

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

October 26, 2026

TURTLE RUN

GMS Governmental Management Services

Turtle Run
Community Development District
Agenda

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

Monday
October 26, 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 September 28, 2026 Meeting **– Page 3**
6. Staff Reports
   A. Attorney
   B. Engineer
      1) Engineer's Report **– Page 26**
      2) Update on Avana Apartments Lake Side Slope and Pipe Repair **– Page 29**
      3) Discussion of the Technical Narrative for Phase 2 Engineering Study from Landshore Enterprises LLC **– Page 30**
   C. Field Manager – Annual Maintenance Plan **– Page 40**
   D. Manager – Progress Report **– Page 42**
7. Financial Reports
   A. Approval of Check Register **– Page 44**
   B. Approval of Unaudited Financials **– Page 50**
8. Public Comments
9. Supervisors Requests
10. Adjournment

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

MINUTES OF MEETING
TURTLE RUN
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Turtle Run Community Development District was held on Monday, September 28, 2026 at 6:00 p.m. at 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 (telecommunications)

Also present were:

Patrick Burgess	District Manager
Pat Szozda	GMS
Scott Cochran	District Counsel
Jonathan Geiger	District Engineer
Carlos DeLaCera	Van Kirk Pools (telecommunications)
Roger Clavelli	Van Kirk Pools (telecommunications)
Several residents	

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Moment of Silence

Mr. Winfree led a moment of silence.

THIRD ORDER OF BUSINESS Pledge of Allegiance

Mr. Winfree led the Pledge of Allegiance.

FOURTH ORDER OF BUSINESS Good News

Mr. Winfree: Good news. Do you have anything?

Mr. Carney: With all the rain everything is looking good in the District.

Mr. Winfree: Ginny?

Ms. Tropea: Nothing.

Mr. Winfree: Ken you are good?

Mr. Murray: Nothing, sir.

Mr. Winfree: I have nothing either.

FIFTH ORDER OF BUSINESS Approval of the Minutes for the August 31, 2026 Meeting

Mr. Winfree: Approval of the minutes for the August 31, 2026 meeting. Does anybody have anything, updates, or anything? Can I get a motion to approve?

> On MOTION by Mr. Carney seconded by Ms. Tropea with all in favor, the Minutes of the August 31, 2026 Meeting were approved.

Mr. Burgess: Barry, do you mind since we have Van Kirk on the line moving them up.

Mr. Winfree: Sure we can do that.

Mr. Burgess: It is item D3b starting on page 35. We also have representatives from Van Kirk in case you guys have any questions. You have Carlos and Roger.

Mr. Cochran: Before we get into this discussion let me make a couple points really quick. One this is to consider this proposal, it is not to discuss the litigation while there has been a signed settlement agreement all the events that have to happen for the case to get dismissed has not yet happened. The case hasn't been dismissed yet. It is still pending litigation, so we are not going to discuss the litigation. The other thing to be aware of is one of the items in the settlement agreement is a non-disparagement clause so in your discussion of the proposal for these repairs please don't say anything that would be construed as disparaging against either the contractors that worked on it before that were parties to the litigation. That is all I was going to say as far as that goes.

Mr. Murray: Two questions before we go any further. What is the ongoing litigation number one and have we received money for the settlement?

Mr. Cochran: First one first. You have to receive the money in order to have them dismiss the case. The case is not yet dismissed. It is just the last elements of the

settlement agreement to have them. Then we will file a dismissal of the case once we get paid. The payment is due within 30 days of the last signature which was September 8th so the payment should be received by October 8th. I know Patrick has been following up with special counsel asking him to give updates on that and try to get that payment as soon as possible. It is due by October 8th under the agreement.

Mr. Winfree: So in other words all we can talk about is the proposal from Van Kirk.

Mr. Cochran: Yes, you can consider the proposal and discuss it. We can discuss it from there what the Board wants to do once you discuss it.

Mr. Burgess: In your package digitally it is page 35 so just let us know if there is any questions with anything that we can answer with Van Kirk on the line in case you want to ask them directly.

Mr. Winfree: Does everybody understand the scope of what we are doing?

Mr. Burgess: We asked them to add a rendering. You can see on page 40 where the specific areas what they are proposing as much detail as we can since it is hard to get five Board members, five different meetings to see everything in person. We did meet with Van Kirk and discussed everything with them that they are proposing to do. We are very comfortable with the repairs.

Mr. Winfree: If you look at the rendering you can see that the orange caps that were on the falls and on the bottom they will be replaced. You can see those rounded things are going with a flat and then you can all that fake rock that was on there all of that will come off also and be replaced. The whole bottom will be sealed, waterproofed and then mastic on the bottom basically. Did I miss anything?

Mr. Clavelli: No. There is a row of water lined tile around the interior of the basins also. You can choose the material at our facility once we get to that point.

Mr. Winfree: Ok.

Mr. Carney: You are talking about the facade material?

Mr. Clavelli: On the interior of the basin there will be a six inch row of tile similar to a pool.

Mr. Murray: What is the purpose of that other than aesthetics because obviously anyone driving past isn't going to see tile.

Mr. Clavelli: It helps the water level, so you don't see a stain line basically. It is easy to clean. That is the purpose of it really besides aesthetics.

Mr. Murray: Is there a breakdown that would tell me the additional cost of that tile? In other words what it would cost with the tile versus without the tile?

Mr. Clavelli: We don't have that broken down.

Mr. Murray: Can we get that?

Mr. Clavelli: We can provide it. We don't recommend it, but we can provide it.

Mr. Murray: If you could, I would appreciate that.

Mr. Winfree: I am sorry Ken, what was your question?

Mr. Murray: The purpose of the tile number one and number two what the cost is tile versus no tile.

Mr. Winfree: Ok. Anything else? When I asked about the tile I was told when we were out there that they were not going to put tile up there. I am confused on that part. That will be on both the top and bottom correct.

Mr. Clavelli: Yes just at the perimeter, the top six inches.

Mr. Winfree: Are you using Florida Gem or what are you using inside?

Mr. Clavelli: I call that waterproof finish.

Mr. Winfree: And you will run that right up to the tile correct?

Mr. Clavelli: Correct, yes.

Mr. Carney: You said without the tile it would be harder to keep clean, correct?

Mr. Clavelli: Mainly in the lower pool because the water level will be up higher in the upper bowl but in the lower bowl you would have more of a scum line with the water level.

Mr. Winfree: Any other questions? I guess my question is, so we don't have to come back again. If everybody agrees with all this and we are going forward is there a way we can put a motion out there that per the proposal and per the price or whatever that we can get started as soon as we receive funds.

Mr. Cochran: Yes. It is kind of up to the Board, different options. You can approve the proposal subject to receiving the settlement funds so that it would be proceeding forward with the agreement would be contingent on the receipt of those funds. You could proceed forward without that contingency if you wanted assuming there are funds that

would be sufficient to cover it if the money doesn't get received. Those are probably the main two options, or you could approve it and designate one of the Board members to work on finalizing the agreement once the payment gets received or however you want to do it. It is up to the Board. So yes, you can make an approval today so you wouldn't need to come back.

Mr. Carney: From start to finish how long will the project take?

Mr. Burgess: Roger or Carlos did you hear that question?

Mr. De LaCera: Roger can you hear us?

Mr. Clavelli: I would say about four months possibly less, but I would plan on four months, could be a little more, could be a little bit less depending on weather.

Mr. Carney: Well that is an estimate, thank you.

Mr. Winfree: Any other questions? Do you want to discuss which way we want to go?

Mr. Murray: We can discuss it, but I am only speaking for myself, I won't approve any type of expenditure until we get the money from the settlement.

Mr. Winfree: That is a different subject. Right now we are approving the proposal.

Mr. Murray: We are approving the proposal, but we can't give them the go ahead. I won't vote to give them the go ahead.

Mr. Burgess: You can approve the proposal contingent on receiving the full amount of the settlement.

Mr. Winfree: Exactly. We can approve contingent on receiving the money.

Mr. Carney: Scott you said that should be finalized the first week in October.

Mr. Cochran: The last day they can make a payment.

Mr. Szozda: If I could interject, my only concern on the starting time is we do a tremendous amount of holiday lights out there. If we going to jump on this right away it is going to be a mess through the holidays. Just so everybody is aware of that.

Mr. Carney: Good point. We waited this long what is another couple of months, right?

Mr. Shipe: That is what I was going to say is that the Christmas lights could be a problem. Maybe we want to wait until after the first of the year.

Mr. Winfree: If we do wait until after the first of the year is there a chance that we are going to see a price increase or can we lock it in? Can you guys commit to this price that you have offered us?

Mr. Clavelli: Once we receive a deposit we could lock it in. We can postpone to start until after the first of the year.

Mr. Winfree: Save me from scrolling through this what is the required deposit?

Mr. Murray: Ten percent.

Mr. Clavelli: Yes.

Mr. Winfree: About $20,000 down more or less. What do you think do we go with that route and wait till after the Christmas lights are down. We know what date is going to be, and we can get started on the schedule with a ten percent deposit once we have the funds. Is that how it has to be stated.

Mr. Carney: By that time the I's will be dotted, and t's will be crossed and we can move forward. I agree with that.

Mr. Winfree: Makes sense? Can we do it that way?

Mr. Burgess: Yes. It would be a motion to approve the proposal with Van Kirk Pools to repair the Turtle Run Boulevard entrance fountain feature contingent on receiving the full amount from settlement agreement to start the work after the holiday lighting is removed.

> On MOTION by Mr. Winfree seconded by Mr. Carney with all in favor, a proposal with Van Kirk Pools in the amount of $197,696 to repair the Turtle Run Boulevard entrance fountain feature contingent on receiving the settlement agreement money and to start work after the holiday lighting is removed was approved.

Mr. Winfree: If there is nothing further from them we can pull them off the call. Thank you guys.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Cochran: Since the last meeting I worked on a couple of the agreements. Beyond that I think the Avana situation is covered under a different agenda item. I looked into some potential attorney's, special counsel, I can discuss that now if you want or we can wait until the discussion of that item when it comes up.

Mr. Winfree: Does it make any difference?

Mr. Carney: What did you say?

Mr. Winfree: He has an update on Avana. We asked him to look into special counsel. We can wait for the Avana item to come up.

Mr. Carney: Ok.

Mr. Winfree: Anything else?

Mr. Cochran: That is it for me.

B. Engineer

Mr. Geiger: Good evening. Quick update with the Avana construction work. Landshore is still waiting to hear back from South Florida Water Management based on the Board's selection of extending the pipe and to fix the shoreline. He has followed up with them twice now. I am going to follow up again this week also if we don't hear back from them. I know both me and Patrick also got Landshore got updates on this. Where we last left this was the District approved the approximately $90,000, alternative 3, to fix the side slope, extend the pipe. We just need to get it finalized from South Florida Water Management prior to any money being spent to make sure that it doesn't need to be permitted or reviewed any further. They haven't gotten any email back. I might run this up to somebody above who we have been sending this to.

Mr. Winfree: That is what I was going to ask if there is someone who we are dealing with it and if there is a Chairman of the Board there or someone.

Mr. Geiger: We copied everybody that was in that meeting that we had. I do a phone call tomorrow and see if there is someone we can get a hold of some other person on this. If we don't need to pull a permit or have them review this any further based on the selection then we need to get moving on this.

Mr. Winfree: We signed off on everything and are ready to go except for their approval. It is time to escalate that.

Mr. Geiger: Like I said we copied everyone that was at that meeting so I will try to get a hold of somebody personally.

Mr. Winfree: They might be waiting for a meeting or something too.

