

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

MAY 9, 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

May 2, 2023

Board of Supervisors

Tern Bay Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development District will be held on **Tuesday, May 9, 2023, at 10:00 A.M.** at **Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/j.php?MTID=m3517810450d73ca75f807dd31025ef80>

Access Code: **2349 135 9132**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2349 135 9132**, password: **Jpward (579274** from phones) to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Notice of Advertisement of Public Hearing.
3. Consideration of Minutes:
 - I. March 14, 2023 – Regular Meeting.
4. Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2022.
5. **PUBLIC HEARINGS – FY 2024 BUDGET AND SPECIAL ASSESSMENTS.**
 - a) **FISCAL YEAR 2024 BUDGET.**
 - I. Public Comment and Testimony.
 - II. Board Comment and Consideration.
 - III. Consideration of **Resolution 2023-8**, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2023.
 - b) **FISCAL YEAR 2024 IMPOSING SPECIAL ASSESSMENTS; ADOPTING THE ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY.**
 - I. Public Comment and Testimony.

- II. Board Comment and Consideration.
 - III. Consideration of **Resolution 2023-9**, a resolution of the Board of Supervisors imposing special assessments, adopting an assessment roll, and approving the General Fund Special Assessment Methodology.
6. Consideration of **Resolution 2023-10**, a resolution of the Board of Supervisors designating dates, time, and location for regular meeting of the Board of Supervisor’s for Fiscal Year 2023.
7. Consideration of **Resolution 2023-11** a resolution of the Board of Supervisors of the Tern Bay Community Development District appointing qualified electors to fill the vacancies in Seat three (3) and Seat five (5) on the Board of Supervisors pursuant to Section 190.006(3)(b) Florida Statutes. If the Board appoints individuals to fill the seats, the following items will also be considered for the newly appointed members.
- I. Administration of the Oath of Office.
 - II. Administration Guide to the Sunshine Amendment and Code of Ethics for Public Employees.
 - III. Form 1 – Statement of Financial Interests.
8. Consideration of **Resolution 2023-12**, a Resolution Re-Designating the Officers of the Tern Bay Community Development District.
9. Staff Reports.
- I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a. **Board Meeting Dates for Balance of Fiscal Year 2023.**
 - 1. Canceled meeting - **June 13, 2023.**
 - b. Supervisor of Elections Qualified Elector Report dated April 15, 2023.
 - c. Financial Statement for period ending March 31, 2023 (unaudited).
 - d. Financial Statement for period ending April 30, 2023 (unaudited).
10. Supervisor’s Requests and Audience Comments.
11. Adjournment.

The first order of business is the call to order and roll call.

The second order of business is the Notice of Advertisement of the Public Hearing.

The third order of business is the consideration of the minutes from the March 14, 2023, Regular Meeting.

The fourth order of business is the acceptance of the Audited Financial Statements for Fiscal Year 2022, covering the period October 1, 2021, through September 30, 2022. A representative of the Audit Firm Grau & Associates will join the meeting to fully review the audit with the Board.

The fifth order of business deals with two (2) required Public Hearings to consider the adoption of the District’s Fiscal Year 2024 Budget, Assessments, and General Fund Special Assessment Methodology. The first Public Hearing deals with the adoption of the Fiscal Year 2024 Budget which includes both the General Fund operations and the Debt Service Fund for the previously issued Series 2005 Bonds. At the conclusion of the hearing, will be consideration of **Resolution 2023-8**, which adopts the Fiscal Year 2024 Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2023 Budget. **Resolution 2023-9** does essentially three (3) things: (i) first, it imposes the special assessments for the general fund and the debt service fund; (ii) second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Charlotte County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2023-9**; and (ii) finally it approves the General Fund Special Assessment Methodology.

The sixth order of business is consideration of **Resolution 2023-10**, this resolution sets the proposed meeting schedule for Fiscal Year 2024. To the extent that the district has a regular meeting schedule, the district is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is the for the second Tuesday of each month at **10:00 a.m.** at the **Country Inn and Suites 24244 Corporate Court, Port Charlotte, Florida 33954**.

The Fiscal Year 2024 schedule is as follows:

October 10, 2023	November 14, 2023
December 12, 2023	January 9, 2024
February 13, 2024	March 12, 2024
April 9, 2024	May 14, 2024
June 11, 2024	July 9, 2024
August 13, 2024	September 10, 2024

The seventh order of business is the consideration of **Resolution 2023-11**, which appoints a qualified elector to fill Seats 3 and 5. As you may recall, the District reached the threshold to conduct a qualified elector election (conducted by the Supervisor of Elections of Charlotte County) in November 2022, and

which during the qualifying period two (2) seats were available. However, no qualified elector presented themselves for either Seat.

Until such time as the Board appoints a Qualified Elector to fill the vacancy, the incumbent Board of Supervisor shall remain in office. Chapter 190.006 indicates that within 90 days thereafter, which would be February 8, 2023, the Board would fill the vacancy. If not, the statute continues that the incumbent Board Member in that seat shall remain in office.

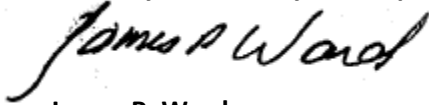
If the Board is able to determine a qualified elector to fill either seat, and those individuals are present at the meeting, then we will be prepared to swear in these seats.

The eighth order of business is the consideration of **Resolution 2023-12**, a Resolution Re-Designating the Officers of the Artisan Lakes Community Development District.

The ninth order of business are staff reports by the District Attorney, the District Engineer, and the District Manager will present a Report from the Charlotte County Supervisor of Elections on the number of registered voters within the District as of April 15, 2023, and unaudited financial statements for the periods ending March 31, 2023.

If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Tern Bay Community Development District



**James P. Ward
District Manager**

The Fiscal Year 2023 schedule is as follows:

April 11, 2023	May 9, 2022 – Public Hearing
June 13, 2023	July 11, 2023
August 8, 2023	September 12, 2023



Ticket# 3885352-1
Notice of PH Budget FY 2024
4 x 10 with map
Submitted by: Cori Dissinger
Publish: 04/16/23, 04/23/23
403599 3885362

**PUBLISHER’S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

04/16/23, 04/23/23

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

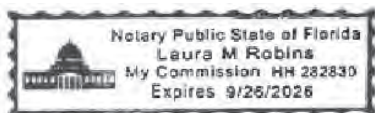
Melinda Prescott

(Signature of Affiant)

Sworn and subscribed before me this 24th day of April, 2023

Laura M Robins

(Signature of Notary Public)



Personally known OR Produced Identification

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Tern Bay Community Development District will hold two public hearings and a regular meeting on **May 9, 2023, at 10:00 A.M. at Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.** The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.ternbaycdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2024 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2024 upon the lands located within the District, a depiction of which lands is shown below, and to consider the adoption of an assessment roll, for the uniform collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda and meeting may be obtained at the offices of the District Manager, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Ph: (954) 658-4900, or on the District's web site www.ternbaycdd.org at least seven (7) days in advance of the meeting.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2024. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024.

Fiscal Year 2024 Proposed Schedule of Assessments

Per Unit	\$490.76
----------	----------

The tax collector will collect the assessments pursuant to the uniform method. The District may choose to collect the assessments for certain properties not pursuant to the uniform method.

Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

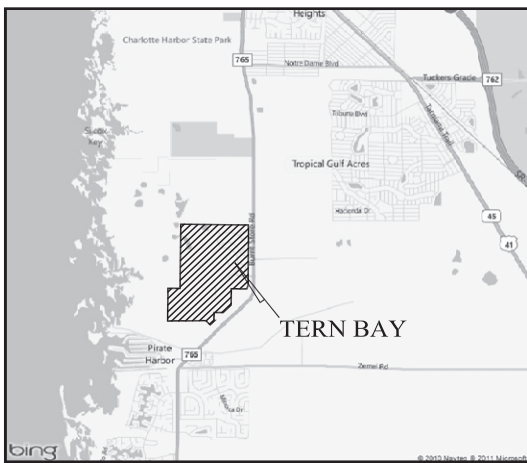
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tern Bay Community Development District
James P. Ward, District Manager

Publish Dated: 04/16/2023 and 04/23/2023

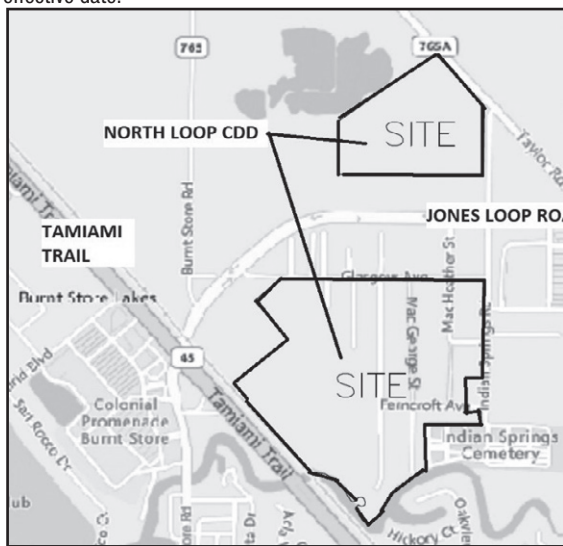


adno=3885352-1

NOTICE OF PUBLIC HEARING CITY OF PUNTA GORDA, FLORIDA

YOU ARE HEREBY notified in accordance with the provisions of Chapter 190, Florida Statutes, the Punta Gorda **Planning Commission** held a Public Hearing on **Monday, March 27, 2023, at 2:00 p.m.**, and the Punta Gorda **City Council** will hold Public Hearings on **Wednesday, May 3, 2023, at 9:00 a.m.**, and **Wednesday, May 17, 2023, at 9:00 a.m.**, or as soon thereafter as may be heard, to consider an ordinance granting a petition to establish a Community Development District, which may be known as the "North Loop Community Development District" ("District"). The title of such ordinance shall be as follows:

CDD-01-2023 - An Ordinance of the City Council of the City of Punta Gorda, Florida, establishing the North Loop Community Development District in compliance with the provisions of Chapter 190, Florida Statutes; providing findings; specifying general and special powers of the District; describing the boundaries of the District consisting of approximately 115.63 +/- acres located generally south of Glasgow Avenue, west of Indian Springs Road, and northeast of Tamiami Trail, in the City of Punta Gorda, Florida, more particularly described in Exhibit "A" attached hereto and incorporated herein; naming the initial members of the Board of Supervisors of the District; providing for administration, operation and financing of the District; authorizing the District, pursuant to Section 190.012(2), Florida Statutes, to exercise certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars; providing for conflicts and severability; and providing an effective date.



The proposed Community Development District is comprised of approximately 115.63 acres, more or less, generally located south of Glasgow Avenue, west of Indian Springs Road and northeast of Tamiami Trail, as further identified in the map depicted in this notice. The petitioner has proposed to establish the District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities, which may be authorized by such districts under Florida law including but not limited to Chapter 190, Florida Statutes.

The May 3, 2023, hearing will be held in the temporary City Council Chambers located at the Charlotte Harbor Event and Conference Center, 75 Taylor Street, Punta Gorda, FL 33950. The location of the May 17, 2023, hearing will be announced at a later date. All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any persons or affected unit of general-purpose local government, who wish to appeal any decision made by the City Council with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to insure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based. Copies of the petition, department reports and proposed ordinance are available for public inspection at the Office of the City Clerk located at 117 Herald Court, Unit 211, Punta Gorda, FL 33950.

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this public hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 West Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and whose email address is humres@pgorda.us, at least two (2) calendars days prior to the meeting.

KAREN SMITH, CMC
CITY CLERK
CITY OF PUNTA GORDA

Run Dates: Sunday, April 23, 2023
Wednesday, April 26, 2023
Wednesday, May 3, 2023

adno=3889411-1

COMMENTARY

2020 hindsight

Upcoming release of ALICE data; how ALICE fared during the pandemic



ANGIE MATTHIESSEN
United Way of Charlotte County

Do you remember when we all made cute little comments about going into the year 2020 with "20/20 vision"? While this phrase is often mistakenly thought to mean perfect vision, it actually refers to normal vision.

Do you also remember that there was nothing normal about 2020?

A more accurate expression is the one that tells us that hindsight is 20/20. Looking back, in hindsight, we definitely can see clearly, normally, what transpired. But it is painful to look at, for sure.

On April 26, United For ALICE will be releasing the most current State and County data on ALICE households across the nation. ALICE stands for Asset Limited, Income Constrained, Employed – those households who earn above the Federal Poverty Level, but still cannot afford the basics. This new information will paint a vivid picture of how ALICE families fared during the pandemic.

Traditionally, when we state that hindsight is 20/20, it is with an air of frustration that we cannot escape from our past what we can see so plainly now. However, this data is not to be lumped into that level of frustration. Looking at it through the right lens, we can use this data for lasting, positive change.

We can use it to truly see ALICE.

During the early months of the pandemic, we were quick to hail the essential workers in our community as heroes. Many of these folks who worked tirelessly to staff our grocery stores, hospitals and pharmacies are ALICE. Yes, we saw them working long shifts with masks and gloves to ensure we had our

families' needs met.

But did we see if they were able to get their families' needs met?

This year's ALICE Report will include data from 2021. We will look at the data in hindsight, and we will use it to see ALICE in the present and the future. It will help to tell us how well we supported ALICE throughout the pandemic, which will guide us as we look forward to how best to support ALICE as we come out of the latest crisis to hit Charlotte County.

I am eager to share the updated data for the State of Florida and for Charlotte County in the days ahead. My goal is to take what we've learned and help ALICE see a brighter future in Charlotte County.

No one in our community should struggle to meet their basic needs. At United Way of Charlotte County, our mission is to mobilize the power of our community to break the cycle of poverty. With the help of our entire community, we can see ALICE and support ALICE.

For more information about United Way of Charlotte County's mission: Mobilizing the power of our community to break the cycle of poverty, please contact Angie Matthiessen, executive director. She can be reached at director@unitedwayccfl.org.

PILOTS

FROM PAGE 1C

"Delta's was an amazing program," he said. "My father took it. It was a great offer and he left the industry ... A lot of good pilots left."

Even the military is only producing a 10th of the pilots it once did.

"Schools are producing pilots, but the '1,500 rule' means it costs almost \$300,000 to become a pilot," Parish said. "It's just a difficult time in the industry."

Pilots must have 1,500 hours of flight time — a mandate passed by the Federal Aviation Administration in 2013 after a Colgan Air plane crash killed 50 people in Buffalo, NY in 2009.

Parish said it takes about two years to meet that requirement.

"If I'm not mistaken, a couple airlines are doing their own training schools," Charlotte County Airport Authority chair Robert Hancik said.

Parish said Frontier in Florida is one of them.

"I know Allegiant is looking at it," Parish said. "I will be in Vegas next week talking to Allegiant and I know that's one of the hot topics for them."

"One of the issues that we are facing is everybody knows there is a pilot shortage, except the pilot unions," he said. "They are fighting it, saying there's not a pilot shortage, but there's just not enough pay to get more people into flying. I think until the

unions admit there's a problem, we're going to see this problem get more exacerbated."

Board attorney Darol Carr said there was proposed legislation to extend a commercial pilot's age from 65 to 70.

