



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

April 27, 2026



Turtle Run

Community Development District

Revised Meeting 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
April 27, 2026
6:00p.m.

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

1. Roll Call
2. Moment of Silence
3. Pledge of Allegiance
4. Good News
5. Approval of the Minutes for the March 30, 2026 Meeting – **Page 4**
6. Consideration of Underwriting Agreement with MBS Capital Markets, LLC – **Page 28**
7. Ratification of Interlocal Agreement for Uniform Collection Non-Ad Valorem Special Assessments – **Page 33**
8. Discussion of District Property/Easement Encroachments
9. Consideration of Proposals to Clean Decorative Light Poles
 - A. SouthEast Land and Water Management – **Page 46**
 - B. People’s Choice Pressure Washing – **Page 48**
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - 1) Update on District Lake Side Slope Remediation – **Page 49**
 - 2) Proposals with Landshore Enterprises LLC for Lake Side Slope Phase Engineering Studies:
 - a) Lake Side Slope Phase 2 Engineering Study – **Page 50**
 - b) Lake Side Slope Phase 3-6 Engineering Studies – **Page 60**
 - C. Field Manager – Annual Maintenance Plan – **Page 70**
 - D. Manager – Progress Report – **Page 72**
11. Financial Reports
 - A. Approval of Check Register – **Page 75**

12. Public Comments
13. Supervisors Requests
14. Adjournment

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

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

A regular meeting of the Board of Supervisors of the Turtle Run Community Development District was held on Monday, March 30, 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
Jason Gitel	GMS (via telecommunication)
Pat Szozda	GMS
Scott Cochran	District Counsel
Jonathan Geiger	District Engineer

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: Skip do you have anything?

Mr. Carney: It is all good, thank you.

Mr. Winfree: I will state the obvious. We finally got some rain and that the leave are finally abating so we can get especially from my development cleaned up because it is black. Ken anything?

Mr. Murray: I am good.

Mr. Winfree: Rob?

Mr. Shipe: Nope, not today.

Mr. Winfree: Ginny?

Ms. Tropea: Good as well.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the February 23, 2026 Meeting

Mr. Winfree: We have the approval of the minutes of the meeting from February 23, 2026. Can I get a motion?

On MOTION by Ms. Tropea seconded by Mr. Murray with all in favor, the Minutes of the February 23, 2026 Meeting were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Winfree: Staff reports, Mr. Attorney do you have anything?

Mr. Cochran: I don't have anything to report tonight.

B. Engineer – Proposal with Landshore Enterprises for Erosion and Sedimentation Control Plan for the Avana Apartments

Mr. Winfree: We are going to jump into talking about the proposal for Landshore first.

Mr. Geiger: This is going to be in reference to the work we are doing at Avana. They are requesting an additional \$2,800. If the Board remembers we paid them, the original contract was to regrade the slope and to address the pipe. There was some change orders for I believe the dredging for the pipe, right Patrick?

Mr. Burgess: Yes.

Mr. Geiger: Then some design work to do with that. I believe this proposal is for them to furnish engineering plans to remediate the slope that is underwater the stuff that we weren't addressing before because we didn't know where the pipe was or what it was

going to take. Now that they have found the pipe and they have done some of the work with that they would like to put together a set of plans and everything to address the area that is under water whether we are going to extend the pipe out or they are going to be able to cut that slope back. This is basically to determine that. The pipe that is out there now is still uncovered but it is sitting in the slope to where we just can't leave it like that. This is to give them the information and anything they are going to need to provide us the service to fix that pipe. Patrick does this include the CCTV stuff? It might be outside of that. They wanted to put the camera down the pipe. I believe we were waiting on them to get a subconsultant agreement with somebody. I don't think that is included in this. I know the last email we had from them I think they said that would be provided under separate pricing. This is for the engineering work basically to address the stuff that we weren't before we needed to address.

Mr. Winfree: Are you saying the end of the pipe? We can't just leave it where it is I think I heard you say because it is within the 8 feet.

Mr. Geiger: It was buried. He said they could not work where the pipe is now, I don't think they can work with the slopes around it. He will be able to determine if they can cut the slopes back with this work. I think when I spoke with them is their first thought was they are going to have to do something with it.

Mr. Winfree: There is no concrete, no there is no headwall or anything.

Mr. Geiger: There is a piece of concrete but not like a traditional headwall it was something just to hold the end of that pipe in place under water. Like I said what they are giving us is basically the cost for them to come up and say this is how we would like to address this.

Mr. Winfree: Is it to the permit? Did it get in per the permit, and it is not where it should be? Or we don't know yet?

Mr. Geiger: I don't know. I believe we did ask for that information. I don't know if they didn't have it at the time. We met with them a couple of weeks ago to discuss this. I did pose the question. I asked them if they could give us the length of pipe as they have recorded from the catch basin into the lake. That way we know if it is 190 linear feet on the permit or on the as-builts and it is 190 feet. Regardless it is still our responsibility to

fix. I don't know if it wasn't built to the way the permit was I don't know what kind of recourse the District is going to have with it.

Mr. Burgess: From their measurement he said that they are measuring approximately 160 linear feet where the plans show 190.

Mr. Winfree: That is where we came up with whether it should be 40 feet out into the lake because it is not even ten feet out.

Mr. Burgess: It is kind of the issue is why it eroded where it did was because it the pipe was basically ending at the shoreline where it should have been out at least more.

Mr. Geiger: This could have been a change made at the direction of the engineer at the time, and it didn't end up in the permit documents. These documents are really old and often what I get a hold of is not the complete story. It is here the as-builts and here is a permit but none of the in between correspondences. There is a lot of times where I don't have the whole picture. I get the one sheet out of the plans, and I am looking at a number that does not match what is going on out there. That would clarify if we add that additional 30 feet this thing would not be in the side slope it would be much further out.

Mr. Winfree: This is strictly plan for plan what is going to be done.

Mr. Geiger: This still coincides with the original scope of work for them to actually regrade everything that was deficient for South Florida, the stuff about the water. This is more to deal with the underwater at the pipe. The original scope of work was to fix the actual shoreline.

Mr. Winfree: Any other questions?

Mr. Carney: This is a contract or an agreement we are going to have to sign tonight.

Mr. Cochran: What we did is we had the original agreement with the scope of work for the regrading. There was another agreement that we did that was kind of a separate thing that wasn't really part of the original scope of work. We did that as a change order. When we did it the first time we did it as an amendment to the agreement. What I would probably look to do is make this an exhibit to a second amendment to the agreement if the Board is so inclined. It is really for them to do the original scope of work it is just based on this pipe situation.

Mr. Geiger: This is more of a professional service thing. The other one was a construction agreement. If we could amend it that way.

Mr. Carney: And Scott you are reviewing all these contracts correct?

Mr. Cochran: I am reviewing the proposal and then I prepare the contract document.

Mr. Burgess: They are proposing \$2,800 to do the engineering work.

Mr. Winfree: Any other questions? Do I have a motion to approve the proposal for the erosion and sedimentation control for the apartments?

Mr. Burgess: It would be a motion to approve the proposal from Landshore Enterprises for erosion and sedimentation control plans for the Avana Apartments location pipe outfall.

On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, a proposal in the amount of \$2,800 with Landshore Enterprises for Erosion and Sedimentation Control for the Avana Apartments Location Pipe Outfall was approved.

Mr. Winfree: I am not sure if you want to talk anymore or save you to the end.

Mr. Geiger: We can just talk about some more of this stuff now. Friday we did meet with South Florida Water Management and Landshore virtually to discuss the options that we showed the Board last time around for the remediation. Right off the bat South Florida was not the most in favor of putting additional tubes out there to fix what is going on for these lakes. Part of their issue is even though Landshore has told that they have done this before through South Florida their criteria the maximum step down you can have is 8 inches. They prefer us to have a smooth 4:1 but they did after talking with them and them realizing 10,000 linear feet of shoreline that is a lot. They know it is a cost burden to the District. They are willing to work with us on the geo-tubes putting additional tubes in if we do that route, but they would like us to ensure that the step downs are as small as possible. I don't know at this point, Patrick, have you talked to Miquel about a revision and cost for the eco-tube? At this time I don't know if he is going to have to put more tubes in to accomplish what they are looking for with that system to do phase 1 or if this going to be something we are going to have to go back to the drawing board with maybe a new idea. As of now he is showing 9 inch step downs. That is way too big. They said 8 is the

max but they would like to see that as flat as possible. I don't know if they are going to have to install maybe a fourth tube and make smaller step downs.

Mr. Burgess: Landshore said they couldn't go much further. I said how much further can you guys do the step down or smaller and he said we really don't have much room. He said as far as what we could financially this is definitely an option they have done before. They really feel that this is the appropriate work that would be way better than what is currently there.

Mr. Geiger: Miquel argued these points with South Florida. I guess he clarified to Patrick that is about the smallest they could get those. I know South Florida basically told us that was not going to be acceptable to them. They kind of recommended, they said they have had communities do this where they get out there with a box blade and just grade everything back in the dry season. We are unfortunately not in the dry season right now. I don't know how high these lakes are, but I don't think we have the room to get up there. Miquel didn't seem to think that was an option.

Mr. Burgess: We don't have a lot of room to begin with. A lot of these areas are dropped off with a very steep drop. There is not a lot of room to begin with.

Mr. Geiger: We are trying to go back and forth with South Florida because I don't want the District to sign a contract or put something out to bid for a product that South Florida is not going to approve in the end even though we don't need a permit with them which I really wish they would just make us pull a permit because then we would have some form to do approvals. They are kind of putting the ownness on the District to get it corrected but don't do it the wrong way. I want to say this was almost a million dollars to do this.

Mr. Burgess: Yes this was the cheapest.

Mr. Geiger: The next one up which the District would approve because it is a 4:1 was \$1.7 million dollars at the minimum. There may be other methods. South Florida mentioned just pinning fabric back kind of like a tube like the concrete mat but more of just geo-textile. Landshore said they have done that in the past and it just does not perform well. You still get erosion. I don't know if there is other products out there that they could recommend. The last thing we got today was they sent something over about requesting if the District wanted us to do a *Mr. Geiger was inaudible at this time*. I don't

think that the Board was entertaining the rip rap, the lime rock at all. If this isn't going to be acceptable to South Florida because they want \$20,000 to put each of these methods in and I don't see the reason to put something in if South Florida is not going to go for it. Why are we going to spend money to update something? I haven't spoken to Miquel since we spoke last Friday.

Mr. Burgess: This is the option that we are able to do this year with the funds available. The next step is we really have to figure out how we are going to finance those options. It is kind of unfortunate because we are asking South Florida Water Management District what they recommend, what we can do, and they are just like we will just come check it out when you guys complete the job.

Mr. Winfree: It is a little too late.

Mr. Burgess: It is really up to whoever we hire as a lake bank restoration company with the help of Jonathan's firm and whatever the Board feels they want to do. That is what they are telling us. It is up to us.

Mr. Winfree: Are we doing something very similar to this in another District by Landshore?

Mr. Geiger: Their permit is with Broward County from what I understand, not South Florida.

Mr. Winfree: Are they doing nine or less or the same?

Mr. Geiger: It is a different permitting agency so they might allow this when South Florida doesn't. I would have to look at their permit to our permit. He pulled the permit and it does state 4:1 to 2 feet. I don't know how this other permit reads. We did discuss with South Florida also hey look we have to split phase 1 into two phases because of the financials. They are going to work with us. They would like us to update things as we are going. If we have to do one lake instead of two to get something done. They would like to see us start. They know we are still dealing with the Avana stuff, and they know this is a high ticket item. This is not cheap to get in here and do this kind of work. Another thing we discussed was maybe pushing phase 1 into two phases just so this year we can get a start on something and then look at what it is going to cost moving forward.

Mr. Burgess: They are very lenient with us showing good faith that we are starting something. I think the last thing the District wants to do is do something that is going to

require a shorter amount of time then we want to do this project or put the wrong product in. We are kind of crunched with time. We have a short amount of time before we have to adopt the next fiscal year budget to know what we are going to budget for the next phase. There is just a lot of moving parts. At least they are lenient with us on the time right now as long as we are showing good faith, but it is just not clear what direction we are going to go because at the end of the day Landshore can help us all they want but we still have to go out to public bid and do that process. We haven't approved them to do anything, but they have been the most helpful with showing us multiple options. We have worked with them, so we know they are good, but we still have to find vendors.

Mr. Winfree: The most capable. That is the biggest issue is finding actual people, it is nice that somebody says they can do it.

Mr. Geiger: That is what one of my project managers discussed with me was even when we put this out to bid if we just put it out to bid with generic specifications we are probably going to get brand name for one contractor is different from a brand name from another but at the end of the day if we put the block mat in you are putting the block mat in. If you put the geo-tube in you are putting the geo-tube in. I am not sure what pricing flexibility with a capable contractor we are going to get. You can get someone who maybe hasn't done this, low ball it and it could be a disaster. I do not want someone out there putting something in that South Florida is going to come out and look at and say that doesn't meet our specifications.

Mr. Shipe: If we go with the *Mr. Shipe was inaudible at this time.* that they fill and sod over the top of it so that you don't actually see it like it washed out now.

Mr. Geiger: The top will be covered. The stuff under water they do not. Like I said Patrick spoke to Miguel and they can't get that step down less than 9 inches the District is not going to allow it. They said their maximum was 8 inches, but he said if we were going to put this in these would need to be as small as possible.

Mr. Burgess: They want a smooth 4:1 transition and that is really not going to be achieved with this method so you can go to the next method and then we run into financial issues to get it done this year as we planned.

Mr. Geiger: Landshore doesn't think and I don't think there is a way to get in there and do this in the traditional methods. It is a huge lake. You really don't have a lot of

places to put the water. Even then you are ripping up the existing tubes, you have to get equipment back there.

Mr. Shipe: What lake are we actually speaking about doing first?

Mr. Geiger: What I am calling 11 and 12 the two that are in the Estates and Hidden Lake wrap around them. The two northern lakes that are behind all the homes and everything.

Mr. Shipe: Those are the bigger lakes.

Mr. Geiger: Yes. If we had to split them into two phases I would probably start with the one over across from Forest Glen the smaller of the two to try make sure that what we are going to do is actually going to work before we release them on a lake that is twice the size.

Mr. Shipe: Can we also think about doing it in two different methods. Maybe the bigger lakes like 11 it is bigger so it gets more when the wind blows so that blocking might be a better surface to resist the waves and then on the smaller lakes the geo-tubes.

Mr. Geiger: The ones under the power lines we are probably going to be able to do a traditional grading, not even have to put anything robust in. I think Landshore did indicate that the block mats are probably the most stable solution minus the rip rap, but I think we are beyond putting in a bunch of lime rock out there. With the block mat too I know that you can plant on top of it. I do know that we spoke with South Florida, and they said they might be able to relax the planting requirement if the material is designed to basically prevent that erosion under water which the planting does. That is the one that they said is the most resistant minus the rip rap out of the up and down with the water levels fluctuating especially with the droughts that we have been going through the last couple of years. Even South Florida said the lakes that get the east west winds are probably in the worst shape and everything because of the way the wave action occurs.

Mr. Shipe: I understand that it is expensive, but I am more in favor of especially the lakes where there is homes are using the mat.

Mr. Burgess: I think what we can try to do is if we want to get information about the block mat we can talk to the accountant to see what additional funds we need to do it and how we could obtain those during this fiscal year and then replenish them with the next budget. There is a lot that she is ready to help with, but we just don't have numbers. We

have the general numbers based on the linear foot per plan, but we don't have any direction saying we are going to obtain proposals and it going to cost around this much.

Mr. Shipe: Also we are going to have to decide whether it is mail or just get in touch with property owner along there. Some of the lakes it is ten feet from their pool to there. With the equipment there is going to be a lot into the easement and a lot of work in people's back yards and things like that. I don't know how we are going to get the word out to the people.

