



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

November 24, 2025



Turtle Run

Community Development District

Revised Meeting Agenda

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

Monday
November 24, 2025
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. Presentation of:
 - A. Exploratory Report and Change Order with Landshore Enterprises, LLC for the Avana Apartments Lank Bank Repair – **Page 4**
6. Approval of the Minutes for the October 27, 2025 Meeting – **Page 18**
7. Approval of the Agreement with the Broward County Supervisor of Elections Office for the 2026 Elections – **Page 32**
8. Ratification of Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments – **Page 45**
9. Discussion of:
 - A. Amendment to Management Agreement
 - B. December 15, 2025 Meeting
 - C. Website Services Draft
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager – Annual Maintenance Plan – **Page 58**
 - D. Manager – Progress Report – **Page 60**
11. Financial Reports
 - A. Approval of Check Register – **Page 62**
 - B. Acceptance of Unaudited Financials – **Page 67**

12. Public Comments
13. Supervisors Requests
14. Adjournment

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



Landshore Enterprises, LLC

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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

5385 N. Nob Hill Road, Sunrise, FL 33351

Landshore® Project No. 2025-156 Engineering Evaluation of the Existing Drainage Pipe



Submitted to: Patrick Burgess, pburgess@gmssf.com
Jonathan Geiger, Jonathan.geiger@kci.com

Submitted on: November 18, 2025



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Introduction – Landshore Enterprises, LLC:

Landshore Enterprises, LLC (“Landshore®”, “we”, “us”, “our”), with offices in Fort Lauderdale, Florida, and headquartered in Venice, Florida, is a turnkey national design-build environmental company specializing in shoreline erosion control, soil stabilization, and restoration challenges. Landshore® uses non-structural and structural, bioengineering, and bio-technical methods to fulfill the demands of our clients.

Established over two decades ago, we have provided our services of excellence to golf courses, homeowner associations (managed properties), private residences, and governments in more than 10 states.

Landshore® is very conscientious about completing projects that reflect professionalism to the highest degree. We take a great deal of pride in each contracted service, no matter how large or small the project is. Our engineering expertise ensures that we will provide you with the best possible solution at the best possible price based on thorough research, investigation, and data interpretation from the job site.

Our talented group of employees research and investigate public records on the subject site, conduct surveys, perform various tests such as measuring soil density, and analyze results. From all the compiled information and subsequent analysis, we gain an understanding of the historical and current nature of the erosion changes concerning water levels, the amount of erosion loss over time, the slope of the eroded shoreline, and the stability of the surrounding soil.

We have the expertise, resources, technology, and collaborative insight to create designs and solutions that far exceed our client’s expectations. Due to our extensive experience in resolving various erosion problems around the nation, Landshore® is proud to guarantee complete satisfaction on ALL projects.





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Executive Summary:

On October 6, 2025, Landshore Enterprises LLC mobilized to the Turtle Run Community Development District to conduct an inspection of the catch basin and its corresponding outlet pipe.

The inspection documented the current condition of the stormwater system in the area, with a focus on the catch basin and the outfall pipe. Initial findings suggest the potential for an obstruction or a partial pipe collapse. As part of the assessment, engineering staff performed dye testing to verify the pipe's discharge point and to confirm whether the pipe terminates approximately 160 feet northeast of the catch basin, at an estimated depth of three to four feet below ground surface, as indicated in the plans.

Evidence of shoreline material loss was also observed. This report consolidates field observations, annotated photographs, a typical section for reconnaissance purposes, and concept-level recommendations. These findings are intended to guide the next phase of work, which includes survey.

Objective:

Conduct an exploratory assessment that included reviewing available as-built and record drawings, performing a field investigation to verify the outfall pipe location and complete a bathymetric survey with muck probing to document lake depths, contours, sediment conditions, and potential obstructions, evaluating outlet pipe elevations and flow conditions, and preparing an engineering report summarizing all findings.

Activities:

As part of our engagement, the following activities were completed:

- ✓ General preparation and mobilization
- ✓ Field investigation (pipe location and bathymetric survey)
- ✓ Pipe evaluation (elevations and flow)
- ✓ Data analysis
- ✓ Reporting (photographs, cross-sections, recommendations, and probable construction cost).



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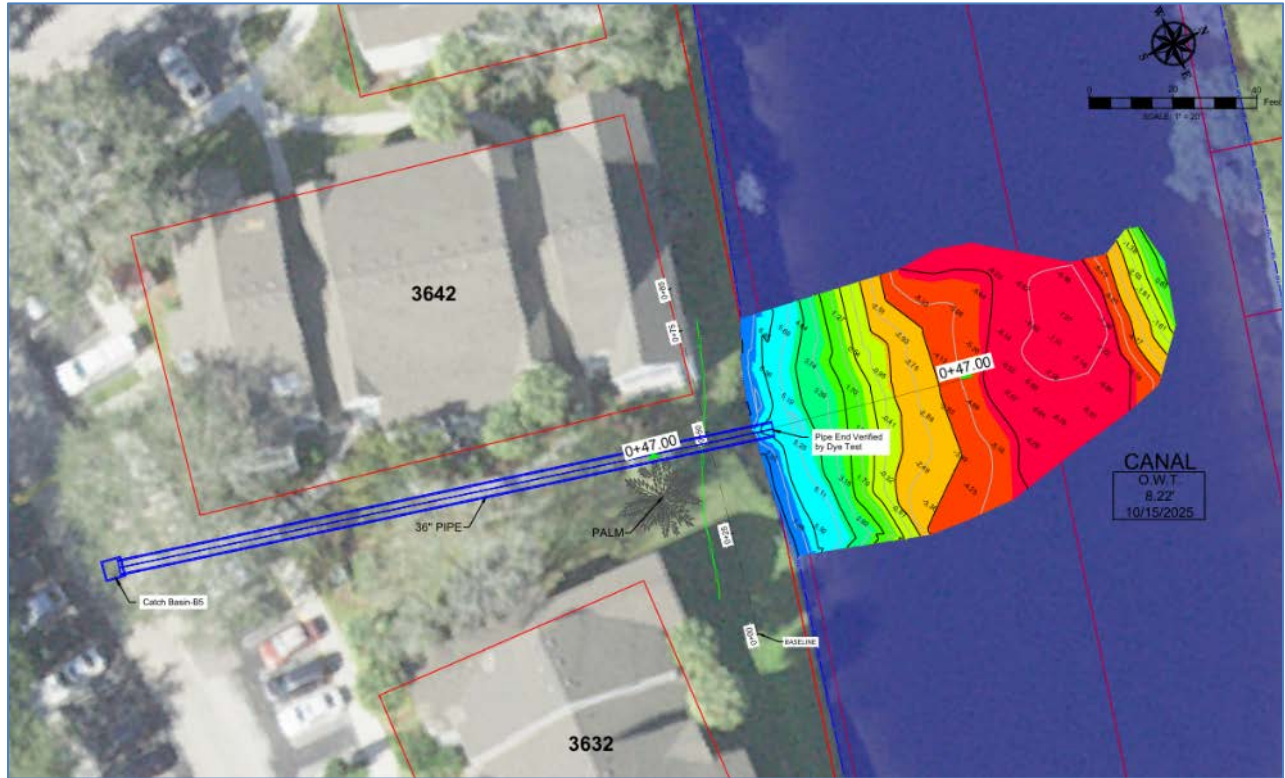


Figure 1: Georeferenced aerial plan – area and shoreline inspection limits & cross-station.



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Record Drawings:

Our engineers reviewed recorded plans dating back to 1987 that detailed the original stormwater system design and grades referenced to the National Geodetic Vertical Datum of 1929 (NGVD 29). Based on the NGS Coordinate Conversion and Transformation Tool (NCAT), converting these elevations to the North American Vertical Datum of 1988 (NAVD 88) requires subtracting 1.558 feet.

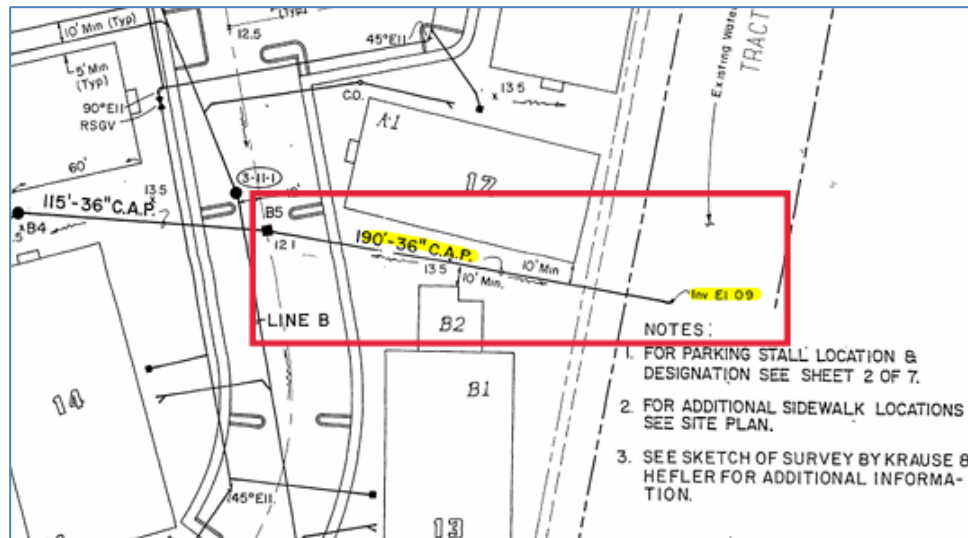


Figure 2: Top view stormwater system.

PROPOSED STRUCTURES				
STRUCT NO	STRUCT TYPE	GRATE ELEV	PIPE INVERT ELEV	COMMENTS
A1	ICS	12.1	8.0 N	
A2	ICS	11.0	7.70S, 5.5 N	
A3	ICS	12.1	5.0S, 2.0 N	PRB SPECIAL
B1	ICS	12.1	8.6 W	
B2	IDS-4'Ø	13.0	8.5 E, 8.0 N	
B3	IDS-4'Ø	11.0	7.5 S, 6.5 N	
B4	MH-4'Ø	13.2	6.3 S, 2.0 N	
B5	IDS-5'Ø	12.1	1.4 S & N	W/120° - 60" BAFFLE

PROPOSED STRUCTURES				
STRUCT NO	STRUCT TYPE	GRATE ELEV	PIPE INVERT ELEV	COMMENTS
C1	ICS	12.1	8.1	
C2	ICS	12.1	7.9	
C3	IDS-4'Ø	12.1	7.7	
C4	ICS	12.1	6.5	
C5	IDS-4'Ø	12.1	6.4	
C6	MH-5'Ø	12.97	7.3N, 6.0E, 2.0W	PRB SPECIAL

Figure 3: Proposed structures information.



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Existing Conditions:

Catch Basin-B5:



Photo N1 — Catch basin- denoted B5 according to original plans.