"It was killed mostly as a result of the Airline Transport Pilots Association being against it, so all of these pilots are being forced out of aviation, at least for commercial flights, at age 65," he said.

Parish said the shortage is causing flight cancellations.

"We've suffered from it a little here," he said. "It's not just the shortage on pilots. It's air traffic controllers, too."

Parish said Charlotte Technical College is helping with its aviation program. The local program prepares students for employment or advanced training in commercial and general aviation as a maintenance general technician or airframe maintenance technician.

At the AeroGuard Flight Training Center, located at the Punta Gorda Airport, students train for their commercial airline license. AeroGuard's Pilot Pathway Program offers a partnership where students can interview with SkyWest Airlines, the largest regional airline in the U.S., flying for American, United, Delta and Alaska Airlines.

Email: elaine.allen@yoursun.com

1
2
3
4
5
6
7
8
9

**MINUTES OF MEETING
TERN BAY
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development District was
11 held on Tuesday, March 14, 2023, at 10:00 A.M. at Country Inn and Suites, 24244 Corporate Court, Port
12 Charlotte, Florida 33954.
13

14
15 **Present and constituting a quorum:**

16 Christopher Hasty Vice Chairperson
17 Barry Ernst Assistant Secretary
18 Ashley Kingston Assistant Secretary
19 Anthony Burdett Assistant Secretary

20
21 **Absent:**

22 David Truxton Chairperson

23
24 **Also present were:**

25 James P. Ward District Manager
26 Greg Urbancic District Counsel

27
28 **Audience:**

29 All resident's names were not included with the minutes. If a resident did not identify
30 themselves or the audio file did not pick up the name, the name was not recorded in these
31 minutes.
32

33
34
35
36
37
38
39
40
41
42
43
44
45

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS
WERE TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James Ward called the meeting to order at approximately 10:00 a.m. He conducted roll call, and all Board Members were present, with the exception of Supervisor Truxton, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

February 14, 2023 – Regular Meeting

Mr. Ward asked if there were any corrections or deletions to the Minutes; hearing none, he called for a motion.

46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92

On MOTION made by Berry Ernst, seconded by Ashley Kingston, and with all in favor, the February 14, 2023 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution of 2023-6

Consideration of Resolution 2023-6, a resolution of the Tern Bay Community Development District (The "District") amending the Fiscal Year 2023 Budget for the General Fund which began On October 1, 2022, and ends on September 30, 2023; providing a severability clause; providing for conflict and providing an effective date

Mr. Ward indicated this Resolution recognized the addition of electric services for streetlights that were coming online within the District and recognized the expense from Hurricane Ian in an amount not to exceed \$350,000 dollars which was approved during the last meeting. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Anthony Burdett, seconded by Ashley Kingston, and with all in favor, Resolution 2023-6 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-7

Consideration of Resolution 2023-7, a resolution of the Tern Bay Community Development District approving the Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing for Tuesday, May 9, 2023, at 10:00 a.m. at the Country Inn and Suites 24244 Corporate Court, Port Charlotte, Florida 33954

Mr. Ward indicated this was the start of the budget process for Fiscal Year 2024, which began October 1, 2023 and ended September 30, 2024. He noted the public hearing was scheduled for Tuesday, May 9, 2023, at 10:00 a.m. at the Country Inn and Suites 24244 Corporate Court, Port Charlotte, Florida 33954. *The budget is changing in the following ways going into Fiscal Year 2024 in the sense that we have repay the cash back from the year that we are currently in that we are funding the homeowner's association for the hurricane expenses that we are incurring and also to ensure that we have enough funds to pay the streetlight electric on a going forward basis. That's what we are doing in the next fiscal year. Your assessment rates will go from \$107.93 in Fiscal Year 2023 to \$490.76 in Fiscal Year 2024. It is still below your cap rate which is \$623.70. The only reason it is still below it is, that cap rate was set when the District had full operations for landscaping and all the water management facilities, etc., but we did move that over to your HOA in the current fiscal year, so we are still within the cap rate, but the increase is significant due to those changes that I mentioned to you.* He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Anthony Burdett, seconded by Barry Ernst, and with all in favor, Resolution 2023-5 was adopted, and the Chair was authorized to sign.

93 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2023-8**

94
95 **Consideration of Resolution 2023-8 a resolution of the Board of Supervisors of the Tern Bay**
96 **Community Development District appointing qualified electors to fill the vacancies in Seat three (3)**
97 **and Seat five (5) on the Board of Supervisors pursuant to Section 190.006(3)(b) Florida Statutes. If the**
98 **Board appoints individuals to fill the seats, the following items will also be considered for the newly**
99 **appointed members**

- 100
- 101 **I. Administration of the Oath of Office.**
- 102 **II. Administration Guide to the Sunshine Amendment and Code of Ethics for Public Employees.**
- 103 **III. Form 1 – Statement of Financial Interests.**
- 104

105 *Mr. Ward: As you remember Seats 3 and 5, which are Mr. Burdett’s and Mr. Ernst’s seats, expired*
106 *November 8, 2022. The Statute does require you to fill that term, essentially by February, but since*
107 *we have had nobody interested in filling those seats we will continue this, unless you have someone*
108 *you would like to fill those expired terms.*

109
110 The Board had no one to appoint; this Item would be continued.

111
112
113 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2023-9**

114
115 **Consideration of Resolution 2023-9, a Resolution Re-Designating the Officers of the Tern Bay**
116 **Community Development District**

117
118 Mr. Ward indicated this Item would be continued.

119
120
121 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

122
123 **I. District Attorney**

124
125 No report.

126
127 **II. District Engineer**

128
129 No report.

130
131 **III. District Manager**

- 132
- 133 **a) Important Board Meeting Dates for Balance of Fiscal Year 2023:**
- 134 **1. Public Hearings: Fiscal Year 2024 Budget Adoption – May 9, 2023, at 10:00 A.M.**
- 135 **2. Canceled meeting - June 13, 2023**
- 136 **b) Financial Statement for period ending February 28, 2022 (unaudited)**
- 137

138 *Mr. Ward: Remember your public hearing is May 9th. Put it on your calendar. My office will*
139 *send you out a calendar invite to place it on your calendar. That cannot change once we set it,*
140 *once we adopted your public hearing resolution for the budget today.*

141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Ward asked if there were any Supervisor’s requests; there were none. He asked if there were any audience members present in person, or via audio or video with any questions or comments; there were none.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 10:05 a.m.

On MOTION made by Anthony Burdett, seconded by Barry Ernst, and with all in favor, the meeting was adjourned.

Tern Bay Community Development District

James P. Ward, Secretary

David Truxton, Chairperson

**TERN BAY
COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA**

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Tern Bay Community Development District
Charlotte County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund, of Tern Bay Community Development District, Charlotte County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 14, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



April 14, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Tern Bay Community Development District, Charlotte County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$13,661,793.
- The change in the District's total net position in comparison with the prior fiscal year was (\$1,393,111), a decrease. Net position in the current fiscal year decreased due to bond issuance costs incurred during the current year, as well as interest expense due to the issuance of Series 2022 Bonds. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$27,810,064, an increase of \$27,378,666 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows and liabilities and deferred inflows with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
Current and other assets	\$ 27,837,968	\$ 461,789
Capital assets, net of depreciation	18,777,229	15,702,134
Total assets	<u>46,615,197</u>	<u>16,163,923</u>
Current liabilities	399,270	54,019
Long-term liabilities	32,554,134	1,055,000
Total liabilities	<u>32,953,404</u>	<u>1,109,019</u>
Net Position		
Net investment in capital assets	12,468,918	14,647,134
Restricted	631,248	91,770
Unrestricted	561,627	316,000
Total net position	<u>\$ 13,661,793</u>	<u>\$ 15,054,904</u>

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease is the result of bond issuance costs incurred during the current year, as well as interest expense due to the issuance of Series 2022 Bonds.

