

Adopted Budget
Fiscal Year 2022

Turtle Run
Community Development District

July 12, 2021



Turtle Run

Community Development District

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Turtle Run

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Adopted Budget FY 2022
Revenues					
Special Assessment - Levy	\$1,271,477	\$1,275,601	\$0	\$1,275,601	\$1,272,662
Interest Income	\$1,000	\$2,892	\$333	\$3,225	\$1,000
Insurance Proceeds	\$0	\$8,460	\$0	\$8,460	\$0
Miscellaneous Income	\$0	\$5,049	\$0	\$5,049	\$0
TOTAL REVENUES	\$1,272,477	\$1,292,002	\$333	\$1,292,335	\$1,273,662
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$24,000	\$13,600	\$8,000	\$21,600	\$24,000
FICA Expense	\$1,836	\$1,040	\$612	\$1,652	\$1,836
Arbitrage	\$0	\$1,800	\$0	\$1,800	\$600
Engineering	\$10,000	\$0	\$3,333	\$3,333	\$10,000
Attorney	\$60,000	\$27,125	\$25,000	\$52,125	\$50,000
Annual Audit	\$4,100	\$0	\$4,100	\$4,100	\$4,200
Trustee Fees	\$7,000	\$7,000	\$0	\$7,000	\$7,000
Management Fees	\$61,188	\$40,792	\$20,396	\$61,188	\$63,024
Computer Time	\$1,000	\$667	\$333	\$1,000	\$1,000
Telephone	\$200	\$0	\$67	\$67	\$200
Travel & Per Diem	\$4,000	\$0	\$1,333	\$1,333	\$4,000
Postage	\$750	\$268	\$250	\$518	\$750
Printing & Binding	\$1,200	\$1,187	\$400	\$1,587	\$2,400
Rentals & Leases	\$4,800	\$3,740	\$1,600	\$5,340	\$4,800
Insurance	\$9,622	\$9,184	\$0	\$9,184	\$10,102
Legal Advertising	\$850	\$2,068	\$283	\$2,351	\$2,000
Other Current Charges	\$1,200	\$988	\$400	\$1,388	\$1,200
Office Supplies	\$250	\$63	\$83	\$146	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Compliance	\$1,000	\$667	\$333	\$1,000	\$1,000
TOTAL ADMINISTRATIVE	\$193,171	\$110,364	\$66,525	\$176,889	\$188,537
<u>Field:</u>					
Salaries and Wages	\$73,190	\$47,857	\$25,333	\$73,190	\$73,190
Special Pay	\$500	\$500	\$0	\$500	\$500
FICA Expense	\$5,637	\$3,699	\$1,938	\$5,637	\$5,637
Pension Expense	\$4,421	\$2,196	\$2,195	\$4,391	\$4,421
Health Insurance	\$10,000	\$6,667	\$3,333	\$10,000	\$10,000
Worker's Compensation Insurance	\$1,500	\$986	\$0	\$986	\$1,500
Security	\$3,096	\$0	\$0	\$0	\$0
Video Monitoring	\$2,500	\$1,485	\$833	\$2,318	\$2,500
Travel & Per Diem	\$250	\$0	\$83	\$83	\$250
Telephone Expense	\$450	\$300	\$150	\$450	\$450
Internet/Data	\$2,880	\$2,211	\$1,106	\$3,317	\$3,000
Rentals & Leases	\$3,600	\$2,400	\$1,200	\$3,600	\$3,600
Insurance	\$1,000	\$667	\$333	\$1,000	\$1,000