Mr. Burgess: Whatever we decide we will stay in our easement.

Mr. Geiger: Landshore said a lot of this work that we are looking at would probably be done from a barge. They said it is a little bit more costly but then he was looking at behind some of these homes and instead of having to cut down trees and replace sod and people's irrigation and it is also going to depend on the method. He said the geo-tube method is really easy for them to do from a barge. I am not sure about the other one. They did send over a proposal for an engineering study for the first phase where they said they would be able to give us a more tied down price based on them actually getting out and looking at the site conditions, taking some survey stuff. Actually it is basically what we just approved for the Avana but for those two lakes. It was like \$27,000 originally. I have gone back and forth with them. The District has already paid for a survey so there is no need for them to survey everything. I believe he knocked it down to \$21,000 but that is still a hefty price for engineering work before we are sure what we are doing.

Mr. Shipe: If we put this out to bid are we going to have to pay each company that \$20,000 to do engineering work?

Mr. Geiger: My belief is when we put this out to bid I would have that included in the language what we are going to do. I want plans prepared. When we talked with Landshore they said even if the District goes ahead and pays for this and we don't get the bid they can still give us the specifications and recommendations that we can use to put it out to bid. I think we are leaning towards trying to use Landshore unless there is something that dictates there is a better company with a better price and better product, but Landshore has been super supportive and really trying to help us out here. It is a lot of money just to spend, and this gets delayed another two months before we can put something out to bid.

Mr. Winfree: Let me see if I can summarize a few things and maybe come up with a path to move forward. Can you put the rocks up there? I don't think anyone is in favor of that. To me it does not look conducive aesthetically or safety wise of having rocks like that in my back yard. I certainly wouldn't want that especially if I had kids and they are out. I would rather take chances with water than those rocks to tell you the truth. I would say we put that one off to the side. Agreed?

Ms. Tropea: Agreed.

Mr. Winfree: The next two are the two that we have to think on. Going to the mat I can't quite envision what that is. I didn't quite understand it. Is that a mat down and that a float out there?

Mr. Geiger: The block mat is essentially that filter fabric but with little, tiny pyramid blocks on top of it. It is like a weighted mat that holds everything down. They would get in there and install it underwater and back fill it, I believe it is the same that they would use with the tubes where they are just dredging and backfilling.

Mr. Winfree: I am assuming that kind of helps with the erosion and we can actually plant on that. I am assuming we are going to have to put something on it.

Mr. Geiger: It is like a weighted blanket for the shoreline almost. They said you can plant on it.

Mr. Winfree: Now I understand. Everything I read it said they want to see the planting there.

Mr. Geiger: Unless they relax it based on product specifications. We could save a couple hundred thousand dollars not planting grass and stuff that is probably going to die underwater.

Mr. Carney: Well it does. What happens is you put the grass on top and the water comes, it dies. It is not here for two years, it is gone.

Mr. Winfree: Can we get back to the first one where it has the geo-tubes on it?

Mr. Carney: The original installation was done from the easement and from the lake. Nobody had to come between houses. That was the original installation.

Mr. Winfree: Go to the one that you had up there with the nine inch step down. The blue line is.

Mr. Geiger: That blue line that is just them showing the water control elevation.

Mr. Winfree: When we built this how did we build it from? Like right now we are down three feet. That is half of our drop right. Where do we start this from?

Mr. Geiger: They would have to go I would say set the bottom tube and built their way back up. I don't know. I haven't gotten into specifics as to how this is to be constructed. We are just trying to figure out what is actually going to work to satisfy them.

Mr. Carney: Is that three tubes on top of the existing tube?

Mr. Geiger: Yes. That is redressing the existing tubes. If South Florida would let us do this that would be great, but it doesn't seem based on their indication that if they can't get that step down any smaller South Florida is not going to sign off on it.

Mr. Winfree: Here is my next step sort of speak there has to be some way I can't believe nine inches is the best they can do. Maybe I am wrong but I thinking more in the 6 to 8 range and driving it over the 8 feet. You have to get your four steps like you were talking about earlier rather than three.

Mr. Geiger: I haven't had a chance to speak to Landshore but if they said we can get it down to 6 to 8 inches, but we have to add two more geo-tubes but now we up in the \$1.7 million dollar range.

Mr. Winfree: That is where I am heading. What would it take for that and what would the cost be and is it worthwhile? Which would be the better because are already up to that cost. Why wouldn't we go with more proven product then trying to do four or five stepdowns and the geo-tube again.

Mr. Geiger: That is going to be my question to work with Landshore here maybe ask this week to see if it is accomplishable and how much more expensive is this going to be.

Mr. Winfree: So we can compare apples to apples of what really needs to get down. If that is not feasible, ok.

Mr. Geiger: They are not necessarily saying no.

Mr. Winfree: I don't like that, let's start something and see if they are going to pass it.

Mr. Geiger: I would much rather them have something that says we accept that is what the District is doing.

Mr. Winfree: And that is what we are all going to sign. We might not need a permit, but I would like an official agreement on it. My suggestion is we see what we can do on the geo-tubes and what the cost would be for that. If that matches the same thing this is out. Are they only three real major ways of doing this or is there a fourth or a fifth?

Mr. Geiger: There is probably other ways. These are the ones that they have evaluated as being the most viable. Like I said they said you could just pin some fabric back instead of doing the block mat, but they said from what they have seen out here and with the wave action and what we are experiencing that is not going to be a long term solution. Then we are back out there every five to ten years reinstalling geo-textile material and refilling eroded slopes and everything.

Mr. Winfree: Ok. So we are saying basically this is out, this would be if we can't get that to a manageable, agreeable with South Florida and money-wise to us. Does that make sense? Anybody else have any other ideas or what else to do? I know I would say no to this, and it is just between these two if we can get that to work for a price.

Mr. Geiger: Correct.

Mr. Murray: I think it is too risky to go with this. Too risky that South Florida is going to accept it once we start.

Mr. Winfree: For nine inches no way but if they can get it down to the six for a reasonable price.

Mr. Geiger: If they can get it down to where they think they can do it I would still probably want them to install some sort of test section and have South Florida come out. I know the block mat that is a no brainer. It is a smooth slope, it is what South Florida wants. I don't want them to install 2,000 linear of this and have a smaller step and South Florida still comes out say no.

Mr. Winfree: I agree.

Mr. Carney: Did you say earlier that they FPL lake would just need excavation?

Mr. Geiger: Those are small enough. I haven't even gotten into checking those lakes on the survey yet because we have been so focused on Avana. Even if we do have to do any spot work out there we can put one of those lakes, plug it, pump it and regrade it. I don't think we are going to need any geo-tubes or any specialty products. They are also small enough to work every five or ten years. It is the houses and residents that

South Florida is mostly concerned with right now even on the call they said they are appreciating us focusing on these areas and they do understand that we might need split this up because of the finances.

Mr. Carney: It is the bigger lakes that are a real issue.

Mr. Winfree: They get the bigger waves, bigger erosion and everything. Those ones under the FPL don't get that much wind to begin with. I don't think we are going to do a motion on this or anything. I think you have a direction. The only thing I will also say is if this gets up to $\frac{3}{4}$ or 80% is it worthwhile to say that is going to cost us more probably in the future with maintenance then the overall cost is going to be more expensive if we get up to $\frac{2}{3}$ or $\frac{3}{4}$ of the price. If it is not half price and a little bit of maintenance fine but if we start getting up to $\frac{2}{3}$ or $\frac{3}{4}$ it is going to start costing us more to maintain it then if we just went ahead and did the other.

Mr. Geiger: Correct and that is I think South Florida's point is if we can get those steps down to were a little bit of erosion on top of them doesn't matter because we are not creating a there is like a foot drop off on some of those tubes right now. We have asked for longevity information on these products. I think they were waiting for us to speak with South Florida because I don't think they want to give us all this product information for something the District is not entertaining. That can be a follow up with Miguel as well. A revised cost or if they could get this system to work.

Mr. Winfree: What is the additional cost and what is the long term additional cost.

Mr. Geiger: The good thing with any of these systems is they said they can work in the wet season, so this isn't it has to be dry. Once we do get something on the books started they said they could just contain on minus extreme rain events or hurricanes. I did doublecheck with the public works person in Coral Springs, and the city engineer and we do not need to go through the city for this. They said this is South Florida's business and it was installed under that permit. It is on private property. He said let us know what you are going to do but we are not going to be required to go through the City of Coral Springs for formal permits. The same reason South Florida doesn't want to issue a permit for this type of work.

Mr. Winfree: Any other questions, concerns or comments? The only other question I have is we have spent a lot of time on this one. Giving the direction we just gave you can we move a little quicker now or get some answers?

Mr. Geiger: This is due the fact that the Board only meets once a month. There was five weeks between the meeting this time. I spoke with Patrick it might be a good idea to maybe set a special meeting to discuss this outside a normal Board meeting. If Landshore comes back instead of waiting till the end of April to speak with the Board again these proposals are up in hundreds of thousands of dollars. KCI is going to start working on the front end of the specs to put out once we agree on the system. When we do put this out to bid then we will already have that put together.

Mr. Winfree: We are four weeks away from our next meeting correct? Is it worthwhile to put something in between that four weeks right now? Do you think you would have something back that fast or do we wait till the next one and then we have two weeks to decide something from there. It is more of how much questions are you going to be able to answer in the next two to four weeks.

Mr. Geiger: For me and Patrick sometimes it is slow to get information. It is real slow from South Florida to get back to us. Thank God they did before this meeting. We can start putting together everything we can. At this point we want to make sure if we are going to put this out to bid the Board has a chance to yes that is what we are looking for, and just give you guys a heads up on costs.

Mr. Carney: Why don't you communicate with Patrick and Patrick can call a special meeting if need be.

Mr. Burgess: It would most likely be at GMS because Coral Bay is always booked with their HOA meetings. It is a little more difficult to coordinate with them. GMS is typically always open in the evening.

Mr. Winfree: How far in advance of the notice do we have to put. Don't we have to advertise this?

Mr. Cochran: Legally it is seven days, but you need to allow a couple of days to get it published from when GMS submits it to the publisher so ten days.

Mr. Winfree: So with the direction we just gave you tomorrow can you get back to Landshore and say this is what we need and we need it quickly so we can discuss it.

Mr. Geiger: Tomorrow I will get with Patrick and we can call Miguel. Step one is can you make the tubes work within South Florida's guidelines not can you install them with nine inches and hope that South Florida says yes. If it is feasible what is the revised cost? I think at that point Patrick and I can probably make a decision on ok it is an extra \$200,000 not an extra \$500,000 let's look at that. If we need anymore or something approved faster so we can put something out to bid.

Mr. Winfree: The faster we can move this at this point for as long as we have been working on this. I think we have a better understanding now. We have the survey done. Do we want to entertain at this point, did they give us a formal proposal to do the study that we can use going forward or not?

Mr. Geiger: For the first phase yes we do have a proposal for \$22,000. This would be to do the engineering study for the phase 1 lakes. This was with the eco-tube I think.

Mr. Burgess: Yes.

Mr. Winfree: That is only based on why would it be different? Doesn't make any sense to me.

Mr. Geiger: I think you are right. I don't think it is going to matter because the soil characteristics aren't going to change depending on the process. Measuring and sampling of the soil, testing, analysis, and set of design drawings for the phase 1 stuff.

Mr. Winfree: I heard somebody say something about a 20 foot section or test section. That doesn't include that right?

Mr. Geiger: No. This is an engineering services proposal.

Mr. Winfree: That would benefit us no matter who we are looking for, right? It is not a onetime throw away cost.

Mr. Geiger: What would happen with this if we did this before we put this out to bid? They would furnish us a report and a set of plans and I would attach that to the bid process.

Mr. Winfree: That is the project.

Mr. Geiger: That is what we are doing.

Mr. Winfree: That makes sense to me.

Mr. Geiger: This will delay a notice to contractor by a couple of months. This is not something they are going to be able to do right away. I don't know the time frame he gave

us originally, but I know they last one they did for me that was smaller than this it took them about a month to get.

Mr. Winfree: The first thing we need to do is the feasibility can they do what they were doing. They still have to do this other no matter what process I will call it or what type.

Mr. Geiger: I feel like if we don't through with their stand along engineering proposal they are going to wind up building this cost into the work if we go out to bid. They need to do their own footwork to be able to install their system. I don't think they are just going to go out there and start digging and putting things in the ground.

Mr. Winfree: You are saying to do that it is going to be four to eight weeks?

Mr. Geiger: I have to look at what the time frame was in here, but I know they are not going to get out there tomorrow. We can ask Miguel that as well this week and see.

Mr. Winfree: Alright let's put it this way. Maybe this is the process you guys do what you can do and if you do need something from us you have that seven to ten days no matter where we are if it is holding us up do a special meeting. Make sense? This is dragging out in my opinion for quite a while, and I think we are getting close.

Mr. Burgess: If we are going to have a special meeting in April it is going to be the 13th or 14th that makes the most sense as far as time between having this meeting and the next meeting.

Mr. Winfree: I don't want to call a special meeting for nothing.

Mr. Geiger: It would be to get an approval. Otherwise Patrick can submit the information to you guys outside of a meeting for stuff we don't need to take action on right this very minute.

Mr. Burgess: We will know by the end of this week if we need to call a special meeting.

Mr. Winfree: If they are telling us they can do this other and this is what it is going to cost now then I think we need a meeting to say yes let's go forward. Should we put a motion to do that study now and get it started?

Mr. Geiger: That is going to be up to the Board.

Mr. Winfree: What is the recommendation?

Mr. Geiger: I think it is something where if we didn't do it now Landshore is going to wind up building that cost into.

Mr. Winfree: I would rather have a stand set of specs.

Mr. Geiger: It would then give them the direction to figure out what is going to work and put it on paper. Then we are not going back and forth with the Board. We are going this is what we are doing now.

Mr. Winfree: What do you think guys? Do it now and get that started?

Mr. Shipe: Yes.

Mr. Geiger: Part of the reason they wanted to do this study to is, if we are using Landshore they will have a better idea of the unforeseen stuff.

Mr. Winfree: You look at the little fifty feet at Avana, and it has taken us a year and here we are talking about a much bigger much more different lake that we are looking at.

Mr. Geiger: This might be something to where they said that they might be able to look at this from their engineering perspective doing this work and maybe not just do one product for the whole shoreline. There might be something that might be more appropriate to where we have headwalls as opposed to just running with one product.

Mr. Winfree: Exactly.

Mr. Burgess: Just because we are getting limited on time this for the \$22,000 proposal from Landshore to provide an erosion and sedimentation control plan for lakes 11 and 12. Is there a motion to approve that?

On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, a proposal from Lakeshore Enterprises in the amount of \$22,000 for the Erosion Control Plan Study for Phase 1 was approved.

C. Field Manager – Annual Maintenance Plan

Mr. Szozda: I will be brief. As far as iguana removal mother nature took care of that. We had a major kill of iguanas. Unfortunately it killed a bunch of peacock bass too. We had that all cleaned up and hats off to Southeast they came in for five days and cleaned up dead fish. It was pretty disgusting. They did a great job though. Complete

fertilization of the property was completed last week. The rotation of the annuals was completed today. That is what I have.

Mr. Carney: The iguanas that survived where the ones that live near the homes. They are all over the roofs.

Mr. Szozda: I cleaned up a bunch by the park under the powerlines.

Mr. Carney: Over by houses they are all over the roofs.

Mr. Winfree: There are more on the roofs now then they were.

Mr. Szozda: It is nice and warm up there.

Mr. Winfree: Anything else?