Key elements of the change in net position are reflected in the following table:

	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 880,844	\$ 873,014
Operating grants and contributions	226	13
Capital grants and contributions	708	-
Total revenues	<u>881,778</u>	<u>873,027</u>
Expenses:		
General government	91,093	96,154
Maintenance and operations	726,699	718,498
Bond issuance cost	705,675	-
Interest	751,422	57,961
Total expenses	<u>2,274,889</u>	<u>872,613</u>
Change in net position	<u>(1,393,111)</u>	<u>414</u>
Net position - beginning	15,054,904	15,054,490
Net position - ending	<u>\$ 13,661,793</u>	<u>\$ 15,054,904</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$2,274,889. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased during the fiscal year due to increased activity in the District. In total, expenses increased from the prior fiscal year, mainly as the result of the bond issuance costs incurred during the current year, as well as interest expense due to the issuance of Series 2022 Bonds.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$19,347,791 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$570,562 has been taken, which resulted in a net book value of \$18,777,229. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$32,130,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that operating costs will increase as the District's infrastructure is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Tern Bay Community Development District at the office of the District Manager, James P. Ward at 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 589,531
Restricted assets:	
Investments	27,248,437
Capital assets:	
Nondepreciable	10,789,368
Depreciable, net	7,987,861
Total assets	46,615,197
 LIABILITIES	
Accounts payable	27,904
Accrued interest payable	371,366
Non-current liabilities:	
Due within one year	630,000
Due in more than one year	31,924,134
Total liabilities	32,953,404
 NET POSITION	
Net investment in capital assets	12,468,918
Restricted for debt service	631,248
Unrestricted	561,627
Total net position	\$ 13,661,793

See notes to the financial statements

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 91,093	\$ 778,138	\$ -	\$ -	\$ 687,045
Maintenance and operations	726,699	-	-	708	(725,991)
Bond issuance costs	705,675	-	-	-	(705,675)
Interest on long-term debt	751,422	102,706	226	-	(648,490)
Total governmental activities	2,274,889	880,844	226	708	(1,393,111)
					(1,393,111)
					15,054,904
					\$ 13,661,793

See notes to the financial statements

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 589,531	\$ -	\$ -	\$ 589,531
Investments	-	1,002,614	26,245,823	27,248,437
Total assets	\$ 589,531	\$ 1,002,614	\$ 26,245,823	\$ 27,837,968
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 27,904	\$ -	\$ -	\$ 27,904
Total liabilities	27,904	-	-	27,904
Fund balances:				
Restricted for:				
Debt service	-	1,002,614	-	1,002,614
Capital projects	-	-	26,245,823	26,245,823
Unassigned	561,627	-	-	561,627
Total fund balances	561,627	1,002,614	26,245,823	27,810,064
Total liabilities and fund balances	\$ 589,531	\$ 1,002,614	\$ 26,245,823	\$ 27,837,968

See notes to the financial statements

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
 CHARLOTTE COUNTY, FLORIDA
 RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
 TO THE STATEMENT OF NET POSITION
 SEPTEMBER 30, 2022**

Fund balance - governmental funds \$ 27,810,064

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	19,347,791	
Accumulated depreciation	<u>(570,562)</u>	18,777,229

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(371,366)	
Original issue premium	(424,134)	
Bonds payable	<u>(32,130,000)</u>	<u>(32,925,500)</u>

Net position of governmental activities		<u><u>\$ 13,661,793</u></u>
---	--	-----------------------------

See notes to the financial statements

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Special assessments	\$ 778,138	\$ 102,706	\$ -	\$ 880,844
Interest earnings	-	226	708	934
Total revenues	<u>778,138</u>	<u>102,932</u>	<u>708</u>	<u>881,778</u>
EXPENDITURES				
Current:				
General government	91,093	-	-	91,093
Maintenance and operations	441,418	-	-	441,418
Debt service:				
Principal	-	45,000	-	45,000
Interest	-	412,095	-	412,095
Bond issuance costs	-	-	705,675	705,675
Capital outlay	-	-	3,360,376	3,360,376
Total expenditures	<u>532,511</u>	<u>457,095</u>	<u>4,066,051</u>	<u>5,055,657</u>
Excess (deficiency) of revenues over (under) expenditures	245,627	(354,163)	(4,065,343)	(4,173,879)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	(22)	22	-
Bond issuance	-	1,241,401	29,878,599	31,120,000
Original issue premium	-	-	432,545	432,545
Total other financing sources (uses)	<u>-</u>	<u>1,241,379</u>	<u>30,311,166</u>	<u>31,552,545</u>
Net change in fund balances	245,627	887,216	26,245,823	27,378,666
Fund balances - beginning	<u>316,000</u>	<u>115,398</u>	<u>-</u>	<u>431,398</u>
Fund balances - ending	<u>\$ 561,627</u>	<u>\$ 1,002,614</u>	<u>\$ 26,245,823</u>	<u>\$ 27,810,064</u>

See notes to the financial statements

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds		\$ 27,378,666
Amounts reported for governmental activities in the statement of activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		45,000
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		3,360,376
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.		(31,120,000)
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.		(432,545)
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expenses in the statement of activities.		(285,281)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of original issue discount/premium		8,411
Change in accrued interest		(347,738)
Change in net position of governmental activities		<u>\$ (1,393,111)</u>

See notes to the financial statements

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Tern Bay Community Development District (the "District") was created on September 15, 2004 by the Florida Land and Water Adjudicatory Commission Chapter 42VV-1.001-1.003 of Manatee County, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, all of the Board members are affiliated with Lennar Homes ("Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

The District's Assessments are included on the property tax bill that all landowner's receive. The Florida Statutes provide that special assessments may be collected by using the Uniform Method. Under the Uniform Method, the District's Assessments will be collected together with County and other taxes. These Assessments will appear on a single tax bill issued to each landowner subject to such. The statutes relating to enforcement of County taxes provide that County taxes become due and payable on November 1 of the year when assessed or soon thereafter as the certified tax roll is received by the Tax Collector and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes (together with any assessments, being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the District's Assessments. Upon any receipt of moneys by the Tax Collector from the Assessments, such moneys will be delivered to the District.

All city, county, school and special district ad valorem taxes, non-ad valorem special assessments and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, including the District Assessments, that are collected by the Uniform Method are payable at one time. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full and such partial payment is not to be accepted and is to be returned to the taxpayer, provided, however that a taxpayer may contest a tax assessment pursuant to certain conditions in Florida Statutes and other applicable law.

Under the Uniform Method, if the Assessments are paid during November when due or at any time within thirty (30) days after the mailing of the original tax notice or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. March payments are without discount. Pursuant to Section 197.222, Florida Statutes, taxpayers may elect to pay estimated taxes, which may include non-ad valorem special assessments such as the District's Assessments in quarterly installments with a variable discount equal to 6% on June 30 decreasing to 3% on December 31, with no discount on March 31. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment, and the Tax Collector is required to collect taxes prior to April 1 and after that date to institute statutory procedures upon delinquency to collect assessed taxes. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Certain taxpayers that are entitled to claim homestead tax exemption under Section 196.031(1), Florida Statutes may defer payment of a portion of the taxes and non-ad valorem assessments and interest accumulated on a tax certificate, which may include non-ad valorem special assessments. Deferred taxes and assessments bear interest at a variable rate not to exceed 7%. The amount that may be deferred varies based on whether the applicant is younger than age 65 or is 65 years old or older; provided that applicants with a household income for the previous calendar year of less than \$10,000 or applicants with less than the designated amount for the additional homestead exemption under Section 196.075, Florida Statutes that are 65 years old or older may defer taxes and assessments in their entirety.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Assessments (Continued)

Collection of Delinquent Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Assessments due.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Roadways	30
Stormwater management	30
Security facilities	30
Landscape and conservation	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2022:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Money Market Accounts	\$ 27,248,437	N/A	Not available
	<u>\$ 27,248,437</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – the Bond indenture determines the allowable investments and maturities, while any surplus funds are covered by the alternative investment guidelines and are generally of a short duration thus limiting the District's exposure to interest rate risk.