Visual Assessment

- The catch basin identified as B5 on the original plans was observed to have an elevated water level, measuring nearly 1.5 feet below the grate top elevation, which is notably higher than the adjacent lake water level.
- This condition likely indicates sediment buildup, an obstruction, or a potential collapse within the connecting pipe.

Contextual Relevance

- It is recommended to confirm whether the catch basin sump or connecting pipe requires cleaning, or if sediment removal is necessary.
- Following any cleaning activities, the pipe's elevation and overall condition should be verified.



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Shoreline:



Photo N2 — Shoreline conditions.

Visual Assessment

- The shoreline exhibited uneven slopes and signs of underwater erosion, likely attributable to the original excavation and earthwork, and potentially exacerbated by a leaking stormwater pipe.
- No pipes, headwalls, or other structures were visible at the water's edge or below the waterline.

Contextual Relevance

- It was necessary to determine whether the stormwater pipe was buried under soil, improperly installed, or collapsed; the area was probed to preliminarily locate the pipe and estimate its depth.
- Findings suggest that sediment at the base of the pipe was washed away, causing adjacent material to collapse and cover the pipe.



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Dye test:



Photo N3— Water pump set-up.



Photo N4— Suction Pipeline.



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Photo N5— Leaking dye observation.



Photo N6— Prove pipe location.



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Visual Assessment

- During the dye test, we did not locate the outfall at the position shown on the plans. Instead, a slow release of dye was detected near the shoreline.

Contextual Relevance

- After approximately 20 minutes of pumping water into the upland catch basin and introducing dye, a slow leak appeared about 3 feet below the water surface, suggesting a tentative location for the outlet pipe.
- This observation indicates partial flow continuity but also suggests that the pipe may be obstructed or collapsed.
- Staff probed the canal bottom near the dye release point and encountered a solid structure resembling the top of an existing pipe at a depth of 3–4 feet, potentially confirming the pipe's alignment or a buried segment. During probing, the dye release rate increased.
- Additional probing farther into the lake, along a perpendicular alignment to the shoreline, did not reveal further evidence of the pipe.

Interpretation & Relevance

- The dye test confirms a hydraulic connection, but the slow emergence indicates heavy sediment obstruction. This blockage is likely forcing the dye to escape at a point closer to the shoreline instead of the original outfall location.
- The findings also suggest potential pipe damage or structural issues, such as misalignment, partial collapse, or internal restriction, that are limiting flow through the intended path.
- Field probing supports the likelihood of a buried outfall or a shifted/disconnected pipe section, consistent with the observed dye behavior.



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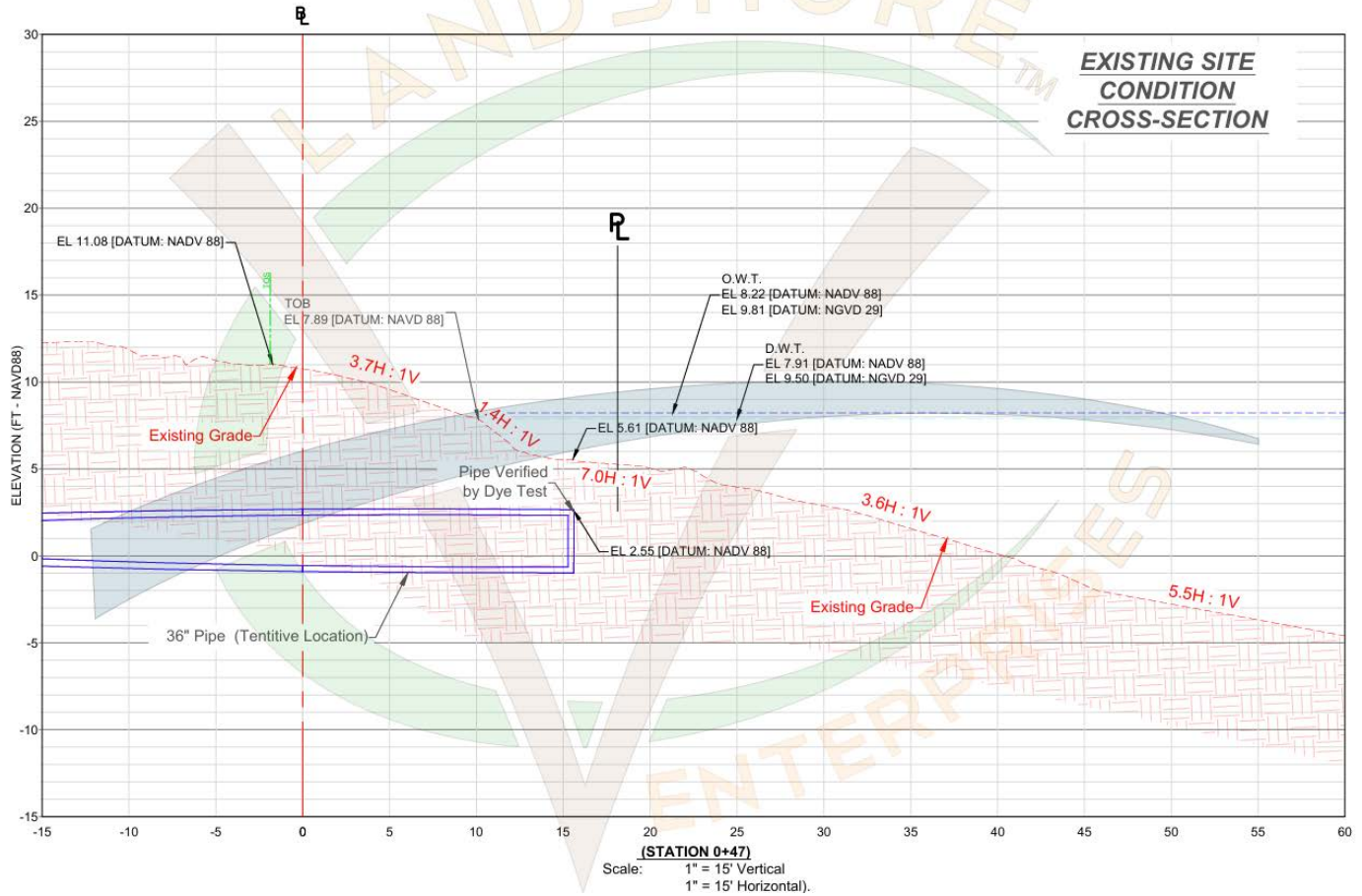


Figure 4: Existing site condition cross-section.



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Recommendations

1. Excavation & Exposure

- Carefully excavate around the suspected pipe location (approx. 3–4 ft depth) to expose the pipe crown.
- Confirm pipe material, diameter, alignment, and structural condition.
- Verify downstream connectivity to determine whether the pipe continues further or terminates near the dye emergence point.

2. Condition Assessment

- Conduct a CCTV inspection if the pipe is accessible.
- Document pipe slope, joint conditions, and any indicators of collapse, separation, or root intrusion.

3. Remediation Planning

- If collapse, misalignment, or blockage is confirmed, develop a remediation plan that may include sediment removal, sectional replacement, realignment, and reconnection of pipe segments.

4. Additional Cleaning

- Clean the catch basin or sump thoroughly, removing all visible sediment, debris, and obstructions.

5. Post-Cleaning Verification

- Monitor water level reduction in the basin to evaluate restored drainage performance.
- Run water through the basin and confirm flow at the outlet or downstream discharge point.
- Document the condition of the exposed and inspected pipe, identifying any remaining restrictions or structural concerns.
- Use CCTV to verify full pipe connectivity and confirm that no additional defects or blockages remain.

Probable cost - Excavation and Pipe Exposure Plan

Landshore® proposes to perform the excavation and exposure of the affected pipe at a daily rate of **\$4,200.00**. The anticipated duration for this effort is **up to three to four days**.

The scope of work includes dredging and removing the accumulated material in front of the pipe to restore access and flow. Once excavated, the material will be transported to a designated temporary storage area or repurposed for shoreline reinforcement in other locations, as appropriate.



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Summary:

Landshore® is dedicated to conducting thorough analyses of each project to provide the most effective design solutions for erosion and drainage challenges. We advise The Turtle Run Community Development District to consider our company for all future development and erosion repair projects.

Landshore® is a comprehensive design-build environmental company specializing in non-structural, structural, bioengineering, and bio-technical methods for swale restoration, erosion control, and coastal protection. Our team of experienced professionals provides innovative solutions through advanced engineering design, materials science research, and cutting-edge construction technologies.

For further information or any additional questions, please contact us at (954) 327-3300 or via email at info@landshore.com

We look forward to continuing our business relationship with you.

Inspected and prepared by:

A. Jose Pereira
Project Engineer
Qualified Stormwater Management Inspector, Number 58930

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Qualified Stormwater Management Inspector, Number 37843

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, October 27, 2025, at 6:00 p.m. at the Coral Bay Recreation Center, 3101 South Bay Drive, Margate, Florida.

Present and constituting a quorum:

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

Also present were:

Patrick Burgess	District Manager
Scott Cochran	District Counsel
Jonathan Geiger	District Engineer
Jason Gitel	Governmental Management Services
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: Does anybody have any good news?

Mr. Carney: We got some well needed rain I would say that is good news.

Mr. Winfree: A little more than we expected but still good. Ken? Ginny?

Ms. Tropea: I got nothing.

Mr. Shipe: The city is getting the park put together. The tennis and pickle ball courts are open and ready for people to go in and start playing. That is all coming together.

Mr. Winfree: Anybody down that row anything? Alright.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the September 29, 2025 Meeting

Mr. Winfree: The first item here is the approval of the minutes for the September 29, 2025 meeting. Does anybody have any issues or discussions or updates? If not can I get a motion to approve?

On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, the Minutes of the September 29, 2025, Meeting were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Winfree: Staff reports.

Mr. Cochran: I don't have anything. I worked on a bunch of agreements that came out of last meeting and got those wrapped up. Obviously we are doing the shade session for segment 2 of this meeting but nothing specific to report.

Mr. Winfree: You are going to give us a little bit about the revised memorandum.

Mr. Cochran: Yes when that comes up.

B. Engineer

Mr. Geiger: Just a quick update with the work that we are doing over by the Avana Apartments. As the Board remembers we did approve the engineering survey work with Landshore for them to get out there. Patrick got an update from them earlier today. As of now they have taken the survey measurements, I guess they tried to chase that pipe down the embankment based on where it is in the road. They said they broke for what I want to say 12 feet and still couldn't find the pipe. They want to go in with some tracer dye, friendly water-safe tracer dye to see where they can get something to come out in the lake to see where it is. They are having a hard time. They said it is a very hard rock surface. They really think based on the design and the as-built where the pipe should be. They have no documented evidence where the outfall is right now. Going down 12 feet was quite a bit for them.

Mr. Winfree: Was the 12 feet was that just trying to push something through.

Mr. Geiger: Probing. So per their scope of services they still have to basically find his pipe, value how much muck is going to have to be dug out and everything. As of now they are not proposing any additional work just to continue with the contract as is and I guess provide us with more findings when they can get back out there. They have been in the water. Outside of that Patrick you didn't get any other update outside of the email.