Mr. Szozda: One other thing there has been a complete *Mr. Szozda was inaudible at this time*. done of the property which has been years in the making. That is complete.

Mr. Winfree: We pass?

Mr. Szozda: Believe it or not everything is really good out there.

Mr. Winfree: Manager.

D. Manager

1) Progress Report

2) Proposal with Industrial Divers Corp for Repairs from the Annual Inspection

Mr. Burgess: Do you want me to go through any items specifically on the progress report? I don't want to take too much time. The biggest update I have is the fence on Turtle Creek Drive that was hit by a car was repaired and we are just working on getting the reimbursement for that. The city has reached out to us. The police officer on site did get our information in order to get reimbursement. It is a very minor cost. The Estates speed limit pole is being shipped to Horsepower on the 16th of this month. As soon as I hear from them that they received it we will get an install date. That is one item off the list as far as light poles and sign poles. That is all I have unless you have any questions on the progress report. Not hearing any just really quick I do need final approval on the holiday lighting final invoice. There was a few items added that we felt were necessary in order to have the property looking the best. It was in the amount of \$1,118.20 over the agreed upon amount. There was a few areas that were lacking light like Terrapin Lane the Christmas palm fronds didn't have any lights and looked a lot better having lights. We

need final approval on that invoice. We will get it paid and then we will be prepared for the next fiscal years lighting. Is there a motion on the final invoice with holiday lighting?

On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, a proposal in the amount of \$1,118.20 for the final invoice with holiday lighting was approved.

Mr. Burgess: The proposal with Industrial Divers on page 44 of the agenda is basically your inspection was completed. There was not any areas of major concern. The recommended maintenance is just a few areas of cleaning at \$9,500 for site 3 and site 15. He said it doesn't need to be done this year, but I think if it is showing and recommends it we might as well knock it out and have less work required next year. It is up to the Board. It is not absolutely necessary, but we can get it cleaned and it will only help. That is why I added the proposal in here for you guys to consider.

Mr. Winfree: Site 15 is that for that pipe that goes over to PetSmart or is that where it interconnects and comes south.

Mr. Burgess: It would be the west side right where the arrow is on the right side on the map.

Mr. Winfree: So it is ours even though it's PetSmart's lake it is still our outfall.

Mr. Burgess: Correct. We won't be doing anything that is not CDD property.

Mr. Winfree: Sounds good. Any questions on that? Can I get a motion for Industrial Divers?

On MOTION by Mr. Murray seconded by Mr. Carney with all in favor, a proposal in the amount of \$9,500 with Industrial Divers for repairs from the annual inspection was approved.

Mr. Burgess: Alright, I will get that scheduled. Really quick we have a request from a homeowner in the Estates they are wanting to complete the back part of their fence and they sent us plans. It doesn't identify the lake bank easement, but Jonathan said based on his research they would be building into our easement. I just wanted approval or

direction stating that is not allowed in the past and we wouldn't allow anything to be built. It has to be outside of our easement.

Mr. Winfree: Correct.

Mr. Burgess: That was our understanding. I just wanted to doublecheck.

Mr. Winfree: If that is what we have done in the past I don't see why we would change it.

Mr. Burgess: Ok. We will know that direction moving forward. That is all I have.

SEVENTH ORDER OF BUSINESS Financial Reports

- A. Approval of Check Register**
- B. Approval of Unaudited Financials**

Mr. Winfree: Next item is the approval of the check register.

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

EIGHTH ORDER OF BUSINESS Public Comments

Mr. Winfree: We don't have any public comments. There is no public hear today.

NINTH ORDER OF BUSINESS Supervisors Requests

Mr. Winfree: Supervisor requests?

Mr. Carney: Just really quick. You can see in the park the pavilion is in. The irrigation is in. It is all sodded. It looks pretty nice. The play set is done. Social area with the exercise equipment is completed. Hardwood park benches and the restroom if you haven't been there you need to look inside. It looks really nice. It is tiled to the ceiling. It looks like a first class restroom, not a truck stop restroom. The roof replacement for the restrooms is in the 2026 budget for the city. The sports field is completed. The basketball courts are going into the 2026 budget for the city which will be closer to the school. Pickleball courts and tennis courts are complete and also for the 2026 will be the surveillance cameras in all parks now in the City of Coral Springs. The parking lot resurfacing hopefully they will get that in the budget also. After that it is done.

Mr. Shipe: Are they going to put BBQ pits at the pavilion? I didn't see any in there.

Mr. Carney: Good question. I don't know. Pat we have to close the gate a little bit. You have to put up the fence rail posting so they don't drive in?

Mr. Szozda: They were working on that actually.

Mr. Carney: They just stopped it where they were.

Mr. Szozda: I will have to touch base with them on that.

Mr. Carney: I talked about it once with Rob Hunter the parks director, and he said well so they can drive in and drop their stuff off. I said that is actually what we don't want.

Mr. Winfree: Are you talking about by the pavilion the opening there?

Mr. Carney: Yes. It has to be closed.

Mr. Szozda: They had that backhoe up there and I thought they were in the process of putting it up.

Mr. Carney: We have to supply the material. Get with your partner over there and see.

Mr. Winfree: I don't know if we can do the work there. We can supply the materials, but I don't think we can.

Mr. Burgess: We have an adopt a park agreement.

Mr. Carney: Pat, you know how to get it done.

Mr. Szozda: I can get that taken care of.

Mr. Carney: Thank you. That is all I have.

Mr. Winfree: Do you have anything?

Ms. Tropea: No, I am good.

Mr. Shipe: Nothing for me.

Mr. Murray: I don't have anything.

Mr. Winfree: I don't have anything either. I can't adjourn the meeting. All I can do it take a quick break.

Mr. Burgess: I can do it from here. That will conclude Segment I of the regular meeting. The time is 6:57 p.m. We will pause the meeting and reconvene the start of the shade session. That will end the public portion of it and wait until 7:15 pm for the Segment 2 when the shade session starts.

Segment II: 7:15 p.m.

Mr. Burgess: We will reconvene the regular meeting of the Turtle Run Community Development District. Today is March 30, 2026 and the time is 7:15 p.m. We will start with Item 10 on the agenda the Annoucement of the Commencement of Attorney- Client Session.

TENTH ORDER OF BUSINESS

**Announcement of
Commencement of Attorney-
Client Session**

Mr. Cochran: Mr. Chairman if you would like you can read the script announcing the shade session or if you would like I can read that for you.

Mr. Winfree: Go right ahead.

Mr. Cochran: The Board of Supervisors hereby commences a pending litigation attorney client session to discuss the pending litigation Turtle Run Community Development District vs. Anzco, Inc. and the Tamara Peacock Company Architects of Florida, Inc. at al, Case #CACE- 2023-019116 – 17th Judicial Circuit, Broward County, Florida to which Turtle Run Community Development District is presently a party which is now pending before the 17th Judicial Circuit in Broward County, Florida. The meeting will continue in private session at the Coral Bay Recreation Center, 3101 South Bay Drive, Margate, Florida 33063 to discuss settlement negotiation or strategy sessions related to litigation expenditures pursuant to Section 286.011 (8) Florida Statutes. It is established that the attorney-client session will last 30 minutes. The persons attending the attorney-client session of 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, Counsel Scott Cochran, District Manager Patrick Burgess and Special Counsel Matthew Fornaro. The entire session will be recorded by certified court reporter, Cheryl Wilson of the Universal Court Reporting, who will also be present. The Board of Supervisors will resume the public meeting at this location following the pending litigation attorney-client session.

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 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)***

TWELFTH ORDER OF BUSINESS

**Announcement of Termination
Attorney-Client Session**

Mr. Burgess: We are going to reconvene the regular meeting. The time is 7:46 p.m. It is March 30, 2026.

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

Mr. Burgess: We just need a motion to adjourn.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Tropea seconded by Mr. Winfree with all in favor, the meeting was adjourned.

Assistant Secretary/Secretary

Chairman/Vice Chairman



MBS CAPITAL MARKETS, LLC

UNDERWRITING AGREEMENT TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT

April 27, 2026

Board of Supervisors
Turtle Run Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the “Underwriter”) offers to enter into this agreement (the “Agreement”) with the Turtle Run Community Development District (the “District”) which, upon your acceptance of this offer, will be binding the District and the Underwriter. This agreement relates to the proposed issuance of the District’s Special Assessment Bonds (the “Bonds”) for the issuance of the proposed new money debt related to the construction of the District’s Lake Bank Restoration Project.

1. **Scope of Services:** The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.
 - o Advice regarding the structure, timing, terms, and other similar matters concerning the particular of municipal securities described above.
 - o Preparation of rating strategies and presentations related to the issue being underwritten.
 - o Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
 - o Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
 - o Assistance in the preparation of the Preliminary Official Statement, if any, and the final Official Statement.
 - o Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
 - o Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
 - o Preparation of post-sale reports for the issue, if any.
 - o Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

1902 S MACDILL AVENUE
TAMPA, FLORIDA 33629
PHONE: 813.281.2700

152 LINCOLN AVENUE,
WINTER PARK, FLORIDA 32789
PHONE: 407.622.0130

1005 BRADFORD WAY
KINGSTON, TENNESSEE 37763
PHONE: 865.717.0303



MBS CAPITAL MARKETS, LLC

2. **Fees:** No fees will be incurred with the execution of this Agreement. The underwriting fee for the sale or placement of Bonds is 2.0% of the principal amount of the Bonds, but not less than \$50,000. The Underwriter will be responsible for its own out-of-pocket expenses with the exception of underwriter's or disclosure counsel which will be paid by the District from the costs of issuance account. Such fee as well as any fees payable to the Underwriter will be entirely contingent upon the successful sale and delivery or placement of the Bonds.
3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.
4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel, if any, will deliver to the District a purchase or placement contract setting forth its rights and duties in connection with such purchase or placement as well as detailing the terms of the Bonds.
5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same.



MBS CAPITAL MARKETS, LLC

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

By execution of this Agreement, you are acknowledging receipt of the MSRB Rule G-17 required disclosures attached hereto as Exhibit A.

Sincerely,
MBS Capital Markets, LLC

Rhonda Mossing

Rhonda Mossing
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____



MBS CAPITAL MARKETS, LLC

EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- (ii) The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;
- (iii) Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;
- (iv) The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and
- (v) The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

Disclosure Concerning the Underwriter's Compensation

Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.



MBS CAPITAL MARKETS, LLC

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with an District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

**INTERLOCAL AGREEMENT FOR UNIFORM COLLECTION OF
NON-AD VALOREM SPECIAL ASSESSMENTS**

THIS INTERLOCAL AGREEMENT (“Agreement”) made and entered into this 30th day of October, 2025, by and between the Turtle Run Community Development District (the “District”), a local unit of special purpose government, located in Broward County, Florida, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 and the Honorable Abbey Ajayi, the state-constitution Tax Collector in and for the Broward County, a political subdivision of the State of Florida, whose address is 115 S. Andrews Avenue, A100, Fort Lauderdale, Florida 33301 (the “Tax Collector”)(collectively, District and Tax Collector referred to as the “Parties”).

SECTION I
Purpose

1. The District is authorized to impose and to levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology form of collection of non-ad valorem special assessments (“Special Assessments”), pursuant to Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, and other applicable provisions of constitutional and statutory law.

2. The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall, pursuant to Section 197.3632, Florida Statutes, collect and enforce those certain non-ad valorem special assessments imposed and levied by District.

3. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments,

including the Special Assessments, and that it is the sole responsibility and duty of the District to follow all procedural and substantive requirements for the imposition and levy of constitutionally lienable non-ad valorem special assessments, including the Special Assessments.

SECTION II
Term and Termination

1. The term of this Agreement shall commence upon execution, effective for 2025, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless the District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by January 10th of that calendar year, that the District intends to discontinue to use the uniform methodology for such Special Assessments, by using Form DR-412 promulgated by the Florida Department of Revenue, as may be amended from time to time.

2. This Agreement may be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within ten (10) days after receipt of written notice from the aggrieved Party identifying the breach.

SECTION III
Duties and Responsibilities of District

The District shall:

1. Reimburse the Tax Collector for the actual costs of collection of the non-ad valorem special assessments, which reimbursement amount will not exceed two (2%) percent of the amount of the Special Assessments collected and remitted pursuant to Section 197.3632(8)(c), Florida Statutes.

2. Reimburse the Tax Collector for necessary administrative costs for the

collection and enforcement of the Special Assessments by the Tax Collector under the uniform methodology, pursuant to Section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

3. Pay for or alternatively reimburse the Tax Collector for any separate tax bill (not the tax notice) necessitated by any subsequent inability of the Tax Collector to merge the non-ad valorem special assessment roll as certified pursuant to Section 197.3532(7), Florida Statutes, and Rule 12D-18.004(2) Florida Administrative Code.

4. Upon being billed timely, pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. Timely certify the applicable non-ad valorem special assessment roll to the Tax Collector in accordance with the requirements of Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. To the extent provided by law, indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts or administrative agency against Tax Collector regarding the imposition, levy, roll preparation and certification of the Special Assessments.

SECTION IV
Duties of the Tax Collector

1. The Tax Collector shall take all actions legally required to collect the Special Assessments pursuant in accordance with Chapter 197, Florida Statutes.

2. The Tax Collector agrees to cooperate with the District in implementation of the uniform methodology for collecting the Special Assessments pursuant to and as limited by Sections 197.3632 and 197.3635, Florida Statutes.

3. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request that the District file a corrected roll or a correction of the amount of any special assessment. The District shall bear the cost of any such error or omission.

4. The Tax Collector hereby agrees to accept District [Resolution No. 2016-08](#) attached hereto and incorporated as part of this Agreement as **Exhibit A**, as required by Section 197.3632(3)(a), Florida Statutes.

5. The Tax Collector will place the Special Assessments on the tax notice and collect the Special Assessments pursuant to the uniform method of collection and applicable procedures set forth in Section 197.3632, Florida Statutes.

6. Tax Collector shall distribute to the District the Special Assessment revenues collection pursuant to this Agreement in substantial compliance with the provisions of Section 197.383, Florida Statutes.

SECTION VI **Miscellaneous**

1. Except to the extent sovereign immunity may be deemed waived by entering into the Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by the Tax Collector or the District, nor shall anything included herein be construed as consent by the Tax Collector or the District to be sued by third parties in any matter arising out of this Agreement.

2. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, except in writing and signed by the parties hereto.

3. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect.

4. This Agreement shall be governed by the laws of the State of Florida.

5. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which together will constitute but one and the same instrument.

6. Written notice shall be given to the parties at the following address, or such other place or person as each of the parties shall designate by similar notice:

- a. As to Tax Collector: Hon. Abbey Ajayi
Broward County Tax Collector
115 S. Andrews Avenue, A100
Fort Lauderdale, FL 33301
- With a copy to: Timothy R. Qualls, Esq.
Young Qualls, P.A.
Post Office Drawer 1833
Tallahassee, FL 32302-1833
- b. As to District: District Manager
Turtle Run Community
Development District
5385 N. Nob Hill Road
Sunrise, FL 33351
c/o Jennifer McConnell
- With a copy to: Michael J. Pawelczyk, Esq.
Billing Cochran, P.A.
515 E. Las Olas Blvd., Suite 600
Fort Lauderdale, FL 33301

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

BROWARD COUNTY TAX COLLECTOR

Signed by:
Nadia Alcide
AB861013910C447...

Signature

Signed by:
Abbey Ajayi
AB861013910C447...

Abbey Ajayi, Tax Collector

Nadia Alcide

Printed Name

11/5/2025

Date

ATTEST:

TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
Paul Winkeljohn
7E743FF03E08419...