Mr. Geiger: It just depends on how they approach this if they say you guys are restoring it to the permitted condition minus extending the pipe, go for it. We don't' need to pull permits. Landshore said they could handle it if they need to do the permit submittals. Obviously the District is going to have to pay permit costs. Because they have dealt with this before I would rather them do this. I will follow up on that tomorrow. As far as the Phase 2 work goes for the engineering study they completed the field work. They needed to get some soil testing done. The calculations that went into Phase 1 have to be done for Phase 2. They have all the cross sections. They are targeting to have the final set of plans for Phase 2, which is the big lake, the weird-shaped one furnished to us by October 27th. I believe that is the day after our meeting in October. I am going to see if they can try to get us these plans prior to the meeting so the Board can take a look at them. I spoke to Miguel onsite last week for something else and he said everything is going pretty well with this design. He doesn't think that every linear foot of the lake needs to be addressed so they are going to cut back where things are good. He said they might run into some issues where they are going to have to fix some compliant areas just because they are caught between two sections that need to get adjusted. They are going to prioritize where they think we are good and don't need to do some work or we can do some tie in work to keep the cost down. They are plugging at this. This is the biggest the lake, so it takes a little longer and with all the rain they did say their people that had to get out there to do additional survey work did get detailed. We should have something by the end of next month. I will try to get this prior to the meeting day if not the day after.

Mr. Winfree: Quick question, we looked their timeline and when you look at item 26 it says that by 9/24 they should provide a preliminary opinion of probable construction costs. That was three days ago.

Mr. Geiger: I don't know if that schedule is still up to date.

Mr. Winfree: Where are we in this schedule?

Mr. Geiger: They prepare those generally at the start and unless there is a huge hiccup I don't plan to get updates on that. We can reach out to Miguel. They last time they did provide costs.

Mr. Winfree: I understand. I am following their plan so I would like to have an update to their plan.

Mr. Geiger: We can get an updated schedule and a projected schedule for Phase 3 which will commence as soon as we get these plans.

Mr. Winfree: 28 was supposed to start today. Prepare the drawings so I am assuming and that is a big one, it is like 20 some days. That is the part we should be in right now. I just wonder did we start that and have we finished the estimate or is that going to come once they have done this step.

Mr. Geiger: I would expect the estimate at the end like we did last time especially if they have to go back and forth.

Mr. Winfree: That is what I think it should be, but I am just questioning are we on schedule to plan and are we really going to expect this come at the next meeting.

Mr. Geiger: Patrick and I will follow up. They are very responsive.

Mr. Winfree: I figured as much. They are pretty good. I was just wondering where they are to their plan, that is all.

Mr. Geiger: That is all I have for the Board unless anybody has any engineering questions or if there has been any flooding that I need to be aware of like some of our other Districts.

C. Field Manager
- **1) Annual Maintenance Plan**
- **2) Consideration of:**
  - **a. 3% Price Increase Request from BrightView Landscape Services, Inc. for District Landscape Maintenance Services**
  - **b. Proposal for Removal and Stump Grin of 12 Juniper Trees on Turtle Creek Drive Under FPL Lines**
  - **c. Proposal for Installation of Clusia in Place of Removed Juniper Trees**

Mr. Winfree: The next item is the consideration of the 3% price increase for BrightView.

Mr. Burgess: It is pretty standard. Every year they provide you guys with a 3% increase, and it is up to you guys whether or not you want to approve it.

Mr. Winfree: The only thing I would ask for this, and we are looking at what their scope is going to be and we asking them for a rewrite anyway at this time, my suggestion would be in that rewrite that if they want a price increase that they should bring that in our budget timing not after our budget timing. They have done this to us every year. Even though we plan ahead I think it is time to put it back on them that you need to plan ahead so we can put it in our budget where it should be and we can agree upon it before we move on a budget.

Mr. Carney: Did Jennifer reach out to them beforehand? Sometimes she does that.

Mr. Burgess: No. Every year they have had a 3% increase.

Mr. Winfree: I think they need to be a little more considerate of letting us know ahead of time.

Mr. Burgess: Yes for sure we can let them know.

Mr. Carney: 3% shouldn't be automatic but based on performance. Pat can answer that question. I think Pat is pretty happy with their performance.

Mr. Szozda: I think we are in a good stop there. Considering the price of gas at this point I think 3% is very lenient.

Mr. Winfree: Consideration what inflation has been the last six months alone, I agree. I wouldn't challenge the number. With that in mind can I get a motion to approve?

> On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, a 3% Price Increase Request from BrightView Landscape Services, Inc. for the District Landscape Maintenance Services was approved.

Mr. Winfree: Next item a proposal to remove and stump grind the 12 juniper trees on Turtle Creek Drive under the FPL lines. They are right in front of that unsightly X mark area.

Mr. Szozda: That has been an eyesore for quite some time. We just came to the conclusion that there needs to be an egress there for FPL to do their work in there. The proposal is to put a line of clusia in there, 90 of them would be exact and it would block out that entire field.

Mr. Winfree: We will leave two sides open though, right?

Mr. Szozda: Leave two sides open so there is always going to be an egress there so they can get in and out. To the right of that last one it would be open and on the other side there is a maintenance box. You can't see it. We would leave that area open also. We would not go as far as that last juniper down there. It would be the juniper before that.

Mr. Carney: I am not a fan of going clusia crazy, but I think this is a good application.

Mr. Szozda: I am not either, but this is an open area. There is a lot of wind. There is a lot of sun.

Mr. Carney: They grow fast.

Mr. Szozda: And they are very durable.

Mr. Winfree: Any other discussion, questions, or concerns? Do we have a price on that yet?

Mr. Szozda: The price for the installation is $5,334.28. Actually they wanted $6,000 and I made them come down a little bit.

Mr. Carney: I will put a motion on the table for the removal of the trees.

> On MOTION by Mr. Carney seconded by Ms. Tropea with all in favor, a proposal in the amount of $5,400 for removal and stump grinding of 12 Juniper Trees on Turtle Creek Drive under the FPL lines was approved.

Mr. Carney: And also for the proposal for the installation of the clusia for $5,334.28.

Mr. Szozda: We are going to run this by Casey Lee just to make sure there is no grey area there. These should be deemed as bushes and not trees but we won't make any decisions to move forward until we verify that.

Mr. Carney: That is a good idea.

> On MOTION by Mr. Carney seconded by Ms. Tropea with all in favor, a proposal in the amount of $5,334.28 with BrightView for the installation of clusia in place of removed Juniper trees was approved.

Mr. Winfree: That takes care of a, b, and c under staff reports. We will move onto D, manager.

D. Manager
- **1) Progress Report**
- **2) Discussion of:**
  - **a. Roundabout Camera System Status**
  - **b. The Avana Apartments, Formerly known as Park Place, Construction Plans and Approval Documents for the Outfall Pipe Currently Being Repaired by Turtle Run CDD**
- **3) Consideration of:**
  - **a. Flagpole Maintenance Services with A Flag and Flagpole Company**
  - **c. Proposal with Van Kirk Pools to repair the Turtle Run Blvd Entrance Fountain Features**

Mr. Burgess: The progress report as you guys are aware the three flagpoles on Turtle Creek Drive were taken out by a vehicle crash. We have the crash report, replacement costs and any other expenses incurred by the District that are sent to Egis to figure out reimbursement.

Mr. Carney: Did they have insurance?

Mr. Burgess: Yes they did. Our insurance agent is reaching out to their insurance agent. As soon as we have an update, I don't have anything since we submitted everything. She followed up today. As soon as we get an update. I know just like the light poles you guys have always moved forward with getting it replaced as soon as possible.

Mr. Carney: I would get it replaced as soon as possible and then get the reimbursement otherwise it will be like six months.

Mr. Burgess: We will start that. It is going to A Flag and Flagpole Company that services your poles and installed all the poles I believe besides Turtle Run Boulevard. We will start working on that and I will update you guys as I can. Item #2 is the special counsel that we have added to the progress report on just providing any known special counsel to the Board as requested. I talked to my office and outside of Matthew Fornaro they haven't had to work with anyone in South Florida. I can only recommend Matthew Fornaro. That is as much information that I can provide. I am not sure if Scott has anything.

Mr. Winfree: Would the process would you be able to forward the materials that I passed onto you to Matthew and is there such a thing in that type of environment, what

is the right word, consultation maybe. I don't want to be spending big dollars just to be told you are not going to get anywhere.

Mr. Cochran: It depends on the attorney and the firm. You can ask. It is not my practice area. The one thing that probably could work against you in the context of construction stuff is to even do that part you are spending a lot of time looking at dense documents to figure things out. I can't speak for them so it is certainly something you could talk to Matthew about. I have some additional names. You can always talk to them and see if they are willing to provide a basic review and assessment at either no cost or low cost. It is up to them.

Mr. Burgess: Can we appoint someone to discuss or jump on a call with me?

Mr. Cochran: Sure. The Board could appoint one of the members to work with management to talk to potential special counsel.

Mr. Carney: I don't understand the question.

Mr. Burgess: This is in regard to the Avana Apartment repair project and concern that it may not have been constructed properly or documents were approved.

Mr. Carney: I think we should move forward to that.

Mr. Winfree: We have to talk to special counsel. I passed everything that I have gotten from people and stuff to you. My layman reading that it might be worthwhile looking at. It is probably going to cost us by the time we are done a little over $100,000.

Mr. Burgess: I think between this meeting and the next meeting we can if you are the one appointed on the Board we can jump on a call with Matthew and two other attorneys.

Mr. Winfree: I will volunteer if anybody else doesn't want to.

Mr. Murray: You got it.

Mr. Burgess: Do we need a motion for that?

Mr. Cochran: I would do a motion.

Mr. Burgess: That would be a motion to authorize, Barry Winfree, Chairman, to work with GMS to discuss potential special counsel for the Avana Apartments repair project.

> On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, the appointment of Barry Winfree, Chairman, to work with GMS to discuss potential special counsel for the Avana Apartment repair project was approved.

Mr. Winfree: Do you have more to talk about on the progress report?

Mr. Burgess: Yes, I just try and provide as much information as you can. Excel limits the size of a row. As you see Item 4 is just in addition, as much updates as I can. We already discussed the lake bank repair status and the Avana status. I don't know Skip if you have anything to provide on the park at all or we can remove that?

Mr. Carney: Just a couple of things that Pat and I have been talking about. Pat is reaching out to our rust inhibitor guy to see what is going on. Why is there new rust appearing on some of our items? Are they not using the right product or what the problem is, but Pat is on that. He is working on that.

Mr. Burgess: I can say I spoke with Randy who owns the company Wirx. It basically dilutes the water that goes into the lines. It depends on how much iron is in the well that it is pulling from. Then I also met with and so has Pat with the irrigation department from the city. The goal is to try not to have irrigation spraying on stuff that shouldn't be irrigated. It is hard to tell the city what to do.

Mr. Carney: It doesn't look to me like the rust inhibitor is working as well as it should. That is in my opinion.

Mr. Burgess: We can definitely follow up. Maybe they need to up the amount that goes into it. They are probably limited to the amount of chemicals they get put in park irrigation.

Mr. Carney: Well water is what it is. Just a matter of using the right chemical to balance the rust.

Mr. Burgess: Ok, we will report back.

Mr. Szozda: I did talk to the pressure cleaning people, and they are going to attempt to clean at least the floor area under the pavilion, under the canopies and see they can remove.

Mr. Carney: That is not old stuff, the is new. Look at the walkway going to the playset.

Mr. Burgess: When I met with the city and they turned on the irrigation it was spraying directly on the equipment. They just changed the heads, and I was like we have to do this, this, and that. They have to be willing to do their part because we do our part as a District. The city needs to do their part is my opinion.

Mr. Winfree: Who is the head of the parks department that we have dealt with in the part?

Mr. Szozda: Justin and Felicia.

Mr. Winfree: Felicia, have you talked to her?

Mr. Szozda: She was kind of standoffish.

Mr. Burgess: She met with me, she didn't say hi when I got there. I think they took it as we are trying to tell them what to do and I was like look we are just telling you concerns and you as the irrigation people would need to fix it. We are doing our part with adding a rust inhibitor. It is teamwork.

Mr. Carney: Reach out to Justin and see if we get another meeting.

Mr. Winfree: I have met with her before, and she was pretty agreeable on stuff. Is there any progress on the bathrooms?

Mr. Carney: Yes they are on it.

Mr. Winfree: Anything else?

Mr. Burgess: Not for the progress report.

Mr. Carney: At one time the park, what they call a neighborhood park, and that is what they classified us as. Ever since they changed the fields it is no longer a neighborhood park I call it more of a city park because they are playing soccer out there every night. We kind of turned over from a neighborhood park to a city park now.