Mr. Burgess: That was all.

Mr. Geiger: They still have some work ahead of them. Hopefully by next meeting we will have a definite answer what is going on with that pipe.

Mr. Winfree: Is there such a thing when you get Rotor Router out or the city out they put that little camera in and run it down do they have anything like that where they can trace ahead down and see where it is moving to?

Mr. Geiger: If they are only working from our easement there is going to be no way because they don't have an opening. We can't go work out in the parking lot.

Mr. Winfree: We cannot?

Mr. Geiger: As far as I am aware of it is not our property. That is what we have been told.

Mr. Cochran: Yes, unless we get permission.

Mr. Geiger: We can ask. Patrick did they trace anything back to the catch basin?

Mr. Burgess: I am not sure.

Mr. Geiger: We can ask. We have had a company offer that, but the pipe is pretty full from the initial inspection we got. If it was full it would be too full for them to ascertain anything on the cameras, but it is another option. We can explore it as well. I have seen companies that have small cameras that get in there and everything.

Mr. Winfree: I like the dye idea too.

Mr. Geiger: If they can do something they can at least know where to probe on the lakeside. From what I understand there hasn't been a backup of drainage there. I don't think the apartment complex has ever complained about anything. It is tough to say what is going on.

Mr. Winfree: Years ago there used to be some backups there. I don't know about that area. My sister lived there and I know there was backups further on the other end.

Mr. Shipe: There is no backups where the work was done because my daughter looks out from her apartment and there is no backups in the parking lot.

Mr. Winfree: That is what I am hearing.

Mr. Geiger: That is what you would expect if this pipe going anywhere. It has to be going somewhere if the water is getting out whether it is just infiltrating into the ground. Hopefully they find it and get this whole thing solved and continue with the work that was originally started.

Mr. Shipe: If we go through the amount that we have already contracted with them and pay them and they don't find the pipe, the cause of the damage on the bank was not the outflow of the water from the pipe if we fix the bank why would we spend more money to find the pipe, or wouldn't that be the apartments' problem?

Mr. Geiger: The outfalls are the CDD's responsibility. We collect assessments to maintain the outfalls and the lank banks and everything. We are responsible for that. That is why I going through the efforts. I am slowly getting all this listed and stuff together with operating permits so we can gently remind them that the functioning of their system needs to be maintained is crucial to our system functioning.

Mr. Winfree: And it is not just there we have several spots like that. Walmart is one of them. Right next to where Lowe's is one of them. The drains are completely clogged. It is not the outfalls, it is the drains that are filled with muck all the way up to the top. What happens is it floods and goes over them and runs down into the drains.

Mr. Geiger: It does get into our system unfortunately when it is not maintained properly.

Mr. Winfree: The one in front of Lowe's and Walmart really need come TLC because they are starting to back up into our system.

Mr. Geiger: But as far as the stuff over by Avana that is kind of where we are at now. It has been slow moving because we have to get the proposal approved last month. Landshore is out there now providing updates so we will keep updated with that. Hopefully by next month they will find this pipe.

Mr. Winfree: Once you get that paper together I want to sit down with South Florida Water, who owns what and who is responsible and make sure we go after the responsible party to get this cleaned up.

Mr. Geiger: That is basically the other update I have. When I have some free time I have been putting this list together to work with Barry and Patrick on these other owners and operating entities and see what we can do as far as facilitating getting everybody in compliance with what they need to be doing.

Mr. Winfree: Any ETA on completing that?

Mr. Geiger: There is a lot to pull through. Their website doesn't always work every day. The old website was easier to use. This new one is the same website that EDEP uses as well which notoriously goes down. It just depends on the day. There is some information that is still missing on there as well. There is 72 out pages under the one permit.

Mr. Winfree: That is what confuses me. I don't believe there is 72 entities within the District.

Mr. Geiger: Any time there is a modification no matter how small if it effects our master permit it becomes a separate application. Some of the void and don't apply anymore but I still have to check. Sometimes there is some digging to figure out what area of the permit it is talking about. There is not always a set of plans. Sometimes I have to dig through the narrative.

Mr. Winfree: Alright that is it?

Mr. Geiger: That's it.

Mr. Winfree: Let's see if we can figure out some timing for this. I would really like to get South Florida Water meeting in place.

C. Field Manager – Annual Maintenance Plan

Mr. Winfree: I don't see anybody on Zoom or here.

Mr. Burgess: Pat provided me everything. He is sick tonight so he can't make it. Twelve trees were removed on Lake Julia bank and replaced with 9 bald cypress and 3 crape grapes. The pressure cleaning should be wrapping up this week. The Turtle Run Boulevard pavers that are sanded each year that is done. The Christmas lights should all be installed by the weeks end. Some of your annual flowers will be installed, the red and white sun patients, by November 15th. Around that some time mulch should be installed as well. Those are the updates.

Mr. Winfree: For November we have a lot of things to do too. Any questions on that?

D. Manager

1) Progress Report

2) Final Approval of FY 2024 Report Performance Measures and Standards

3) Revised Memorandum and 2026 Special District/Community Development District Agreement

Mr. Winfree: Let's go down to the progress report.

Mr. Burgess: Number one we have that speed limit signpost that was knocked down in the Estates. We sent everything to Lightworks to get pricing and getting that pole ordered. I am still working on getting the crash report so we can try and go through the insurance. We are going to add Turtle Run Boulevard flagpole lights to the list as well. I missed that, I apologize. Those lights are on backorder, so we are just waiting on those. As soon as we get them we will get everything going. The Turtle Run Boulevard inner-connecting pipe cleaning by Raptor Vac will be added as well. That will be scheduled for November 18th. They had some rain that delayed their work down south where they are typically at. It pushed us back a little. The bathroom renovation donation the city did receive the check. I guess while we are on that topic the city did invite the Board to do the ribbon cutting ceremony on November 5th at 5:00 pm. I wanted to know if you guys would be able to make it. I asked District counsel if that was ok.

Mr. Winfree: Can all of us be there at the same time?

Mr. Cochran: You can attend you just can't discuss any District business. You can enjoy the moment, but you can't talk about potential future projects with the city or anything like that. You would have to be very careful not to discuss any District related business. If you just go to be part of the ceremony that is not a problem you just can't discuss business.

Mr. Winfree: I will not be able to attend. I will out of town.

Mr. Carney: I will be there.

Mr. Winfree: Anybody else plan on going?

Mr. Murray: I might be able to make it.

Mr. Winfree: Alright so we will have some representation there.

Mr. Burgess: Alright. I will let them know and I will send out an email with additional information.

Mr. Winfree: And that check was cashed?

Mr. Burgess: Yes they did receive it.

Mr. Winfree: Don't know if it went to the right department this time but it has been cashed.

Mr. Burgess: The No Trespass signs for the lakes I spoke to Lightworks today there is about four more weeks still for those poles. We will get those installed. Industrial Divers sent us pictures of the boring damage that was done on Sample Road, and I sent the pictures to Comcast to try and determine if it is theirs. I don't know who else it would be.

Mr. Winfree: They are not like AT&T that has their name on the conduit?

Mr. Burgess: No there wasn't any name on it, but they sent me a lot of pictures, Industrial Divers did, and I sent it to them. I am just waiting to hear back from them.

Mr. Winfree: There was nobody else that had a permit to do work in that area, correct?

Mr. Burgess: I reached out to everyone that did the 811-call report and no one besides Comcast was in that area. We will see what the update is from Comcast when I get a response from them. No updates for 5 & 6. The lights poles just take a few months to get manufactured. Hopefully it will be a lot faster than prior years. Apparently they are coming from a different factory I was told. It could be quicker. As soon as we get a ship date we will let you guys know. I don't have anything else that we haven't discussed.

Mr. Carney: I sent out a few questions to Lou Goldstein and the pickleball courts and tennis courts are completed. Weekdays 5:00 p.m. to dusk. Weekends 8:00 a.m. to dusk. So weekends it is open all day. I am sure when the summer comes upon us it might be open a few more hours a day. I asked for any updates on the restroom. They issued a PO to the contractor. They are scheduled for a December start and a January finish. Justin would like to meet me out there so I can give him ideas of what we are looking for. The new pavilion is almost ready. There is ten-week lien time in order to get it done. Once that is completed they will remove the basketball court and then the relocation will

take place next year. Exercise equipment for the social area has been ordered and delivered. I guess they are looking to assemble it. That is pretty much it for the park.

Mr. Winfree: Any questions?

Mr. Burgess: Just really quick. The Wiles Road and Creekside Drive pedestrian signpost we are just waiting on HorsePower to schedule an install. I followed up with them today. We were supposed to be waiting for the sign material to come in. They came in two weeks early. We are just working on a time to install that. That will be one less item on the list. That is all.

Mr. Winfree: They have permitting already?

Mr. Burgess: No, there is no permit.

Mr. Winfree: Ok. Still under the manager there is a final approval of the report for measures this year. Last year I guess it would be. Has everybody seen that or agree with it? Any concerns that we didn't complete everything that we were supposed to do for the fiscal year? I reviewed it and it looked fine to me. I agreed with all the evaluations. Anything else on that?

Mr. Burgess: We just need a motion to approve it.

Mr. Winfree: Can we get a motion to approve it?

On MOTION by Mr. Murray seconded by Ms. Tropea with all in favor, the Fiscal Year 2024 Performance Measures and Standards Report was approved.

Mr. Winfree: Revised memorandum, quite honestly it confused the heck out of me. I had to read it multiple times. I finally figured out the dollar value, but I have never heard of this before. Is this something new?

Mr. Cochran: Yes. This is something new. The Broward County Supervisor of Elections sent this out to all of the Districts in Broward County. They are requiring the Districts to enter into this election agreement with the Supervisor of Elections. It is a long agreement. It outlines obligations and rights of various parties but at the end of the day it is not very applicable to Districts. I will say that our office has conferred with the Supervisor of Elections office and their attorneys on the form of this agreement. A form of this agreement is something that has been worked out and approved with our office

but as far as the practical effect of it, it is very little because really the only elections that the District uses the Supervisor of Elections for are general elections voting for candidates electing candidates to the Board of Supervisors. For that there is no charge for that type of election. The only types of elections where there are going to be charges are when they are on off years not general elections.

Mr. Winfree: What they call special elections?

Mr. Cochran: The District will not have those and then the other ones would be for like a referendum or a single question type thing that you see sometimes in general elections. Districts don't do those types of elections either. The two that are potential charges are not elections that the District would have. Really it is just a formality of entering into this agreement. They are not going to charge us for doing our normal elections which are the only type that we do. That is pretty much it. All of the Districts got it and was like what is this? They are just requiring it. They are requiring it not only of Districts but of other local government bodies as well that contract with them.

Mr. Winfree: Like I said I had to read it three times just to figure out the numbers and what they really meant. I thought for sure we were going to get charged. So you are comfortable that we won't have anything, and we should just go ahead and approve the agreement.