Signature

Signed by:
Barry W. Winfree
5659227E4C0146A...
Name: Barry W. Winfree
Title: Chairman

Paul Winkeljohn

Printed Name

2025-10-30

Date

EXHIBIT A

RESOLUTION 2016-08

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING AND ENFORCING NON AD VALOREM ASSESSMENTS WHICH HEREINAFTER MAY BE LEVIED BY THE DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 197.3632, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE:

WHEREAS, the Turtle Run Community Development District was established pursuant to the provisions of Chapter 190 Florida Statutes which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the Board to levy special assessments pursuant to Chapter 170 Florida Statutes for the acquisition, construction or reconstruction of assessable improvements authorized by Chapter 190 Florida Statutes; and

WHEREAS, the above referenced assessments are not considered to be ad valorem in nature and therefore, are subject to the provisions of Section 197.3632 Florida Statutes in which State of Florida through its legislature has provided a uniform method for the levying, collecting and enforcing such non ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632 Florida Statutes the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within **Broward County** for four consecutive weeks preceding said hearing;

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

1. The Turtle Run Community Development District upon conducting its public hearing as required by Section 197.3632 Florida Statutes hereby expresses its intent to use the uniform method of collecting its benefit and maintenance assessments or such other assessments imposed by the District as provided in Chapter 170 and 190 Florida Statutes each of which are non ad valorem assessments which may be levied annually by the District pursuant to the provisions of Chapter 190 Florida Statutes for the purpose of paying principal and interest on its bonded indebtedness and the cost of operating and maintaining its assessable improvements within the boundaries of the District as described in the attached legal description which is made a part of the

Resolution as Exhibit "A". Said assessments and the District's use of the uniform method of collecting its non ad valorem assessment(s) may continue for more than one year.

2. This Resolution shall become effective upon its passage and the District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Broward County and the Department of Revenue of the State of Florida with a copy of this Resolution on or before **January 10, 2017**.

**PASSED AND ADOPTED THIS 25TH DAY
OF APRIL, 2016.**



Chairman/ Vice Chairman



Secretary / Assistant Secretary

Exhibit A

LAND DESCRIPTION**TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT**

The boundaries of the Turtle Run Community Development District encompass portions of Section 13, Township 48 South, Range 41 East, Broward County, Florida, being more particularly described as follows:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 00 58'41" EAST ALONG THE WEST LINE OF SAID SECTION 13 FOR 60.02 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 85 07'46" EAST FOR 534.86 FEET, THENCE SOUTH 89 25'07" EAST FOR 1385.01 FEET; THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF WILES ROAD; THENCE SOUTH 00 34'53" WEST FOR 648.85 FEET; THENCE SOUTH 78 30'48" EAST FOR 115.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 24 47'49" FOR AN ARC DISTANCE OF 415.48 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94 47'07" FOR AN ARC DISTANCE OF 41.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 18 05'44" WEST FOR 125.49 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 683.00 FEET, A CENTRAL ANGLE OF 18 40'37" FOR AN ARC DISTANCE OF 222.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 34'53" EAST FOR 290.08 FEET, THE LAST SEVEN MENTIONED COURSES BEING COINCIDENT WITH THE BOUNDARY OF THE PARK AS DESCRIBED IN THE OFFICIAL RECORD BOOK 5736, PAGE 991, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA, THENCE SOUTH 89 25'07" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILES ROAD FOR 2816.67 FEET; THENCE SOUTH 01 00'17" EAST FOR 2541.03 FEET; THENCE SOUTH 01 00'29" EAST FOR 1696.71 FEET, THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY OF U.S. 441/STATE ROAD NO. 7 AS DESCRIBED IN OFFICIAL RECORD BOOK 5450, PAGE 91, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA; THENCE NORTH 89 25'09" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF SAMPLE ROAD FOR 20.01 FEET; THENCE NORTH 01 00'29" WEST FOR 147.64 FEET; THENCE NORTH 89 25'09" WEST FOR 147.64 FEET; THENCE SOUTH 01 00'29" EAST FOR 147.64 FEET; THE LAST THREE MENTIONED COURSES BEING COINCIDENT WITH THE BOUNDARY OF THE SIGN PARCEL AS DESCRIBED IN THE OFFICIAL RECORD BOOK 5736, PAGE 993, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA; THENCE NORTH 89 25'09" WEST FOR 50.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 5784.58 FEET, A CENTRAL ANGLE OF 7 00'00", FOR AN ARC DISTANCE OF 706.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83 34'51" WEST FOR 565.39 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 5674.58 FEET, A CENTRAL ANGLE OF 07 00'00" FOR AN ARC DISTANCE OF 693.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 25'09" WEST FOR 1410.76 FEET TO A POINT OF CURVATURE; THENCE

MAR-28-06 15:31

FROM-CORAL SPRINGS CITY CLERK

+9543441016

T-079 P.07/09 F-815

SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1964.86 FEET, A CENTRAL ANGLE OF 20 59'27" FOR AN ARC DISTANCE OF 719.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 69 35'34" WEST FOR 883.24 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1293.92 FEET; A CENTRAL ANGLE OF 03 18'51" FOR AN ARC DISTANCE OF 74.84 FEET; THE LAST SEVEN MENTIONED COURSES BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD; THENCE NORTH 00 58'41" WEST ALONG THE WEST LINE OF SAID SECTION 13 FOR 4903.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID SECTION 13, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE NORTH 89 29'09" WEST ALONG THE SOUTH LINE OF SAID SECTION 13 FOR 3050.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 516.21 FEET; THENCE NORTH 06 29'10" WEST FOR 205.11 FEET; THENCE NORTH 39 29'09" WEST FOR 179.88 FEET; THENCE NORTH 00 30'50" EAST FOR 333.99 FEET TO A POINT ON A CURVE, SAID POINT BEARS NORTH 2 57'53" WEST FROM THE RADIUS POINT OF THE NEXT MENTIONED CURVE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1854.86 FEET, A CENTRAL ANGLE OF 03 32'44" FOR AN ARC DISTANCE OF 114.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 25'09" EAST FOR 642.12 FEET; THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD, THENCE SOUTH 00 30'51" WEST FOR 678.03 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID SECTION 13, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 13, THENCE NORTH 00 58'41" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 13 FOR 205.06 FEET TO A POINT ON A CURVE, SAID POINT BEARS SOUTH 15 48'09" EAST FROM THE RADIUS POINT OF THE NEXT MENTIONED CURVE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1403.92 FEET, A CENTRAL ANGLE OF 04 36'26" FOR AN ARC DISTANCE OF 112.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 69 35'24" EAST FOR 883.24 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1854.86 FEET, A CENTRAL ANGLE OF 10 10'54" FOR AN ARC DISTANCE OF 329.62 FEET; THE LAST THREE MENTIONED COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD; THENCE SOUTH 00 30'51" WEST FOR 646.27 FEET; THENCE NORTH 89 29'09" WEST ALONG THE SOUTH LINE OF SAID SECTION 13 FOR 1243.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 542.732 ACRES MORE OR LESS.

MAR-28-06 15:31

FROM-CORAL SPRINGS CITY CLERK

+9543441016

T-078 P.08/09 F-815

TOGETHER WITH:

A PORTION OF PARCEL "A", CYPRESS POINT AT CORAL SPRINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 48 SOUTH, RANGE 41 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13;

THENCE NORTH 89 29'09" WEST ALONG THE SOUTH LINE OF SAID SECTION 13 FOR 3666.25 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 06 29'10" WEST FOR 205.11 FEET;

THENCE NORTH 39 29'09" WEST FOR 179.88 FEET;

THENCE NORTH 00 30'50" EAST, FOR 288.90 FEET TO A POINT ON A CURVE, SAID POINT BEARS NORTH 03 02'55" WEST FROM THE RADIUS POINT OF THE NEXT MENTIONED CURVE;

THENCE SOUTHWESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAMPLE ROAD, THE NORTH LINE OF SAID PARCEL "A" AND ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1809.86 FEET, A CENTRAL ANGLE OF 07 26'58" FOR AN ARC DISTANCE OF 235.30 FEET;

THENCE SOUTH 00 30'51" WEST, 600.45 FEET;

THENCE SOUTH 89 29'09" EAST ALONG THE SOUTH LINE OF SAID SECTION 13, SAME BEING THE SOUTH LINE OF SAID PARCEL "A", FOR 373.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.090 ACRES, MORE OR LESS

LESS AND EXCEPT THEREFROM:

ALL OF PARCEL L-1, TURTLE RUN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING 30.439 ACRES, MORE OR LESS.

SAID LANDS LYING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, CONTAINING A CALCULATED NET AREA OF 516.383 ACRES, MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.



2580 NW 4th Court
FORT LAUDERDALE, FL 33311
P- 954.240.7500

Turtle Run CDD
Coral Springs, FL

April 16, 2026

Proposal #2622

PRESSURE WASHING - PROPOSAL/CONTRACT

This agreement between **Turtle Run CDD** hereinafter referred to as THE CLIENT, and Southeast Land & Water Management Company LLC, incorporated under the State of Florida, hereinafter referred to as THE COMPANY, for the purpose of maintaining and servicing property, enter into this agreement as further described below.

The purpose of this agreement is to specify the terms, conditions and requirements pertaining to inspection, treatment and maintaining the areas listed. THE CLIENT and THE COMPANY both agree that the essence of their relationship is "good will".

Terms and Cancellation of Agreement:

This is a 1x contract to pressure wash 104 light poles in the common area. Concrete pole will be pressure washed, the lights and black metal will be washed with soap and water using a soft brush. Exterior only, not interior glass.

Total Cost = \$6,550



Additional Terms:

This proposal is valid for 30 days. Prices are based on availability at the time of submittal.

Company Responsibilities:

THE COMPANY will be responsible for completing all work in this contract. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge.

THE COMPANY shall furnish all labor, supervision, material, equipment and transportation required to maintain the areas specified throughout the contract period.

THE COMPANY will not be responsible for damage caused by natural events such as hurricanes, storms, diseases or insects.

THE COMPANY and THE CLIENT agree to this contract on _____, 2026.

Southeast Land & Water Management LLC

THE CLIENT



PEOPLE'S CHOICE PRESSURE CLEANING, INC.

4341 SW 73RD TERRACE

DAVIE, FL 33314

Phone 954-445-8033

Fax

E-mail h2opressure@bellsouth.net

Estimate

Date
4/14/2026

Name / Address	
TURTLE RUN CDD 5701 NORTH PINE ISLAND RD 370 FT LAUDERDALE, FL 33321	
Customer Phone	954-520-0515 CELL

Project
TURTLE RUN PARK 6400 WILES RD CORAL SPRINGS, FL33067 LIGHT POLES

Description	Qty	Cost	Total
PRESSURE WASH ALL LIGHT POSTS FROM TOP TO BOTTOM THROUGHOUT TURTLE RUN	104	42.00	4,368.00
GENTLY RINSE BULB FIXTURES AND DRY AFTERWARDS			
PRICE OF THE LIFT RENTAL FOR ONE MONTH (NOTE: IF WE FINISH EARLIER THAN THE MONTH, WE WILL ADJUST THE PRICE OF THE LIFT RENTAL)		2,801.21	2,801.21
WATER PROVIDED BY PEOPLE'S CHOICE PRESSURE CLEANING			

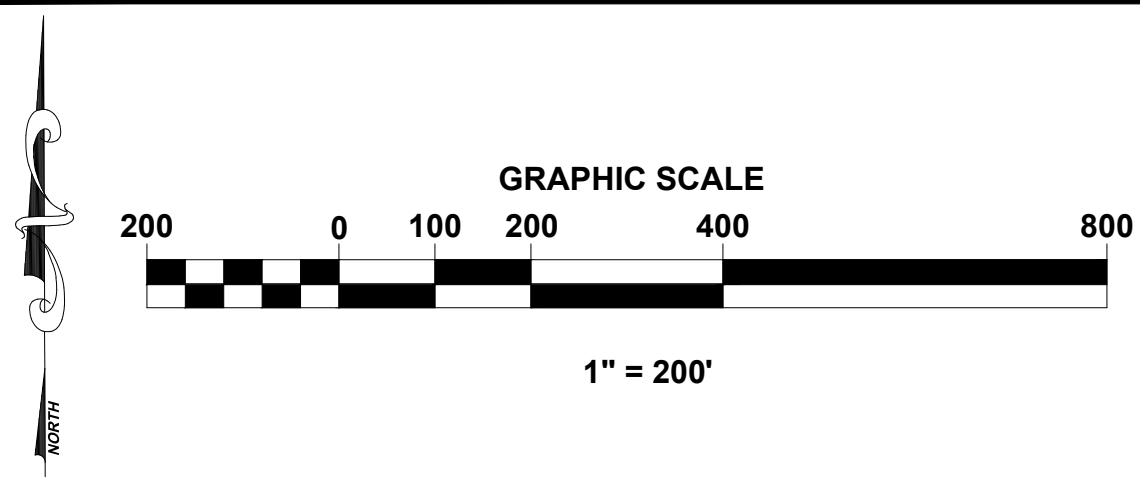
Signing this estimate indicates all terms and conditions have been accepted.
Please sign and return to me via email..
PAYMENT IS DUE UPON COMPLETION OF THE WORK

Total	\$7,169.21
--------------	-------------------

Please sign & return by fax or email. Signing indicates all terms & conditions have been accepted.

Signature _____
Steve Landis, President

Customer Signature _____



6-YEAR PLAN PHASING MAP LEGEND:

- PHASE 1 - 9,445 LF ±
- PHASE 2 - 12,725 LF ±
- PHASE 3 - 3,460 LF ±
- PHASE 4 - 3,505 LF ±
- PHASE 5 - 3,115 LF ±
- PHASE 6 - 2,845 LF ±
- # XX LAKE IDENTIFICATION #

PHASE 1			
LAKE ID #	SHORELINE (LF)	TRACT/PARCEL	OPERATING ENT.
11	2,960	JJ/E	TRCDD
12	6,485	YJ-2	TRCDD
TOTAL	9,445	JANUARY 1, 2026 - DECEMBER 31, 2026	

PHASE 2			
LAKE ID #	SHORELINE (LF)	TRACT/PARCEL	OPERATING ENT.
1	12,725	P-2/Y/Q-2/Q-3/N-3/DD/N-2	TRCDD
TOTAL	12,725	JANUARY 1, 2027 - DECEMBER 31, 2027	

PHASE 3			
LAKE ID #	SHORELINE (LF)	TRACT/PARCEL	OPERATING ENT.
8	1,140	AA-5/Y/BB-2	TRCDD
9	1,160	BB-3	TRCDD
10	1,160	BB-4	TRCDD
TOTAL	3,460	JANUARY 1, 2028 - DECEMBER 31, 2028	

PHASE 4			
LAKE ID #	SHORELINE (LF)	TRACT/PARCEL	OPERATING ENT.
5	1,165	AA-2	TRCDD
6	1,165	AA-3	TRCDD
7	1,175	AA-4	TRCDD
TOTAL	3,505	JANUARY 1, 2029 - DECEMBER 31, 2029	

PHASE 5			
LAKE ID #	SHORELINE (LF)	TRACT/PARCEL	OPERATING ENT.
13	1,205	W	TRCDD
14	1,910	H-1	TRCDD
TOTAL	3,115	JANUARY 1, 2030 - DECEMBER 31, 2030	

PHASE 6			
LAKE ID #	SHORELINE (LF)	TRACT/PARCEL	OPERATING ENT.
2	1,450	L-2	TRCDD
3	745	Z-2	TRCDD
4	650	Z-3	TRCDD
TOTAL	2,845	JANUARY 1, 2031 - DECEMBER 31, 2031	

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JONATHAN GEIGER, P.E. (99811) ON THE DATE ADJACENT TO THE SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED IN ANY ELECTRONIC COPIES.