The Bond Indenture limits the type of investments held using unspent proceeds. The District's investments listed above meet these requirements under the indenture.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 7,428,992	\$ -	\$ -	\$ 7,428,992
Infrastructure under construction	-	3,360,376	-	3,360,376
Total capital assets, not being depreciated	7,428,992	3,360,376	-	10,789,368
Capital assets, being depreciated				
Roadways	5,828,665	-	-	5,828,665
Stormwater management	1,457,166	-	-	1,457,166
Security facilities	340,006	-	-	340,006
Landscape and conservation	932,586	-	-	932,586
Total capital assets, being depreciated	8,558,423	-	-	8,558,423
Less accumulated depreciation for:				
Roadways	194,289	194,289	-	388,578
Stormwater management	48,572	48,572	-	97,144
Security facilities	11,334	11,334	-	22,668
Landscape and conservation	31,086	31,086	-	62,172
Total accumulated depreciation	285,281	285,281	-	570,562
Total capital assets, being depreciated, net	8,273,142	(285,281)	-	7,987,861
Governmental activities capital assets, net	\$ 15,702,134	\$ 3,075,095	\$ -	\$ 18,777,229

In a prior fiscal year, \$29,432,084 was removed from the District's capital assets due to infrastructure being conveyed to Charlotte County Utilities (utilities valued at \$10,303,162), \$8,000,102 of offsite roadways was conveyed to Charlotte County, while \$11,128,820 of the infrastructure was written down due to aging. The District estimates that an additional \$28 million is needed to complete the project. During the current year the District issued Series 2022 Bonds in order to continue funding the project. The District will convey certain infrastructure improvements to other governmental entities upon completion of the project.

All of the fixed asset additions during the current year were acquired from the Developer. Depreciation expense was charged to the maintenance and operations function.

NOTE 6 - LONG TERM LIABILITIES

Series 2005

On September 8, 2005, the District issued \$33,280,000 Capital Improvement Revenue Bonds, Series 2005A, with a fixed interest rate of 5.375% due May 1, 2037. The Bonds were issued to refund the outstanding principal balance of the District's Bond Anticipation Note, Series 2005 and to finance the cost of acquiring, constructing and equipping the 2005 Project. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2005. Principal on the Series 2005A Bonds is paid serially commencing on May 1, 2008 through May 1, 2037. The Bonds were restructured in a prior year resulting in a new balance of \$1,170,000.

The Series 2005A Bonds are subject to redemption at the option of the District prior to their maturity as set forth in the Bond Indenture. The Series 2005A Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to bill special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Series 2022

In February 2022, the District issued \$31,120,000 of Special Assessment Bonds Series 2022 consisting of multiple term Bonds with due dates from June 15, 2027 to June 15, 2052 and fixed interest rates ranging from 3.125% to 4%. The Bonds were issued to finance the acquisition and construction of infrastructure improvements. Interest is to be paid semiannually on each June 15 and December 15. Principal on the Bonds is to be paid serially commencing June 15, 2023 through June 15, 2052.

The Series 2022 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2022 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2005A	\$ 1,055,000	\$ -	\$ 45,000	\$ 1,010,000	\$ 45,000
Series 2022	-	31,120,000	-	31,120,000	585,000
Add: original issue premium	-	432,545	8,411	424,134	-
Total	\$ 1,055,000	\$ 31,552,545	\$ 53,411	\$ 32,554,134	\$ 630,000

NOTE 6 - LONG TERM LIABILITIES (Continued)

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 630,000	\$ 1,249,989	\$ 1,879,989
2024	650,000	1,229,289	1,879,289
2025	670,000	1,207,851	1,877,851
2026	695,000	1,185,789	1,880,789
2027	715,000	1,162,833	1,877,833
2028-2032	3,985,000	5,422,551	9,407,551
2033-2037	4,825,000	4,605,219	9,430,219
2038-2042	5,375,000	3,579,400	8,954,400
2043-2047	6,565,000	2,412,800	8,977,800
2048-2052	8,020,000	987,800	9,007,800
	<u>\$ 32,130,000</u>	<u>\$ 23,043,521</u>	<u>\$ 55,173,521</u>

NOTE 7 – DEVELOPER TRANSACTIONS & CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The District's activity is dependent upon the continued involvement of the Developer Landowner, the loss of which could have a material adverse effect on the District's operations.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

NOTE 10 – SUBSEQUENT EVENTS

Subsequent to fiscal year end the District acquired improvements from the Developer at a total cost of \$15,144,367.

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 822,177	\$ 778,138	\$ (44,039)
Total revenues	822,177	778,138	(44,039)
EXPENDITURES			
Current:			
General government	170,627	91,093	79,534
Maintenance and operations	651,550	441,418	210,132
Total expenditures	822,177	532,511	289,666
Excess (deficiency) of revenues over (under) expenditures	\$ -	245,627	\$ 245,627
Fund balance - beginning		316,000	
Fund balance - ending		\$ 561,627	

See notes to required supplementary information

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
 CHARLOTTE COUNTY, FLORIDA
 OTHER INFORMATION – DATA ELEMENTS
 REQUIRED BY FL STATUTE 218.39(3)(C)
 UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	2
Employee compensation for FYE 9/30/2022 (paid/accrued)	0
Independent contractor compensation for FYE 9/30/2022	\$73,129.00
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 22 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$542.33
	Debt service - \$325.39-\$1,626.96
Special assessments collected FYE 9/30/2022	\$880,844.00
Outstanding Bonds:	
Series 2005, due May 1, 2037	see Note 6 for details
Series 2022, due June 15, 2052	see Note 6 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Tern Bay Community Development District
Charlotte County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Tern Bay Community Development District, Charlotte County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 14, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bear & Associates

April 14, 2023



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Tern Bay Community Development District
Charlotte County, Florida

We have examined Tern Bay Community Development District, Charlotte County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Tern Bay Community Development District, Charlotte County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

April 14, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Tern Bay Community Development District
Charlotte County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Tern Bay Community Development District, Charlotte County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated April 14, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 14, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Tern Bay Community Development District, Charlotte County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Tern Bay Community Development District, Charlotte County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

April 14, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

RESOLUTION 2023-8

THE ANNUAL APPROPRIATION RESOLUTION OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Tern Bay Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set May 9, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget

RESOLUTION 2023-8

THE ANNUAL APPROPRIATION RESOLUTION OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and identified as “The Budget for the Tern Bay Community Development District for the Fiscal Year Ending September 30, 2024,” as adopted by the Board of Supervisors on May 9, 2023.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Tern Bay Community Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of **\$2,935,056.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ 929,983.00
DEBT SERVICE FUND - SERIES 2005(A)	\$ 109,006.00
<u>DEBT SERVICE FUND - SERIES 2022</u>	<u>\$1,896,067.00</u>
TOTAL ALL FUNDS	\$2,935,056.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

RESOLUTION 2023-8

THE ANNUAL APPROPRIATION RESOLUTION OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Tern Bay Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Tern Bay Community Development District, Charlotte County, Florida, this 9th day of May 2023.