Mr. Cochran: Yes. They are requiring us to do it. If they did not require it we would say probably it would be unnecessary but since they are requiring it we worked out the form of the agreement with them, so we are comfortable with the form of the agreement.

Mr. Winfree: As long as stay within the general elections that we have.

Mr. Cochran: Yes.

Mr. Carney: So are we voting on this?

Mr. Winfree: Anymore questions before we ask for a motion on this.

Mr. Cochran: There are a couple of blanks that we can fill in when we are signing it just as far as notice provisions, addresses and a place for District counsel to sign.

Mr. Carney: Can you set the language for the motion?

Mr. Cochran: It would be a motion to approve the election agreement with the Supervisor of Elections and authorize execution of it.

On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, a motion to approve the Election Agreement with the Supervisor of Elections for Broward County and authorize the execution of the agreement was approved.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Mr. Winfree: The next thing on the agenda is the approval of the check register.

Does anybody have any questions, concerns or anything? It looked fine to me.

Mr. Carney: It looks good.

Mr. Winfree: The only thing I was looking for was the city cashing their check and it was there, so I was happy. 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.

Mr. Winfree: We don't need a motion, but did anybody see anything in the unaudited financials? I didn't see anything.

Mr. Carney: Looks good.

EIGHTH ORDER OF BUSINESS Public Comments

Mr. Winfree: Ok we have come to public comments. We will start at the front row. We have a couple of new faces that I haven't seen.

Mr. Williams: We are new to the neighborhood, Jeff and Adrienna Williams. We live on 67th Avenue. Educators.

Mr. Carney: Thanks for coming.

Mr. Winfree: Any comments or anything?

Mr. Williams: We want a neighborhood that cares. We are looking forward to it, and we would like to be involved.

Mr. Winfree: Welcome. We will move to the back row. Chris do you have anything?

Mr. Kapish: At the last meeting you guys discussed the Christmas lights and I guess you approved those. I think it was about \$8,000. The road and one of the things that Skip brought up was a road that goes in front of the park to Wiles Road how bad it is. That road I think our engineer here, do you still have the plans for those right?

Mr. Geiger: Yes.

Mr. Kapish: I don't know how much money we spent so the answer to the question is that all the roads in Turtle Run were done and done by me years ago, the design, all the streetlights, all the roundabout everything that is in the roads was done by me. That road was one of the last roads to be done. The District at the time ran out of money and didn't have any money. But if we reallocate the \$100,000 that we spent on Christmas lights even for one year, you could probably have that road done and you could work with the city to get these roads done. Some are even now in disrepair. In order to get these things fixed the District should be proactive take on those problems and solve them because we are never going to get solved by the city alone. As part of the District that is why I am paying \$3,000 a year to the District and the city taxes are \$500. I am paying all this money to the District, and the District isn't really doing anything except maintaining it. Not even maintaining they are just kind of having meetings and discussing signs and stuff like that nothing progressive. Back at that time I joined the District with the developer. We were doing a little more work than what you guys are doing. We only had four meetings a year. We had them quarterly. Everybody here is concerned about saving money even though the District is supposed to be spending money and improving the life of the people in Turtle Run. That is why we pay a special tax. That is what they are supposed to be doing. I think you guys should take a little bit more initiative and do that. Also the District is supposed to be their number one concern is with water and the lakes. I know that Skip here thinks that Christmas lights is what people want. That is really not what people want. What people want is a functioning infrastructure. That is what you are responsible for. I know that all these people on the Board haven't been on the Board long enough. They weren't on the Board 20 years ago. They really don't have much of a history of what the District is actually supposed to be doing. You only know what Skip Carney has told you. Skip Carney has an agenda. Then he has made it your agenda.

Everything you vote for is 100% nobody discusses anything to improve the District. My point is that passing the \$8,000 was allocated to doing the street.

Mr. Winfree: Thank you Chris. Anything else?

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Winfree: Supervisor comments?

Mr. Carney: Nothing, thank you.

Mr. Winfree: Ken do you have anything?

Mr. Murray: No.

Mr. Winfree: Ginny?

Ms. Tropea: No, I do not.

Mr. Shipe: Not today, thank you.

Mr. Winfree: I am good. Thank kind of brings us to the end of the first session.

Mr. Cochran: What you could do it recess the meeting until the court reporter and special counsel arrive.

Mr. Winfree: So I guess at this point we are on recess. The first session is complete for the Turtle Run CDD. We have another meeting coming up but that is a shade session where it is just the Board. Thank you.

Segment II: 7:00 p.m.

TENTH ORDER OF BUSINESS

Announce of Attorney-Client Session by District Counsel

Mr. Burgess: We will reconvene the Turtle Run Community Development District regular meeting on Monday, October 27, 2025. It is 7:00 p.m.

ELEVENTH ORDER OF BUSINESS

Attorney-Client Session Pursuant to Section 286.011 (8), Florida Statutes, discuss pending litigation in: TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT v. ANZCO, INC. AND THE TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA,

INC., which is litigation pending before the Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida, Case No. CACE-2023-019116

(Public Attendance and Participation is not Permitted – see Section 286.011(8). Florida Statute)

Mr. Cochran: I am going to make an announcement now. The Board of Supervisors hereby commences a pending litigation attorney client session to discuss the pending litigation, Turtle Run Community Development District, the Anzco, Inc. and The Tamara Peacock Company Architects of Florida, Inc. at al, case Number CACE-2023-019116, 17th Judicial Circuit, Broward County, Florida to which Turtle Run Community Development District is presently a party in which is now pending before the 17th Judicial Circuit Court in Broward County, Florida. The meeting will continue in private session at the Coral Bay Recreation Center, 3101 South Bay Drive, Margate, Florida 33063 to discuss settlement negotiation or strategy sessions related to litigation expenditures pursuant to Section 286.011 (8) Florida Statutes. It is estimated that the attorney client session will last 30 minutes. The persons attending the attorney client session of the Board of Supervisors are Chairperson Barry Winfree, Vice Chairperson Eugene Skip Carney, Assistant Secretary James Rob Shipe, Assistant Secretary Kenneth Murray, Assistant Secretary Virginia Ginny Tropea, District Counsel Scott Cochran, District Manager Patrick Burgess and Special Counsel Matthew Fornaro. The entire session will be recorded by a certified court reporter Abigail Hogarth of Universal Court Reporting who will also be present. The Board of Supervisors will resume the public meeting at this location following the pending litigation attorney client session.

TWELFTH ORDER OF BUSINESS

Announcement of Termination Attorney-Client Session by District Counsel

Mr. Cochran: We are now at 8:34 p.m. I hereby announce that the private pending litigation attorney client session regarding Turtle Run Community Development District, the Anzco, Inc. and The Tamara Peacock Company Architects of Florida, Inc. at al Case Number CACE-2023-019116 which Turtle Run Development District is presently a party

and which is now pending before the 17th Judicial Circuit in Broward County, Florida is terminated.

Mr. Burgess: Do we have a motion to adjourn?

THIRTEENTH ORDER OF BUSINESS Adjournment

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

Assistant Secretary/Secretary

Chairman/Vice Chairman

MEMORANDUM

To: District Manager

From: Joe Scott,
Broward County Supervisor of Elections 

Date: September 30, 2025

Subject: 2026 Special District/ Community Development District Election Agreement

This memorandum supersedes the Memorandum dated September 19, 2025, and includes corrections and clarifications regarding the applicable election fees and charges for Special District/Community Development District Elections (“District Elections”) in Broward County for the 2026 Election Cycle. Except as otherwise required by applicable law, the Broward County Supervisor of Elections conducts District Elections in conjunction with countywide or statewide elections typically in November of even numbered years. The applicable fees and charges for elections held **in conjunction with countywide or statewide elections** are as follows:

Candidates Only:

No charge

One or more ballot questions or referenda:

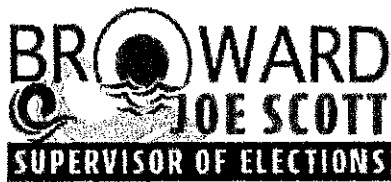
Base Fee: \$2.79 per registered voter

Surplus Fee: \$0.15 per registered voter for each additional ballot page beyond the first page

The district is responsible for 100% of the fees and costs for a stand-alone election, i.e., a special district election held when there are no other countywide or statewide elections. The dates for such special elections may be called by the Governor, and the costs and fees are substantially higher than the fees and charges referenced above.

An estimate of your applicable election fees and costs will be included in your election agreement with the Broward County Supervisor of Elections, which must be fully executed in advance of the applicable election. The actual election fee will be determined by the number of voters registered to vote in your district at book closing for the applicable election.

If you have any questions, please do not hesitate to contact Shameika Williams at Shameika.w@browardvotes.gov.



**ELECTION AGREEMENT FOR TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT
A BROWARD COUNTY SPECIAL DISTRICT OR COMMUNITY DEVELOPMENT DISTRICT**

This Election Agreement is between the Broward County Supervisor of Elections, a Broward County Constitutional Officer ("Supervisor"), and Turtle Run Community Development District, a special district as defined in Section 189.012, Florida Statutes, or a community development district as defined in Section 190.003(6), Florida Statutes ("District") (each a "Party" and collectively referred to as the "Parties").

RECITALS

A. Supervisor has certain duties, functions, and responsibilities provided in the Florida Election Code (Chapters 97 through 106, Florida Statutes), as amended from time to time. Among Supervisor's duties, functions, and responsibilities are the engagement, training, and assigning of Poll Workers (as hereinafter defined), in connection with federal, state, county, and certain municipal and district elections described in Florida Election Code.

B. Supervisor possesses the requisite legal authority, expertise, personnel, and equipment to assist District in selecting and training Poll Workers and conducting its election(s) in Broward County, Florida; and pursuant to Section 189.04(2)(a), as applicable, District desires to delegate to Supervisor the power, duty, and authority to conduct District's election(s) under the terms, conditions, and provisions of this Agreement.

C. Pursuant to Section 100.011(4), District is responsible for the costs associated with conducting its elections, or its proportionate share, including without limitation all "election costs" as defined in Section 97.021(15), Florida Statutes.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. DEFINITIONS

1.1. Applicable Law means all applicable federal, state, county, municipal, or other government entity laws, rules, regulations, codes, ordinances, advisory opinions, as amended from time to time, including without limitation, the provisions in Chapters 189 or 190 of the Florida Statutes, as applicable, on the conduct of District's elections; the Americans with Disabilities Act, 42 U.S.C. § 12101; and Section 504 of the Rehabilitation Act of 1973.

1.2. Broward County Supervisor of Elections or Supervisor means Joe Scott in his official capacity as the Broward County Supervisor of Elections or the then-current duly elected or appointed successor, as applicable.

1.3. Election Fees means all fees, costs, charges, and expenses associated with the District Elections and Supervisor's performance of the Election Services, including without limitation "election costs" as defined in Section 97.021(15), Florida Statutes, and amounts paid or due to Poll Workers.

1.4. Election Services means the duties, functions, obligations, and work required by Supervisor to conduct the District Elections and any additional services agreed to by the Parties and provided for in a written amendment to this Agreement.