Turtle Run

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Adopted Budget FY 2022
Electric	\$90,000	\$47,267	\$30,000	\$77,267	\$90,000
Water	\$7,500	\$1,875	\$2,500	\$4,375	\$7,500
Insurance	\$0	\$14,614	\$0	\$14,614	\$16,099
<u>Contract Services:</u>					
Weed Control	\$27,538	\$18,428	\$9,455	\$27,883	\$28,364
Culvert Inspection	\$15,000	\$0	\$15,000	\$15,000	\$15,000
Holiday Lighting	\$75,080	\$29,212	\$0	\$29,212	\$75,080
Iguana Removal	\$0	\$1,875	\$4,050	\$5,925	\$7,500
<u>Repairs & Maintenance:</u>					
Landscape Maintenance	\$277,471	\$195,104	\$98,420	\$293,524	\$302,330
Pest Control/Fertilization	\$48,300	\$32,200	\$16,100	\$48,300	\$48,300
Landscape Replacement	\$125,000	\$64,075	\$60,925	\$125,000	\$125,000
Annual Tree Trimming	\$31,000	\$0	\$31,000	\$31,000	\$31,000
Fountain Maintenance	\$2,000	\$1,200	\$600	\$1,800	\$7,500
Fountain Repairs	\$10,500	\$13,551	\$3,500	\$17,051	\$15,000
Pool Maintenance	\$3,000	\$3,600	\$2,772	\$6,372	\$0
Irrigation Repairs/Maintenance	\$17,500	\$6,435	\$3,218	\$9,653	\$17,500
Vehicle Maintenance	\$1,000	\$667	\$333	\$1,000	\$1,000
Pressure Cleaning	\$28,500	\$29,755	\$0	\$29,755	\$35,025
Trash Pick-Up	\$1,404	\$0	\$0	\$0	\$0
Contingencies	\$18,000	\$11,460	\$6,000	\$17,460	\$16,877
Lighting/Electrical Repairs	\$5,000	\$8,160	\$1,667	\$9,827	\$20,000
RPM Replacements	\$0	\$0	\$0	\$0	\$3,000
Rust Preventative TR Park	\$0	\$0	\$0	\$0	\$4,000
<u>Operating Supplies:</u>					
Gas/Oil	\$5,000	\$2,107	\$1,667	\$3,774	\$5,000
Holiday Decorations	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Flags	\$2,352	\$2,372	\$0	\$2,372	\$3,000
Capital Improvements	\$0	\$17,495	\$0	\$17,495	\$0
Capital Projects Transfer Out	\$74,135	\$116,241	\$0	\$116,241	\$100,000
Reserves for Emergency Funds	\$100,000	\$100,000	\$0	\$100,000	\$0
TOTAL FIELD MAINTENANCE	\$1,079,305	\$791,661	\$323,712	\$1,115,373	\$1,085,125
TOTAL EXPENDITURES	\$1,272,476	\$902,025	\$390,237	\$1,292,262	\$1,273,662
EXCESS REVENUES	\$0	\$389,977	(\$389,903)	\$74	(\$0)

	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>
Net Assessment	\$1,740,582	\$1,271,477	\$1,271,477	\$1,271,477	\$1,272,662
Discounts & Collections 6%	\$113,018	\$83,075	\$83,075	\$83,075	\$83,151
Gross Assessment	\$1,853,600	\$1,354,552	\$1,354,552	\$1,354,552	\$1,355,812
Assessable Acres	311.51	311.51	311.51	311.51	311.80
Assessment Per Acre	\$5,950.37	\$4,348.34	\$4,348.34	\$4,348.34	\$4,348.34

Unit Type	Acres	Debt Service Assessment ⁽¹⁾	General Fund Assessment	Total Gross Assessment Per Acre
2017-1				
Residential-Single Family	108.74	\$1,456.70	\$4,348.34	\$5,805.04
Condo-Cypress Pointe	26.72	\$1,456.70	\$4,348.34	\$5,805.04
2017-2				
Apartment-The Grove	32.41	\$1,602.03	\$4,348.34	\$5,950.37
Apartment-Park Place	17.49	\$1,602.03	\$4,348.34	\$5,950.37
Apartments-The Park	13.92	\$1,602.03	\$4,348.34	\$5,950.37
Commercial	112.52	\$1,552.53	\$4,348.34	\$5,900.87
	311.8			

⁽¹⁾ Refer to page 10 for detailed calculation.