Mr. Winfree: I don't know if anybody has been in the restrooms lately they are not exactly, they were beautiful when they started and they aren't quite being kept that way. See what we can do there. We can move onto the roundabout cameras.

Mr. Burgess: I just took a screenshot of the system that you have had since we started. The reason I am bringing it to your attention is because camera 2, this camera was out. Basically as you can see the camera system out there I think it could be simplified. The replacement cost for the camera that is out is around $2,000. I think a lot of your cameras are duplicate angles. This angle up here is the same angle as right here

just a wider frame. I believe it is the same thing with this camera as well. I know you guys have had some instances were a pole was hit at the roundabout and that was utilized in recovering the vehicle information. I think the purpose is I want to bring back a simplified camera system for you guys. I think you can get the same coverage with less cameras and not have to deal with so much.

Mr. Winfree: Better cameras and we can actually have plate readers.

Mr. Burgess: Well we can't have plate readers. I just wanted to show you the camera system you guys have. I sent information I believe to you guys on accessing them. Having two cameras looking at the same area is redundant especially if you are not having LPR. I get having the equipment footage and the roundabout fountain.

Mr. Carney: Same company, different cameras? What are you proposing here?

Mr. Burgess: I can talk to the same company. We use camera vendors at other Districts. Just trying to find a way to simplify it for you guys or you just keep it as is and don't replace certain cameras that go out. You have two poles out there with cameras. Just wanted to show you what you had in case you wanted to go a different direction.

Mr. Winfree: Have they been beneficial to us in there current state?

Mr. Burgess: We have had Coral Springs Police Department reach out on certain occasions. Anytime there is an issue in that area we can look at them. It has been over a year since the last time we have had to look at them for video footage requests.

Mr. Murray: So Coral Springs Police has reached out to us to get data from our cameras?

Mr. Burgess: Yes.

Mr. Murray: Let them put in their own cameras. My point is sorry to sound cynical, but what benefit are they really giving us.

Mr. Winfree: That is where I was going. What are they even used for?

Mr. Murray: If you need one at the roundabout like the bottom left picture or if you need one on the equipment box on the middle right picture, ok, we can talk about that. To me what is the purpose of it all?

Mr. Carney: If the Coral Springs Police is looking for a certain vehicle they can see at least which was this car went. That is what they do.

Mr. Burgess: That is what they have done once or twice in the fours years that we have been here. I just wanted to show you guys what you have. I am not going to approve a $2,000 replacement without the Board's approval based on the current system.

Mr. Murray: Unless we are looking for a change what is out there should at least work.

Mr. Winfree: The question is though do we need what is out there. I agree with Ken I was thinking the same thing. It is good to have one on there in case somebody has a little.

Mr. Szozda: There was a pole right over there maybe years ago before a couple of you people were on the Board, three or four years ago, I believe it was. Now if you hit one of those concrete poles obviously you are not going far but there has been an accident out there.

Mr. Winfree: I can see one on the roundabout itself and like you were saying Ken on there but are the other ones beneficial? Do we need to replace them or do we just remove them?

Mr. Murray: Is there an annual fee or subscription for those cameras?

Mr. Burgess: No. I think that is something to consider because if you are using a vendor that are leasing the cameras and if they go out it is part of your maintenance plan, whereas you guys own these cameras, so replacement is going to be replacement costs and all of that. You have Bluestream for the internet and then you use Innuvo for your cameras.

Mr. Winfree: We actually have two out now?

Mr. Burgess: No you have seven cameras total.

Mr. Winfree: I guess I would have to be convinced that they are serving any real purpose anyway.

Mr. Burgess: That is what the discussion was for, for you guys to give us direction. I don't want to replace any cameras for the time being unless you guys approve that. I wanted to figure out how you want to proceed.

Mr. Carney: Stay with what we have right now.

Mr. Winfree: Not replace the one? Why bother. I think the two most important are those, what is the difference between 7 and 9 is negligible. Whatever that one that is

missing can we just swap cameras to get what we had before rather than having this duplicate?

Mr. Carney: How old are those cameras?

Mr. Burgess: We might have replaced one or two a few years ago. I believe the Board approved that.

Mr. Carney: Is there a warranty on them?

Mr. Burgess: No. They are good cameras but like I said once you go out you replace it, if they are not repairable and this one was not repairable.

Mr. Winfree: It looks like all of them are facing south. Am I reading this correctly?

Mr. Burgess: This one is going south towards the school. This one goes north towards Hidden Lake. I guess we can keep it as is. If it gets worse bring it back or bring you back a simplified solution of just the roundabout and pump station. I guess we are not going to approve a replacement, right?

Mr. Winfree: I personally don't see a need for it. Anybody else?

Mr. Murray: No.

Mr. Shipe: There is a pole with cameras in the park, I am sorry I couldn't quite see the pictures. Is that part of our system also or is it just the roundabout and the pump station?

Mr. Burgess: No it is just the roundabout area with the two poles by the walkways and benches.

Mr. Shipe: Ok, so the one in the park belongs to the city or is something separate from this system.

Mr. Burgess: That is correct.

Mr. Carney: The city is going to be putting cameras in all its parks this year. That was supposed to be in the 2027 budget.

Mr. Shipe: Ok. I am in favor of not replacing any of the cameras. When was the last time anything got used out of it. That is just my opinion. I don't think we should replace any of the broken ones.

Mr. Winfree: I think we are all in agreement that we are not going to replace the broken camera. Moving on Avana we already talked about, correct.

Mr. Burgess: Yes, unless you have anything additional.

Mr. Winfree: No. Flagpole maintenance. Has everybody had a chance to look at that?

Mr. Carney: I know we talked about this about a year or so ago. My question is going to be the same question I had last year. What has it cost us to maintain our flagpoles for the entire year since this is going to be a $5,000 contract? Is it more than $5,000 in maintaining our flagpoles?

Mr. Burgess: Yes, you spend pretty close to it when there is an issue with the flagpole. Just like how I mentioned the flagpoles on Turtle Run Boulevard the flags had that black material on it. I think it was because the top part wasn't spinning. Every time that you have to bring a boom lift out. You are getting two services per year to prevent any damage or any issues down the road. The internal halyard system is what you guys have where everything is inside the pole. When Pat and I try to crank up some of the flags it is like using all your strength because the wires are not lubricated or failing or the top part isn't spinning and that is what is causing the flag to wrap around the pole. When we do repairs like that it is not cheap. It is over a couple thousand of dollars.

Mr. Carney: What is your opinion, Pat?

Mr. Szozda: The spindle in the one is horrible. That has to be done regardless. I would be in favor of a one-time once over on these things. To Patrick's point I am not sure that we are getting the rotation out of the top of these poles that we should be getting.

Mr. Burgess: Which is being serviced. We made a call to have those serviced because your flags aren't cheap. We get 10% off replacement flags but the flags that were ruined by whatever stain was on them, they took them to dry cleaner, and they can't be cleaned so they are wasted.

Mr. Carney: Signing onto the service are they going to bring all our flagpoles back to 100% or do we have to do that before we sign the contract?

Mr. Burgess: It will be during their first maintenance visit. They will be servicing anything that is needed.

Mr. Carney: Alright.

Mr. Murray: So that service contract includes making corrections to existing issues.

Mr. Carney: At no additional cost after the signed contract.

Mr. Burgess: You can see on page 34 what the flagpole protection and what they offer. I tried to ask them to be specific to the type of flagpoles that you have with the internal halyard. I think it is beneficial otherwise you pay for the service calls which they describe the cost of that.

Mr. Winfree: That is for seven poles correct?

Mr. Burgess: Yes. Cypress Pointe is fairly new, 3 at Turtle Creek are going to be fairly new and then Turtle Run Boulevard is being serviced I think this week. It is up to you guys. You don't need to make the call tonight, but I think it is important.

Mr. Shipe: I like the idea of keeping them maintained. We spent the money on them so we might as well maintain them.

Mr. Winfree: I agree too.

> On MOTION by Mr. Carney seconded by Ms. Tropea with all in favor, a proposal with A Flag and Flagpole Company in the amount of $4,899.65 for Flagpole Maintenance Services was approved.

Mr. Burgess: I just want to mention that they did say that they would agree to a three-year price lock. We can put that in the agreement if we draft one up.

Mr. Winfree: Sounds good to me. Anything else on that?

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Mr. Winfree: We are at the approval of the check register. Does anybody have anything there? I didn't see anything. Can I get a motion to approve the check register?

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

EIGHTH ORDER OF BUSINESS Public Comments

Mr. Winfree: Public comments. Chris we will start with you, anything?

Mr. Kapish: A couple of things. I don't know if we just got one bid for the main entrance pool, but I would have gotten two or three bids. I don't know why you only got one. The sealant won't last. I think what is important is you need to research and find out what was done in the past and why it leaks. That is important. The tile is a must. Anybody that knows anything about pools knows you need tile at the water line. The pool at the roundabout which was retiled but unfortunately it wasn't maintained and is full of calcium. I didn't hear this, but I guess you *Mr. Kapish was inaudible at this time.* That is probably problematic. The stone on is man-made. Natural stone last longer. Man-made the weather within a few years. That is on the fountain. As far as BrightView goes a 3% raise the problem is that contract hasn't been bid out in years and it should be. They don't really do half of what they used to do. They used to maintain all the juniper trees and stuff like that. They were left to grow wild, that is why they looked so awful. I don't know if Casey Lee is going to approve bushes in replacement of trees. The rust stains have been going on for years. I was here two or three years ago mentioned about the rust stains that are going on in the park. The problem with the well in fact it was talked about in the past that to get the water from the lakes. That is probably what should have been done and should be done. To spend money and have well stains on brand new playground equipment. That well stain is not coming off. You have a stained park that looks old and that is what happens with well stains. The only other option would be to redrill the well and hope for a deeper well. That is an option. That is something that should be looked at. A camera not working, they were there basically for a couple of things. A lot of people were sitting there, hang out, and it was for their safety. I don't think a few thousand dollars, and you spend $88,000 for Christmas lights you can't spend $2,000 for people's safety. Another thing was that people vandalized the roundabout. When it was first built you had all these kids coming from Newport and other places and vandalizing the fountain.

Mr. Burgess: Thank you, Chris that is three minutes.

Mr. Winfree: Moving on. Clarence?

Mr. Lohman: No.

Mr. Winfree: Lloyd?

Mr. Burgess: There is a someone on the call, if he has any public comment you have three minutes to provide a comment. Not hearing anything from anyone on Zoom.

Ms. Tropea: I think Lloyd has something.

Mr. List: I don't know what kind of cameras those are but in the times we are living in people have 8K cameras. Pictures I am seeing there don't look great so that is number one. Number two I think there is a reason for our cameras to be there is to protect people in the area. Cameras should be noticeable because when people see that there is a camera they don't want to do anything. I don't know that we should fix a camera or look into a better camera system that maybe less. Cameras have come way down in price so this $2,000 for a camera is wow. I just did over at my condominium we put in cameras and we didn't pay $2,000. We got high K cameras. I don't know what kind of cameras we have out there. That is just my opinion. It is good that we have track on the road coming and going.

NINTH ORDER OF BUSINESS Supervisors Requests

Mr. Winfree: Supervisors' requests? Skip?

Mr. Carney: Nope.

Mr. Winfree: Ginny.

Ms. Tropea: I am good.

Mr. Winfree: Ken?

Mr. Murray: I am fine.

Mr. Winfree: Rob?

Mr. Shipe: Nothing, thank you.

Mr. Winfree: Since everybody else skipped I am going to go into dissertation and say no also. Can I get a motion to adjourn?