1.5. District Election(s) means the District's elections within the scope of Article 2 of this Agreement or within the scope of any amendment to this Agreement.

1.6. Poll Worker(s) means trained and paid individuals who are active voters and provide various election related services at precincts or Polling Locations on election day or during early voting periods. Poll Workers include the positions and job descriptions listed and defined on Supervisor's website at BrowardVotes.gov.

1.7. Polling Location(s) means a building, including any portion thereof, designated by Supervisor where voters cast their ballots during an election, such as a school or a library.

1.8. Stand-Alone Election(s) means a District Election held when only District's candidates or questions are on the ballot, or when no other federal or state election is being held.

ARTICLE 2. SCOPE OF ELECTION SERVICES

2.1. District Elections. District hereby engages Supervisor to perform Election Services in connection with the District's Elections scheduled to occur on November 3, 2026. If District desires Supervisor to perform Election Services for any additional elections ("Additional Elections"), the terms, conditions, and services relating to such Additional Elections shall be agreed to by both Parties and set forth in an amendment executed pursuant to the terms of this Agreement.

2.2. Cost Estimates. District acknowledges receipt of and has no objections to the current estimate of the Election Fees associated with the applicable District Elections, attached to this Agreement as Exhibit A ("Cost Estimate"). The Cost Estimate is subject to adjustment based on the actual costs incurred by Supervisor and does not include other necessary costs as provided for in Section 3.8 of this Agreement, if any.

2.3. Final Invoice. For each District Election, Supervisor will provide District with a final invoice, which includes the actual Election Fees associated with the applicable District Election, within six (6) months after the date of the applicable District Election ("Final Invoice").

2.4. Polling Locations. Except as otherwise provided in Section 3.2 and Applicable Law, Supervisor shall select and designate Polling Locations (including early voting locations) in Supervisor's sole and absolute discretion.

2.5. Poll Workers. Except as otherwise provided by Applicable Law, Supervisor shall select, assign, and train an appropriate number of Poll Workers for the District Elections, as determined by Supervisor in Supervisor's sole and absolute discretion.

2.6. Payment of Poll Workers. Supervisor shall set the amount of any stipends or pay rate, as applicable, for Poll Workers and pay Poll Workers in accordance with Applicable Law.

2.7. County Voting System. Except as otherwise required by Applicable Law, Supervisor shall use Broward County's current voting equipment and systems in the performance of the Election Services, and Supervisor shall determine, in Supervisor's sole and absolute discretion, the manner in which to use such voting systems and the type and number of such equipment to be used for each applicable District Election.

2.8. Vote by Mail. If the District Elections are conducted during a federal or state election, Supervisor shall provide vote by mail/absentee ballots to District's residents in the same manner as the federal or state election pursuant to Applicable Law. Vote by mail ballots for any Stand-Alone Election shall be subject to Supervisor's sole and absolute discretion, and District shall pay Supervisor for any fees and costs associated with any such vote by mail operations and materials.

ARTICLE 3. DISTRICT'S OBLIGATIONS

3.1. Supervisor's Compensation and Method of Payment. Except as otherwise provided in Exhibit A, District shall pay Supervisor the Election Fees incurred and any other necessary costs as provided for in Section 3.8 for each applicable District Election. District shall timely pay Supervisor all amounts invoiced by Supervisor within thirty (30) days after receipt of Supervisor's Final Invoice. Payment shall be made to Supervisor at the address stated in Section 5.1 and pursuant to the instructions prescribed by Supervisor or Supervisor's authorized designee. District's payment obligation includes all Election Fees incurred by Supervisor, including any other necessary costs as provided for in Section 3.8 herein, which may be in excess of the Cost Estimate attached as Exhibit A or otherwise provided to District by Supervisor.

3.2. Polling Locations.

3.2.1. District Elections During Countywide Elections. For District Elections conducted during a countywide election, the Polling Locations shall be the same polling locations and precincts designated for the applicable county, state, or federal election; which locations will be determined and the terms for use negotiated by Supervisor in Supervisor's sole and absolute discretion.

3.2.2. Stand-Alone Elections. Not less than sixty (60) days prior to election day for the Stand-Alone Election, or the first day of Early Voting for the Stand-Alone Election, as applicable, District may provide in writing to Supervisor proposed Polling Locations for such District Election. For Polling Locations proposed by District, District shall provide Supervisor with copies of the rental agreements or other documentation for the utilization of the Polling Locations in the form and in the manner requested by Supervisor. Proposed Polling Locations shall be subject to final review and approval by Supervisor.

3.2.3. Use of Polling Locations. For each applicable District Election, Supervisor shall pay the rental costs and fees for the use of Polling Locations and such costs shall be included in the Election Fees set forth in the Cost Estimate and the Final Invoice for reimbursement by District.

3.2.4. District's Additional Responsibilities for Polling Locations. District is responsible for: (a) providing any additional security requested by District for the Polling Location(s); (b) fully cooperating with Supervisor to comply with any Applicable Law related to the Polling Location(s), including any standards or guidelines from the Florida Secretary of State; (c) if additional security is requested, ensuring compliance with Supervisor's then-existing security standards for Polling Locations; (d) if a Stand-Alone Election, entering into written use, license, or other rental agreements for the use of the sites on the terms and conditions set forth in any form(s) provided by Supervisor for such purpose or otherwise approved in advance by Supervisor; and (e) to the extent District owns, leases, sublets, or otherwise operates the Polling Location, the repair and maintenance of the Polling Location(s) in good structural and safe condition in compliance with Applicable Law, including without limitation the Americans with Disabilities Act, 42 U.S.C. § 12101, and Section 504 of the Rehabilitation Act and ensuring that the Polling Locations comply with all other Applicable Laws.

3.2.5. Polling Location Changes. District shall be responsible for and shall pay all costs incurred by Supervisor as a result of any Polling Location changes requested by District, including all costs associated with providing written notice to voters.

3.3. Cooperation with Supervisor. District shall promptly provide any and all documents, information, and cooperation reasonably requested by Supervisor in connection with Supervisor's performance of the Election Services and any other applicable duties and obligations under this Agreement.

3.4. No Legal Advice; District's Responsible Person. District shall be responsible for obtaining its own legal advice and determinations of Applicable Law related to the District Elections, including candidate qualifications and eligibility, petitions, referendums, and special elections. District acknowledges and agrees that Supervisor has no obligation to and expressly disclaims the provision of any legal advice, legal opinions, and legal guidance to District in connection with the performance of Supervisor's obligations under this Agreement. Prior to each District Election, District shall identify in writing and provide to Supervisor the contact information for the District's Clerk/Secretary or other official(s) who shall act as Supervisor's point of contact for District and who shall also be the District's official responsible for ensuring the performance and oversight of District's obligations in this Agreement with regard to the District Election under the Florida Election Code, and under District's governing documents, charter, or ordinances ("District's Responsible Person"). Notwithstanding the foregoing, except as otherwise required by the Florida Election Code or other Applicable Law, District agrees and acknowledges that Supervisor does not consent to and is not bound by any statute, District's governing documents, charter, or ordinance that provides for the delegation of duties to Supervisor unless such duties are expressly provided for in this Agreement or consented to by Supervisor in writing. Except as otherwise required by Applicable Law, any obligations or duties not set forth in this Agreement shall be the sole responsibility of District.

3.5. Candidate Qualifications. Unless otherwise provided by Applicable Law, candidates seeking a District seat shall qualify with the Supervisor as required by Chapter 99, Florida Statutes. District acknowledges that Supervisor's role as a qualifying officer is ministerial only, and Supervisor makes no determinations on a candidate's eligibility.

3.6. Notifications and Election Ads Required by Law. Supervisor shall prepare and arrange for publication in English, Spanish and Creole all election advertising and notices required under the Florida Election Code, directives and guidance from the Florida Secretary of State, and applicable state and federal laws. For all other election advertising and public notices, including without limitation, applicable recount notices and any other required notices to candidates, political parties, and political committees, District shall be responsible for the preparation and publication in English, Spanish and Creole of all such materials.

3.7. Ballots; Other Election Material; and Translations. No later than the first day of District's candidate qualifying period or such earlier date as required by Supervisor to timely prepare the ballots and perform the Election Services, District shall promptly furnish to Supervisor all ballot information in English, Spanish, and Creole, including any referendum titles, explanations, or questions. District shall be solely responsible for all translation costs. Further, District agrees to promptly approve layout and ballot proof(s) provided by Supervisor, and District shall be responsible for and shall ensure that all District Election materials, including required notices and ballots, are accurate and legally sufficient.

3.8. Other Necessary Costs. District shall reimburse Supervisor for any additional costs or fees not otherwise expressly provided for in this Agreement incurred as a result of the District Election, including without limitation, costs associated with conducting a recount or runoff, attorneys' fees and costs incurred by Supervisor in any matter related to the District Election, and costs caused by any negligence, mistake, or intentional act or omission by District, its employees, officers, commissioners, or agents.

ARTICLE 4. SOVEREIGN IMMUNITY

Except to the extent sovereign immunity may be deemed waived by entering into this Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Agreement. Each Party is a state agency or political subdivision as defined in Section 768.28, Florida Statutes, and shall be responsible for the acts and omissions of its agents or employees to the extent required by Applicable Law. This section shall survive the termination of all performance or obligations under this Agreement.

ARTICLE 5. NOTICES AND PUBLIC RECORDS

5.1. In order for a notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via e-mail, to the addresses listed below, and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). Addresses may be changed by the applicable Party giving notice of such change in accordance with this section.

Notices to Supervisor:

Attn: Joe Scott, Supervisor of Elections
4650 NW 21st Avenue
Fort Lauderdale, Florida 33309
E-mail: jscott@browardvotes.gov

With a copy to:

Broward County Attorney's Office
Attn: Devona A. Reynolds Perez
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Email addresses: dreynoldsperez@broward.org

Notices to District:

Attn: _____ (name and title)

Email address: _____

With a copy to:

Email address: _____

5.2. Public Records. The Parties are public agencies subject to Chapter 119, Florida Statutes, and each Party shall comply with its respective obligations as provided by law. In providing the Election Services, Supervisor does not assume and expressly disclaims any designation or delegation as custodian of District's election records. In the event of an election contest or challenge, Supervisor agrees to cooperate in providing any public records that Supervisor maintains or otherwise controls.

ARTICLE 6. DISPUTES; GOVERNING LAW, VENUE, AND WAIVER OF JURY TRIAL

6.1. Dispute Resolution; Attorneys' Fees. Should a dispute arise regarding the interpretation of this Agreement or the performance of either Party, the Parties shall complete dispute resolution proceedings pursuant to Chapter 164, Florida Statutes, prior to commencing a legal action. Each Party shall bear its own attorneys' fees and costs, including in Chapter 164 proceedings and at both the trial and appellate levels.