TURTLE RUN

COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2022

REVENUES:

Special Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 24 semi-monthly meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2017-1 and 2017-2 Special Assessment Bonds. Currently the District has contracted Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

Engineering Fees

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida. These services are further outlined in Exhibit "A" of the Management Agreement.

Computer Time

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

TURTLE RUN

COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2022

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Rental & Leases

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

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with an insurance company that specializes in providing insurance coverage to governmental agencies.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Website Compliance

Per Section 189.069 F.S., all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated as required by the Statute.

Field Maintenance:

Salaries and Wages

The amount projected for this Fiscal Year includes a 0% increase from FY 2019. The total amount of wages for this Fiscal Year is \$73,190.

Special Pay

Special pay is a holiday bonus based on the number of years of service. This year's expense is \$500.

TURTLE RUN

COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET FISCAL YEAR 2022

FICA Expense

FICA tax is established by the law and currently is 7.65% of gross wages. Based on this year's projected Salaries and Wages, the amount projected for this Fiscal Year is \$5,637.

Pension Expense

The pension plan was established whereby the employer contributes 6% of each employee's salary into a defined pension plan. Based on the budgeted Salaries and Wages for Fiscal Year 2022, the amount projected for this Fiscal Year is \$4,421.

Health Insurance Benefits

The District offers the employees' Health, Life, Dental and Disability Insurance. The maximum benefit per employee will be 31% of Gross Salaries and Wages. Based on the amount budgeted for Salaries and Wages, the amount is not to exceed \$10,000 annually.

Worker's Compensation Insurance

The District's Worker's Compensation Insurance Policy is with Bridgefield Employers Insurance Company. Based on last year's amount, the projected amount for this Fiscal Year is \$1,500.

Travel and Per Diem

Supervisor's reimbursement for mileage, tolls, attendance of special meetings, etc. The projected amount for this Fiscal Year is \$250.

Telephone

The District's cost for this category includes monthly Cell Phone usage. Based on prior years activity, the amount budgeted is \$450.

Rentals and Leases

The District will reimburse Governmental Management Services-South Florida for the Truck Lease at a monthly cost of \$300, or \$3,600 annually.

Insurance

The District reimburses GMS-SF, LLC for their proportionate share of auto insurance on the vehicle supplied to the Field Manager. Based on prior year's premium, the budgeted amount for this Fiscal Year is \$1,000.

TURTLE RUN

COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2022

Electric

The District currently has the following utility accounts:

<u>Account Number</u>	<u>Meter #</u>	<u>Description</u>	<u>Amount</u>
95557-01334	6JJ2800	3953 Turtle Run Blvd. - Fountain	\$ 24,000.00
13895-60937	AC38867	6400 Wiles Road	\$ 200.00
13945-67968	AC38334	6200 Wiles Road	\$ 200.00
41154-57279	AC37807	6601 W. Sample Road - Entrance Lights	\$ 300.00
41224-58252	5J05215	6403 W. Sample Road - 1 Pump	\$ 200.00
41745-56268	5J36977	3954 Turtle Creek Drive - 2 Pump	\$ 9,000.00
41755-54296	6J23876	3953 Turtle Run Blvd. - 3 Pump (Fountain)	\$ 10,000.00
69824-26402	6N51835	6300 Turtle Run Blvd. - Aux	\$ 13,000.00
81978-96452	AE02784	6201 W. Sample Road - Lights	\$ 200.00
01016-33543	ACD2738	4522 NW 67th Avenue - Pump	\$ 200.00
59623-05529	AC01732	6644 NW 41st ST- Light 3	\$ 200.00
03810-93525	AC02037	6716 NW 43rd PL- Light 2	\$ 150.00
93833-13526	AC01118	6515 NW 43rd CT- Light1	\$ 150.00
78810-39213	6N92075	6250 Turtle Run Blvd. Fountain	\$ 9,500.00
71974-03392	KJ71195	3601 Turtle Run Blvd #FTN & LTG	\$ 3,500.00
82186-97178	65LL2440	4372 N State Road 7 - Target Fountain	\$ 19,200.00
TOTAL			\$ 90,000.00