TENTH ORDER OF BUSINESS Adjournment

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

_____ _____

Assistant Secretary/Secretary Chairman/Vice Chairman

Engineer's Report

Prepared by Jonathan Geiger, P.E., ENV SP on October 15th, 2026
Turtle Run Community Development District Board Meeting
October 26th, 2026

Projects in Design

1. **Tract Q-2 Lake Side Slope Repair and Pipe Condition Check @ Avana Apartments by Landshore, Inc.:**
    - Engineering and exploratory work completed – report issued on 11/18/25
        - Pipe outfall was approximately located via dye test conducted
    - Lake side slope will be reconstructed once the pipe is confirmed to be stable or is repaired as needed for any damage or dislocation
    - **Landshore has coordinated with SFWMD on permitting/submittal requirements for selected Alt. design**
        - **Alt. 3 selected by KCI/Landshore – extend pipe out and repair slope**
        - **No permitting required via written email from SFWMD – Maintenance work**
    - **Landshore has provided the schedule for the Avana Apartments pipe & lake side slope repair**
        - **Work to commence on 10/19/26 and extend through 12/16/26 – see attached schedule from Landshore**
        - **KCI to perform periodic inspections of work and assist GMS/Landshore as needed during construction**

2. **Lake Side Slope Remediation and Restoration – All Phases Engineering Study/Design**
    - Engineering studies have been approved and are underway for all phases
    - Total for all phases = $84,110
    - KCI working with Landshore to provide needed documents and assistance through Eng. Study and plan prep process
    - KCI work with GMS & Landshore to develop plans and meet with SFWMD once we have all the information on what is being proposed
    - Design plans and specifications to be used to bid out lake projects and to get an accurate cost estimation of the total funds required to complete all lakes
    - GMS has recommended that the Board obtain a Bond for the total cost to complete the lakes

- Phase 1 plans and updates to the technical narrative have been submitted to KCI and GMS for review
    - Combination of different configurations of the Concrete Block Mat and Eco-Filter Tubes as discussed and approved at prior Board meetings
    - Total Cost Estimated for Phase 1 = $2,019,969.61
        1. Lake 11 = $680,958.20
        2. Lake 12 = $1,339,011.41
        3. Does not include contingency allowance and is based on current fuel and material rates/cost
        4. Recommended to add an additional 5 to 10 percent to the cost as contingency and for increased fuel and material depending on when the project will be funded and go into construction
    - KCI & GMS to determine the need to meet with SFWMD to discuss the Phase 1 plans
    - May be able to be discussed at the 8/5/26 Avana Apartments meeting but not guaranteed they will be willing to discuss other projects during that allotted time
- **Landshore has started the development of the Plans & Specifications for the Phase 2 lake**
    - **GMS to provide an update on schedule to complete for KCI & District review – anticipated to be completed 10/27/26**
    - **No updated provided as of 10/15/26**

Projects in Permitting

None at this time.

Projects in Construction

None at this time.

Projects in Post Construction

None at this time.

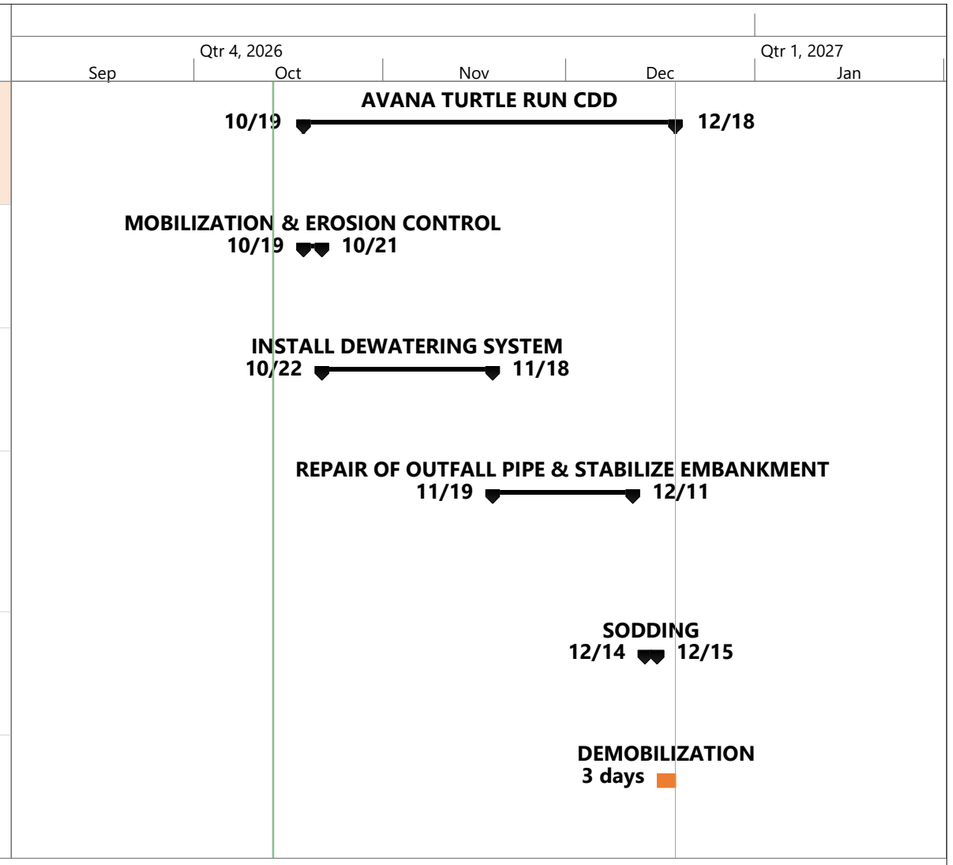
Other Considerations

None at this time.

Old Business

1. **SFWMD Non-Compliance Notice for CDD Lakes:**
    - First notice of Noncompliance issues on 3/19/25
    - Inspection conducted 2/4/25
    - SFWMD Inspection results:
        - Lake Side Slopes need to be 4:1 to a depth of 2 feet below the water control elevation of 9.50 NGVD. Side Slopes need to be planted or nurtured from 2 feet below to 1 foot above elevation 9.50 NGVD.
        - Side slopes that do not meet this condition need to be restored
    - Action Plan submitted to SFWMD on 5/6/2025
    - Response to Action Plan received on 5/8/2025
        - Start and end date needed for action plan
            a. Start date 5/6/2025 – initial inspections
            b. Projected end day 12/31/2031 – Last phase (6-yrs)
        - Color-coded phasing map approved at the 5/19/2025 TRCDD meeting
    - Initial visual walkthroughs conducted by KCI between 5/6/2025 and 5/12/2025 – used to prepare preliminary phasing map for approval
        - Some outfalls need to be dredged out due to silt build up and blockage of the flow out of the outfalls
    - Restoration Phasing Map and revised Action Plan submitted to SFWMD on 5/23/2025
        - SFWMD confirmed submittal on 5/28/2025
        - No comments from SFWMD on submitted Plans have been received
    - SFWMD routinely checks in but is aware of the delay in the current Tract Q-2 work and the anticipated timeline to complete plus start the next Phase of the lake side slope remediation
    - **KCI to update Action Plan once all information and Eng. Studies from Landshore have been completed**
        - **Phasing to be updated based on District financials, funding mechanism for lake side slope repairs (loan, bond, etc...), and areas identified as a priority due to safety or other concerns.**
    - **Meeting with SFWMD will be held on 10/19/26 to discuss the status of the design work by Landshore and the direction to update the Action Plan based on the engineering work done by Landshore**

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
0		**AVANA TURTLE RUN CDD**	**43 days**	**Mon 10/19/26 8:00 AM**	**Fri 12/18/26 5:00 PM**	
1		**1 MOBILIZATION & EROSION CONTROL**	**3 days**	**Mon 10/19/26 8:00 AM**	**Wed 10/21/26 5:00 PM**	
4		**2 INSTALL DEWATERING SYSTEM**	**20 days**	**Thu 10/22/26 8:00 AM**	**Wed 11/18/26 5:00 PM**	**3**
7		**3 REPAIR OF OUTFALL PIPE & STABILIZE EMBANKMENT**	**15 days**	**Thu 11/19/26 8:00 AM**	**Fri 12/11/26 5:00 PM**	
12		**4 SODDING**	**2 days**	**Mon 12/14/26 8:00 AM**	**Tue 12/15/26 5:00 PM**	
15		**5 DEMOBILIZATION**	**3 days**	**Wed 12/16/26 8:00 AM**	**Fri 12/18/26 5:00 PM**	**14**



Project: AVANA TURTLE RUN C
Date: Wed 10/14/26 4:30 PM

Task	Inactive Task	Manual Summary Rollup	External Milestone	Progress
Split	Inactive Milestone	Manual Summary	Deadline	Manual Progress
Milestone	Inactive Summary	Start-only	Baseline	Slippage
Summary	Manual Task	Finish-only	Baseline Milestone	
Project Summary	Duration-only	External Tasks	Baseline Summary	

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

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

October 19, 2026

Dear Mr. Burgess,

This letter summarizes the findings and recommended restoration approach presented in the Erosion and Sedimentation Control Plan for Turtle Run Community Development District: Phase 2, Lake 1, prepared by Landshore Enterprises, LLC ("Landshore®").

As part of the Phase 2 engineering services, Landshore® evaluated the existing shoreline conditions and developed restoration solutions to address erosion, improve shoreline stability, and restore the lake banks to a consistent 4:1 slope.

The engineering evaluation included the following:

- Topographic and bathymetric measurements to document existing shoreline conditions.
- Soil sampling and analysis to evaluate shoreline stability.
- Detailed cross sections illustrating existing and proposed shoreline profiles above and below the waterline.
- Evaluation of appropriate stabilization methods, including slope stability calculations, construction details, and proposed restoration approaches.

Using the collected field data and soil testing results, Landshore® evaluated the existing shoreline geometry, identified areas requiring different levels of correction, and developed three recommended restoration methods.

The primary objective of the proposed restoration is to reestablish a consistent 4:1 shoreline slope throughout the designated restoration areas of Lake 1. The proposed stabilization methods vary based on the severity of the existing conditions and the extent of grading and slope reconstruction required.

The recommendations are presented in the accompanying engineering drawings, including cross sections, proposed grading details, and slope stability calculations.

These documents are intended to support Turtle Run Community Development District's review of the existing conditions and proposed lake bank restoration approach for Lake 1.

Technical Findings:

During Landshore's field inspection and measurement survey of Lake 1, the engineering team identified an existing geotextile tube installed along portions of the northwestern shoreline.

Based on visual observations, the tube appears to be in generally serviceable condition. Minor fabric tears were observed, but no significant deformation or loss of functional capacity was identified.

However, the existing tube appears to have been installed below the lake's control water elevation and filled to an approximate height of 12 to 15 inches. Excessive filling can place additional stress on the geotextile fabric and potentially reduce its long-term durability.

The tube also does not maintain a consistent elevation along the shoreline. These variations contribute to an uneven shoreline profile and prevent the establishment of a continuous, properly graded slope.

Erosion is present above portions of the existing tube. As lake levels rise toward the control elevation, the unprotected slope remains susceptible to continued erosion from fluctuating water levels, wind-driven wave action, and surface runoff.

In addition to these conditions, the engineering evaluation identified variations in the existing shoreline slopes around Lake 1. Some areas require more extensive excavation, filling, and stabilization to achieve the proposed grading, while other areas can be corrected through less intensive earthwork.

The most important consideration in the restoration design is correcting these irregular shoreline profiles to establish a consistent 4:1 slope, providing four horizontal feet for every one vertical foot of elevation change.

Restoring the shoreline geometry will help improve overall slope stability, establish a more uniform lake bank, and reduce the potential for continued erosion.

To evaluate the existing conditions, Landshore® prepared cross sections documenting the shoreline geometry, bank elevations, and underwater slope profiles. The cross sections illustrate existing and proposed grades, with elevations referenced to NAVD88.

Soil sampling and laboratory testing identified three primary soil conditions around Lake 1:

- **Northwest Shoreline:** Silty sand with gravel (SM)g.
- **Northeast Shoreline:** Poorly graded sand with gravel (SP)g.
- **South Shoreline:** Poorly graded sand (SP).

These soil conditions were incorporated into the slope stability analysis using the Bishop Simplified Method, a commonly used engineering method for evaluating the stability of soil slopes.

Three restoration approaches were developed based on the different shoreline conditions identified during the evaluation. Each approach incorporates the proposed 4:1 slope, with varying levels of earthwork and erosion protection.