6.2. Law, Jurisdiction, Venue, Waiver of Jury Trial. The terms, provisions, covenants, and conditions of this Agreement shall be construed solely in accordance with the laws of the State of Florida. The Parties agree that the exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the Parties agree that the exclusive venue for any

such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**

ARTICLE 7. TERM; TERMINATION

7.1. Agreement Term. Unless earlier terminated as provided in this Agreement, the term of this Agreement shall be from the date of its full execution (the "Effective Date") until sixty (60) days after the election results have been certified, all vote processing equipment has been returned to Supervisor's warehouse, and any post-election audit or reconciliation, if required under Applicable Law, has been completed for the last District Election covered by this Agreement.

7.2. Termination for Convenience. Unless a District Election is scheduled to occur within the next ninety (90) days, or termination is otherwise prohibited by Applicable Law, this Agreement may also be terminated for convenience upon written notice by either Party, effective on the termination date stated in the written notice provided by the terminating Party, which termination date shall be not less than thirty (30) days after the date of such written notice. If this Agreement is terminated, Supervisor shall be paid for the Election Fees incurred through the effective date of termination and any other necessary costs provided for in Section 3.8. The payment obligations of District under this Agreement shall survive expiration or termination of this Agreement.

ARTICLE 8. MISCELLANEOUS

8.1. Materiality and Waiver of Breach. Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. Supervisor's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of this Agreement. To be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

8.2. Severability. If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

8.3. Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter and supersedes all prior and contemporaneous negotiations and discussions regarding that subject matter. There is no commitment, agreement, or understanding concerning the subject matter of this Agreement that is not contained in this written document.

8.4. Amendments. No modification, amendment, or alteration in the terms and conditions of this Agreement shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

8.5. No Third-Party Beneficiaries. Neither Supervisor nor District intends to primarily benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.

8.6. Joint Preparation and Interpretation. This Agreement has been jointly prepared by the Parties and shall not be construed more strictly against either Party. The titles and headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to "days" means calendar days, unless otherwise expressly stated.

8.7. Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached hereto or referenced or incorporated herein and any provision of Articles 1 through 8 of this Agreement, the provisions contained in Articles 1 through 8 shall prevail and be given effect.

8.8. Counterparts and Multiple Originals. This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of each of the Parties hereto.

8.9. Independent Contractor. Supervisor is acting as an independent contractor for District in the performance of Election Services under this Agreement. Nothing in this Agreement constitutes or creates a partnership, joint venture, or any other relationship between the Parties. Neither Party nor its agents shall act as officers, employees, or agents of the other Party. Neither Party shall have the right to bind the other Party to any obligation not expressly undertaken by that Party under this Agreement.

8.10. Incorporation by Reference. Any and all Recital clauses above are true and correct and are incorporated in this Agreement by reference. The attached Exhibits are incorporated and made a part of this Agreement.

8.11. Representation of Authority. Each individual executing this Agreement on behalf of a Party hereto hereby represents and warrants that they are, on the date they sign this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such Party and does so with full legal authority.

8.12. Nondiscrimination. No Party may discriminate on the basis of race, color, sex, religion, national origin, disability, age, marital status, political affiliation, sexual orientation, pregnancy, or gender identity and expression in the performance of this Agreement.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement:
BROWARD COUNTY SUPERVISOR OF ELECTIONS, JOE SCOTT, and DISTRICT, signing by and through
its [INSERT TITLE OF DISTRICT'S AUTHORIZED SIGNER] duly authorized to execute same.

SUPERVISOR

By: _____
Joe Scott, Broward County Supervisor of Elections

__ day of _____, 202__

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By _____
Devona A. Reynolds Perez (Date)
Assistant County Attorney

ELECTION AGREEMENT FOR TURTLE RUN
A BROWARD COUNTY SPECIAL DISTRICT OR COMMUNITY DEVELOPMENT DISTRICT

DISTRICT

ATTEST:

, District's Clerk/Secretary

By: _____

_____ day of _____, 202____

I HEREBY CERTIFY that I have approved
this Agreement as to form and legal
sufficiency subject to execution by the
Parties:

, District Counsel

District's Responsible Person (Section 3.4 of the Agreement):

Name and Title: _____

Email: _____

Phone: _____

EXHIBIT A - Special District Election Cost Estimate

Description	Cost per registered voter in District (per election)
Election Fees for candidate only District Elections held in conjunction with November 2026 General Election:	\$0
With Ballot Question(s)	\$2.79
Each Extra Ballot Page Side	\$0.15
Estimate of District's Total Number of Registered Voters as of 09/18/2025: 2,698	Estimated Cost for November 2026 General Election: For candidate only: \$0 Estimated cost with ballot question(s) plus extra ballot pages: \$7,527.42 <u>\$7,932.12</u> with 1 extra page <u>\$8,336.82</u> with 2 extra pages

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

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

SECTION I **Purpose**

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

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

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

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

SECTION II

Term and Termination

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

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

SECTION III

Duties and Responsibilities of District

The District shall:

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

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

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

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

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

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

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

SECTION IV **Duties of the Tax Collector**

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

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

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

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

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

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

SECTION VI **Miscellaneous**

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

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

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

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

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

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

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

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

ATTEST: BROWARD COUNTY TAX COLLECTOR

Signature Abbey Ajayi, Tax Collector

Printed Name Date

ATTEST: TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by: Paul Winkeljohn Signature
Signed by: Barry W. Winfree Name: Barry W. Winfree Title: Chairman

Paul Winkeljohn Printed Name
2025-10-30 Date

EXHIBIT A

RESOLUTION 2016-08

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

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

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

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

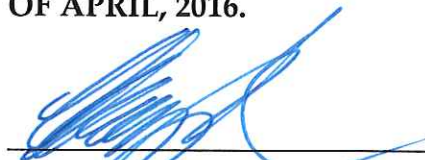
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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



Chairman/ Vice Chairman

Secretary / Assistant Secretary

Exhibit A

MAR-28-06 15:31

FROM-CORAL SPRINGS CITY CLERK

+9543441016

T-078 P.06/09 F-815

LAND DESCRIPTION**TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT**

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

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

MAR-28-06 15:31

FROM-CORAL SPRINGS CITY CLERK

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T-078 P.07/09 F-815

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

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

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

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

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

CONTAINING 542.732 ACRES MORE OR LESS.

MAR-28-06 15:31

FROM-CORAL SPRINGS CITY CLERK

+9543441016

T-078 P.08/09 F-815

TOGETHER WITH:

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13;

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

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

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

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

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

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

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

CONTAINING 4.090 ACRES, MORE OR LESS

LESS AND EXCEPT THEREFROM:

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

CONTAINING 30.439 ACRES, MORE OR LESS.

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

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

Turtle Run Community Development District			
Annual Maintenance Plan 2025			
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	Solitude
November	Bi-weekly	Rust Inhibitor/Removal Turtle Run Park	Rust Tech
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 Community Development District			
Annual Maintenance Plan 2025			
Month	Timeframe	Activity Description	Vendor
December	1st	Install Hard Christmas/Hannukah Decorations - Wreaths, Nativity, Menorah, Dreidel	CDI
December	1st	Turn On Hard Christmas/Hannukah Decorations Except Menorah	CDI
December	First Week	Hedges & Shrubs - Trim, Clean Up	Brightview
December	First Week	Spray CLR on white calcium on brick façade at Round-about Fountain	Santos/Brightview
December	Mondays	Wet Check of All Irrigation Systems	Brightview
December	3 Times/Week	Empty Garbage Cans	Santos/Brightview
December	Bi-weekly	Landscape Drive Thru	Brightview/GMS
December	Bi-weekly	Remove Iguanas	Redline Iguana
December	Bi-weekly	Lake Maintenance, Water Quality per contract	Solitude
December	Bi-weekly	Rust Inhibitor/Removal Turtle Run Park	Rust Tech
December	Bi monthly	Lawn Maintenance - Grass Cut, Edging, Clean Up per contract	Brightview
December	19th	Light Menorah Middle Light, Add One Light Each Consecutive Night Right to Left	CDI
December		Service/Maintain/Repair Street Lights (Warranty expires January 2025)	GMS
December		Clean Lake Signs, Street Signs, Exterior of Street Lights (cobwebs)	Santos/Brightview
December		Fertilizer Application (Mar/Jun/Sep/Dec)	Tropical Pest
December	Year 2041	Begin Renewal Process for SFWMD Water Use Permit (expires January 21, 2042)	Engineer/GMS
December	Last Meeting	Evaluate Christmas/Hanukkah Decorations & Develop Plan for Next Year	CDD Board/GMS
December	Last Meeting	Submit Quality Assessment Report to CDD Board	Brightview
December	31st	Turn Off Roundabout Fountain for New Year's Eve	GMS

Turtle Run CDD

Progress Report

Updated 11/14/2025

Open Items		Owner	Start Date	Status	Updates, Next Steps & Issues
1	Speed Limit Pole Knockdown - Entrance of NW 43 Place	Pat B	Sep-25	In Progress	Horsepower removed the pole. Temp speed limit sign post was installed. Management working on ordering new pole. Unable to obtain police report and Management will work with District Insurance.
2	TR Blvd/Sample Road Flagpole Light Replacements	Pat S	Oct-25	In Progress	Lights are on back order until late Nov 2025. Updates will be provided when available.
3	Lake Name Sign Replacements (Margaret & Julia)	Pat B	Sep-25	In Progress	As of 10.27.2025 the lake name signs were w/ the Manufacturer. Anticipating 2 more weeks before next steps.
4	TR Blvd Lake Interconnecting Pipe Cleaning	Pat B	Oct-25	In Progress	RaptorVac is scheduled for Nov 18, 2025 start date.
5	Turtle Run Park - Bathroom Renovation Donation	Pat B	Jun-25	In Progress	Document is fully executed. Payment was sent to The City. Updates will be provided as received.
6	Lake 'No Trespass' Sign Installations	Pat B	Jun-25	In Progress	As of 10.27.2025 the poles were in production and we should expect 4 more weeks before next steps. Install vendor was approved and we will update the Board when a install date is scheduled.
7	Repair to Sample Road drain culvert due to boring damage	Pat B	Sep-25	In Progress	Industrial Divers provided pictures of the boring and those were forwarded to Comcast. Comcast has been responding and they are scheduling a visit to the District to discuss repairs with GMS. Updates will be provided as received.
8	Turtle Run Blvd/ NW 41st St Lightpole Damage	Pat B	Jun-25	In Progress	Lightpole damaged on 06/22/2025. No driver information obtained. Pole was removed on 07/26/2025 and light fixtures placed on damaged pole at The Shoppes. EGIS is involved and new pole material was ordered.
9	Turtle Creek Drive/The Shoppes Lightpole Damage	Pat B	Jun-25	In Progress	Lightpole damaged on 06/22/2025. No driver information obtained. Pole was straightened and light fixture added on 07/26/2025. EGIS is involved and new pole material was ordered.
10	Lake Bank Repair Between Avana Apartments and Harbor Island	Pat B/Pat S	Apr-25	In Progress	Landshore Enterprises began on August 11, 2025. Dye was pumped through pipe and was visible in the lake. Landshore is preparing report and next steps needed. Update will be provided at the next board meeting.
11	Action Plan from KCI for Lake Bank Restoration	Engineer GMS	Apr-25	In Progress	KCI accessing lake banks and will provide updates as progress is made.
12	SFWMD Compliance Request	Engineer	Apr-25	In Progress	Action Plan provided by KCI was approved at the April meeting and submitted to SFWMD for review. No comments back since the May meeting.
13	Turtle Run Park Upgrades	Skip	Mar-23	In Progress	Updates provided as received.
14	Visible Lake Floating Devices	Pat B/Pat S	Nov-24	In Progress	Pat S and Pat B inspecting lakes and letters will be sent when inspection is final.
15	Wiles Road/Creekside Drive Pedestrian Sign Knockdown	Patrick	Nov-24	In Progress	Pole is with Horsepower. Horsepower was doing locates and will be reaching out as soon as possible to set an installation date.
16	Main Entrance Fountain Repairs	Pat B	Mar-22	In Progress	In litigation. No updates at this time.
17	Dennis Baldis Memorial	Patrick	Jan-22	Hold	Pending further Board discussion.