Water

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

Insurance

The District's property insurance is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Contractual Services

The District has the following contracts:

Weed Control	Solitude Lake Management	\$28,364.00
Culvert Inspection	Industrial Divers	\$15,000.00
Holiday Lighting	Christmas Designers	\$75,080.00
Iguana Removal	Redline Iguana Removal	\$7,500.00
Total		\$125,944.00

Iguana Removal

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

TURTLE RUN

COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2022

Repairs and Maintenance

The following expenses are expected for Fiscal Year 2022:

Landscape Maintenance	\$302,330.00
Pest Control/Fertilization-Lawn	\$48,300.00
Landscape Replacement	\$125,000.00
Annual Tree Trimming	\$31,000.00
Fountain Maintenance	\$7,500.00
Fountain Repairs	\$15,000.00
Irrigation Repairs and Maintenance	\$17,500.00
Vehicle Maintenance	\$1,000.00
Pressure Cleaning	\$35,025.00
Contingencies	\$16,877.00
Lighting/Electrical Repairs	\$20,000.00
RPM Replacements	\$3,000.00
Rust Preventative TR Park	\$4,000.00
Total	\$626,532.00

Fountain Maintenance

Monthly cleaning for the roundabout fountain and front entrance water features.

Fountain Repairs

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

Irrigation Repairs and Maintenance

Represents annual contract with Hoover Pumping System and repairs needed not covered by contracts.

Lighting/Electrical Repairs

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

RPM Replacements

Replacement of solar RPM in the roundabout.

Rust Prevention TR Park

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

Contingencies

Any unscheduled repairs and maintenance that the District should incur during the fiscal year.

TURTLE RUN

COMMUNITY DEVELOPMENT DISTRICT

ADOPTED GENERAL FUND BUDGET
FISCAL YEAR 2022

Operating Supplies

Purchase of supplies for the District's Field Department is as follows:

Gas/Oil/Misc	\$5,000.00
Holiday Decorations	\$5,000.00
Flags	\$3,000.00
Total	\$13,000.00

Capital Projects

Capital Projects needed throughout the Fiscal Year.

Reserves for Emergency Funds

The Reserves were set up to provide for emergency funds to put aside funds for future capital expenditures.

TURTLE RUN
COMMUNITY DEVELOPMENT DISTRICT

OPERATING SCHEDULE RESERVES

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2020)	\$2,120,066
Estimated Excess Revenues over Expenditures (FY 21)	\$74
Less:	
Funding for First Quarter Operating Expenses	(\$293,415)
Reserved for Emergency Fund thru 9/30/21	(\$1,563,044) <u>\$ (1,856,460)</u>
Total Undesignated Cash as of 09/30/2021	\$263,680

TURTLE RUN
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVES

Description	Amount
Beginning Balance - (As of 6/28/2021)	\$151,005
Expected Cost to Complete Ongoing Capital Projects	(\$381,967)
Contingencies through 9/30/21	(\$52,000)
Transfer from General Fund 10/1/21	\$100,000
Transfer from Emergency Reserve 10/1/21	\$1,063,044 \$ <u>729,077</u>
Total Capital Reserves as of 10/1/21	\$880,082

TURTLE RUN
COMMUNITY DEVELOPMENT DISTRICT

ONGOING CAPITAL PROJECTS

Vendor	Description	Amount
Stanford Construction	Turtle Run Blvd & Sample Rd Brick Pavers Replacement	\$15,401
Stanford Construction	Creekside Dr. ROW Improvements	\$46,226
Florida Blacktop	Terrapin Ln. Right-of-Way Improvements	\$29,167
Lightworks	Street Signs	\$208,970
Lightworks	Street Signs	\$6,280
Horsepower Electric	Street Signs Installation	\$51,150
Horsepower Electric	Street Signs Installation	\$8,250
KCI Technologies	Engineering Services through May 2021	\$11,523
KCI Technologies	Front Entrance As-Builts	\$5,000
		<u>\$381,967</u>