ATTEST:

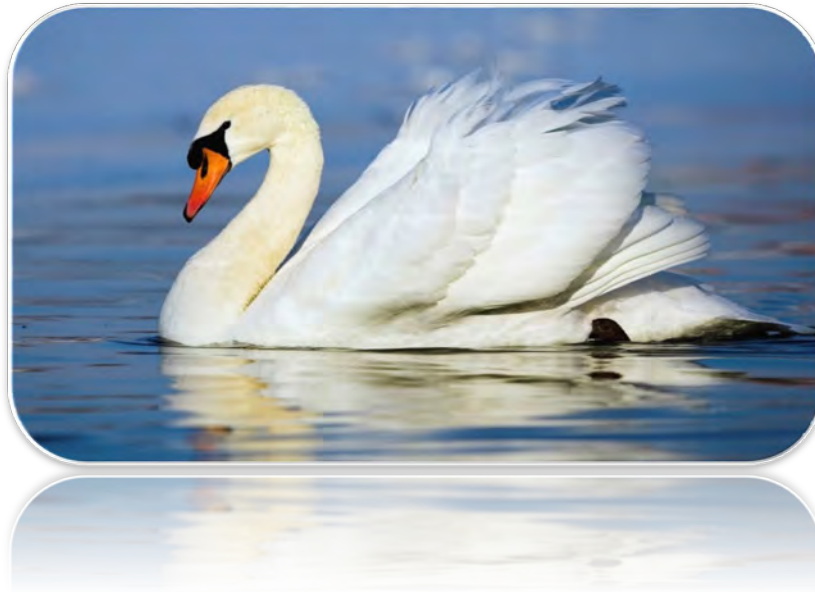
**TERN BAY COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

David Truxton, Chairperson

Exhibit A – Fiscal Year 2024 Proposed Budget

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Adopted Budget (As Amended)	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Revenues and Other Sources					
Carryforward					
Operating Funds Required (1st 3 Mths)	\$ -	\$ -	\$ -	\$ (185,997)	Additional Cash Req'd to Fund 1st 3 Months Operations
Cash Required for Hurricane Ian & Op Exp.	\$ 395,000	\$ -	\$ 395,000	\$ -	Hurrican Ian - And Additional Elec. New Street Lights
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on Cash Balances - General Fund Account
Special Assessment Revenue					
Special Assessment - On-Roll	\$ 163,616	\$ 72,278	\$ 163,616	\$ 929,983	Assessments from Property Owners
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -	Assessments billed directly to Property Owners
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 558,616	\$ 72,278	\$ 558,616	\$ 743,986	Total Revenue
Appropriations and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ 1,600	Statutory Required Fees (Waived by Lennar Members)
Executive					
Professional - Management	\$ 37,000	\$ 9,250	\$ 37,000	\$ 45,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,800	\$ -	\$ 4,800	\$ 4,800	Statutory Required Yearly Audit
Accounting Services	\$ 24,000	\$ 6,000	\$ 24,000	\$ 25,500	Accounting (All Funds)
Assessment Roll Services	\$ 21,000	\$ 5,250	\$ 21,000	\$ 25,500	Preparation/Maintenance (All Fund)
Arbitrage Rebate Fees	\$ 1,000	\$ 500	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed interes paid on bonds
Financial & Administrative-Other	\$ -	\$ -	\$ -	\$ -	
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	- Transcriptio of Board meetings
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	Statutory Required Legal Advertising
Trustee Services	\$ 12,638	\$ -	\$ 12,638	\$ 12,638	Trust Fees for Bonds
Dissemination Agent Services	\$ 6,000	\$ 1,500	\$ 6,000	\$ 6,500	Required Reporting for Bond Issues
Property Appraiser/Tax Collector Fees	\$ -	\$ 64	\$ 64	\$ 75	Fees to place assessments on tax bills
Bank Service Fees	\$ 350	\$ 35	\$ 250	\$ 250	Bank Fees - Governmental Accounts
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	- Not Applicable
Postage, Freight & Messenger	\$ 200	\$ 26	\$ 75	\$ 100	Agenda Mailings and other Misc. Mailings
Insurance	\$ 9,800	\$ 10,525	\$ 10,525	\$ 11,000	General Liability and D&O Liability Insurance
Meeting Room Rental	\$ 600	\$ 50	\$ 200	\$ 200	Board Meeting Room Rental
Printing and Binding	\$ 100	\$ -	\$ -	\$ 50	Agenda Books and Copies

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Adopted Budget (As Amended)	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Web Site Maintenance	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Statutory Required Maintenance of District Web Sites
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity
Legal Services					
General Counsel	\$ 5,000	\$ -	\$ 2,500	\$ 5,000	District Attorney
Bond Counsel	\$ -	\$ -	\$ -	\$ -	Specific Authorized Tasks
Other General Government Services					
Engineering Services - General	\$ 5,000	\$ -	\$ -	\$ 10,000	District Engineer
Street Lights					
Electric Service	\$ 65,000	\$ 11,264	\$ 65,000	\$ 125,000	FP&L - Electric Service for Rental of Street Lights
Hurricane Ian Extrordinay Expenses	\$ 350,000	\$ -	\$ 350,000	\$ -	Reimburse Master HOA for Common Area Hurricane Ian Exp.
Reserves					
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ 400,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
Contingencies	\$ -	\$ -	\$ -	\$ -	
Other Fees and Charges					
Discounts and Tax Collector Fees	\$ 11,453	\$ -	\$ 11,453	\$ 65,099	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Appropriations	\$ 558,616	\$ 44,639	\$ 551,180	\$ 743,986	Total Expenditures

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Adopted Budget (As Amended)	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Fund Balances:					
Net Increase/(Decrease) in Fund Balance	\$ -		\$ 7,436	\$ 185,997	Cash Over (Short) at Fiscal Year End
Fund Balance					
Extraordinary Capital/Operations	421,973		23,962	423,962	Long Term Capital Planning Balance (Assumes Reserve not Needed in FY 2024)
1st Three (3) Months Operations	139,654		139,654	185,997	Required to meet Cash Needs until Assessments Rec'd
Total Fund Balance	561,627		\$ 163,616	\$ 609,959	

Description	Units			
Executive Homes (40' - 50')	232	\$	107.93	\$ 490.76
Manor Homes (51' - 60')	231	\$	107.93	\$ 490.76
Estate homes (61' - 70')	102	\$	107.93	\$ 490.76
Coach Homes	176	\$	107.93	\$ 490.76
Multi-Family (6 Plex)	108	\$	107.93	\$ 490.76
Veranda (12 Unit Plex)	320	\$	107.93	\$ 490.76
Terrace (30 Unit plex)	330	\$	107.93	\$ 490.76
Commercial/Office	17	\$	107.93	\$ 490.76
Total Units:	1516			

Cap Rate - Adopted FY 2021 \$ 623.70

**Tern Bay Community Development District
Series 2005A Bonds - Debt Service Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Adopted Budget (As Amended)	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward				
Interest Income	\$ -	\$ 553	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 109,006	\$ 48,026	\$ 109,006	\$ 109,006
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue				
Total Revenue & Other Sources	\$ 109,006	\$ 48,580	\$ 109,006	\$ 109,006
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 A Bonds	\$ 45,000	\$ -	\$ 45,000	\$ 50,000
Principal Debt Service - Early Redemptions				
Series 2005 A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2005 A Bonds	\$ 54,288	\$ 27,144	\$ 54,288	\$ 51,869
Other Fees and Charges				
Discounts and Other Fees	\$ 7,131	\$ -	\$ 7,131	\$ 7,131
Total Appropriations	\$ 106,419	\$ 27,144	\$ 106,419	\$ 109,000