<u>Completed Items</u>					
Closed Items		Start Date	End Date	Status	Comments
1	Turtle Run Park - Bathroom Renovation Donation	Jun-25	Nov-25	Completed	Document is fully executed. Payment was sent to The City. Updates will be provided at the meetings along with the other park upgrade update.
2	Industrial Divers Repair Work	Sep-25	Oct-25	Completed	Repair work was completed on 10/06/2025
3	Lake Bank Survey Work by KCI	Apr-25	Aug-25	Completed	Survey work completed. KCI providing further steps in action plan.
4	Turtle Creek Drive/Sample Road Flagpole Damages	Nov-24	Aug-25	Completed	Poles were installed on 08/11/2025.
5	License Agreement for the Estates Monument Sign Improvements by the HOA	Apr-25	Jun-25	Completed	License agreement approved and fully executed.
6	Hidden Lake Easement Amendment of 4 poles	Aug-23	May-25	Completed	Easement Amendment Approved and fully executed.
7	Roundabout Lake Fountain Repair	Apr-25	Apr-25	Completed	Breaker replaced and fountain is operational.
8	Tortoise Way Roadway Repairs	Feb-25	Mar-25	Completed	City completed patch work repairs.
9	Signs - CSPD Investigation Updates	May-24	Mar-25	Completed	Update provided at 02.24.2025 meeting. No further direction from the Board.
10	Turtle Run Blvd - Crosswalk Paver Repairs	Nov-24	Mar-25	Completed	Completed and permit closed out.
11	Cypress Point usage of District Logo	Oct-24	Mar-25	Completed	Resolution approved at March meeting.
12	Flock Safety	Jun-24	Mar-25	Completed	No further direction from the Board at the March 2025 meeting.
13	City of Coral Springs Agreement	Nov-24	Feb-25	Completed	Approved at Feb 2025 Meeting

Turtle Run
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
General Fund		
10/29/25	6326-6332	\$10,289.51
11/5/25	6333-6340	\$59,004.58
11/13/25	6341-6347	\$44,114.56
TOTAL		\$113,408.65
<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
Capital Project Reserve Fund		
10/28/25	5017	\$16,200.00
11/13/25	5018	\$12,892.50
TOTAL		\$29,092.50

AP300R
*** CHECK NOS. 006326-006347

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

RUN 11/15/25

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/29/25	00208	10/21/25 9543236	202510 320-54100-47500		*	652.47	
		INSTALL 2 BUBBLERS 10/25		BRIGHTVIEW LANDSCAPE SERVICES, INC.			652.47 006326
10/29/25	00181	10/21/25 119230-0	202509 320-54100-43100		*	23.82	
		SVCS 09/25					
		10/21/25 135796-0	202509 320-54100-43100		*	12.77	
		SVCS 09/25					
		10/21/25 53044-09	202509 320-54100-43100		*	12.77	
		SVCS 09/25		CITY OF CORAL SPRINGS-WATER BILLING			49.36 006327
10/29/25	00051	10/23/25 144518	202510 320-54100-46005		*	105.80	
		TRAFFIC SIGN 10/25		FIRST SIGN CORP.			105.80 006328
10/29/25	00008	10/24/25 102025	202510 320-54100-43000		*	8,594.74	
		SVCS 10/25		FLORIDA POWER & LIGHT			8,594.74 006329
10/29/25	00185	11/01/25 58106083	202511 320-54100-46406		*	295.00	
		MAINT 11/25		SHAMROCK POOL SERVICES, INC.			295.00 006330
10/29/25	00184	10/15/25 61261060	202509 320-54100-41005		*	32.05	
		SVCS 09/25					
		10/15/25 61261060	202509 320-54100-41005		*	175.09	
		SVCS 09/25		VERIZON WIRELESS			207.14 006331
10/29/25	00285	7/23/25 117945	202507 320-54100-46004		*	385.00	
		RUST PREVENTION 07/25		WIRX INC			385.00 006332
11/05/25	00208	10/01/25 9539694	202510 320-54100-46200		*	1,026.29	
		LANDSCAPE MAINT 10/25					
		10/30/25 9567696	202510 320-54100-46205		*	3,221.74	
		INSTALL BALT/QUEEN CRAPE					
		10/30/25 9567697	202510 320-54100-46205		*	3,140.31	
		INSTALL BALT/QUEEN CRAPE					
		10/30/25 9567701	202510 320-54100-46206		*	1,655.86	
		INSTALL 2 PALLET SOD					
		10/30/25 9567702	202510 320-54100-46206		*	827.93	
		INSTALL SOD LIGHT DAMAGE					
		10/30/25 9567702	202510 320-54100-46205		*	397.15	
		INSTALL SOD LIGHT DAMAGE		BRIGHTVIEW LANDSCAPE SERVICES, INC.			10,269.28 006333
				TRUN TURTLE RUN			
				JWASSERMAN			

AP300R
*** CHECK NOS. 006326-006347

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

RUN 11/15/25

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/05/25	00181	10/28/25 120260-0 SVCS 09/25	202509 320-54100-43100		*	682.64	
CITY OF CORAL SPRINGS-WATER BILLING							682.64 006334
11/05/25	00291	11/04/25 2025-04- MEETING 08/25/25	202511 310-51300-43000		*	100.00	
		11/04/25 2025-04- MEETING 09/29/25	202511 310-51300-43000		*	100.00	
		11/04/25 2025-04- MEETING 08/25/25	202511 310-51300-43000		V	100.00-	
		11/04/25 2025-04- MEETING 09/29/25	202511 310-51300-43000		V	100.00-	
CORAL BAY COMMUNITY DEVELOPMENT							.00 006335
11/05/25	00118	11/01/25 488	202511 320-54100-25000		*	6,666.67	
		FIELD SVCS 11/25					
		11/01/25 488	202511 310-51300-48000		*	144.29	
		TRIBUNE 7881624					
		11/01/25 488	202511 320-54100-46400		*	77.00	
		REGIONS CC LOWES PUMP					
		11/01/25 488	202511 320-54100-46400		*	10.68	
		REGIONS CC LOWES BLEACH					
		11/01/25 489	202511 310-51300-34000		*	6,025.92	
		MGMT FEE 11/25					
		11/01/25 489	202511 310-51300-44000		*	400.00	
		RENT 11/25					
		11/01/25 489	202511 310-51300-35100		*	83.33	
		COMPUTER TIME 11/25					
		11/01/25 489	202511 310-51300-35101		*	83.33	
		WEBSITE ADMIN 11/25					
		11/01/25 489	202511 310-51300-42000		*	28.41	
		POSTAGE&DELIVERY 11/25					
GOVERNMENTAL MANAGEMENT SERVICES							13,519.63 006336
11/05/25	00220	10/31/25 10312025	202510 320-54100-46201		*	4,025.00	
		PEST CONTROL 10/25					
SOUTHERN PLANT AND PEST SERVICES							4,025.00 006337
11/05/25	00285	11/01/25 119069	202511 320-54100-46004		*	385.00	
		RUST PREVENTION 11/25					
WIRX INC							385.00 006338
11/05/25	00208	10/01/25 9539693	202510 320-54100-46200		*	29,923.03	
		10/25 MTHLY SVCS					
BRIGHTVIEW LANDSCAPE SERVICES, INC.							29,923.03 006339
TRUN TURTLE RUN				JWASSERMAN			

AP300R
*** CHECK NOS. 006326-006347

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/15/25
TURTLE RUN - GENERAL FUND
BANK B GENERAL FUND

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/05/25	00291	11/04/25 2025-04 MEETING 08/25/25	202508 310-51300-43000		*	100.00	
		11/04/25 2025-04. MEETING 09/29/25	202509 310-51300-43000		*	100.00	
				CORAL BAY COMMUNITY DEVELOPMENT			200.00 006340
11/13/25	00266	10/03/25 25101510 OFF DUTY OFFICER 09/25	202509 320-54100-34500		*	243.00	
		10/31/25 25103130 OFF DUTY OFFICER 10/25	202510 320-54100-34500		*	243.00	
				CITY OF MARGATE			486.00 006341
11/13/25	00248	11/11/25 10308 REPLACE GFCI OUTLET 11/25	202511 320-54100-46001		*	1,929.68	
				EAGLE GROUP INC			1,929.68 006342
11/13/25	00263	9/07/25 1941 REPAIRS 09/25 FLAGPOLE	202509 320-54100-46006		*	3,800.00	
				F & K MARTINS PAVERS LLC			3,800.00 006343
11/13/25	00041	10/28/25 9-046-31 DELIVERY THRU 10/23/25	202510 310-51300-42000		*	196.18	
				FEDEX			196.18 006344
11/13/25	00051	11/06/25 144662 TRAFFIC SIGNS 11/25	202511 320-54100-46005		*	342.70	
				FIRST SIGN CORP.			342.70 006345
11/13/25	00259	10/31/25 506-B BALANCE 10/25	202510 310-51300-31600		*	910.00	
				MATTHEW FORNARO P.A.			910.00 006346
11/13/25	00087	10/30/25 19358 PRESSURE WASHING 10/25	202510 320-54100-46215		*	36,450.00	
				PEOPLE'S CHOICE PRESSURE CLEANING			36,450.00 006347
				TOTAL FOR BANK B		113,408.65	
				TOTAL FOR REGISTER		113,408.65	

TRUN TURTLE RUN JWASSERMAN

AP300R
*** CHECK NOS. 005017-005018

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/15/25
TURTLE RUN - CAPITAL PROJECTS
BANK E TURTLE RUN CDD

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/28/25	00045	10/23/25 ARIV1039	202509 600-53800-31700		*	16,200.00	
		SVCS 08/29-09/30/25		KCI TECHNOLOGIES INC			16,200.00 005017
11/13/25	00045	11/06/25 ARIV1040	202510 600-53800-31600		*	12,892.50	
		SVCS 09/26-10/30/25		KCI TECHNOLOGIES INC			12,892.50 005018
TOTAL FOR BANK E						29,092.50	
TOTAL FOR REGISTER						29,092.50	