***TURTLE RUN
COMMUNITY DEVELOPMENT DISTRICT***

SCHEDULE OF FISCAL YEAR 2022 EMERGENCY FUND RESERVES

SBA ACCOUNT # 281450

<i>EMERGENCY FUND RESERVE</i>	<i>RESERVES THRU 9/30/21</i>	<i>TRANSFER TO CAPITAL RESERVE</i>	<i>BALANCE 9/30/22</i>
EMERGENCY FUND	\$1,563,044	\$1,063,044	\$500,000
TOTALS	\$1,563,044	\$1,063,044	\$500,000

Turtle Run

Community Development District

Debt Service Fund

Series 2017 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2021	Actual Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Adopted Budget FY 2022
Revenues					
Special Assessments	\$445,360	\$446,214	\$0	\$446,214	\$445,623
Interest Income	\$0	\$38	\$19	\$57	\$0
Carry Forward Surplus	\$238,440	\$250,643	\$0	\$250,643	\$254,599
TOTAL REVENUES	\$683,800	\$696,895	\$19	\$696,914	\$700,222
Expenditures					
Series 2017-1					
Interest - 11/01	\$51,083	\$51,083	\$0	\$51,083	\$50,283
Interest - 05/01	\$51,083	\$51,083	\$0	\$51,083	\$50,283
Principal - 05/01	\$80,000	\$80,000	\$0	\$80,000	\$85,000
Series 2017-2					
Interest - 11/01	\$92,575	\$92,575	\$0	\$92,575	\$91,075
Interest - 05/01	\$92,575	\$92,575	\$0	\$92,575	\$91,075
Principal - 05/01	\$75,000	\$75,000	\$0	\$75,000	\$75,000
TOTAL EXPENDITURES	\$442,315	\$442,315	\$0	\$442,315	\$442,715
EXCESS REVENUES (EXPENDITURES)	\$241,485	\$254,580	\$19	\$254,599	\$257,507

11/22 Interest	\$	49,432.50
11/22 Interest	\$	89,575.00
Total		\$139,008

Unit Type	Acres	Gross Assessment Per Unit Amount	Total
2017-1			
Residential-Single Family	108.61	\$1,456.70	\$158,212.19
Condo-Cypress Pointe	26.72	\$1,456.70	\$38,923.02
2017-2			
Apartment-The Grove	32.41	\$1,602.03	\$51,921.79
Apartment-Park Place	17.49	\$1,602.03	\$28,019.50
Apartments-The Park	13.92	\$1,602.03	\$22,300.26
Commercial	112.52	\$1,552.53	\$174,690.68
	311.67		\$474,067.44
		Less Discount/Collection Fees	(\$28,444.05)
		Total Net Assessment	\$445,623.39