Tern Bay Community Development District
Debt Service Schedule - Series 2005 A

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Debt Outstanding (After Restructure)	\$ 1,170,000	5.375%			
11/1/2018			\$ 31,443.75		
5/1/2019	\$ 35,000	5.375%	\$ 31,443.75	\$ 97,888	\$ 1,135,000
11/1/2019			\$ 30,503.13		
5/1/2020	\$ 40,000	5.375%	\$ 30,503.13	\$ 101,006	\$ 1,095,000
11/1/2020			\$ 29,428.13		
5/1/2021	\$ 40,000	5.375%	\$ 29,428.13	\$ 98,856	\$ 1,055,000
11/1/2021			\$ 28,353.13		
5/1/2022	\$ 45,000	5.375%	\$ 28,353.13	\$ 101,706	\$ 1,010,000
11/1/2022			\$ 27,143.75		
5/1/2023	\$ 45,000	5.375%	\$ 27,143.75	\$ 99,288	\$ 965,000
11/1/2023			\$ 25,934.38		
5/1/2024	\$ 50,000	5.375%	\$ 25,934.38	\$ 101,869	\$ 915,000
11/1/2024			\$ 24,590.63		
5/1/2025	\$ 50,000	5.375%	\$ 24,590.63	\$ 99,181	\$ 865,000
11/1/2025			\$ 23,246.88		
5/1/2026	\$ 55,000	5.375%	\$ 23,246.88	\$ 101,494	\$ 810,000
11/1/2026			\$ 21,768.75		
5/1/2027	\$ 55,000	5.375%	\$ 21,768.75	\$ 98,538	\$ 755,000
11/1/2027			\$ 20,290.63		
5/1/2028	\$ 60,000	5.375%	\$ 20,290.63	\$ 100,581	\$ 695,000
11/1/2028			\$ 18,678.13		
5/1/2029	\$ 60,000	5.375%	\$ 18,678.13	\$ 97,356	\$ 635,000
11/1/2029			\$ 17,065.63		
5/1/2030	\$ 65,000	5.375%	\$ 17,065.63	\$ 99,131	\$ 570,000
11/1/2030			\$ 15,318.75		
5/1/2031	\$ 70,000	5.375%	\$ 15,318.75	\$ 100,638	\$ 500,000
11/1/2031			\$ 13,437.50		
5/1/2032	\$ 75,000	5.375%	\$ 13,437.50	\$ 101,875	\$ 425,000
11/1/2032			\$ 11,421.88		
5/1/2033	\$ 75,000	5.375%	\$ 11,421.88	\$ 97,844	\$ 350,000
11/1/2033			\$ 9,406.25		
5/1/2034	\$ 80,000	5.375%	\$ 9,406.25	\$ 98,813	\$ 270,000
11/1/2034			\$ 7,256.25		
5/1/2035	\$ 85,000	5.375%	\$ 7,256.25	\$ 99,513	\$ 185,000
11/1/2035			\$ 4,971.88		
5/1/2036	\$ 90,000	5.375%	\$ 4,971.88	\$ 99,944	\$ 95,000
11/1/2036			\$ 2,553.13		
5/1/2037	\$ 95,000	5.375%	\$ 2,553.13	\$ 100,106	\$ -

**Tern Bay Community Development District
Series 2021 Bonds - Debt Service Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023			Fiscal Year 2024 Budget
	Adopted Budget (As Amended)	Actual at 12/31/2022	Anticipated Year End 09/30/2023	
Revenues and Other Sources				
Carryforward				
Interest Income	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,298,217	\$ 834,495	\$ 1,298,217	\$ 1,896,067
Special Assessment - Off-Roll	\$ 597,850	\$ 597,851	\$ 597,850	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -
Other Financing Sources				
Bond Proceeds				
Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Deposit to Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,896,067	\$ 1,432,345	\$ 1,896,067	\$ 1,896,067

Appropriations

Debt Service

Principal Debt Service - Mandatory

Series 2022 Bonds \$ 585,000 \$ - \$ 585,000 \$ 600,000

Principal Debt Service - Early Redemptions

Series 2022 Bonds \$ - \$ - \$ - \$ -

Interest Expense

Series 2022 Bonds \$ 1,195,701 \$ 597,851 \$ 355,389 \$ 1,177,420

Other Fees and Charges

Discounts and Other Fees \$ 124,042 \$ - \$ 124,042 \$ 124,042

Total Appropriations

\$ 1,904,743 \$ 597,851 \$ 1,064,431 \$ 1,901,462

Net Increase/(Decrease) in Fund Balance \$ (8,676) \$ 834,495 \$ 831,636

Fund Balance - Beginning \$ 886,018 \$ 886,018 \$ 886,018

Fund Balance - Ending (Projected) \$ 877,341 \$ 1,720,512 \$ 1,717,653

Fund Balance Analysis

Reserve Requirement \$ 886,013

Reserved for December 15, 2024 Interest \$ 579,335

Total Required Funds: \$ 1,465,348

Land Use	Number of Units	Rate	Rate
Executive Homes (40' - 50')	210	\$ 1,564.65	\$ 1,564.65
Manor Homes (51' - 60')	199	\$ 1,706.89	\$ 1,706.89
Estate (61' - 70')	128	\$ 1,849.13	\$ 1,849.13
Coach Homes	248	\$ 1,209.04	\$ 1,209.04
Multi-Family - (Six Plex)	N/A	N/A	N/A
Veranda (12 Unit Plex)	340	\$ 1,066.80	\$ 1,066.80
Terrace (30 Unit Plex)	330	\$ 995.68	\$ 995.68
Commercial	N/A	N/A	N/A
1455			

**Tern Bay Community Development District
Debt Service Schedule - Series 2022**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Debt Issued	\$ 31,120,000				
6/15/2022			\$ 355,388.98	\$ 355,389	\$ 31,120,000
12/15/2022			\$ 597,850.63		
6/15/2023	\$ 585,000	3.125%	\$ 597,850.63	\$ 1,780,701	\$ 30,535,000
12/15/2023			\$ 588,710.00		
6/15/2024	\$ 600,000	3.125%	\$ 588,710.00	\$ 1,777,420	\$ 29,935,000
12/15/2024			\$ 579,335.00		
6/15/2025	\$ 620,000	3.125%	\$ 579,335.00	\$ 1,778,670	\$ 29,315,000
12/15/2025			\$ 569,647.50		
6/15/2026	\$ 640,000	3.125%	\$ 569,647.50	\$ 1,779,295	\$ 28,675,000
12/15/2026			\$ 559,647.50		
6/15/2027	\$ 660,000	3.125%	\$ 559,647.50	\$ 1,779,295	\$ 28,015,000
12/15/2027			\$ 549,335.00		
6/15/2028	\$ 685,000	3.400%	\$ 549,335.00	\$ 1,783,670	\$ 27,330,000
12/15/2028			\$ 537,690.00		
6/15/2029	\$ 705,000	3.400%	\$ 537,690.00	\$ 1,780,380	\$ 26,625,000
12/15/2029			\$ 525,705.00		
6/15/2030	\$ 730,000	3.400%	\$ 525,705.00	\$ 1,781,410	\$ 25,895,000
12/15/2030			\$ 513,295.00		
6/15/2031	\$ 755,000	3.400%	\$ 513,295.00	\$ 1,781,590	\$ 25,140,000
12/15/2031			\$ 500,460.00		
6/15/2032	\$ 780,000	3.400%	\$ 500,460.00	\$ 1,780,920	\$ 24,360,000
12/15/2032			\$ 487,200.00		
6/15/2033	\$ 810,000	4.000%	\$ 487,200.00	\$ 1,784,400	\$ 23,550,000
12/15/2033			\$ 471,000.00		
6/15/2034	\$ 845,000	4.000%	\$ 471,000.00	\$ 1,787,000	\$ 22,705,000
12/15/2034			\$ 454,100.00		
6/15/2035	\$ 880,000	4.000%	\$ 454,100.00	\$ 1,788,200	\$ 21,825,000
12/15/2035			\$ 436,500.00		
6/15/2036	\$ 915,000	4.000%	\$ 436,500.00	\$ 1,788,000	\$ 20,910,000
12/15/2036			\$ 418,200.00		
6/15/2037	\$ 950,000	4.000%	\$ 418,200.00	\$ 1,786,400	\$ 19,960,000
12/15/2037			\$ 399,200.00		
6/15/2038	\$ 990,000	4.000%	\$ 399,200.00	\$ 1,788,400	\$ 18,970,000
12/15/2038			\$ 379,400.00		
6/15/2039	\$ 1,030,000	4.000%	\$ 379,400.00	\$ 1,788,800	\$ 17,940,000
12/15/2039			\$ 358,800.00		
6/15/2040	\$ 1,075,000	4.000%	\$ 358,800.00	\$ 1,792,600	\$ 16,865,000
12/15/2040			\$ 337,300.00		
6/15/2041	\$ 1,115,000	4.000%	\$ 337,300.00	\$ 1,789,600	\$ 15,750,000
12/15/2041			\$ 315,000.00		
6/15/2042	\$ 1,165,000	4.000%	\$ 315,000.00	\$ 1,795,000	\$ 14,585,000
12/15/2042			\$ 291,700.00		
6/15/2043	\$ 1,210,000	4.000%	\$ 291,700.00	\$ 1,793,400	\$ 13,375,000
12/15/2043			\$ 267,500.00		
6/15/2044	\$ 1,260,000	4.000%	\$ 267,500.00	\$ 1,795,000	\$ 12,115,000
12/15/2044			\$ 242,300.00		
6/15/2045	\$ 1,310,000	4.000%	\$ 242,300.00	\$ 1,794,600	\$ 10,805,000
12/15/2045			\$ 216,100.00		
6/15/2046	\$ 1,365,000	4.000%	\$ 216,100.00	\$ 1,797,200	\$ 9,440,000
12/15/2046			\$ 188,800.00		