TRUN TURTLE RUN JWASSERMAN

Turtle Run
Community Development District

Unaudited Financial Reporting
October 31, 2025



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

Turtle Run
Community Development District
Balance Sheet
October 31, 2025

	General Fund	Debt Service Fund	Capital Project Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 100,169	\$ -	\$ 8,128	\$ 108,297
Due from General Fund	-	4,080	-	4,080
Investments:				
State Board of Administration - Operating Reserves	154,282	-	-	154,282
State Board of Administration - Emergency Reserves	5,779	-	-	5,779
State Board of Administration - Capital Reserves	-	-	1,978	1,978
Bank United - Operating Reserves	981,650	-	-	981,650
Bank United - Emergency Reserves	562,922	-	-	562,922
Bank United - Capital Reserves	-	-	265,838	265,838
Series 2017-1				
Reserve	-	107,277	-	107,277
Revenue	-	95,794	-	95,794
Interest	-	46,454	-	46,454
Principal	-	12	-	12
Prepayment	-	8,969	-	8,969
Series 2017-2				
Reserve	-	150,301	-	150,301
Revenue	-	103,878	-	103,878
Interest	-	84,586	-	84,586
Sinking	-	11	-	11
Deposits	840	-	-	840
Total Assets	\$ 1,805,642	\$ 601,361	\$ 275,944	\$ 2,682,947
Liabilities:				
Accounts Payable	\$ 86,647	\$ -	\$ 12,893	\$ 99,540
Due to Debt Service	4,080	-	-	4,080
Deposit/Trash Bonds	13,500	-	-	13,500
Total Liabilities	\$ 104,227	\$ -	\$ 12,893	\$ 117,119
Fund Balance:				
Nonspendable:				
Deposits	\$ 840	\$ -	\$ -	\$ 840
Restricted for:				
Debt Service	-	601,361	-	601,361
Assigned for:				
Capital Project Reserve Fund	-	-	263,052	263,052
Emergency Fund	568,701	-	-	568,701
Unassigned	1,131,875	-	-	1,131,875
Total Fund Balances	\$ 1,701,416	\$ 601,361	\$ 263,052	\$ 2,565,829
Total Liabilities & Fund Balance	\$ 1,805,642	\$ 601,361	\$ 275,944	\$ 2,682,947

Turtle Run
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,272,662	\$ -	\$ -	\$ -
Interest Income	85,000	7,083	5,625	(1,459)
Other Income	-	-	-	-
Total Revenues	\$ 1,357,662	\$ 7,083	\$ 5,625	\$ (1,459)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,800	\$ (800)
FICA Taxes	918	77	138	(61)
Assessment Roll	2,000	2,000	2,000	-
Attorney	65,000	5,417	-	5,417
Attorney - Special Counsel	50,000	4,167	910	3,257
Annual Audit	3,900	325	-	325
Arbitrage Rebate	600	50	-	50
Trustee Fees	7,000	7,000	7,000	-
Management Fees	72,311	6,026	6,026	0
Information Technology	1,000	83	83	0
Website Maintenance	1,000	83	83	0
Postage & Delivery	750	63	211	(148)
Insurance General Liability	14,915	14,915	13,389	1,526
Printing & Binding	1,000	83	8	76
Rental & Leases	4,800	400	400	-
Meeting Room	1,200	100	-	100
Legal Advertising	1,250	104	-	104
Other Current Charges	1,400	117	176	(60)
Office Supplies	250	21	-	21
Dues, Licenses & Subscriptions	175	175	175	-
Security	3,000	250	243	7
Total General & Administrative	\$ 244,469	\$ 42,455	\$ 32,642	\$ 9,813

Turtle Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<u>Operations & Maintenance</u>				
Special Pay	\$ 1,000	\$ 83	\$ -	\$ 83
Field Management	80,000	6,667	6,667	(0)
Video Monitoring	3,000	250	226	24
Internet/Data	2,000	167	-	167
Electric	105,888	8,824	8,595	229
Water	11,000	917	-	917
Insurance	52,706	52,706	49,305	3,401
Weed Control	34,126	2,844	2,750	94
Culvert Inspection	15,000	15,000	16,200	(1,200)
Holiday Lighting/Decorations	77,071	6,423	-	6,423
Iguana Removal	7,500	625	-	625
Landscape Maintenance	371,392	30,949	30,949	0
Pest Control/Fertilization	48,600	4,050	4,175	(125)
Landscape Replacement	68,569	5,714	9,243	(3,529)
Annual Tree Trimming	39,000	3,250	10,208	(6,958)
Fountain Maintenance	4,000	333	295	38
Fountain Repairs and Maintenance	7,500	625	-	625
Irrigation Repairs/Maintenance	28,000	2,333	2,138	195
Pressure Cleaning	37,070	37,070	36,450	620
Contingencies	20,000	1,667	262	1,404
Paver Repairs	11,000	917	-	917
Lighting/Electrical Repairs	22,000	1,833	-	1,833
RPM Replacements	9,000	750	-	750
Rust Preventative TR Park	4,770	397	385	12
Flags	3,000	250	-	250
Total Operations & Maintenance	\$ 1,063,193	\$ 184,644	\$ 177,849	\$ 6,795
Total Expenditures	\$ 1,307,662	\$ 227,099	\$ 210,490	\$ 16,609
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000	\$ (220,016)	\$ (204,866)	\$ 15,150
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (50,000)	\$ (50,000)	\$ -	\$ 50,000
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ (50,000)	\$ -	\$ 50,000
Net Change in Fund Balance	\$ 0	\$ (270,016)	\$ (204,866)	\$ 65,150
Fund Balance - Beginning			\$ 1,906,281	
Fund Balance - Ending			\$ 1,701,416	

Turtle Run
Community Development District
Debt Service Fund Series 2017
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 445,623	\$ -	\$ -	\$ -
Interest Income	-	-	2,008	2,008
Prepayments	-	-	-	-
Total Revenues	\$ 445,623	\$ -	\$ 2,008	\$ 2,008
Expenditures:				
Series 2017-1				
Interest - 11/1	\$ 46,448	\$ -	\$ -	\$ -
Interest - 5/1	46,448	-	-	-
Principal - 5/1	90,000	-	-	-
Series 2017-2				
Interest - 11/1	84,575	-	-	-
Interest - 5/1	84,575	-	-	-
Principal - 5/1	90,000	-	-	-
Total Expenditures	\$ 442,046	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,577	\$ -	\$ 2,008	\$ 2,008
Fund Balance - Beginning			\$ 599,353	
Fund Balance - Ending			\$ 601,361	

Turtle Run
Community Development District
Capital Projects Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues				
Interest	\$ 500	\$ 42	\$ 958	\$ 916
Total Revenues	\$ 500	\$ 42	\$ 958	\$ 916
Expenditures:				
Bank Service Charges	\$ -	\$ -	\$ 97	\$ (97)
Engineering Fees	-	-	15,393	(15,393)
Signs	-	-	2,442	(2,442)
Total Expenditures	\$ -	\$ -	\$ 17,931	\$ (17,931)
Excess (Deficiency) of Revenues over Expenditures	\$ 500	\$ 42	\$ (16,973)	\$ (17,015)
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	\$ 50,042	\$ (16,973)	\$ (67,015)
Fund Balance - Beginning			\$ 280,025	
Fund Balance - Ending			\$ 263,052	

Turtle Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	5,625	-	-	-	-	-	-	-	-	-	-	-	5,625
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 5,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,625
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,800
FICA Taxes	138	-	-	-	-	-	-	-	-	-	-	-	138
Assessment Roll	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney - Special Counsel	910	-	-	-	-	-	-	-	-	-	-	-	910
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	7,000	-	-	-	-	-	-	-	-	-	-	-	7,000
Management Fees	6,026	-	-	-	-	-	-	-	-	-	-	-	6,026
Information Technology	83	-	-	-	-	-	-	-	-	-	-	-	83
Website Maintenance	83	-	-	-	-	-	-	-	-	-	-	-	83
Postage & Delivery	211	-	-	-	-	-	-	-	-	-	-	-	211
Insurance General Liability	13,389	-	-	-	-	-	-	-	-	-	-	-	13,389
Printing & Binding	8	-	-	-	-	-	-	-	-	-	-	-	8
Rental & Leases	400	-	-	-	-	-	-	-	-	-	-	-	400
Meeting Room	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	176	-	-	-	-	-	-	-	-	-	-	-	176
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Security	243	-	-	-	-	-	-	-	-	-	-	-	243
Total General & Administrative	\$ 32,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,642

Turtle Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Special Pay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	6,667	-	-	-	-	-	-	-	-	-	-	-	6,667
Video Monitoring	226	-	-	-	-	-	-	-	-	-	-	-	226
Internet/Data	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	8,595	-	-	-	-	-	-	-	-	-	-	-	8,595
Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	49,305	-	-	-	-	-	-	-	-	-	-	-	49,305
Weed Control	2,750	-	-	-	-	-	-	-	-	-	-	-	2,750
Culvert Inspection	16,200	-	-	-	-	-	-	-	-	-	-	-	16,200
Holiday Lighting/Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Iguana Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	30,949	-	-	-	-	-	-	-	-	-	-	-	30,949
Pest Control/Fertilization	4,175	-	-	-	-	-	-	-	-	-	-	-	4,175
Landscape Replacement	9,243	-	-	-	-	-	-	-	-	-	-	-	9,243
Annual Tree Trimming	10,208	-	-	-	-	-	-	-	-	-	-	-	10,208
Fountain Maintenance	295	-	-	-	-	-	-	-	-	-	-	-	295
Fountain Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs/Maintenance	2,138	-	-	-	-	-	-	-	-	-	-	-	2,138
Pressure Cleaning	36,450	-	-	-	-	-	-	-	-	-	-	-	36,450
Contingencies	262	-	-	-	-	-	-	-	-	-	-	-	262
Paver Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting/Electrical Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
RPM Replacements	-	-	-	-	-	-	-	-	-	-	-	-	-
Rust Preventative TR Park	385	-	-	-	-	-	-	-	-	-	-	-	385
Flags	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance	\$ 177,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177,849
Total Expenditures	\$ 210,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210,490
Excess (Deficiency) of Revenues over Expenditures	\$ (204,866)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (204,866)
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (204,866)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (204,866)

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
	May 1, 2026 (Mandatory)	\$0
Current Bonds Outstanding		\$2,850,000

Series 2017-2, Special Assessment Bonds		
Interest Rate:	4.000%	
Maturity Date:	5/1/28	\$535,000
Interest Rate:	5.000%	
Maturity Date:	5/1/37	\$1,135,000
Interest Rate:	5.000%	
Maturity Date:	5/1/47	\$2,020,000
Bonds outstanding - 9/30/2025		\$3,440,000
	May 1, 2026 (Mandatory)	\$0
Current Bonds Outstanding		\$3,440,000
Total Current Bonds Outstanding		\$6,290,000