Turtle Run
Community Development District
Series 2017-1 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/21	\$ 3,275,000.00	\$ 80,000.00	\$ 51,082.50	\$ -
11/01/21	\$ 3,195,000.00	\$ -	\$ 50,282.50	\$ 181,365.00
05/01/22	\$ 3,195,000.00	\$ 85,000.00	\$ 50,282.50	\$ -
11/01/22	\$ 3,110,000.00	\$ -	\$ 49,432.50	\$ 184,715.00
05/01/23	\$ 3,110,000.00	\$ 85,000.00	\$ 49,432.50	\$ -
11/01/23	\$ 3,025,000.00	\$ -	\$ 48,529.38	\$ 182,961.88
05/01/24	\$ 3,025,000.00	\$ 85,000.00	\$ 48,529.38	\$ -
11/01/24	\$ 2,940,000.00	\$ -	\$ 47,573.13	\$ 181,102.50
05/01/25	\$ 2,940,000.00	\$ 90,000.00	\$ 47,573.13	\$ -
11/01/25	\$ 2,850,000.00	\$ -	\$ 46,448.13	\$ 184,021.25
05/01/26	\$ 2,850,000.00	\$ 90,000.00	\$ 46,448.13	\$ -
11/01/26	\$ 2,760,000.00	\$ -	\$ 45,278.13	\$ 181,726.25
05/01/27	\$ 2,760,000.00	\$ 95,000.00	\$ 45,278.13	\$ -
11/01/27	\$ 2,665,000.00	\$ -	\$ 43,971.88	\$ 184,250.00
05/01/28	\$ 2,665,000.00	\$ 95,000.00	\$ 43,971.88	\$ -
11/01/28	\$ 2,570,000.00	\$ -	\$ 42,606.25	\$ 181,578.13
05/01/29	\$ 2,570,000.00	\$ 100,000.00	\$ 42,606.25	\$ -
11/01/29	\$ 2,470,000.00	\$ -	\$ 41,056.25	\$ 183,662.50
05/01/30	\$ 2,470,000.00	\$ 105,000.00	\$ 41,056.25	\$ -
11/01/30	\$ 2,365,000.00	\$ -	\$ 39,428.75	\$ 185,485.00
05/01/31	\$ 2,365,000.00	\$ 105,000.00	\$ 39,428.75	\$ -
11/01/31	\$ 2,260,000.00	\$ -	\$ 37,801.25	\$ 182,230.00
05/01/32	\$ 2,260,000.00	\$ 110,000.00	\$ 37,801.25	\$ -
11/01/32	\$ 2,150,000.00	\$ -	\$ 36,096.25	\$ 183,897.50
05/01/33	\$ 2,150,000.00	\$ 115,000.00	\$ 36,096.25	\$ -
11/01/33	\$ 2,035,000.00	\$ -	\$ 34,227.50	\$ 185,323.75
05/01/34	\$ 2,035,000.00	\$ 115,000.00	\$ 34,227.50	\$ -
11/01/34	\$ 1,920,000.00	\$ -	\$ 32,358.75	\$ 181,586.25
05/01/35	\$ 1,920,000.00	\$ 120,000.00	\$ 32,358.75	\$ -
11/01/35	\$ 1,800,000.00	\$ -	\$ 30,408.75	\$ 182,767.50
05/01/36	\$ 1,800,000.00	\$ 125,000.00	\$ 30,408.75	\$ -
11/01/36	\$ 1,675,000.00	\$ -	\$ 28,377.50	\$ 183,786.25
05/01/37	\$ 1,675,000.00	\$ 130,000.00	\$ 28,377.50	\$ -
11/01/37	\$ 1,545,000.00	\$ -	\$ 26,265.00	\$ 184,642.50
05/01/38	\$ 1,545,000.00	\$ 135,000.00	\$ 26,265.00	\$ -
11/01/38	\$ 1,410,000.00	\$ -	\$ 23,970.00	\$ 185,235.00
05/01/39	\$ 1,410,000.00	\$ 135,000.00	\$ 23,970.00	\$ -
11/01/39	\$ 1,275,000.00	\$ -	\$ 21,675.00	\$ 180,645.00
05/01/40	\$ 1,275,000.00	\$ 140,000.00	\$ 21,675.00	\$ -
11/01/40	\$ 1,135,000.00	\$ -	\$ 19,295.00	\$ 180,970.00
05/01/41	\$ 1,135,000.00	\$ 145,000.00	\$ 19,295.00	\$ -
11/01/41	\$ 990,000.00	\$ -	\$ 16,830.00	\$ 181,125.00
05/01/42	\$ 990,000.00	\$ 150,000.00	\$ 16,830.00	\$ -
11/01/42	\$ 840,000.00	\$ -	\$ 14,280.00	\$ 181,110.00
05/01/43	\$ 840,000.00	\$ 155,000.00	\$ 14,280.00	\$ -
11/01/43	\$ 685,000.00	\$ -	\$ 11,645.00	\$ 180,925.00
05/01/44	\$ 685,000.00	\$ 160,000.00	\$ 11,645.00	\$ -
11/01/44	\$ 525,000.00	\$ -	\$ 8,925.00	\$ 180,570.00
05/01/45	\$ 525,000.00	\$ 170,000.00	\$ 8,925.00	\$ -
11/01/45	\$ 355,000.00	\$ -	\$ 6,035.00	\$ 184,960.00
05/01/46	\$ 355,000.00	\$ 175,000.00	\$ 6,035.00	\$ -
11/01/46	\$ 180,000.00	\$ -	\$ 3,060.00	\$ 184,095.00
05/01/47	\$ 180,000.00	\$ 180,000.00	\$ 3,060.00	\$ 183,060.00
	\$ 3,275,000.00	\$ 1,662,796.25	\$ 4,937,796.25	