ENGINEERS | PLANNERS | SCIENTISTS
CONSTRUCTION MANAGERS
 1425 W Cypress Creek Road, Suite 101
 Fort Lauderdale, FL 33309 • 954.776.1616 • www.kci.com

CERTIFICATE OF AUTHORIZATION NO. 4898

REV	DATE	DESCRIPTION

DATE: MAY 23, 2025
 SCALE: 1" = 200'
 DESIGNED BY: J.V.G.
 DRAWN BY: J.V.G.
 CHECKED BY: R.Z.

TURTLE RUN CDD
 LAKE SIDE SLOPE REMEDIATION
 CORAL SPRINGS FLORIDA
 RESTORATION PHASING MAP

SHEET NO. **EX-A**
 PROJECT NO. 00007563_00001

DATE: _____

5/22/2025 2:27 PM; Layout; Tab: EX-A; Pen Table: KCI-MONO.CTB; Plot Created by: JONATHAN GEIGER



Landshore Enterprises, LLC

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

April 10, 2026

Turtle Run Community Development District

c/o: KCI Technologies, Inc.

Attn.: Mr. Jonathan Geiger, P.E.

1425 W Cypress Creek Road, Suite 101

Fort Lauderdale, FL 33309

Dear Mr. Geiger,

Please find attached our proposal for Engineering Services for the Turtle Run Community Development District - Lake 1 Erosion Control Project.

Upon completion of these services, Landshore® will provide an Erosion and Sedimentation Control Plan package, which will include the following:

- Review and targeted field verification of existing topographic and bathymetric data
- Limited subsurface sampling and material evaluation at representative shoreline locations
- Enhanced cross sections illustrating shoreline conditions above and below the waterline
- Shoreline stabilization recommendations, including conceptual material alternatives, technical details, preliminary quantities, and cost estimates
- Technical specifications and best management practices for stormwater pollution prevention

If you have any additional questions, require further information, or would like to discuss this proposal, do not hesitate to contact us at (954) 327-3300 or via email at info@landshore.com. We look forward to the opportunity to do business with you.

Sincerely,

André van den Berg



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: KCI Technologies, Inc.

Attn.: Mr. Jonathan Geiger, P.E.

1425 W Cypress Creek Road, Suite 101

Fort Lauderdale, FL 33309

April 10, 2026

Dear Mr. Geiger,

Thank you for allowing Landshore Enterprises, LLC to offer construction layout and technical-engineering services limited to research and evaluation of current conditions with the purpose of construction estimate in accordance to Chapter 472.003(3)(c) of Florida Statutes. Pursuant to your request we prepared a proposal which includes the following items.

Erosion and Sedimentation Control Plan for approximately 12,725 linear feet of lakes shoreline located within the Turtle Run CDD community - subject to approval by government agencies having jurisdiction.

Note: any work in wetlands, flowage easements, preserves, mitigation areas, conservation areas, compensation areas, buffer impact areas and littoral zone may be entirely avoided or partially restricted at sole discretion of Landshore Enterprises, LLC.

Preparation:

- A. Obtain project specific client/representative and property information, consulting.
- B. Research and investigation with government agencies having jurisdiction.

Measuring:

- C. Review and verify the usability of the existing topographic and bathymetric survey information prepared by KCI Technologies and identify any data gaps affecting design development.
- D. Establish horizontal and vertical control by tying supplemental field measurements to the existing KCI dataset and set a temporary benchmark, if necessary, in reference to the nearest available benchmark or observed water level.
- E. Field-locate selected property corners in shoreline areas where the distance between the property line and the waterline is limited and may affect cross-section interpretation, setback review, and design alignment.
- F. Collect targeted supplemental bathymetric information to extend selected cross-sections farther into the lake interior and better define the underwater shelf geometry where the existing KCI sections are limited in extent or point density.
- G. Measure representative geotube crest elevations, observed waterline elevations, and inspect visible headwalls, outfalls, and inlet sediment conditions.
- H. Measure existing control structures, if any exist within the subject water bodies, and photograph representative shoreline conditions for documentation and design support.



Landshore Enterprises, LLC

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

Sampling:

- I. Perform limited shallow hand auger drilling and probing at representative erosion areas, geotube interface zones, and other locations where targeted subsurface confirmation is needed.
- J. Obtain five (5) targeted field samples for classification of representative shoreline and shelf materials.
- K. Perform probing for suitable existing material and confirm general shelf composition in areas critical to stabilization design.

Note: Five (5) soil samples.

Testing:

- L. Sieve analysis per ASTM C136.
- M. Texture identification and physical properties analysis, including shear strength test per ASTM D3080 or AASHTO T236.
- N. Dynamic cone penetration test per ASTM D6951 and ASTM Special Technical Publication #399, if necessary.
- O. Determine cohesion and angle of internal friction.
- P. Calculate slope stability.

Note: Five (5) soil tests.

Analysis:

- Q. Review slope geometry and soil parameters for compliance with current regulations and compare to originally permitted land development plans (if available) to identify potential safety and stability issues above and below the water table.
- R. Suggest composite material combination for protection from elements.
- S. Estimate volumes of in-situ material, determine amount of imported fill, if necessary.
- T. Provide preliminary opinion of probable construction costs.

Design:

- U. Prepare set of drawings based on aerial photographs, to scale, in state plane coordinates with cross sections, details, specifications and best management practices for storm water pollution prevention.

Items A to U, base fee, including one-time mobilization..... \$29,610.00

The estimated cost for this work will not exceed **Twenty-Nine Thousand Six Hundred Ten Dollars (\$29,610.00)**. **We will schedule this work upon acceptance of this proposal and receipt of a \$10,300.00 retainer.** Should you require services on this project beyond this scope of supply, we would revise this proposal to include items you may add or at your discretion we are available on a time and material basis.

Besides the engineering services outlined above we will be happy to provide you with professional services in civil, structural, geotechnical, surveying, and any other disciplines on an hourly basis or by a separate contract – if it will become necessary based on our initial observations of existing situation on-site or if specifically requested in writing



Landshore Enterprises, LLC

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

by yourself or by the government agencies having jurisdiction. All permit/application/review fees or separate charges assessed by the government shall be paid by the Client/Owner.



Landshore Enterprises, LLC is devoted to thoroughly studying each individual project from every perspective and strive to perform the best possible design that solves your problem. We suggest that you consult with our company for all future development and repair projects, to avoid predictable dangerous conditions and save money via preventative actions. Landshore Enterprises, LLC is a turn-key multi-disciplined design-build environmental company which focuses on erosion issues using non-structural, bioengineering and bio-technical methods for shoreline restoration, erosion control and coast protection.

Established almost two decades ago we employ civil, structural, geo-technical, surveying, environmental and other professionals, providing viable customized solutions and the highest level of service through innovation in engineering design, advancement and patenting of materials, scientific research, and development of new construction technologies.



Landshore Enterprises, LLC

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

Standard Paragraphs:

The Standard Form of Agreement between **Turtle Run Community Development District**, further referred as "**Client**" and Landshore Enterprises, LLC for technical-engineering services related to construction, design-built services and professional services for Professional Services as published by the National Society of Professional Engineers, The American Consulting Engineers Council and The American Society of Civil Engineers shall govern all aspects, disputes and responsibilities with respect to this contract Document EJCDC E-500, latest edition.

All technical-engineering services, design-built (D-B) services or professional services requested by the Client or government agencies having jurisdiction, which are not specifically outlined in the contract, or requested by the Client as a revision in the scope of the Project will be performed by contract addendum at an agreed upon price or the same will be accomplished at the contract's hourly rates.

It is understood that the selection decision for a contract award may be based on the best value to the Owner from the combination of quality, management expertise, and price, but not necessarily the lowest price or on the lowest priced, technically acceptable proposal.

Design by the D-B contractor usually takes place before and sometimes during construction activities in the D-B contract. When a design is being developed concurrent with construction activities, this is called the "fast-track" approach. The fast-track approach is commonly used to combine design and construction time, which results in the project being completed in a shorter time period. Fast-track approach allows the D-B contractor to design portions of the work, start construction on those designs completed, and continue work while reviewing and designing other portions of the work.

In the Design-Build process, final design solutions are provided by the D-B contractor, not the Client, since the main goal of D-B contract is to ensure the adequacy and quality of desired construction, which were built into the selection criteria during alternative bid evaluation process.

Any additions and/or deletions to the scope of work shall be presented in writing by Landshore Enterprises, LLC and executed by both the Client and Landshore Enterprises, LLC.

Hourly services as stipulated in this contract shall be performed at the company's prevailing rates for the duration of the work efforts associated with this Project. The following rates presently apply:

Professional Engineer	\$190.00/Hour
Design Engineer	\$150.00/Hour
CAD Operator	\$100.00/Hour
Construction Administration	\$ 70.00/Hour

Landshore Enterprises, LLC is not responsible for the means, methods, techniques, sequences and procedures of construction selected by another contractor. It is also not responsible for any failure of another contractor to comply



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with laws, regulations, ordinances, codes or orders applicable to the contractor's furnishing and performing the work proposed by Landshore Enterprises, LLC.

Measurements of lake depth and location data and its further graphical interpretation by Landshore Enterprises, LLC using Geographic Information System (GIS) and its precision and accuracy are limited to the same reference information, methods and instruments used. It is understood that information will be collected by Landshore Enterprises, LLC at the request of the Client, for his/her personal use such as providing more accurate estimate and submittal to the government agencies may require different standard or format.

Although every reasonable attempt will be made to present data as accurately as possible Landshore Enterprises, LLC makes no guarantees concerning its measuring, findings or any irregularities of the lake bottom or other parts of this project. By accepting this proposal or distributing information depicted on any plans and documents prepared by Landshore Enterprises, LLC to other parties the recipient hereby agrees to indemnify and hold Landshore Enterprises, LLC harmless and to waive to the fullest extent permitted by law any claim resulting from damages, losses and expenses, including attorneys' fees arising out of or resulting from usage of this information, or cause of action of any nature against Landshore Enterprises, LLC.

Project Limitations:

The Client is responsible for adhering 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 Enterprises, LLC 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).

Casus Fortuitous:

Neither the Client nor Landshore Enterprises, LLC will be responsible to the other for any delay, failure in performance, loss or damage due to fire, explosion, power blackout, earthquake, volcanic action, flood, the weather elements, strike, embargo, labor disputes, riots, civil or military authority, war, terrorist acts, acts of God, acts or omissions of carriers or suppliers, acts of regulatory or governmental agencies, or other causes beyond the reasonable control, except that the Client must pay for any services rendered.

Indemnification and Duty to Defend:

Prior to the beginning of works outlined in this Contract, the Client shall be responsible to notify the owners and interested parties of all affected properties and utilities and receive their approval.

To the extent provided by law, the Client agrees to indemnify, defend, and hold harmless Landshore Enterprises, LLC and all its officers, agents, employees, sub-contractors and consultants from any third-party claim, loss, damage, cost,



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charge, or expense during the performance of this Contract, whether direct or indirect and whether to any person or property to which Landshore Enterprises, LLC or said parties may be subject.

Furthermore, the Client agrees to participate and associate with Landshore Enterprises, LLC in the defense and trial of any damage claim or suit and any related settlement negotiations, shall such arise – within fourteen (14) days of receipt by the Client notice of claim. This provision will continue to apply after the contract ends.

Pursuant to section 558.0035, Florida statutes, an individual employee or agent may not be held individually liable for negligence.

Qualifications:

Landshore Enterprises, LLC agrees that its staff and sub-consultants possess the necessary licenses required by the professional licensing boards having jurisdiction over the services to be provided and that when required, staff members possessing such licenses and qualified to perform the required services shall be assigned to this project.

Intellectual Property Rights:

It is understood that all sketches and calculations, including price quotations which are submitted for this proposal, based on assumptions made by Landshore Enterprises, LLC and data derived from information provided by the Client and public sources – is confidential and will not be shared or distributed to other parties without the written consent of Landshore Enterprises, LLC. All drafting and technical work performed by Landshore Enterprises, LLC or its sub-consultants is hereby declared intellectual property and protected under copyright law.

After all payments to Landshore Enterprises, LLC will be made in full in accordance with this contract, by virtue of “work for hire” doctrine outlined in Section 101 of the 1976 Copyright Act – Intellectual Property Rights are transferred to the Client who thereby accepts all responsibility and full liability for further use of all printed documents and data.

Please note that the State of Florida has a broad public records law under Florida Chapter 119. All state, county, and municipal records are open for personal inspection and copying by ANY person. Landshore Enterprises, LLC hereby disclaim all liability arising from improper usage of its information for any other purposes except from what it was specifically intended and any damages, loss or harm to public welfare that such application or interpretation may possibly cause to the Client or third parties.

Permit and Submittal Fees:

Our contract fees do not include any permit application or processing fees that may be assessed by the governmental agencies having jurisdiction. The total cost of these fees shall be the Client’s responsibility.

Outside Service and Reproduction Fees:

The stipulated contract fees do not include the cost of printing, copies, photo processing, long distance phone calls



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or the services of outside parties. These fees are separate charges, which shall be approved in writing by the Client and invoiced as direct charges.

Certificate of Merit:

The Client shall make no claim for professional negligence, either directly or by way of a cross complaint against Landshore Enterprises, LLC unless the Client has first provided Landshore Enterprises, LLC with a written certification executed by an independent consulting engineer currently practicing in the same discipline as Landshore Enterprises, LLC and licensed in the State of Florida. This certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions that the certifier contends are not in conformance with the standard of care for a consultant performing professional services under similar circumstances and c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care for the profession. This certificate shall be provided to Landshore Enterprises, LLC not less than thirty (30) days prior to the presentation of any claim or the institution of any arbitration, mediation or judicial proceeding.

Client Termination Agreement:

This Agreement may be terminated without cause but in good faith by either Landshore Enterprises, LLC or the Client. The party terminating the Agreement must provide written notice to the other party ten (10) days prior to the effective date of termination. In the event of termination, Landshore Enterprises, LLC shall be compensated for all services performed prior to the effective date of termination and shall provide the Client with all information acquired by and/or generated by Landshore Enterprises, LLC because of performing its contractual obligations, including but not limited to survey data, reports, specifications, plans, and results of soil sampling.

Assignability:

The Client and Landshore Enterprises, LLC, respectively, bind themselves, their partners, successors, assigns and legal representatives of such other party, with respect to all covenants of this Agreement. Neither party hereto shall assign this Agreement without the written consent of the other party.

Attorney's Fees:

The laws of the State of Florida shall govern all aspects of the parties' Agreement. In the event of any litigation arising from or related to this agreement or the services provided under this agreement, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable costs incurred, including staff time, court costs, attorneys' fees and all other related expenses in such litigation. It is also agreed that such arbitration or litigation take place in Broward County, Florida.

Cooperation and Project Understanding:

To the extent requested by Landshore Enterprises, LLC, the Client shall make available to Landshore Enterprises, LLC all the information in its possession regarding existing and proposed conditions at the site. Such information shall include, but not be limited to engineering reports, plot plans, topographic or hydrographic surveys, soil data including borings, field and laboratory tests, written reports, etc. The Client shall immediately transmit to Landshore



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Enterprises, LLC any new information concerning site condition which becomes available, and any change in plans or specifications concerning the Project to the extent such information may affect Landshore Enterprises, LLC performance of the Services. The Client agrees, upon 24-hour oral or written notice, to provide a representative at the job site to supervise and coordinate the Services. Landshore Enterprises, LLC shall not be liable for any inaccurate or incorrect advice, judgment or decision which is based on any inaccurate information furnished by the Client and the Client shall indemnify Landshore Enterprises, LLC or its Consultants against claims, demands, or liability arising out of, or contributed to, by such inaccurate information.

The Client agrees to provide entry to the project site for Landshore Enterprises, LLC employees and consultants with proper identification for the purposes outlined in this contract. Lock-out charges will be assessed on an hourly basis for any delay exceeding one hour.

