

The Turtle Run Foundation, Inc
c/o Benchmark Property Mgmt
7932 Wiles Road
Coral Springs, FL 33067
(954) 344-5353 – Fax (954) 344-5399

October 6, 2025

TR-0000-0023-01
Newport @ Turtle Run
c/o Integrity
5665 Coral Ridge Drive
Coral Springs, FL 33076

NOTICE OF BUDGET MEETING

Dear Home Owner:

Please be advised that a Board of Directors meeting for the Turtle Run Foundation, Inc., will be held on **Monday, October 27, 2025 at 6:30 p.m., at Benchmark Property Management, Inc., located at 7932 Wiles Road, Coral Springs, FL 33067**, at which time the Board of Directors will discuss, consider and adopt the Annual Budget for 2026.

NOTICE OF ANNUAL MEETING

The Annual Meeting for the Turtle Run Foundation, Inc. will be held immediately following the Budget Meeting. All are invited to remain in attendance.

BOARD OF DIRECTORS

Turtle Run Foundation
2025 Annual/2026 Budget Meeting
Agenda

Meeting Date: October 27 2025 **Time:** 6:30 pm

Location: Office of Benchmark Property Management 7932 Wiles Road, Coral Springs

- I. Called to Order Time: _____
- II. Roll Call of Officers Clarence Lohmann Julia Winfree Rebeca Tebo
 Mark Corlew Llyod List Steve Tacovelli
- III. Approval of Minutes from Previous Meeting
- IV. Establish Directors and Officer positions
- V. Discussion and Approval of 2026 Budget
- VI. Member Comments
- VII. Next Meeting Date
- VIII. Meeting Adjournment

Turtle Run Foundation, Inc.

2026 Operating Budget

GL Account	Description	2025 Budget	2026 Budget
INCOME			
4000	Assessment Income	255,564	266,652
TOTAL INCOME		255,564	266,652
ADMINISTRATIVE			
5450	Management Services	16,710	17,546
5170	Website & Advertising	6,000	6,000
5000	Office Expenses	2,000	2,000
5410	Accounting Services	350	350
5420	Legal Services	15,000	15,000
5230	Corporate Annual Report	100	100
7950	Holiday Lighting	15,000	15,000
INSURANCE			
5310	Insurance - Liability	61,754	72,151
5320	Insurance - D&O	8,650	8,002
5380	Insurance - Worker's Compensation		503
SECURITY			
6720	Security Patrol Service	130,000	130,000
TOTAL OPERATING EXPENSES		255,564	266,652

ANNUAL MAINTENANCE FEE SCHEDULE		
	Percentage	Annual Fee
Anabi Real Estates Dev LLC (Exxon / Rebel Store)	0.007346259	\$ 1,959.00
Burlington Coat Factory	0.022707733	\$ 6,055.00
Bronxville Properties (PetSmart)	0.009223175	\$ 2,459.00
Brown Capital LLP (Cumberland Farms)	0.008598487	\$ 2,293.00
BWW Turtle Crossing LLC (Buffalo Wild Wings)	0.004766001	\$ 1,271.00
CH Realty IX (Turtle Crossing LP - Multiple Addresses)	0.062222309	\$ 16,592.00
Cole TY Coral Springs (Urban Air Adventure Park)	0.025219304	\$ 6,725.00
Colonial Suites Inc. (Wendys)	0.002549685	\$ 680.00
Coral Springs Covenant Group Inc. (CS Dentistry / Crave Poke)	0.005532975	\$ 1,475.00
Cypress Pointe at Coral Springs	0.107005425	\$ 28,533.00
EQR-Turtle Run LLC (Windsor Coral Springs)	0.115470594	\$ 30,790.00
Estates at Turtle Run	0.079489744	\$ 21,196.00
Fuentes Business Group LLC (Veterinary Cancer Health)	0.004548933	\$ 1,213.00
G&C Holland Coral Springs LLC (Ross / Multiple Addresses)	0.024398195	\$ 6,506.00
GS Coral Springs Owner, LLC (Avana Coral Springs)	0.118844974	\$ 31,690.00
Harbor Island at Turtle Run Homeowners Association	0.034649376	\$ 9,239.00
Hidden Lake at Turtle Run Homeowners Association	0.020381986	\$ 5,435.00
JIB Holdings IV LLC (KFC/Taco Bell)	0.002889962	\$ 771.00
Lautaro Re. Investment Corp. (Pollo Tropical)	0.002520518	\$ 672.00
LN Properties AZA LLC (AutoZone)	0.004226735	\$ 1,127.00
Lowe's Home Center	0.028651345	\$ 7,640.00
MDC Coast 5 LLC (7-Eleven)	0.004654981	\$ 1,241.00
Newport Homeowners Association	0.034649376	\$ 9,239.00
Spa The Grove (The Grove at Turtle Run Apartments)	0.182788501	\$ 48,741.00
Steak N Shake Operations Inc	0.004166506	\$ 1,111.00
Target	0.031075313	\$ 8,286.00
Turtle Creek Dr. LLC (Daycare Learning Experience)	0.004558839	\$ 1,216.00
Wal-Mart	0.046862771	\$ 12,496.00
	100%	

Amounts have been rounded to the nearest whole dollar.