The calculated Factors of Safety for all three approaches exceed 1.50, meeting the minimum stability criterion used for the project.

The results are summarized below:

Lake 1	Case 1: EFT & Concrete Mat	Case 2: Concrete Mat	Case 3: Grading & TRM
Before	1.271	0.835	1.951
After	1.981	1.963	2.002

These results indicate that all three proposed methods can provide acceptable slope stability when constructed in accordance with the engineering design.

Recommended Solutions:

Based on the existing shoreline conditions, field observations, soil testing, and slope stability analysis, Landshore® recommends **three restoration approaches for Lake 1, each intended for areas requiring different levels of correction.**

All three approaches share the same primary objective: restoring the lake bank to a consistent 4:1 slope while providing appropriate erosion protection for the conditions encountered.

The recommended approaches are:

Case 1: Eco-Filter Tubes® and Concrete Block Mat

Case 1 is recommended for the most severely affected shoreline areas, where existing slope conditions require more extensive reconstruction and additional stabilization at the base of the embankment.

This approach includes excavation, grading, and the placement of compacted fill to establish the required 4:1 slope.

Where applicable, the existing geotextile tube will be modified and regraded in accordance with the engineering design. A new supporting Eco-Filter Tube® will be installed toward the lake side of the existing system to provide additional stability at the base of the slope.

The proposed supporting tube has a circumference of 7.5 feet and is designed to be filled to an approximate height of 9 inches.

Once the slope is reconstructed, concrete block mat will be installed over geotextile fabric and secured in accordance with the engineering details. Disturbed upland areas will be restored with sod.

The Eco-Filter Tube® provides foundational support and helps reduce the potential for soil loss and undermining. The concrete block mat protects the reconstructed slope against wave action, fluctuating water levels, and surface runoff.

This combined approach is recommended where the existing slope and underwater conditions require the greatest level of correction and protection.

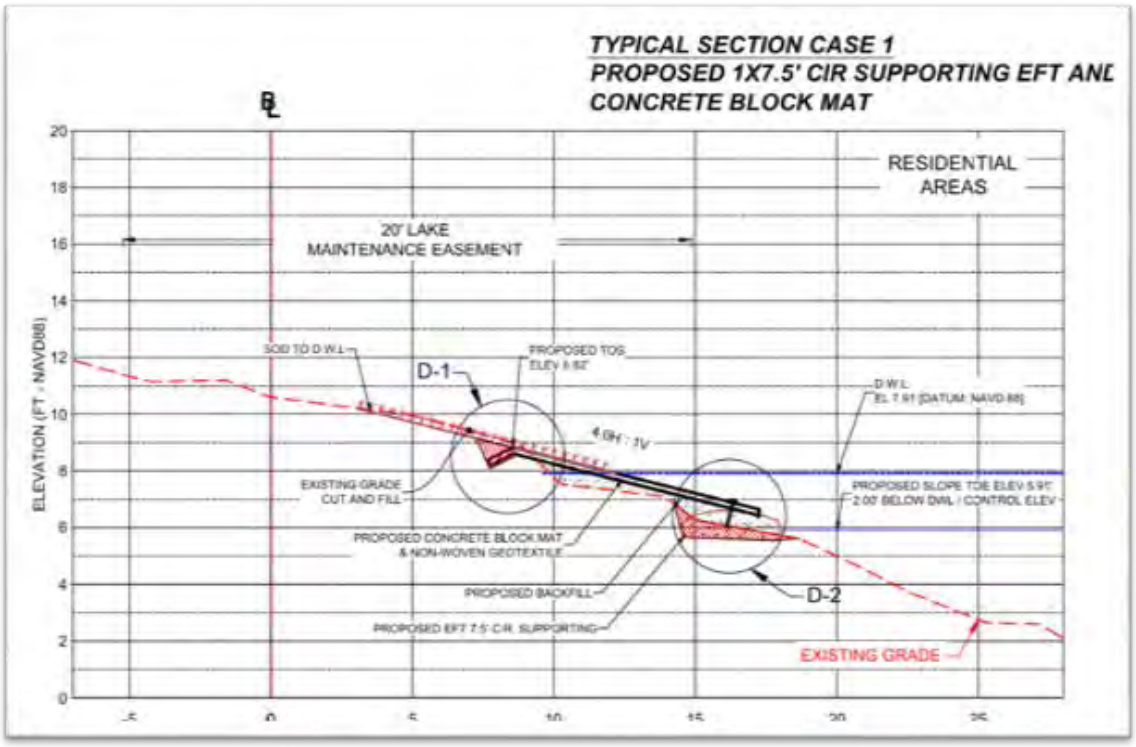


Figure 1. Typical Section – Case 1: Concrete Block Mat and Supporting Eco-Filter Tube®

Case 2: Concrete Block Mat

Case 2 is recommended for shoreline areas requiring slope reconstruction and durable erosion protection, but where the existing conditions do not require the additional foundation support provided by Eco-Filter Tubes®.

The proposed work includes excavation, grading, and placement of compacted fill as necessary to restore the shoreline to a consistent 4:1 slope.

Once the proposed grading is established, concrete block mat will be installed over geotextile fabric and secured at the top and bottom of the slope in accordance with the engineering details. Disturbed upland areas will be restored with sod.

Concrete block mat provides durable erosion protection and helps protect the restored shoreline against wave action, fluctuating water levels, and surface runoff.

This approach is recommended for shoreline areas where the existing slope requires meaningful correction, but the underlying conditions allow stabilization without the additional supporting Eco-Filter Tube®.

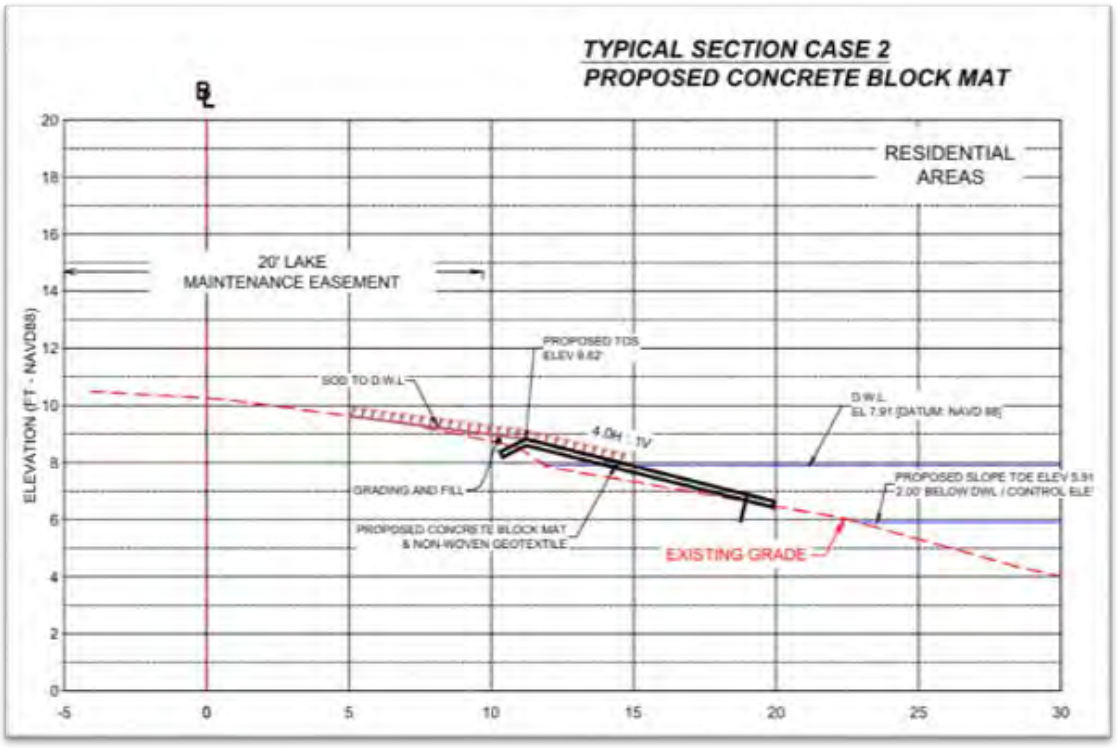


Figure 2. Typical Section – Case 2: Concrete Block Mat

Case 3: Grading, Shaping, and Turf Reinforcement Mat

Case 3 is recommended for shoreline areas with less severe erosion and slope irregularities, where the required 4:1 slope can be achieved through lighter earthwork.

This approach focuses primarily on reshaping and grading the existing shoreline to restore the desired slope profile.

The proposed work includes limited excavation, filling, and compaction as necessary to establish the required 4:1 slope. A turf reinforcement mat (TRM) system will then be installed in accordance with the engineering details, followed by sod to establish vegetative coverage. Unlike Cases 1 and 2, this approach does not require concrete block mat or additional geotextile tube stabilization.

The turf reinforcement mat helps protect the graded slope from surface erosion while allowing vegetation to establish and provide a more natural shoreline appearance.

This approach is most appropriate for areas where existing conditions require relatively minor correction and where the anticipated erosion forces are suitable for a reinforced vegetative system.

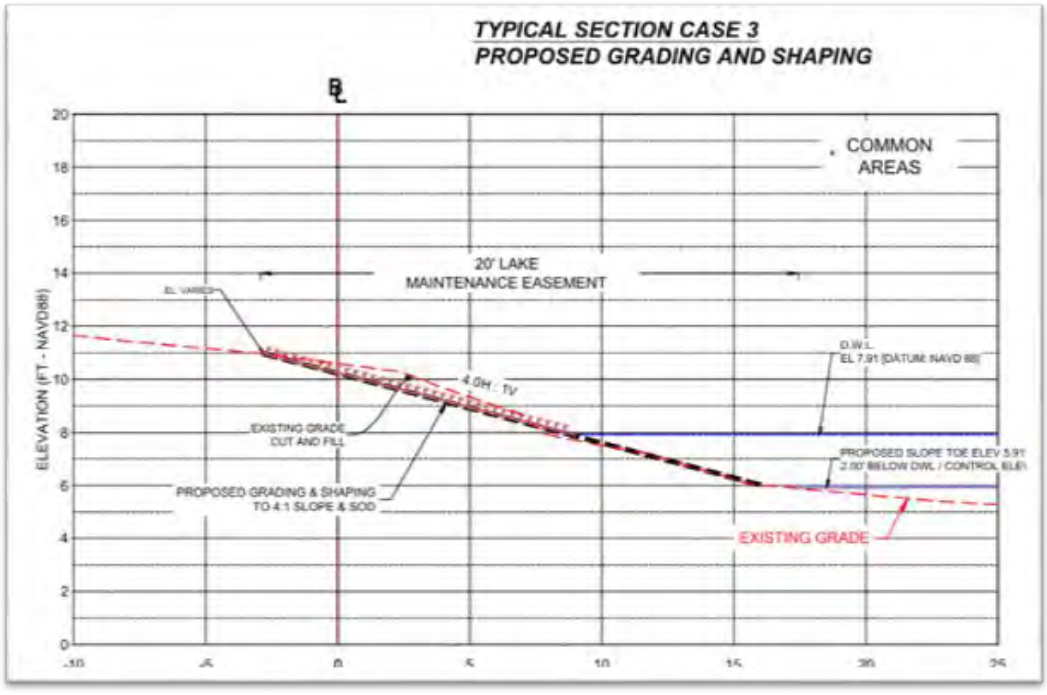


Figure 3. Typical Section – Case 3: Grading, Shaping, and Turf Reinforcement Mat

Summary of Recommended Restoration Approaches:

The three recommended approaches are intended to work together as part of a comprehensive restoration plan for Lake 1.

The selection of each method is based on the severity of the existing shoreline conditions and the amount of work required to reestablish the proposed 4:1 slope.

Recommended Method	Existing Conditions	Restoration Approach
Case 1 – EFT & Concrete Block Mat	Most severe slope and erosion conditions	Extensive slope reconstruction, additional toe support, and concrete block mat protection
Case 2 – Concrete Block Mat	Moderate slope irregularities and erosion conditions	Slope reconstruction and concrete block mat protection
Case 3 – Grading & TRM	Less severe slope irregularities	Lighter grading and shaping with reinforced vegetation

The proposed methods provide flexibility to address varying shoreline conditions without requiring the same level of construction throughout the lake.