Non-Solicitation and Hiring of Employees:

To promote an optimum working relationship, the Client agrees in good faith not to directly or indirectly employ or otherwise engage any employee of Landshore Enterprises, LLC or any person employed by Landshore Enterprises, LLC within the prior twelve-month period without the prior written consent of Landshore Enterprises, LLC. This restriction shall apply during the term of and for a period of one (1) year after the termination of this Agreement. The Client further agrees that loss of any such employee would involve considerable financial loss of an amount that could not be readily established by Landshore Enterprises, LLC. Therefore, if the Client should breach this provision and without limiting any other remedy that may be available to Landshore Enterprises, LLC, the Client shall pay to Landshore Enterprises, LLC a sum equal to the employee's current annual salary plus twelve (12) additional months of the employee's current annual salary for training of a new employee as liquidated damages.

Invoicing and Payment:

Landshore Enterprises, LLC will submit invoices monthly during the progress of work under this contract as a proration of the services completed to date. In some cases, invoicing may occur upon completion of a phase of the project or completion of the project. Retainers, when required, will be deducted from the final payment for the Project. Payment for services is due upon receipt of the invoice and shall be made within 15 days of receipt of the invoice. If payment is not received in 30 days from the date invoiced, Landshore Enterprises, LLC reserves the right to cease all work on the Project. After 60 days of non-payment, we will exercise the right to file a lien against the project.

The Client agrees to pay for any costs of collection, including, but not limited to lien costs, court costs or attorneys' fees involved in or arising out of collecting any unpaid or past due balances. Landshore Enterprises, LLC shall not be liable to the Client or any third party for claims arising from suspension and termination of work due to the Client's failure to provide timely payment.

Any charges held to be in dispute shall be called to our attention within fifteen (15) days of receipt of invoice and the Client and Landshore Enterprises, LLC shall work together in good faith to resolve their differences. If a portion of



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the invoice is disputed within 15 days, the Client shall be obligated to pay the undisputed portion of the invoice. If unable to resolve differences in thirty (30) days, Landshore Enterprises, LLC shall have the right to suspend or terminate service.

If the proposed services and fees are acceptable, please affix the signature of a duly authorized officer in the space provided, provide requested information for our records, and return an executed copy to this office. Your request for services is greatly appreciated. The undersigned signatories acknowledge that they are duly authorized to sign and bind the party for whom they are signing for. The undersigned signatories further acknowledge that their actions and signatures have been approved by the corporation or other legal entity for whom they are acting or signing.

Sincerely,
Landshore Enterprises, LLC

Signature

Proposal Acceptance:
The stated fees, conditions and terms are accepted. Payment for services will be made as stipulated above. You are authorized to perform the work specified.

Signature

Name, Title

Date



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April 22, 2026

Turtle Run Community Development District

c/o: KCI Technologies, Inc.

Attn.: Mr. Jonathan Geiger, P.E.

1425 W Cypress Creek Road, Suite 101

Fort Lauderdale, FL 33309

Dear Mr. Geiger,

Please find attached our proposal for Engineering Services for the Turtle Run Community Development District – Phase 3 – 6 Lakes Erosion Control Project.

Upon completion of these services, Landshore® will provide an Erosion and Sedimentation Control Plan package, which will include the following:

- Review and targeted field verification of existing topographic and bathymetric data
- Limited subsurface sampling and material evaluation at representative shoreline locations
- Enhanced cross sections illustrating shoreline conditions above and below the waterline
- Shoreline stabilization recommendations, including conceptual material alternatives, technical details, preliminary quantities, and cost estimates
- Technical specifications and best management practices for stormwater pollution prevention

If you have any additional questions, require further information, or would like to discuss this proposal, do not hesitate to contact us at (954) 327-3300 or via email at info@landshore.com. We look forward to the opportunity to do business with you.

Sincerely,

André van den Berg



Landshore Enterprises, LLC

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Turtle Run Community Development District

c/o: KCI Technologies, Inc.

Attn.: Mr. Jonathan Geiger, P.E.

1425 W Cypress Creek Road, Suite 101

Fort Lauderdale, FL 33309

April 22, 2026

Dear Mr. Geiger,

Thank you for allowing Landshore Enterprises, LLC to offer construction layout and technical-engineering services limited to research and evaluation of current conditions with the purpose of construction estimate in accordance to Chapter 472.003(3)(c) of Florida Statutes. Pursuant to your request we prepared a proposal which includes the following items.

Erosion and Sedimentation Control Plan for Phase 3 – 6 Lakes, approximately 12,925 linear feet of shoreline located within the Turtle Run CDD community - subject to approval by government agencies having jurisdiction.

Note: any work in wetlands, flowage easements, preserves, mitigation areas, conservation areas, compensation areas, buffer impact areas and littoral zone may be entirely avoided or partially restricted at sole discretion of Landshore Enterprises, LLC.

Preparation:

- A. Obtain project specific client/representative and property information, consulting.
- B. Research and investigation with government agencies having jurisdiction.

Measuring:

- C. Review and verify the usability of the existing topographic and bathymetric survey information prepared by KCI Technologies and identify any data gaps affecting design development.
- D. Establish horizontal and vertical control by tying supplemental field measurements to the existing KCI dataset and set a temporary benchmark, if necessary, in reference to the nearest available benchmark or observed water level.
- E. Field-locate selected property corners in shoreline areas where the distance between the property line and the waterline is limited and may affect cross-section interpretation, setback review, and design alignment.
- F. Collect targeted supplemental bathymetric information to extend selected cross-sections farther into the lake interior and better define the underwater shelf geometry where the existing KCI sections are limited in extent or point density.
- G. Measure representative geotube crest elevations, observed waterline elevations, and inspect visible headwalls, outfalls, and inlet sediment conditions.



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H. Measure existing control structures, if any exist within the subject water bodies, and photograph representative shoreline conditions for documentation and design support.

Sampling:

- I. Perform limited shallow hand auger drilling and probing at representative erosion areas, geotube interface zones, and other locations where targeted subsurface confirmation is needed.
- J. Obtain five (5) targeted field samples for classification of representative shoreline and shelf materials.
- K. Perform probing for suitable existing material and confirm general shelf composition in areas critical to stabilization design.

Note: Five (5) soil samples.

Testing:

- L. Sieve analysis per ASTM C136.
- M. Texture identification and physical properties analysis, including shear strength test per ASTM D3080 or AASHTO T236.
- N. Dynamic cone penetration test per ASTM D6951 and ASTM Special Technical Publication #399, if necessary.
- O. Determine cohesion and angle of internal friction.
- P. Calculate slope stability.

Note: Five (5) soil tests.

Analysis:

- Q. Review slope geometry and soil parameters for compliance with current regulations and compare to originally permitted land development plans (if available) to identify potential safety and stability issues above and below the water table.
- R. Suggest composite material combination for protection from elements.
- S. Estimate volumes of in-situ material, determine amount of imported fill, if necessary.
- T. Provide preliminary opinion of probable construction costs.

Design:

- U. Prepare set of drawings based on aerial photographs, to scale, in state plane coordinates with cross sections, details, specifications and best management practices for storm water pollution prevention.

Items A to U, base fee, including one-time mobilization..... \$32,500.00

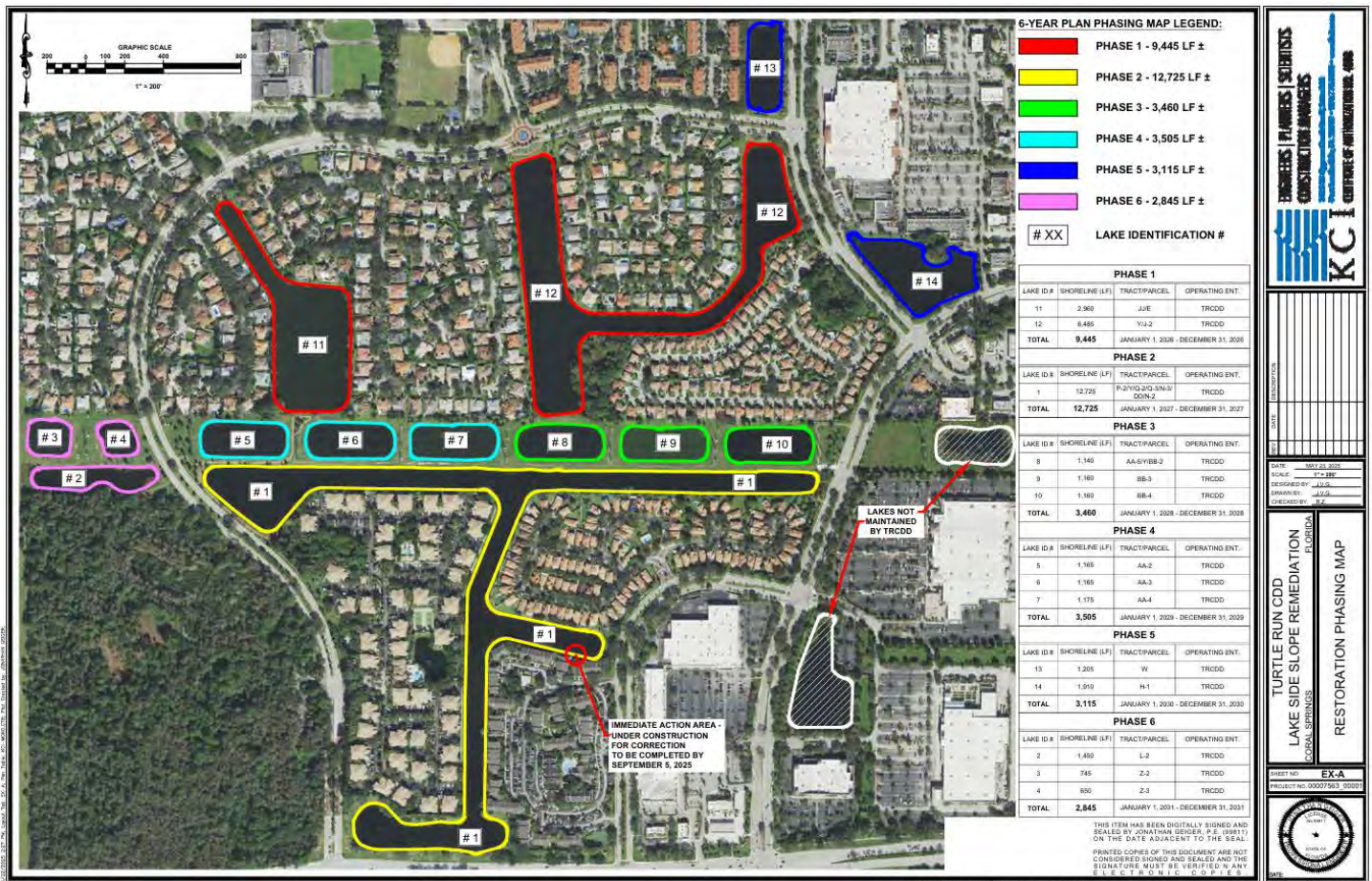
The estimated cost for this work will not exceed **Thirty-Two Thousand Five Hundred Dollars (\$32,500.00)**. We will schedule this work upon acceptance of this proposal and receipt of a **\$10,500.00 retainer**. Should you require services on this project beyond this scope of supply, we would revise this proposal to include items you may add or at your discretion we are available on a time and material basis.



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Besides the engineering services outlined above we will be happy to provide you with professional services in civil, structural, geotechnical, surveying, and any other disciplines on an hourly basis or by a separate contract – if it will become necessary based on our initial observations of existing situation on-site or if specifically requested in writing by yourself or by the government agencies having jurisdiction. All permit/application/review fees or separate charges accessed by the government shall be paid by the Client/Owner.



Landshore Enterprises, LLC is devoted to thoroughly studying each individual project from every perspective and strive to perform the best possible design that solves your problem. We suggest that you consult with our company for all future development and repair projects, to avoid predictable dangerous conditions and save money via preventative actions. Landshore Enterprises, LLC is a turn-key multi-disciplined design-build environmental company which focuses on erosion issues using non-structural, bioengineering and bio-technical methods for shoreline restoration, erosion control and coast protection.

Established almost two decades ago we employ civil, structural, geo-technical, surveying, environmental and other professionals, providing viable customized solutions and the highest level of service through innovation in



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engineering design, advancement and patenting of materials, scientific research, and development of new construction technologies.

Standard Paragraphs:

The Standard Form of Agreement between **Turtle Run Community Development District**, further referred as "**Client**" and Landshore Enterprises, LLC for technical-engineering services related to construction, design-built services and professional services for Professional Services as published by the National Society of Professional Engineers, The American Consulting Engineers Council and The American Society of Civil Engineers shall govern all aspects, disputes and responsibilities with respect to this contract Document EJCDC E-500, latest edition.

All technical-engineering services, design-built (D-B) services or professional services requested by the Client or government agencies having jurisdiction, which are not specifically outlined in the contract, or requested by the Client as a revision in the scope of the Project will be performed by contract addendum at an agreed upon price or the same will be accomplished at the contract's hourly rates.

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Certificate of Merit:

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The laws of the State of Florida shall govern all aspects of the parties' Agreement. In the event of any litigation arising from or related to this agreement or the services provided under this agreement, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable costs incurred, including staff time, court costs, attorneys' fees and all other related expenses in such litigation. It is also agreed that such arbitration or litigation take place in Broward County, Florida.

Cooperation and Project Understanding:

To the extent requested by Landshore Enterprises, LLC, the Client shall make available to Landshore Enterprises, LLC all the information in its possession regarding existing and proposed conditions at the site. Such information



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shall include, but not be limited to engineering reports, plot plans, topographic or hydrographic surveys, soil data including borings, field and laboratory tests, written reports, etc. The Client shall immediately transmit to Landshore Enterprises, LLC any new information concerning site condition which becomes available, and any change in plans or specifications concerning the Project to the extent such information may affect Landshore Enterprises, LLC performance of the Services. The Client agrees, upon 24-hour oral or written notice, to provide a representative at the job site to supervise and coordinate the Services. Landshore Enterprises, LLC shall not be liable for any inaccurate or incorrect advice, judgment or decision which is based on any inaccurate information furnished by the Client and the Client shall indemnify Landshore Enterprises, LLC or its Consultants against claims, demands, or liability arising out of, or contributed to, by such inaccurate information.

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To promote an optimum working relationship, the Client agrees in good faith not to directly or indirectly employ or otherwise engage any employee of Landshore Enterprises, LLC or any person employed by Landshore Enterprises, LLC within the prior twelve-month period without the prior written consent of Landshore Enterprises, LLC. This restriction shall apply during the term of and for a period of one (1) year after the termination of this Agreement. The Client further agrees that loss of any such employee would involve considerable financial loss of an amount that could not be readily established by Landshore Enterprises, LLC. Therefore, if the Client should breach this provision and without limiting any other remedy that may be available to Landshore Enterprises, LLC, the Client shall pay to Landshore Enterprises, LLC a sum equal to the employee's current annual salary plus twelve (12) additional months of the employee's current annual salary for training of a new employee as liquidated damages.

Invoicing and Payment:

Landshore Enterprises, LLC will submit invoices monthly during the progress of work under this contract as a proration of the services completed to date. In some cases, invoicing may occur upon completion of a phase of the project or completion of the project. Retainers, when required, will be deducted from the final payment for the Project. Payment for services is due upon receipt of the invoice and shall be made within 15 days of receipt of the invoice. If payment is not received in 30 days from the date invoiced, Landshore Enterprises, LLC reserves the right to cease all work on the Project. After 60 days of non-payment, we will exercise the right to file a lien against the project.