Turtle Run
Community Development District
Series 2017-2 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/21	\$ 3,840,000.00	\$ 75,000.00	\$ 92,575.00	\$ -
11/01/21	\$ 3,765,000.00	\$ -	\$ 91,075.00	\$ 258,650.00
05/01/22	\$ 3,765,000.00	\$ 75,000.00	\$ 91,075.00	\$ -
11/01/22	\$ 3,690,000.00	\$ -	\$ 89,575.00	\$ 255,650.00
05/01/23	\$ 3,690,000.00	\$ 80,000.00	\$ 89,575.00	\$ -
11/01/23	\$ 3,610,000.00	\$ -	\$ 87,975.00	\$ 257,550.00
05/01/24	\$ 3,610,000.00	\$ 85,000.00	\$ 87,975.00	\$ -
11/01/24	\$ 3,525,000.00	\$ -	\$ 86,275.00	\$ 259,250.00
05/01/25	\$ 3,525,000.00	\$ 85,000.00	\$ 86,275.00	\$ -
11/01/25	\$ 3,440,000.00	\$ -	\$ 84,575.00	\$ 255,850.00
05/01/26	\$ 3,440,000.00	\$ 90,000.00	\$ 84,575.00	\$ -
11/01/26	\$ 3,350,000.00	\$ -	\$ 82,775.00	\$ 257,350.00
05/01/27	\$ 3,350,000.00	\$ 95,000.00	\$ 82,775.00	\$ -
11/01/27	\$ 3,255,000.00	\$ -	\$ 80,875.00	\$ 258,650.00
05/01/28	\$ 3,255,000.00	\$ 100,000.00	\$ 80,875.00	\$ -
11/01/28	\$ 3,155,000.00	\$ -	\$ 78,875.00	\$ 259,750.00
05/01/29	\$ 3,155,000.00	\$ 100,000.00	\$ 78,875.00	\$ -
11/01/29	\$ 3,055,000.00	\$ -	\$ 76,375.00	\$ 255,250.00
05/01/30	\$ 3,055,000.00	\$ 105,000.00	\$ 76,375.00	\$ -
11/01/30	\$ 2,950,000.00	\$ -	\$ 73,750.00	\$ 255,125.00
05/01/31	\$ 2,950,000.00	\$ 115,000.00	\$ 73,750.00	\$ -
11/01/31	\$ 2,835,000.00	\$ -	\$ 70,875.00	\$ 259,625.00
05/01/32	\$ 2,835,000.00	\$ 120,000.00	\$ 70,875.00	\$ -
11/01/32	\$ 2,715,000.00	\$ -	\$ 67,875.00	\$ 258,750.00
05/01/33	\$ 2,715,000.00	\$ 125,000.00	\$ 67,875.00	\$ -
11/01/33	\$ 2,590,000.00	\$ -	\$ 64,750.00	\$ 257,625.00
05/01/34	\$ 2,590,000.00	\$ 130,000.00	\$ 64,750.00	\$ -
11/01/34	\$ 2,460,000.00	\$ -	\$ 61,500.00	\$ 256,250.00
05/01/35	\$ 2,460,000.00	\$ 140,000.00	\$ 61,500.00	\$ -
11/01/35	\$ 2,320,000.00	\$ -	\$ 58,000.00	\$ 259,500.00
05/01/36	\$ 2,320,000.00	\$ 145,000.00	\$ 58,000.00	\$ -
11/01/36	\$ 2,175,000.00	\$ -	\$ 54,375.00	\$ 257,375.00
05/01/37	\$ 2,175,000.00	\$ 155,000.00	\$ 54,375.00	\$ -