Areas with the most significant slope deficiencies receive the greatest level of reconstruction and stabilization, while areas with less severe conditions can be restored using simpler grading and erosion control methods.

Regardless of the restoration method selected for each area, the consistent design objective is to reestablish a stable 4:1 slope along the designated shoreline restoration limits.

This approach allows the District to address the underlying shoreline geometry while applying the appropriate stabilization system based on actual site conditions.

Product Alternatives: Evaluation

As part of the design review, Landshore® also evaluated additional erosion control and shoreline stabilization methods, including rock riprap, retaining wall systems, fabric-formed concrete, Eco-Filter Tubes® alone, and combined geotextile and turf reinforcement systems. These products were reviewed in relation to the existing shoreline geometry, underwater conditions, water-level fluctuations, construction requirements, and long-term stabilization needs.

Rock Riprap:
Rock riprap can provide durable shoreline protection against wave action and fluctuating water levels.

However, irregular underwater slopes and potential limerock obstructions may require significant excavation, imported fill, and reconstruction of the supporting slope. These additional construction requirements make riprap less practical than the recommended restoration methods for Lake 1.

Fabric-Formed Concrete:
Fabric-formed concrete systems, such as Enviromat, can provide durable slope protection against erosion and changing water levels.

However, installation requires suitable access for (ready mix) concrete delivery and placement. Considering the shoreline conditions and construction requirements, this method may involve additional cost and complexity compared with the recommended approaches.

Eco-Filter Tubes® Only:
Eco-Filter Tubes® can provide effective foundational stabilization and help retain fill material.

However, using tubes alone to reconstruct the entire shoreline slope could require multiple layers and may leave portions of the system exposed during changing lake levels.

For the more severely affected areas, combining Eco-Filter Tubes® with concrete block mat provides additional protection along the restored slope.

Eco-Filter Tubes® and High Performance Turf Reinforcement Mat:
A combined Eco-Filter Tube® and High Performance Turf Reinforcement Mat (HPTRM) application was also evaluated. This system can provide toe support and reinforced vegetative slope protection.

However, concrete block mat is considered more appropriate for areas requiring greater durability and protection against wave action and fluctuating water levels. For shoreline areas where those conditions are less severe, the proposed grading and turf reinforcement approach under Case 3 provides a simpler restoration method without requiring additional toe stabilization.

Recommended Combined Restoration Plan:

Based on the engineering findings and evaluation of the proposed designs, Landshore® recommends implementing **Cases 1, 2, and 3 together as the overall restoration strategy for Lake 1**, with each method applied to the appropriate shoreline areas as identified in the engineering plans.

The proposed restoration prioritizes correcting the existing shoreline geometry, rather than relying solely on the installation of erosion control products.

Establishing the proper 4:1 slope is the foundation of the restoration design. Once the slope has been reconstructed, the appropriate stabilization method will be used to protect the improved conditions against future erosion.

Case 1 addresses the most severe conditions through extensive slope reconstruction, Eco-Filter Tube® stabilization, and concrete block mat.

Case 2 addresses areas requiring moderate slope reconstruction and concrete block mat protection without additional toe support.

Case 3 addresses areas requiring lighter grading and shaping, followed by turf reinforcement mat and vegetation.

Together, these methods provide a practical, site-specific restoration approach that addresses the varying conditions around Lake 1 while maintaining a consistent shoreline slope design.

All three methods meet the minimum slope stability criterion used for the project and are recommended as part of the overall Lake 1 restoration plan.

Special Considerations:

The construction cost estimate provided in this memorandum is intended to serve as an engineering opinion of probable construction cost for budgeting and planning purposes.

The estimate does not include construction or owner contingency allowances, or provisions for potential increases in labor, material, equipment, or fuel costs prior to construction.

Additional costs may also result from unforeseen field conditions, regulatory comments, design modifications, or revisions requested during the Environmental Resource Permit review process with the South Florida Water Management District or other agencies having jurisdiction.

For budget planning purposes, Landshore® recommends that the District consider an appropriate contingency or reserve allowance to account for these potential changes.

Estimated Construction Costs: Proposed Solution

Landshore® has experience in the design and installation of shoreline stabilization, erosion control, and lake bank restoration systems.

Based on the engineering evaluation and the proposed restoration design for Lake 1, Landshore® provides the following engineering opinion of probable construction cost:

Lake 1 – Estimated Construction Cost: $1,901,171.81

The proposed restoration plan incorporates the three recommended shoreline restoration methods, with the appropriate approach selected according to the existing slope conditions and required level of correction.

Construction proposals, including additional scope details and pricing backup, can be provided as part of a formal bid request.

Prior to construction, all agencies having jurisdiction should be consulted to confirm permitting requirements, construction limitations, and necessary approvals.

Permit-related fees and associated regulatory costs should be evaluated separately based on the final project scope and applicable agency requirements.

Disclaimer:

This Engineer's Opinion of Probable Construction Cost is based on the engineer's experience, qualifications, and professional judgment.

Because Landshore® does not control labor or material pricing, equipment costs, contractor construction methods, market conditions, competitive bidding, or regulatory requirements, actual construction costs may differ from the estimate provided.

If you have any questions or require additional information, please do not hesitate to contact us at (954) 327-3300 or info@landshore.com.

We appreciate the opportunity to continue assisting Turtle Run Community Development District with its shoreline restoration program and look forward to supporting the District through the next steps of this project.

Sincerely,
André van den Berg
President
Landshore Enterprises, LLC

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

Turtle Run Community Development District			
FY 2026 - Annual Maintenance Plan			
Month	**Timeframe**	**Activity Description**	**Vendor**
November	1st	Turn On Roundabout Fountain - Check for Soap First/Clean Out if Needed	GMS
November	First Week	Hedges & Shrubs - Trim, Clean Up	Brightview
November	First Week	Spray CLR on white calcium on brick façade at Round-about Fountain	Santos/Brightview
November	Pre Veterans Day	US Flags Installed	GMS
November	Mondays	Wet Check of All Irrigation Systems	Brightview
November	3 Times/Week	Empty Garbage Cans	Santos/Brightview
November	Bi-weekly	Landscape Drive Thru	Brightview/GMS
November	Bi-weekly	Remove Iguanas	Redline Iguana
November	Bi-weekly	Lake Maintenance, Water Quality per contract	SE Land & Water
November	Bi-weekly	Rust Inhibitor/Removal Turtle Run Park	WIRX
November	Bi monthly	Lawn Maintenance - Grass Cut, Edging, Clean Up per contract	Brightview
November	2nd week	Mulch to be Completed Two Weeks Before Thanksgiving (Apr/Nov)	Brightview
November	2nd week	Install Annuals Two Weeks Before Thanksgiving (Mar/Jul/Nov)	Brightview
November	TND	Install Holiday 2 weeks before turn on date	CDI
November	TND	Turn On Holiday Lights	CDI
November	2nd week	Install Color Lenses on Lights at Roundabout Fountain & Main Entrance Fountains	Hall Fountain
November		Service/Maintain/Repair Street Lights (Warranty expires January 2025)	GMS
November		Clean Lake Signs, Street Signs, Exterior of Street Lights (cobwebs)	Santos/Brightview
November	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	Turtle Creek Drive Flagpole Damage	Pat B	Sep-26	In Progress	- 09/07/2026 - All 3 flagpoles were taken out by a vehicle crash. GMS is obtaining crash report, replacement costs, and will work with EGIS for reimbursement. - 10/19/2026 - Agreement to be executed this week. Poles take approximately 8-13 weeks for anodizing. Updates will be provided at meetings as received.
2	Avana Apartments Lake Bank Repair per SFWMD Non Compliance Notice	Pat B Pat S	Apr-25	In Progress	- 08/11/2025 - Landshore began work. - 03/20/2026 - Outfall pipe was exposed with last approved work. Proposal for further engineering work will be presented at the March 30 meeting - 03/30/2026 - Proposal for Engineering Study was approved. Work will begin once District amendment is executed. Updates to be provided as received - 05/08/2026 - Engineering study was completed. Proposal from findings will be on the 05/18/2026 meeting agenda for consideration. - 05/19/2026 - Restoration method from Landshore was approved by the TRCDD Board. Restoration method was provided to SFWMD following the May 2026 TRCDD meeting for review and approval to move forward and as of 06/22/2026 SFWMD has concerns with the approved method and would like to meet on site with all parties. - 07/13/2026 - GMS, KCI and SFWMD are meeting on 08/05/2026 to discuss options for restoration. - 08/24/2026 - Board to discuss alertnative options from Landshore at the 08/31/2026 board meeting.
3	*CONTINUED FROM ABOVE* Avana Apartments Lake Bank Repair per SFWMD Non Compliance Notice	Pat B Pat S	Apr-25	In Progress	-09/15/2026 - Alternative options were approved at the 08/31/2026 board meeting. Next steps are for Landshore Enterprises to submit the approved plans to the SFWMD for review and consideration. If approved, construction will commence by Landshore Enterprises with an estimated completion time frame of 75 days. - 09/30/2026 - SFWMD confirmed that project is considered maintenance and no permit modification is needed. - 10/14/2026 - Landshore provided construction schedule. Work to begin 10/19/26 through 12/18/2026. Updates to be provided as received.
4	SFWMD Compliance Notice and Request for Lake Bank Restoration Project	GMS KCI	Apr-25	In Progress	- Action Plan provided by KCI was approved at the April 2025 meeting and submitted to SFWMD for review - No comments back since the May 2025 meeting from SFWMD. - KCI completed the restoration phase map and we anticipate the project to start moving in 2026. - GMS, KCI and SFWMD have conducted multiple on site meetings and virtual meetings to keep SFWMD up to date on the progress from the District. - 05/08/2026 - SFWMD was informed of 04/27/2026 meeting discussion between the board on financing and the anticipated next steps. No response as of now from SFWMD.
5	*CONTINUED FROM ABOVE* SFWMD Compliance Notice and Request for Lake Bank Restoration Project	GMS KCI	Apr-25	In Progress	- 09/15/2026 - The District has Engineering studies approved for all phases of the restoration project in order to understand the current conditions and remedy to correct the 4:1 non compliance notice. At this time, phase 1 of 6 has been completed, and phase 2 of 6 is currently in review by Landshore enterprises. Once phase 2 is completed, phase 3 through 6 will be inspected at once. Once all Engineering studies are completed then the Board will discuss the next steps on the most finacially responsilbe method of restoration and compliance to the SFWMD notice. - 10/19/2026 - GMS and KCI had a call with SFWMD to update them on current status and future plans. No issues from SFWMD but action plan needs updated as progress is made and once we know any construction start dates.
6	Turtle Run Park Upgrades	Skip	Mar-23	In Progress	Updates provided as received.
7	Visible Lake Floating Devices	Pat S	Nov-24	In Progress	Pat S inspecting lakes and letters will be sent when inspection is final.
8	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

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

Turtle Run
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
	General Fund - Checks	
9/23/26	6590-6594	$42,837.99
9/30/26	6595-6599	$8,969.18
10/7/26	6600-6606	$90,302.67
10/14/26	6607-6612	$69,490.14
	TOTAL	**$211,599.98**

Date	Check Numbers	Amount
	General Fund - ACH	
9/24/26	800011	$226.43
	TOTAL	**$226.43**

Date	Check Numbers	Amount
	Capital Project Reserve Fund - Checks	
10/7/26	5034	$2,800.00
10/13/26	5035	$4,600.00
	TOTAL	**$7,400.00**