The Client agrees to pay for any costs of collection, including, but not limited to lien costs, court costs or attorneys' fees involved in or arising out of collecting any unpaid or past due balances. Landshore Enterprises, LLC shall not be liable to the Client or any third party for claims arising from suspension and termination of work due to the Client's failure to provide timely payment.



Landshore Enterprises, LLC

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

Any charges held to be in dispute shall be called to our attention within fifteen (15) days of receipt of invoice and the Client and Landshore Enterprises, LLC shall work together in good faith to resolve their differences. If a portion of the invoice is disputed within 15 days, the Client shall be obligated to pay the undisputed portion of the invoice. If unable to resolve differences in thirty (30) days, Landshore Enterprises, LLC shall have the right to suspend or terminate service.

If the proposed services and fees are acceptable, please affix the signature of a duly authorized officer in the space provided, provide requested information for our records, and return an executed copy to this office. Your request for services is greatly appreciated. The undersigned signatories acknowledge that they are duly authorized to sign and bind the party for whom they are signing for. The undersigned signatories further acknowledge that their actions and signatures have been approved by the corporation or other legal entity for whom they are acting or signing.

Sincerely,
Landshore Enterprises, LLC

Signature

Proposal Acceptance:

The stated fees, conditions and terms are accepted. Payment for services will be made as stipulated above. You are authorized to perform the work specified.

Signature

Name, Title

Date

Turtle Run Community Development District

FY 2026 - Annual Maintenance Plan

Month	Timeframe	Activity Description	Vendor
April	First Week	Hedges & Shrubs - Trim, Clean Up	Brightview
April	First Week	Spray CLR on white calcium on brick façade at Round-about Fountain	Santos/Brightview
April	Mondays	Wet Check of All Irrigation Systems	Brightview
April	Thursdays	Lawn Maintenance - Grass Cut, Edging, Clean Up per contract	Brightview
April	3 Times/Week	Empty Garbage Cans	Santos/Brightview
April	Bi-weekly	Landscape Drive Thru	Brightview/GMS
April	Bi-weekly	Remove Iguanas	Redline Iguana
April	Bi-weekly	Lake Maintenance, Water Quality per contract	SE Land & Water
April	Bi-weekly	Rust Inhibitor/Removal Turtle Run Park	WIRX
April		Service/Maintain/Repair Street Lights (Warranty expires January 2025)	GMS
April		Clean Lake Signs, Street Signs, Exterior of Street Lights (cobwebs)	Santos/Brightview
April		Mulch (Apr/Nov)	Brightview
April		Check RPM's & Replace Ones Not Working (Apr/Oct)	LUX
April	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
May	First Week	Hedges & Shrubs - Trim, Clean Up	Brightview
May	First Week	Spray CLR on white calcium on brick façade at Round-about Fountain	Santos/Brightview
May	Mondays	Wet Check of All Irrigation Systems	Brightview
May	Thursdays	Lawn Maintenance - Grass Cut, Edging, Clean Up per contract	Brightview
May	3 Times/Week	Empty Garbage Cans	Santos/Brightview
May	Bi-weekly	Landscape Drive Thru	Brightview/GMS
May	Bi-weekly	Remove Iguanas	Redline Iguana
May	Bi-weekly	Lake Maintenance, Water Quality per contract	SE Land & Water
May	Bi-weekly	Rust Inhibitor/Removal Turtle Run Park	WIRX
May	Pre Memorial Day	Fly all U.S. flags on Memorial Day Weekend	GMS
May		Service/Maintain/Repair Street Lights (Warranty expires January 2025)	GMS
May		Clean Lake Signs, Street Signs, Exterior of Street Lights (cobwebs)	Santos/Brightview
May		Trim Sylvester Palms	GMS
May	Yearly	Inspect Drainage Pipes	Industrial Divers
	Last Meeting	Submit Quality Assessment Report to CDD Board	Brightview

Turtle Run CDD

Progress Report

Open / Active Items

No.	Project Name / Description	Owner	Start Date (M/Year)	Status	Comments / Updates
1	Speed Limit Pole Knockdown - Entrance of NW 43 Place	Pat B	Sep-25	In Progress	<ul style="list-style-type: none"> - 09/16/2025 - Pole damaged. Unable to obtain police report. EGIS is involved - 09/25/2025 - Horsepower removed the pole - 09/29/2025 - Temp speed limit sign post was installed - 12/15/2025 - New pole was ordered from Stresscrete, the original pole manufacturer. Pole delivery and installation details will be provided once available - 01/15/2026 - The frame should be ready in February. The street sign should arrive by the end of the month - 02/03/2026 - Frame and Sign received at GMS. Pole expected to ship to Horsepower around 03/20/2026 - 03/16/2026 - Pole was shipped to Horsepower. Waiting for install date from Horsepower once delivered
2	Turtle Run Blvd/ NW 41st St Lightpole Damage	Pat B	Jun-25	In Progress	<ul style="list-style-type: none"> - 06/22/2025 - Pole damaged. No driver information obtained - 07/26/2025 - Pole removed and light fixtures placed on damaged pole at The Shoppes - EGIS is involved and new pole material was ordered - 12/05/2025 - Fixtures and arms were delivered to GMS. Pole delivery and installation details will be provided once available. The pole is estimated to ship 7/3/26
3	Turtle Creek Drive/The Shoppes Lightpole Damage	Pat B	Jun-25	In Progress	<ul style="list-style-type: none"> - 06/22/2025 - No driver information obtained - 07/26/2025 - Pole was straightened and light fixture added - EGIS is involved and new pole material was ordered. - 12/05/2025 - Fixtures and arms were delivered to GMS. Pole delivery and installation details will be provided once available. The pole is estimated to ship 7/3/26.

<u>4</u>	Lake Bank Repair Between Avana Apartments and Harbor Island	Pat B Pat S	Apr-25	In Progress	<ul style="list-style-type: none"> - 08/11/2025 - Landshore began work. - 11/24/2025 - Change order #1 was approved - 12/11/2025 - Change order #1 work began. A report was provided that they will need to utilize a dredge system to keep the material from blocking the excavation work and that mobilization will begin the week after New Years - 01/16/2026 - Dredge work began. Update will be provided at the meeting - 02/09/2026 - Landshore will provide an email update that will be sent to the Board for review ahead of the Feb board meeting - 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
<u>5</u>	SFWMD Compliance Request for Lake Bank Restoration Project	Engineer	Apr-25	In Progress	<ul style="list-style-type: none"> - 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. - Further discussion to be had at the 04.27.2026 meeting on next steps
<u>6</u>	Turtle Run Park Upgrades	Skip	Mar-23	In Progress	Updates provided as received.
<u>7</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>8</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>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>	Fence Damage from Car Crash at Lake Julia	Pat B	Mar-26	Mar-26	Completed	Completed by FCC Carpentry on 03/17/2026.
<u>3</u>	Repair to Sample Road drain culvert due to boring damage	Pat B	Sep-25	Feb-26	Completed	Industrial Divers completed repair in February 2026. Reimbursement was received from Comcast.
<u>4</u>	Turtle Run Park - Bathroom Renovation/Repairs Progress	Pat B	Jun-25	Jan-26	Completed	Bathroom work was completed on 01/31/2026
<u>5</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>6</u>	Lake 'No Trespass' Sign Installations	Pat B	Jun-25	Dec-25	Completed	RaptorVac completed the work on 12/12/2025
<u>7</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>8</u>	TR Blvd Lake Interconnecting Pipe Cleaning	Pat B	Oct-25	Nov-25	Completed	RaptorVac completed on 11/26/2025
<u>9</u>	Wiles Road/Creekside Drive Pedestrian Sign Knockdown	Pat B	Nov-24	Nov-25	Completed	Horsepower completed the job on 11/20/2025
<u>10</u>	Turtle Run Park - Bathroom Renovation Donation	Pat B	Jun-25	Nov-25	Completed	Document is fully executed. Payment was sent to The City.
<u>11</u>	Industrial Divers Repair Work	Pat B	Sep-25	Oct-25	Completed	Repair work was completed on 10/06/2025
<u>12</u>	Lake Bank Survey Work by KCI	KCI	Apr-25	Aug-25	Completed	Survey work completed. KCI providing further steps in action plan.
<u>13</u>	Turtle Creek Drive/Sample Road Flagpole Damages	Patrick	Nov-24	Aug-25	Completed	Poles were installed on 08/11/2025.

Turtle Run
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
General Fund		
3/18/26	6456-6457	\$977.00
3/25/26	6458-6462	\$3,609.92
4/1/26	6463-6466	\$59,577.13
4/7/26	6467-6473	\$60,821.93
TOTAL		\$124,985.98

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
Capital Project Reserve Fund		
3/17/26	5021	\$13,457.50
3/24/26	5022	\$5,330.00
4/7/26	5023	\$4,745.00
TOTAL		\$23,532.50

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/18/26	00266	3/06/26 23031107	202602 320-54100-34500	SVCS 02/26 CITY OF MARGATE	*	243.00	243.00 006456
3/18/26	00301	3/17/26 7070071	202603 320-54100-46000	FENCE RAILING 03/26 FCC CARPENTRY &GENERAL PAINTING LLC	*	734.00	734.00 006457
3/25/26	00036	3/24/26 28982	202603 320-54100-46405	PUMP MOTOR SVCS 03/26 HALL FOUNTAINS, INC.	*	1,725.52	1,725.52 006458
3/25/26	00259	2/28/26 617	202602 310-51300-31600	SVCS 02/26 MATTHEW FORNARO P.A.	*	280.00	280.00 006459
3/25/26	00238	3/08/26 15006	202602 320-54100-46002	MAINT 02/26 REDLINE IGUANA REMOVAL LLC	*	625.00	625.00 006460
3/25/26	00185	2/11/26 44386	202602 320-54100-46405	REPAIRS 02/26	*	428.00	
		4/01/26 60708681	202604 320-54100-46406	MAINT 04/26 SHAMROCK POOL SERVICES, INC.	*	305.00	733.00 006461
3/25/26	00184	3/15/26 61386508	202601 320-54100-41005	SVCS 01/26	*	32.05	
		3/15/26 61386508	202602 320-54100-41005	SVCS 02/26	*	37.05	
		3/15/26 61386508	202601 320-54100-41005	SVCS 01/26	*	86.15	
		3/15/26 61386508	202602 320-54100-41005	SVCS 02/26	*	91.15	
				VERIZON WIRELESS			246.40 006462
4/01/26	00208	3/30/26 9738536	202603 320-54100-46205	3000 MIX SOIL 03/26	*	819.87	
		3/30/26 9738548	202603 320-54100-46206	2PALLET SOD 03/26	*	1,708.11	
		3/30/26 9738845	202603 320-54100-46205	BLOW/PICK UP DEBRIS 03/26	*	800.00	
		4/01/26 9724991	202604 320-54100-46200	LANDSCAPE MAINT 04/26 BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	1,026.29	4,354.27 006463

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/26	00181	3/23/26	119230-0	202602	320	54100	43100			*	101.12		
			SVCS 02/26										
		3/23/26	135796-0	202602	320	54100	43100			*	12.77		
			SVCS 02/26										
		3/23/26	53044-02	202602	320	54100	43100			*	12.77		
			SVCS 02/26										
CITY OF CORAL SPRINGS-WATER BILLING												126.66	006464
4/01/26	00023	12/01/25	INV22794	202512	320	54100	52010			*	2,859.50		
			TAKEDOWN LIGHTS 12/25										
		12/01/25	INV22803	202512	320	54100	52010			*	3,780.00		
			TAKE DOWN 12/25										
		12/01/25	INV22817	202512	320	54100	52010			*	2,489.00		
			TAKE DOWN LIGHTS 12/25										
		12/01/25	INV22819	202512	320	54100	52010			*	1,184.00		
			CHRISTMAS LIGHTS 12/25										
		12/10/25	INV22952	202512	320	54100	52010			*	1,708.00		
			TAKE DOWN 12/25										
		2/03/26	INV23276	202602	320	54100	52010			*	3,780.00		
			TAKE DOWN 02/26										
		2/03/26	INV23277	202602	320	54100	52010			*	28,132.20		
			INSTALL BALANCE 02/26										
		2/03/26	INV23278	202602	320	54100	52010			*	1,790.00		
			TAKE DOWN 02/26										
		2/03/26	INV23280	202602	320	54100	52010			*	2,489.00		
			TAKE DOWN 02/26										
		2/03/26	INV23284	202602	320	54100	52010			*	2,859.50		
			TAKE DOWN 02/26										
HOLIDAY OUTDOOR DECOR												51,071.20	006465
4/01/26	00220	3/25/26	03252026	202603	320	54100	46201			*	4,025.00		
			SVCS 03/26										
SOUTHERN PLANT AND PEST SERVICES												4,025.00	006466
4/07/26	00208	4/01/26	9732485	202604	320	54100	46200			*	29,923.03		
			LANDSCAPE MAINT 04/26										
BRIGHTVIEW LANDSCAPE SERVICES, INC.												29,923.03	006467
4/07/26	00181	3/30/26	120260-0	202602	320	54100	43100			*	931.29		
			SVCS 02/26										
CITY OF CORAL SPRINGS-WATER BILLING												931.29	006468
4/07/26	00008	3/25/26	032026	202603	320	54100	43000			*	9,223.55		
			SVCS 03/26										
FLORIDA POWER & LIGHT												9,223.55	006469

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/07/26	00118	4/01/26 498	202604 320-54100-25000	FIELD SVCS 04/26	*	6,666.67	
4/01/26		499	202604 310-51300-34000	MGMT FEE 04/26	*	6,025.92	
4/01/26		499	202604 310-51300-44000	RENT 04/26	*	400.00	
4/01/26		499	202604 310-51300-35100	COMPUTER TIME 04/26	*	83.33	
4/01/26		499	202604 310-51300-35101	WEB ADMIN 04/26	*	83.33	
4/01/26		499	202604 310-51300-42000	POSTAGE&DELIVERY 04/26	*	19.53	
4/01/26		499	202604 310-51300-42500	COPIES 04/26	*	.30	
4/01/26		499	202604 310-51300-42500	TRIBUNE 45399 04/26	*	179.98	
GOVERNMENTAL MANAGEMENT SERVICES							13,459.06 006470
4/07/26	00037	3/09/26 14195	202603 320-54100-46700	STORM WATER INSPECTION	*	6,750.00	
INDUSTRIAL DIVERS CORPORATION							6,750.00 006471
4/07/26	00220	3/27/26 03272026	202603 320-54100-46201	18 CONTRACT BLOCKS 3/26	*	150.00	
SOUTHERN PLANT AND PEST SERVICES							150.00 006472
4/07/26	00285	4/01/26 121028	202604 320-54100-46004	RUST PREVENTION 04/26	*	385.00	
WIRX INC							385.00 006473
TOTAL FOR BANK B						124,985.98	
TOTAL FOR REGISTER						124,985.98	

AP300R
*** CHECK NOS. 005021-005023

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/14/26
TURTLE RUN - CAPITAL PROJECTS
BANK E TURTLE RUN CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/17/26	00045	3/09/26 ARIV1055 SVCS 01/30-02/26/26	202602 600-53800-31600	KCI TECHNOLOGIES INC	*	13,457.50	13,457.50 005021
3/24/26	00040	3/16/26 0000582 POLES 03/26	202603 600-53800-46003	LIGHTWORKS	*	5,330.00	5,330.00 005022
4/07/26	00045	4/02/26 ARIV1058 SVCS 02/27-03/26/26	202603 600-53800-31600	KCI TECHNOLOGIES INC	*	4,745.00	4,745.00 005023
TOTAL FOR BANK E						23,532.50	
TOTAL FOR REGISTER						23,532.50	

TRUN TURTLE RUN JWASSERMAN

Turtle Run
Community Development District

Unaudited Financial Reporting
March 31, 2026



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9	<hr/>	<u>Assessment Receipt Schedule</u>

