(6,999)
General Maintenance	20,000	16,667	8,618	8,048
Paver Repairs	11,000	9,167	4,650	4,517
Lighting/Electrical Repairs	22,000	18,333	20,153	(1,820)
Signs	-	-	944	(944)
RPM Replacements	9,000	7,500	8,352	(852)
Rust Preventative TR Park	4,770	3,975	3,850	125
Flags	3,000	2,500	4,007	(1,507)
Capital Outlay	-	-	16,920	(16,920)
Total Operations & Maintenance	\$ 1,063,193	\$ 916,468	\$ 950,291	\$ (33,823)
Total Expenditures	\$ 1,307,662	\$ 1,124,958	\$ 1,108,937	\$ 16,020
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000	\$ 218,538	\$ 291,033	\$ 72,495
<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	\$ 168,538	\$ 241,033	\$ 72,495
Fund Balance - Beginning			\$ 1,905,656	
Fund Balance - Ending			\$ 2,146,689	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 445,623	\$ 445,623	\$ 453,242	\$ 7,619
Interest Income	-	-	20,544	20,544
Total Revenues	\$ 445,623	\$ 445,623	\$ 473,785	\$ 28,162
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	\$ 26,824	\$ 23,247
Fund Balance - Beginning			\$ 599,353	
Fund Balance - Ending			\$ 626,177	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues				
Interest	\$ 500	\$ 417	\$ 7,446	\$ 7,029
Total Revenues	\$ 500	\$ 417	\$ 7,446	\$ 7,029
Expenditures:				
Bank Service Charges	\$ -	\$ -	\$ 1,106	\$ (1,106)
Engineering Fees	-	-	86,938	(86,938)
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	\$ -	\$ -	\$ 196,718	\$ (196,718)
Excess (Deficiency) of Revenues over Expenditures	\$ 500	\$ 417	\$ (189,272)	\$ (189,689)
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	\$ 50,417	\$ (139,272)	\$ (189,689)
Fund Balance - Beginning			\$ 280,024	
Fund Balance - Ending			\$ 140,752	

Turtle Run
Community Development District
Capital Reserves Schedule

CAPITAL RESERVES

Beginning Balance - 7/31/26	\$	148,630
Bank Service Charges		(222)
Engineering Fees - KCI (Est. through September 2026)		(17,388)
Repair of Outfall Pipe/Headwall for Avana Apartments		(44,078)
Engineering Study - Phase 2 Lake Side Slope		(19,310)
Engineering Studies - Phases 3-6 Lake Side Slope		(32,500)
Interest Income		600
Contingencies		(35,733)
Total Funds Available (Estimated) - 9/30/26		\$ (0)

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	-	-	63,435
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	\$ -	\$ -	\$ 1,399,970
<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	-	-	-	29,598
Attorney - Special Counsel	910	2,155	1,618	5,755	4,690	280	2,663	665	1,785	-	-	-	20,520
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	-	-	60,259
Information Technology	83	83	83	83	83	83	83	83	83	83	-	-	833
Website Maintenance	83	83	83	83	83	83	83	83	83	83	-	-	833
Postage & Delivery	211	58	177	46	15	27	77	94	25	29	-	-	758
Insurance General Liability	13,389	-	-	-	-	-	-	-	-	-	-	-	13,389
Printing & Binding	8	-	10	7	0	5	0	-	29	-	-	-	58
Rental & Leases	400	400	400	400	400	400	400	400	400	400	-	-	4,000
Meeting Room	100	100	-	-	100	100	-	-	-	-	-	-	400
Legal Advertising	-	144	-	-	-	-	180	-	118	331	-	-	773
Other Current Charges	176	189	153	100	173	168	129	276	176	192	-	-	1,732
Office Supplies	-	-	22	-	-	-	-	-	-	0	-	-	23
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Security	243	243	243	-	243	243	-	219	-	243	-	-	1,677
Total General & Administrative	\$ 38,077	\$ 13,468	\$ 10,740	\$ 15,195	\$ 14,678	\$ 11,429	\$ 16,749	\$ 11,100	\$ 12,692	\$ 14,517	\$ -	\$ -	\$ 158,646

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	-	-	66,667
Video Monitoring	226	226	226	226	226	226	226	226	226	226	-	-	2,264
Internet/Data	118	118	118	118	128	141	70	70	70	-	-	-	953
Electric	8,595	8,407	9,138	9,760	9,759	9,224	8,976	9,603	8,872	9,285	-	-	91,619
Water	771	1,008	970	887	1,058	1,019	1,100	1,240	837	-	-	-	8,890
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	-	-	28,600
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	-	-	309,493
Pest Control/Fertilization	4,175	4,175	4,025	4,175	4,025	4,175	4,025	4,425	4,300	4,175	-	-	41,675
Landscape Replacement/Removal/Additional Services	9,243	7,639	1,558	6,103	6,590	8,726	4,497	2,562	500	4,601	-	-	52,020
Tree Trimming	10,208	-	-	-	-	-	-	2,426	-	570	-	-	13,204
Fountain Maintenance	295	295	295	305	305	305	305	305	305	305	-	-	3,020
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	-	-	-	-	35,626
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	-	-	20,153
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	-	-	3,850
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	\$ 93,939	\$ -	\$ -	\$ 950,291
Total Expenditures	\$ 253,269	\$ 88,140	\$ 88,009	\$ 90,418	\$ 101,141	\$ 132,985	\$ 80,050	\$ 86,321	\$ 80,148	\$ 108,456	\$ -	\$ -	\$ 1,108,937
Excess (Deficiency) of Revenues over Expenditures	\$ (247,644)	\$ 70,481	\$ 812,908	\$ (59,739)	\$ 43,258	\$ (72,529)	\$ (16,996)	\$ (73,623)	\$ (69,763)	\$ (95,319)	\$ -	\$ -	\$ 291,033
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)	\$ (16,996)	\$ (73,623)	\$ (69,763)	\$ (95,319)	\$ -	\$ -	\$ 241,033

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	\$558.21	\$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