*** CHECK NOS. 006590-006612 TURTLE RUN - GENERAL FUND
BANK B GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/23/26	00208	9/01/26	9903828	202609	320-54100-46200				*	1,026.25		
			LANDSCAPE MAINT 09/26									
		9/01/26	9916100	202609	320-54100-46200				*	29,922.97		
			LANDSCAPE MAINT 09/26									
								BRIGHTVIEW LANDSCAPE SERVICES, INC.			30,949.22	006590
9/23/26	00041	8/04/26	94075266	202607	310-51300-42000				*	53.77		
			DELIVERY THRU 07/29/26									
								FEDEX			53.77	006591
9/23/26	00259	8/31/26	817	202608	310-51300-31600				*	595.00		
			SVCS 08/26									
								MATTHEW FORNARO P.A.			595.00	006592
9/23/26	00185	10/01/26	64015245	202609	300-15500-10000				*	305.00		
			MAINT 10/26									
								SHAMROCK POOL SERVICES, INC.			305.00	006593
9/23/26	00305	9/16/26	099009	202609	300-15500-10000				*	10,935.00		
			30% DEPOSIT 09/26									
								ULTIMATE POWER WASHING SYSTEMS			10,935.00	006594
9/30/26	00181	9/22/26	119230-0	202608	320-54100-43100				*	56.95		
			SVCS 08/26									
		9/22/26	135796-0	202608	320-54100-43100				*	12.77		
			SVCS 08/26									
		9/22/26	53044-08	202608	320-54100-43100				*	12.77		
			SVCS 08/26									
								CITY OF CORAL SPRINGS-WATER BILLING			82.49	006595
9/30/26	00266	4/18/26	25042316	202603	320-54100-34500				*	168.00		
			SECURITY 03/26									
								CITY OF MARGATE			168.00	006596
9/30/26	00041	9/22/26	94720961	202609	310-51300-42000				*	34.97		
			DELIVERY THRU 09/17/26									
								FEDEX			34.97	006597
9/30/26	00008	9/23/26	092026	202609	320-54100-43000				*	8,613.32		
			SVCS 09/26									
								FLORIDA POWER & LIGHT			8,613.32	006598
9/30/26	00184	9/15/26	61535386	202608	320-54100-41005				*	52.80		
			SVCS 08/26									
		9/15/26	61535386	202608	320-54100-41005				*	17.60		
			SVCS 08/26									
								VERIZON WIRELESS			70.40	006599

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/07/26	00068	9/25/26	38124	202609	320-54100-52050		*	5,212.47		
			SUPPLIES 09/26							
						A FLAG AND FLAG POLE CO.			5,212.47	006600
10/07/26	00153	10/05/26	35161	202610	310-51300-45000		*	14,393.00		
			RENEW POLICY 10/26							
		10/05/26	35161	202610	320-54100-45000		*	40,001.00		
			RENEW POLICY 10/26							
						EGIS INSURANCE ADVISORS LLC			54,394.00	006601
10/07/26	00041	9/29/26	94826882	202609	310-51300-42000		*	23.65		
			DELIVERY THRU 09/23/26							
						FEDEX			23.65	006602
10/07/26	00023	10/05/26	INV25603	202610	320-54100-52010		*	25,637.55		
			DEPOSIT 10/26							
						HOLIDAY OUTDOOR DECOR			25,637.55	006603
10/07/26	00238	8/08/26	15011	202608	320-54100-46002		*	625.00		
			BIWEEKLY REMOVAL 08/26							
						REDLINE IGUANA REMOVAL LLC			625.00	006604
10/07/26	00220	9/30/26	09302026	202609	320-54100-46201		*	4,025.00		
			PEST CONTROL 09/26							
						SOUTHERN PLANT AND PEST SERVICES			4,025.00	006605
10/07/26	00285	10/01/26	123216	202610	320-54100-46004		*	385.00		
			RUST PREVENTION 10/26							
						WIRX INC			385.00	006606
10/14/26	00024	9/30/26	200927	202609	310-51300-31500		*	4,647.50		
			SVCS 09/26							
						BILLING COCHRAN PA			4,647.50	006607
10/14/26	00208	10/09/26	9962282	202610	320-54100-47500		*	1,300.00		
			MAINLINE REPAIR 10/26							
		10/12/26	9962770	202610	320-54100-46210		*	38,000.00		
			HARDWOOD/PALM TRIMMING							
		10/12/26	9962774	202610	320-54100-46205		*	3,500.00		
			OAK TREE REMOVAL 10/26							
		10/12/26	9962775	202610	320-54100-46205		*	2,100.00		
			REMOVE OAK TREE 10/26							
		10/12/26	9962778	202610	320-54100-46205		*	1,223.82		
			INSTALL LIVE OAK 10/26							
						BRIGHTVIEW LANDSCAPE SERVICES, INC.			46,123.82	006608

*** CHECK NOS. 006590-006612 TURTLE RUN - GENERAL FUND
BANK B GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/14/26	00181	9/30/26	120260-0	202608	320	54100	43100			*	931.29		
			SVCS 08/26										
									CITY OF CORAL SPRINGS-WATER BILLING			931.29	006609
10/14/26	00287	10/01/26	94740	202610	310	51300	54000			*	175.00		
			ANNUAL FEE 10/26										
									FLORIDACOMMERCE			175.00	006610
10/14/26	00118	10/01/26	510	202610	310	51300	34000			*	6,387.50		
			MGMT FEE 10/26										
		10/01/26	510	202610	310	51300	44000			*	400.00		
			RENT 10/26										
		10/01/26	510	202610	310	51300	35100			*	83.33		
			COMPUTER TIME 10/26										
		10/01/26	510	202610	310	51300	35101			*	83.33		
			WEB ADMIN 10/26										
		10/01/26	510	202610	310	51300	51000			*	1.76		
			OFFICE SUPPLIES 10/26										
		10/01/26	510	202610	310	51300	42000			*	38.51		
			POSTAGE&DELIVERY 10/26										
		10/01/26	510	202610	310	51300	42500			*	25.50		
			COPIES 10/26										
		10/01/26	510	202610	320	54100	52000			*	75.93		
			LOWES BROOM/LOOPERS 10/26										
		10/01/26	510	202610	310	51300	49000			*	200.00		
			BUSINESS CARDS 10/26										
		10/01/26	511	202610	320	54100	25000			*	7,066.67		
			FIELD SVCS 10/26										
		10/08/26	514	202610	310	51300	31400			*	2,000.00		
			ASSESSMENT ROLL FY2027										
									GOVERNMENTAL MANAGEMENT SERVICES			16,362.53	006611
10/14/26	00238	9/08/26	15012	202609	320	54100	46002			*	625.00		
			QRTLY MAINT 09/26										
		10/08/26	15013	202610	320	54100	46002			*	625.00		
			QRTLY MAINT 10/26										
									REDLINE IGUANA REMOVAL LLC			1,250.00	006612

TOTAL FOR BANK B 211,599.98

TOTAL FOR REGISTER 211,599.98

*** CHECK NOS. 800011-800011 TURTLE RUN - GENERAL FUND
BANK Z WELLS FARGO AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/24/26	00257	9/09/26	89403130	202609	320	54100	34501			*	226.43		
		SVCS 09/26											
									BLUE STREAM FIBER - AUTO PAY			226.43	800011

TOTAL FOR BANK Z 226.43

TOTAL FOR REGISTER 226.43

*** CHECK NOS. 005034-005035 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	CHECK #
10/07/26	00064	9/30/26	2424	202609	600-53800-31800				*	2,800.00		
			ENGINEERING EVALUATION									
								LANDSHORE ENTERPRISES LLC			2,800.00	005034
10/13/26	00045	10/09/26	ARIV1079	202609	600-53800-31600				*	4,600.00		
			SVCS 08/28-09/24/26									
								KCI TECHNOLOGIES INC			4,600.00	005035
								TOTAL FOR BANK E		7,400.00		
								TOTAL FOR REGISTER		7,400.00		

Turtle Run

Community Development District

Unaudited Financial Reporting

September 30, 2026

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1	Balance Sheet
2-3	General Fund
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5	Capital Projects Reserve Fund
6	Capital Reserves Schedule
7-8	Month to Month
9	Long Term Debt Report
10	Assessment Receipt Schedule

Turtle Run

Community Development District

Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Capital Project Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 19,021	$ -	$ 1,245	$ 20,266
Due from General Fund	-	0	-	0
Investments:				
State Board of Administration - Operating Reserves	401,241	-	-	401,241
State Board of Administration - Emergency Reserves	5,988	-	-	5,988
State Board of Administration - Capital Reserves	-	-	38,181	38,181
Bank United - Operating Reserves	1,012,153	-	-	1,012,153
Bank United - Emergency Reserves	580,178	-	-	580,178
Bank United - Capital Reserves	-	-	96,139	96,139
Series 2017-1				
Reserve	-	110,902	-	110,902
Revenue	-	157,862	-	157,862
Interest	-	26	-	26
Principal	-	21	-	21
Prepayment	-	4,122	-	4,122
Series 2017-2				
Reserve	-	155,380	-	155,380
Revenue	-	201,416	-	201,416
Interest	-	47	-	47
Sinking	-	20	-	20
Deposits	840	-	-	840
Total Assets	**$ 2,030,660**	**$ 629,797**	**$ 135,566**	**$ 2,796,023**
Liabilities:				
Accounts Payable	$ 15,937	$ -	$ 7,400	$ 23,337
Due to Debt Service	0	-	-	0
Deposit/Trash Bonds	13,500	-	-	13,500
Total Liabilities	**$ 29,590**	**$ -**	**$ 7,400**	**$ 36,990**
Fund Balance:				
Nonspendable:				
Deposits	$ 840	$ -	$ -	$ 840
Restricted for:				
Debt Service	-	629,797	-	629,797
Assigned for:				
Capital Project Reserve Fund	-	-	128,166	128,166
Emergency Fund	586,165	-	-	586,165
Unassigned	1,402,825	-	-	1,402,825
Total Fund Balances	**$ 2,001,070**	**$ 629,797**	**$ 128,166**	**$ 2,759,033**
Total Liabilities & Fund Balance	**$ 2,030,660**	**$ 629,797**	**$ 135,566**	**$ 2,796,023**

Turtle Run

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,272,662	$ 1,272,662	$ 1,296,291	$ 23,629
Interest Income	85,000	85,000	75,655	(9,345)
Insurance Proceeds	-	-	40,169	40,169
Other Income	-	-	75	75
Total Revenues	**$ 1,357,662**	**$ 1,357,662**	**$ 1,412,190**	**$ 54,528**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 10,400	$ 1,600
FICA Taxes	918	918	796	122
Assessment Roll	2,000	2,000	2,000	-
Attorney	65,000	65,000	43,073	21,928
Attorney - Special Counsel	50,000	50,000	23,183	26,818
Annual Audit	3,900	3,900	3,900	-
Arbitrage Rebate	600	600	600	-
Trustee Fees	7,000	7,000	7,000	-
Management Fees	72,311	72,311	72,311	0
Information Technology	1,000	1,000	1,000	0
Website Maintenance	1,000	1,000	1,000	0
Postage & Delivery	750	750	922	(172)
Insurance General Liability	14,915	14,915	13,389	1,526
Printing & Binding	1,000	1,000	62	938
Rental & Leases	4,800	4,800	4,800	-
Meeting Room	1,200	1,200	800	400
Legal Advertising	1,250	1,250	1,457	(207)
Other Current Charges	1,400	1,400	2,141	(741)
Office Supplies	250	250	23	227
Dues, Licenses & Subscriptions	175	175	175	-
Security	3,000	3,000	2,088	912
Total General & Administrative	**$ 244,469**	**$ 244,469**	**$ 191,118**	**$ 53,351**