Turtle Run
Community Development District
Balance Sheet
March 31, 2026

	General Fund	Debt Service Fund	Capital Project Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 173,482	\$ -	\$ 1,619	\$ 175,101
Due from General Fund	-	71,142	-	71,142
Investments:				
State Board of Administration - Operating Reserves	784,388	-	-	784,388
State Board of Administration - Emergency Reserves	5,874	-	-	5,874
State Board of Administration - Capital Reserves	-	-	37,453	37,453
Bank United - Operating Reserves	995,465	-	-	995,465
Bank United - Emergency Reserves	570,738	-	-	570,738
Bank United - Capital Reserves	-	-	228,081	228,081
Series 2017-1				
Reserve	-	108,951	-	108,951
Revenue	-	261,624	-	261,624
Interest	-	21	-	21
Principal	-	12	-	12
Prepayment	-	4,049	-	4,049
Series 2017-2				
Reserve	-	152,647	-	152,647
Revenue	-	305,018	-	305,018
Interest	-	38	-	38
Sinking	-	11	-	11
Deposits	840	-	-	840
Total Assets	\$ 2,530,786	\$ 903,515	\$ 267,153	\$ 3,701,454
Liabilities:				
Accounts Payable	\$ 75,301	\$ -	\$ 4,745	\$ 80,046
Due to Debt Service	71,142	-	-	71,142
Deposit/Trash Bonds	13,500	-	-	13,500
Total Liabilities	\$ 159,943	\$ -	\$ 4,745	\$ 164,688
Fund Balance:				
Nonspendable:				
Deposits	\$ 840	\$ -	\$ -	\$ 840
Restricted for:				
Debt Service	-	903,515	-	903,515
Assigned for:				
Capital Project Reserve Fund	-	-	262,408	262,408
Emergency Fund	576,611	-	-	576,611
Unassigned	1,793,392	-	-	1,793,392
Total Fund Balances	\$ 2,370,843	\$ 903,515	\$ 262,408	\$ 3,536,765
Total Liabilities & Fund Balance	\$ 2,530,786	\$ 903,515	\$ 267,153	\$ 3,701,454

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,272,662	\$ 1,272,662	\$ 1,223,570	\$ (49,092)
Interest Income	85,000	42,500	36,957	(5,543)
Insurance Proceeds	-	-	40,169	40,169
Total Revenues	\$ 1,357,662	\$ 1,315,162	\$ 1,300,696	\$ (14,466)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,800	\$ 2,200
FICA Taxes	918	459	291	168
Assessment Roll	2,000	2,000	2,000	-
Attorney	65,000	32,500	14,053	18,448
Attorney - Special Counsel	50,000	25,000	15,408	9,593
Annual Audit	3,900	1,950	-	1,950
Arbitrage Rebate	600	600	600	-
Trustee Fees	7,000	7,000	7,000	-
Management Fees	72,311	36,156	36,156	0
Information Technology	1,000	500	500	0
Website Maintenance	1,000	500	500	0
Postage & Delivery	750	375	533	(158)
Insurance General Liability	14,915	14,915	13,389	1,526
Printing & Binding	1,000	500	29	471
Rental & Leases	4,800	2,400	2,400	-
Meeting Room	1,200	600	-	600
Legal Advertising	1,250	625	144	481
Other Current Charges	1,400	700	959	(259)
Office Supplies	250	125	22	103
Dues, Licenses & Subscriptions	175	175	175	-
Security	3,000	1,500	972	528
Total General & Administrative	\$ 244,469	\$ 134,580	\$ 98,930	\$ 35,650

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<i>Operations & Maintenance</i>				
Special Pay	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
Field Management	80,000	40,000	40,000	(0)
Video Monitoring	3,000	1,500	1,359	141
Internet/Data	2,000	1,000	601	399
Electric	105,888	52,944	54,882	(1,938)
Water	11,000	5,500	4,693	807
Insurance	52,706	52,706	49,305	3,401
Weed Control	34,126	17,063	17,600	(537)
Culvert Inspection	15,000	15,000	37,450	(22,450)
Holiday Lighting/Decorations	77,071	77,071	86,901	(9,830)
Iguana Removal	7,500	3,750	3,750	-
Landscape Maintenance	371,392	185,696	185,696	0
Pest Control/Fertilization	48,600	24,300	24,750	(450)
Landscape Replacement	68,569	34,285	39,860	(5,576)
Annual Tree Trimming	39,000	19,500	10,208	9,292
Fountain Maintenance	4,000	2,000	1,800	200
Fountain Repairs and Maintenance	7,500	3,750	3,552	198
Irrigation Repairs/Maintenance	28,000	14,000	29,909	(15,909)
Pressure Cleaning	37,070	37,070	36,450	620
Contingencies	20,000	10,000	6,335	3,665
Paver Repairs	11,000	5,500	2,275	3,225
Lighting/Electrical Repairs	22,000	11,000	27,920	(16,920)
Signs	-	-	17,974	(17,974)
RPM Replacements	9,000	4,500	-	4,500
Rust Preventative TR Park	4,770	2,385	2,310	75
Flags	3,000	1,500	-	1,500
Total Operations & Maintenance	\$ 1,063,193	\$ 623,020	\$ 686,579	\$ (63,560)
Total Expenditures	\$ 1,307,662	\$ 757,599	\$ 785,509	\$ (27,910)
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000	\$ 557,563	\$ 515,187	\$ (42,376)
<i>Other Financing Sources/(Uses):</i>				
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	\$ 507,563	\$ 465,187	\$ (42,376)
Fund Balance - Beginning			\$ 1,905,656	
Fund Balance - Ending			\$ 2,370,843	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 445,623	\$ 445,623	\$ 428,135	\$ (17,488)
Interest Income	-	-	12,050	12,050
Total Revenues	\$ 445,623	\$ 445,623	\$ 440,185	\$ (5,438)
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	-	-	-
Principal - 5/1	90,000	-	-	-
Series 2017-2				
Interest - 11/1	84,575	84,575	84,575	-
Interest - 5/1	84,575	-	-	-
Principal - 5/1	90,000	-	-	-
Total Expenditures	\$ 442,046	\$ 131,023	\$ 136,023	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,577	\$ 314,600	\$ 304,162	\$ (10,438)
Fund Balance - Beginning			\$ 599,353	
Fund Balance - Ending			\$ 903,515	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest	\$ 500	\$ 250	\$ 5,049	\$ 4,799
Total Revenues	\$ 500	\$ 250	\$ 5,049	\$ 4,799
Expenditures:				
Bank Service Charges	\$ -	\$ -	\$ 658	\$ (658)
Engineering Fees	-	-	57,028	(57,028)
Lake Bank Restoration	-	-	2,500	-
Signs	-	-	12,480	(12,480)
Total Expenditures	\$ -	\$ -	\$ 72,666	\$ (70,166)
Excess (Deficiency) of Revenues over Expenditures	\$ 500	\$ 250	\$ (67,617)	\$ (65,367)
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	\$ 50,250	\$ (17,617)	\$ (65,367)
Fund Balance - Beginning			\$ 280,025	
Fund Balance - Ending			\$ 262,408	

Turtle Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 125,876	\$ 895,355	\$ 23,345	\$ 125,599	\$ 53,395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,223,570
Interest Income	5,625	4,995	5,562	7,334	6,381	7,060	-	-	-	-	-	-	36,957
Insurance Proceeds	-	27,750	-	-	12,419	-	-	-	-	-	-	-	40,169
Total Revenues	\$ 5,625	\$ 158,621	\$ 900,917	\$ 30,679	\$ 144,399	\$ 60,455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300,696
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,800	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
FICA Taxes	138	77	-	-	77	-	-	-	-	-	-	-	291
Assessment Roll	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Attorney	5,335	2,310	1,925	2,695	1,788	-	-	-	-	-	-	-	14,053
Attorney - Special Counsel	910	2,155	1,618	5,755	4,690	280	-	-	-	-	-	-	15,408
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	600	-	-	-	-	-	-	-	-	-	-	600
Trustee Fees	7,000	-	-	-	-	-	-	-	-	-	-	-	7,000
Management Fees	6,026	6,026	6,026	6,026	6,026	6,026	-	-	-	-	-	-	36,156
Information Technology	83	83	83	83	83	83	-	-	-	-	-	-	500
Website Maintenance	83	83	83	83	83	83	-	-	-	-	-	-	500
Postage & Delivery	211	58	177	46	15	27	-	-	-	-	-	-	533
Insurance General Liability	13,389	-	-	-	-	-	-	-	-	-	-	-	13,389
Printing & Binding	8	-	10	7	0	5	-	-	-	-	-	-	29
Rental & Leases	400	400	400	400	400	400	-	-	-	-	-	-	2,400
Meeting Room	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	144	-	-	-	-	-	-	-	-	-	-	144
Other Current Charges	176	189	153	100	173	168	-	-	-	-	-	-	959
Office Supplies	-	-	22	-	-	-	-	-	-	-	-	-	22
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Security	243	243	243	-	243	-	-	-	-	-	-	-	972
Total General & Administrative	\$ 37,977	\$ 13,368	\$ 10,740	\$ 15,195	\$ 14,578	\$ 7,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,930

Turtle Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Special Pay	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Field Management	6,667	6,667	6,667	6,667	6,667	6,667	-	-	-	-	-	-	40,000
Video Monitoring	226	226	226	226	226	226	-	-	-	-	-	-	1,359
Internet/Data	118	118	118	118	128	-	-	-	-	-	-	-	601
Electric	8,595	8,407	9,138	9,760	9,759	9,224	-	-	-	-	-	-	54,882
Water	771	1,008	970	887	1,058	-	-	-	-	-	-	-	4,693
Insurance	49,305	-	-	-	-	-	-	-	-	-	-	-	49,305
Weed Control	2,750	2,750	2,750	2,750	3,850	2,750	-	-	-	-	-	-	17,600
Culvert Inspection	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	-	-	-	-	-	-	3,750
Landscape Maintenance	30,949	30,949	30,949	30,949	30,949	30,949	-	-	-	-	-	-	185,696
Pest Control/Fertilization	4,175	4,175	4,025	4,175	4,025	4,175	-	-	-	-	-	-	24,750
Landscape Replacement	9,243	7,639	1,558	6,103	6,590	8,726	-	-	-	-	8,726	-	39,860
Annual Tree Trimming	10,208	-	-	-	-	-	-	-	-	-	-	-	10,208
Fountain Maintenance	295	295	295	305	305	305	-	-	-	-	-	-	1,800
Fountain Repairs and Maintenance	-	1,398	-	-	-	2,154	-	-	-	-	-	-	3,552
Irrigation Repairs/Maintenance	2,138	5,815	1,294	9,230	11,431	-	-	-	-	-	-	-	29,909
Pressure Cleaning	36,450	-	-	-	-	-	-	-	-	-	-	-	36,450
Contingencies	121	325	222	-	4,933	734	-	-	-	-	-	-	6,335
Paver Repairs	-	-	-	2,275	-	-	-	-	-	-	-	-	2,275
Lighting/Electrical Repairs	-	18,096	9,041	367	416	-	-	-	-	-	-	-	27,920
Signs	142	343	14,729	2,700	60	-	-	-	-	-	-	-	17,974
RPM Replacements	-	-	-	-	-	-	-	-	-	-	-	-	-
Rust Preventative TR Park	385	385	385	385	385	385	-	-	-	-	-	-	2,310
Flags	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance	\$ 215,192	\$ 89,222	\$ 98,493	\$ 77,523	\$ 86,659	\$ 119,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 686,579
Total Expenditures	\$ 253,169	\$ 102,590	\$ 109,233	\$ 92,718	\$ 101,237	\$ 126,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 785,509
Excess (Deficiency) of Revenues over Expenditures	\$(247,544)	\$ 56,031	\$ 791,684	\$(62,039)	\$ 43,162	\$(66,107)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 515,187
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	\$(297,544)	\$ 56,031	\$ 791,684	\$(62,039)	\$ 43,162	\$(66,107)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465,187

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)	\$0
Current Bonds Outstanding		\$2,845,000

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)	\$0
Current Bonds Outstanding		\$3,440,000
Total Current Bonds Outstanding		\$6,285,000

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					
TOTAL		\$ 735,752.77	\$ 28,230.56	\$ 7,853.70	\$ 389.43	\$ 700,057.94	\$ 524,514.68	\$ 175,543.26	\$ 700,057.94					

93.59%	Percent Collected
\$ 50,407.17	Balance Remaining to Collect

TOTAL ASSESSMENT LEVY (RT) 2017-2

							Gross Assessments		\$ 277,511.06		\$ 102,241.55		\$ 379,752.61	
ON ROLL ASSESSMENTS														
							Allocation in %		73.08%		26.92%		100.00%	
Date	Distribution	Gross Amount	Discount/(Penalty)	Commission	Interest	Net Receipts	O&M Portion	Debt Service	Total					
12/05/25	11/1/25-11/30/25	\$ 82,829.15	\$ 3,313.16	\$ 795.16	\$ -	\$ 78,720.83	\$ 57,526.66	\$ 21,194.17	\$ 78,720.83					
12/09/25	PROP APPRAISER	-	-	376.04	-	(376.04)	(274.80)	(101.24)	(376.04)					
12/19/25	12/1/25-12/12/25	296,923.46	11,876.95	2,850.47	-	282,196.04	206,219.84	75,976.20	282,196.04					
1/23/26	INTEREST	\$0.00	\$0.00	\$0.00	\$249.52	249.52	182.34	67.18	249.52					
TOTAL		\$ 379,752.61	\$ 15,190.11	\$ 4,021.67	\$ 249.52	\$ 360,790.35	\$ 263,654.04	\$ 97,136.31	\$ 360,790.35					

100.00%	Percent Collected
\$ -	Balance Remaining to Collect

TOTAL ASSESSMENT LEVY (RN) 2017-2

							Gross Assessments		\$ 489,275.22		\$ 174,690.66		\$ 663,965.88	
ON ROLL ASSESSMENTS														
							Allocation in %		73.69%		26.31%		100.00%	
Date	Distribution	Gross Amount	Discount/(Penalty)	Commission	Interest	Net Receipts	O&M Portion	Debt Service	Total					
11/21/25	11/1/25-11/14/25	\$ 74,764.01	\$ 2,990.56	\$ 717.73	\$ -	\$ 71,055.72	\$ 52,360.83	\$ 18,694.89	\$ 71,055.72					
12/05/25	11/1/25-11/30/25	44,315.53	1,772.62	425.43	-	42,117.48	31,036.29	11,081.19	42,117.48					
12/09/25	PROP APPRAISER	-	-	657.48	-	(657.48)	(484.50)	(172.98)	(657.48)					
12/19/25	12/1/25-12/12/25	285,071.03	11,402.84	2,736.69	-	270,931.50	199,648.92	71,282.58	270,931.50					
1/23/26	INTEREST	\$0.00	\$0.00	\$0.00	\$205.54	205.54	151.46	54.08	205.54					
2/13/26	1/1/26-1/31/26	\$159,500.52	\$5,525.58	\$1,539.74	\$0.00	152,435.20	112,329.21	40,105.99	152,435.20					
3/13/26	2/1/26-2/28/26	\$55,881.24	\$558.81	\$553.23	\$0.00	54,769.20	40,359.32	14,409.88	54,769.20					
TOTAL		\$ 619,532.33	\$ 22,250.41	\$ 6,630.30	\$ 205.54	\$ 590,857.16	\$ 435,401.53	\$ 155,455.63	\$ 590,857.16					

93.31%	Percent Collected
\$ 44,433.55	Balance Remaining to Collect

94.82%	Total Percent Collected
\$ 94,840.72	Total Balance Remaining to Collect