11/01/37	\$ 2,020,000.00	\$ -	\$ 50,500.00	\$ 259,875.00
05/01/38	\$ 2,020,000.00	\$ 160,000.00	\$ 50,500.00	\$ -
11/01/38	\$ 1,860,000.00	\$ -	\$ 46,500.00	\$ 257,000.00
05/01/39	\$ 1,860,000.00	\$ 170,000.00	\$ 46,500.00	\$ -
11/01/39	\$ 1,690,000.00	\$ -	\$ 42,250.00	\$ 258,750.00
05/01/40	\$ 1,690,000.00	\$ 175,000.00	\$ 42,250.00	\$ -
11/01/40	\$ 1,515,000.00	\$ -	\$ 37,875.00	\$ 255,125.00
05/01/41	\$ 1,515,000.00	\$ 185,000.00	\$ 37,875.00	\$ -
11/01/41	\$ 1,330,000.00	\$ -	\$ 33,250.00	\$ 256,125.00
05/01/42	\$ 1,330,000.00	\$ 195,000.00	\$ 33,250.00	\$ -
11/01/42	\$ 1,135,000.00	\$ -	\$ 28,375.00	\$ 256,625.00
05/01/43	\$ 1,135,000.00	\$ 205,000.00	\$ 28,375.00	\$ -
11/01/43	\$ 930,000.00	\$ -	\$ 23,250.00	\$ 256,625.00
05/01/44	\$ 930,000.00	\$ 215,000.00	\$ 23,250.00	\$ -
11/01/44	\$ 715,000.00	\$ -	\$ 17,875.00	\$ 256,125.00
05/01/45	\$ 715,000.00	\$ 225,000.00	\$ 17,875.00	\$ -
11/01/45	\$ 490,000.00	\$ -	\$ 12,250.00	\$ 255,125.00
05/01/46	\$ 490,000.00	\$ 240,000.00	\$ 12,250.00	\$ -
11/01/46	\$ 250,000.00	\$ -	\$ 6,250.00	\$ 258,500.00
05/01/47	\$ 250,000.00	\$ 250,000.00	\$ 6,250.00	\$ 256,250.00
	\$ 3,840,000.00	\$ 3,108,325.00	\$ 6,948,325.00	

Turtle Run

Community Development District

Capital Projects Funds

Description	Adopted Budget FY 2021	Actual Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Adopted Budget FY 2022
Revenues					
Interest Income	\$500	\$534	\$167	\$701	\$500
Carry Forward Surplus	\$623,139	\$610,326	\$0	\$610,326	\$167
TOTAL REVENUES	\$623,639	\$610,860	\$167	\$611,027	\$667
Expenditures					
Capital Outlay - Repairs and Replacements	\$0	\$511,928	\$173,067	\$684,995	\$0
TOTAL EXPENDITURES	\$0	\$511,928	\$173,067	\$684,995	\$0
Other Financing Sources/(Uses)					
Capital Projects Transfer In	\$74,135	\$74,135	\$0	\$74,135	\$100,000
TOTAL OTHER FINANCING SOURCES/(USES)	\$74,135	\$74,135	\$0	\$74,135	\$100,000
EXCESS REVENUES	\$697,774	\$173,067	(\$172,900)	\$167	\$100,667