Turtle Run

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Special Pay	$ 1,000	$ 1,000	$ 1,000	$ -
Field Management	80,000	80,000	80,000	(0)
Video Monitoring	3,000	3,000	2,717	283
Internet/Data	2,000	2,000	1,094	906
Electric	105,888	105,888	109,792	(3,904)
Water	11,000	11,000	10,829	171
Insurance	52,706	52,706	49,305	3,401
Lake Maintenance	34,126	34,126	34,100	26
Culvert Inspection/Cleaning	15,000	15,000	37,450	(22,450)
Holiday Lighting/Decorations	77,071	77,071	86,901	(9,830)
Iguana Removal	7,500	7,500	7,500	-
Landscape Maintenance	371,392	371,392	371,392	1
Pest Control/Fertilization	48,600	48,600	50,425	(1,825)
Landscape Replacement/Removal/Additional Services	68,569	68,569	55,893	12,676
Tree Trimming	39,000	39,000	13,204	25,796
Fountain Maintenance	4,000	4,000	3,630	370
Fountain Repairs and Maintenance	7,500	7,500	3,790	3,710
Irrigation Repairs/Maintenance	28,000	28,000	37,927	(9,927)
Pressure Cleaning	37,070	37,070	44,069	(6,999)
General Maintenance	20,000	20,000	8,656	11,344
Paver Repairs	11,000	11,000	4,650	6,350
Lighting/Electrical Repairs	22,000	22,000	21,278	722
Signs	-	-	944	(944)
RPM Replacements	9,000	9,000	8,352	648
Rust Preventative TR Park	4,770	4,770	4,620	150
Flags	3,000	3,000	9,220	(6,220)
Capital Outlay	-	-	16,920	(16,920)
Total Operations & Maintenance	**$ 1,063,193**	**$ 1,063,193**	**$ 1,075,657**	**$ (12,465)**
Total Expenditures	**$ 1,307,662**	**$ 1,307,662**	**$ 1,266,775**	**$ 40,886**
Excess (Deficiency) of Revenues over Expenditures	**$ 50,000**	**$ 50,000**	**$ 145,414**	**$ 95,414**
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	**$ 0**	**$ 0**	**$ 95,414**	**$ 95,414**
Fund Balance - Beginning			**$ 1,905,656**	
Fund Balance - Ending			**$ 2,001,070**	

Turtle Run

Community Development District

Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 445,623	$ 445,623	$ 453,242	$ 7,619
Interest Income	-	-	24,164	24,164
Total Revenues	**$ 445,623**	**$ 445,623**	**$ 477,405**	**$ 31,782**
Expenditures:				
Series 2017-1				
Interest - 11/1	$ 46,448	$ 46,448	$ 46,448	$ (0)
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	46,448	46,448	46,363	85
Principal - 5/1	90,000	90,000	90,000	-
Series 2017-2				
Interest - 11/1	84,575	84,575	84,575	-
Interest - 5/1	84,575	84,575	84,575	-
Principal - 5/1	90,000	90,000	90,000	-
Total Expenditures	**$ 442,046**	**$ 442,046**	**$ 446,961**	**$ (4,915)**
Excess (Deficiency) of Revenues over Expenditures	$ 3,577	$ 3,577	$ 30,444	$ 26,867
Fund Balance - Beginning			**$ 599,353**	
Fund Balance - Ending			**$ 629,797**	

Turtle Run

Community Development District

Capital Projects Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ 500	$ 500	$ 8,322	$ 7,822
Total Revenues	**$ 500**	**$ 500**	**$ 8,322**	**$ 7,822**
Expenditures:				
Bank Service Charges	$ -	$ -	$ 1,332	$ (1,332)
Engineering Fees	-	-	97,375	(97,375)
Lake Bank Restoration - Avana Apartments		-	24,100	(24,100)
Lake Bank Restoration - Phase 1	-	-	22,000	(22,000)
Lake Bank Restoration - Phase 2	-	-	10,300	(10,300)
Decorative Pole Replacements	-	-	15,015	(15,015)
Flag Pole Project	-	-	14,550	(14,550)
Sign Repairs and Replacements	-	-	25,510	(25,510)
Total Expenditures	**$ -**	**$ -**	**$ 210,181**	**$ (210,181)**
Excess (Deficiency) of Revenues over Expenditures	$ 500	$ 500	$ (201,860)	$ (202,360)
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**	**$ 50,500**	**$ (151,860)**	**$ (202,360)**
Fund Balance - Beginning			**$ 280,025**	
Fund Balance - Ending			**$ 128,166**	

Turtle Run
Community Development District
Capital Reserves Schedule

CAPITAL RESERVES

Beginning Balance - 9/30/26	$	128,166
Repair of Outfall Pipe/Headwall for Avana Apartments		(89,716)
Engineering Study - Phase 2 Lake Side Slope		(19,310)
Engineering Studies - Phases 3-6 Lake Side Slope		(32,500)
Total Funds Available (Estimated) - 9/30/27	**$**	**(13,360)** *

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

Turtle Run

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 125,876	$ 895,355	$ 23,345	$ 125,599	$ 53,395	$ 56,361	$ 5,960	$ 3,848	$ 6,552	$ -	$ -	$ 1,296,291
Interest Income	5,625	4,995	5,562	7,334	6,381	7,060	6,619	6,738	6,536	6,585	6,290	5,930	75,655
Insurance Proceeds	-	27,750	-	-	12,419	-	-	-	-	-	-	-	40,169
Other Income	-	-	-	-	-	-	75	-	-	-	-	-	75
Total Revenues	**$ 5,625**	**$ 158,621**	**$ 900,917**	**$ 30,679**	**$ 144,399**	**$ 60,455**	**$ 63,054**	**$ 12,698**	**$ 10,384**	**$ 13,137**	**$ 6,290**	**$ 5,930**	**$ 1,412,190**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,800	$ 1,000	$ -	$ -	$ 1,000	$ -	$ 1,800	$ 800	$ -	$ 3,000	$ -	$ 1,000	$ 10,400
FICA Taxes	138	77	-	-	77	-	138	61	-	230	-	77	796
Assessment Roll	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Attorney	5,335	2,310	1,925	2,695	1,788	4,015	5,170	2,393	3,968	5,115	3,713	4,648	43,073
Attorney - Special Counsel	910	2,155	1,618	5,755	4,690	280	2,663	665	1,785	490	1,578	595	23,183
Annual Audit	-	-	-	-	-	-	-	-	-	3,900	-	-	3,900
Arbitrage Rebate	-	600	-	-	-	-	-	-	-	-	-	-	600
Trustee Fees	7,000	-	-	-	-	-	-	-	-	-	-	-	7,000
Management Fees	6,026	6,026	6,026	6,026	6,026	6,026	6,026	6,026	6,026	6,026	6,026	6,026	72,311
Information Technology	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Website Maintenance	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Postage & Delivery	211	58	177	46	15	27	77	94	25	29	30	134	922
Insurance General Liability	13,389	-	-	-	-	-	-	-	-	-	-	-	13,389
Printing & Binding	8	-	10	7	0	5	0	-	29	-	4	-	62
Rental & Leases	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Meeting Room	100	100	-	-	100	100	100	-	100	100	100	-	800
Legal Advertising	-	144	-	-	-	-	180	-	118	331	358	326	1,457
Other Current Charges	176	189	153	100	173	168	129	276	176	192	216	193	2,141
Office Supplies	-	-	22	-	-	-	-	-	-	0	0	-	23
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Security	243	243	243	-	243	243	-	219	-	243	243	168	2,088
Total General & Administrative	**$ 38,077**	**$ 13,468**	**$ 10,740**	**$ 15,195**	**$ 14,678**	**$ 11,429**	**$ 16,849**	**$ 11,100**	**$ 12,792**	**$ 20,222**	**$ 12,834**	**$ 13,733**	**$ 191,118**

Turtle Run

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Special Pay	$ -	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000
Field Management	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	80,000
Video Monitoring	226	226	226	226	226	226	226	226	226	226	226	226	2,717
Internet/Data	118	118	118	118	128	141	70	70	70	70	70	-	1,094
Electric	8,595	8,407	9,138	9,760	9,759	9,224	8,976	9,603	8,872	9,285	9,593	8,581	109,792
Water	771	1,008	970	887	1,058	1,019	1,100	1,240	837	925	1,014	-	10,829
Insurance	49,305	-	-	-	-	-	-	-	-	-	-	-	49,305
Lake Maintenance	2,750	2,750	2,750	2,750	3,850	2,750	2,750	2,750	2,750	2,750	2,750	2,750	34,100
Culvert Inspection/Cleaning	16,200	-	14,500	-	5,250	1,500	-	-	-	-	-	-	37,450
Holiday Lighting/Decorations	35,830	-	-	-	-	51,071	-	-	-	-	-	-	86,901
Iguana Removal	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Landscape Maintenance	30,949	30,949	30,949	30,949	30,949	30,949	30,949	30,949	30,949	30,949	30,949	30,949	371,392
Pest Control/Fertilization	4,175	4,175	4,025	4,175	4,025	4,175	4,025	4,425	4,300	4,175	4,725	4,025	50,425
Landscape Replacement/Removal/Additional Services	9,243	7,639	1,558	6,103	6,590	8,726	4,497	2,562	500	4,601	3,018	855	55,893
Tree Trimming	10,208	-	-	-	-	-	-	2,426	-	570	-	-	13,204
Fountain Maintenance	295	295	295	305	305	305	305	305	305	305	305	305	3,630
Fountain Repairs and Maintenance	-	1,398	-	-	-	2,154	-	-	238	-	-	-	3,790
Irrigation Repairs/Maintenance	2,138	5,815	1,294	9,230	11,431	-	1,025	4,693	-	-	1,104	1,197	37,927
Pressure Cleaning	36,450	-	-	-	-	-	-	7,619	-	-	-	-	44,069
General Maintenance	121	325	222	-	4,738	734	-	-	1,818	661	-	37	8,656
Paver Repairs	-	-	-	2,275	-	-	1,700	675	-	-	-	-	4,650
Lighting/Electrical Repairs	-	3,546	2,546	367	416	905	-	-	561	11,813	1,125	-	21,278
Signs	142	343	-	400	60	-	-	-	-	-	-	-	944
RPM Replacements	-	-	-	-	-	-	-	-	8,352	-	-	-	8,352
Rust Preventative TR Park	385	385	385	385	385	385	385	385	385	385	385	385	4,620
Flags	-	-	-	-	-	-	-	-	-	4,007	-	5,212	9,220
Capital Outlay	-	-	-	-	-	-	-	-	-	16,920	-	-	16,920
Total Operations & Maintenance	**$ 215,192**	**$ 74,672**	**$ 77,268**	**$ 75,223**	**$ 86,463**	**$ 121,555**	**$ 63,301**	**$ 75,221**	**$ 67,456**	**$ 94,935**	**$ 62,556**	**$ 61,815**	**$ 1,075,657**
Total Expenditures	**$ 253,269**	**$ 88,140**	**$ 88,009**	**$ 90,418**	**$ 101,141**	**$ 132,985**	**$ 80,150**	**$ 86,321**	**$ 80,248**	**$ 115,157**	**$ 75,390**	**$ 75,548**	**$ 1,266,775**
Excess (Deficiency) of Revenues over Expenditures	$ (247,644)	$ 70,481	$ 812,908	$ (59,739)	$ 43,258	$ (72,529)	$ (17,096)	$ (73,623)	$ (69,863)	$ (102,020)	$ (69,100)	$ (69,618)	$ 145,414
Other Financing Sources/Uses:													
Transfer In/(Out)	$ (50,000)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (50,000)
Total Other Financing Sources/Uses	**$ (50,000)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (50,000)**
Net Change in Fund Balance	**$ (297,644)**	**$ 70,481**	**$ 812,908**	**$ (59,739)**	**$ 43,258**	**$ (72,529)**	**$ (17,096)**	**$ (73,623)**	**$ (69,863)**	**$ (102,020)**	**$ (69,100)**	**$ (69,618)**	**$ 95,414**

Turtle Run

Community Development District

Long Term Debt Report

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

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

Turtle Run

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Broward County

TOTAL ASSESSMENT LEVY (RU) 2017-1

Gross Assessments	$ 589,026.13	$ 197,133.81	$ 786,159.94	
ON ROLL ASSESSMENTS				
Allocation in %	74.92%	25.08%	100.00%	

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

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**

TOTAL ASSESSMENT LEVY (RT) 2017-2

Gross Assessments	$ 277,511.06	$ 102,241.55	$ 379,752.61	
ON ROLL ASSESSMENTS				
Allocation in %	73.08%	26.92%	100.00%	

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

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**

TOTAL ASSESSMENT LEVY (RN) 2017-2

Gross Assessments	$ 489,275.22	$ 174,690.66	$ 663,965.88	
ON ROLL ASSESSMENTS				
Allocation in %	73.69%	26.31%	100.00%	

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

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**

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