Prepared by:

JPWard and Associates, LLC

**Tern Bay Community Development District
Debt Service Schedule - Series 2022**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
6/15/2047	\$ 1,420,000	4.000%	\$ 188,800.00	\$ 1,797,600	\$ 8,020,000
12/15/2047			\$ 160,400.00		
6/15/2048	\$ 1,480,000	4.000%	\$ 160,400.00	\$ 1,800,800	\$ 6,540,000
12/15/2048			\$ 130,800.00		
6/15/2049	\$ 1,540,000	4.000%	\$ 130,800.00	\$ 1,801,600	\$ 5,000,000
12/15/2049			\$ 100,000.00		
6/15/2050	\$ 1,600,000	4.000%	\$ 100,000.00	\$ 1,800,000	\$ 3,400,000
12/15/2050			\$ 68,000.00		
6/15/2051	\$ 1,665,000	4.000%	\$ 68,000.00	\$ 1,801,000	\$ 1,735,000
12/15/2051			\$ 34,700.00		
6/15/2052	\$ 1,735,000	4.000%	\$ 34,700.00	\$ 1,804,400	\$ -

RESOLUTION 2023-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Tern Bay Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Charlotte County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2024 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2024; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for those properties currently subject to the Debt Assessments pursuant to the Uniform Method and which is also indicated on Exhibit “A” and “B” the Budget and Methodology respectively and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

RESOLUTION 2023-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District desires to collect on the tax roll for all properties for the General Fund and for those properties subject to the District's Series 2006A assessments those platted lots currently not subject to the District's foreclosure action pursuant to the Uniform Method and which the General Fund assessment is also indicated on Exhibit "A" and "B" the Budget and Methodology respectively; and

WHEREAS, it is in the best interests of the District to adopt the General Fund Special Assessment Methodology of the Tern Bay Community Development District (the "Methodology") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference: and

WHEREAS, it is in the best interests of the District to adopt the General Fund Assessment Roll of the Tern Bay Community Development District (the "Assessment Roll") attached to this Resolution as Table 1 contained in Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on those properties identified in Exhibit "A" and Exhibit "B" for on-roll status to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" and "B" the Budget and Methodology respectively confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "B".

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B" the Methodology. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments, and operation and maintenance special assessments on those properties identified in Exhibit "A" and Exhibit "B" as on-roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Table 1 to Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes

RESOLUTION 2023-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Tern Bay Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Tern Bay Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Tern Bay Community Development District, Charlotte County, Florida, this 9th day of May 2023.

ATTEST:

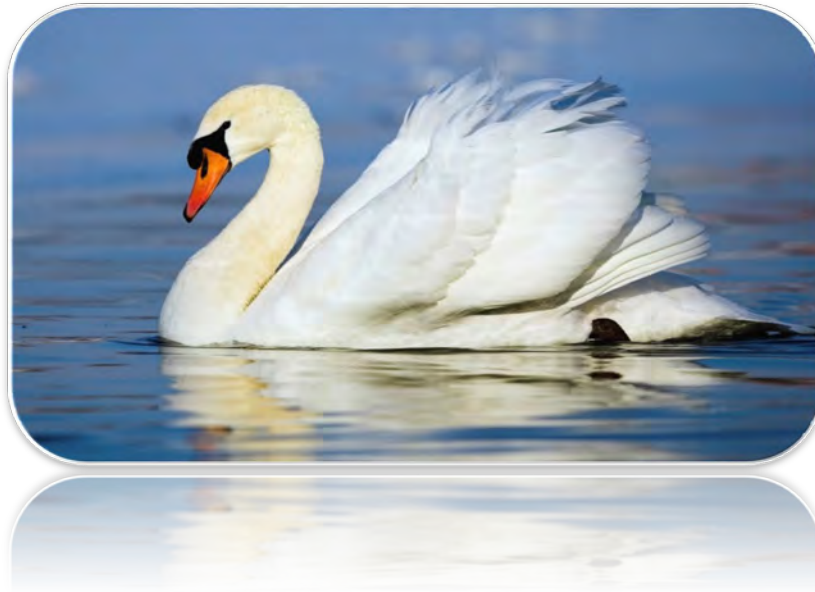
TERN BAY COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

David Truxton, Chairperson

Exhibit A – Fiscal Year 2024 Proposed Budget
Exhibit B – Methodology

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Adopted Budget (As Amended)	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Revenues and Other Sources					
Carryforward					
Operating Funds Required (1st 3 Mths)	\$ -	\$ -	\$ -	\$ (185,997)	Additional Cash Req'd to Fund 1st 3 Months Operations
Cash Required for Hurricane Ian & Op Exp.	\$ 395,000	\$ -	\$ 395,000	\$ -	Hurricane Ian - And Additional Elec. New Street Lights
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on Cash Balances - General Fund Account
Special Assessment Revenue					
Special Assessment - On-Roll	\$ 163,616	\$ 72,278	\$ 163,616	\$ 929,983	Assessments from Property Owners
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -	Assessments billed directly to Property Owners
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 558,616	\$ 72,278	\$ 558,616	\$ 743,986	Total Revenue
Appropriations and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ 1,600	Statutory Required Fees (Waived by Lennar Members)
Executive					
Professional - Management	\$ 37,000	\$ 9,250	\$ 37,000	\$ 45,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,800	\$ -	\$ 4,800	\$ 4,800	Statutory Required Yearly Audit
Accounting Services	\$ 24,000	\$ 6,000	\$ 24,000	\$ 25,500	Accounting (All Funds)
Assessment Roll Services	\$ 21,000	\$ 5,250	\$ 21,000	\$ 25,500	Preparation/Maintenance (All Fund)
Arbitrage Rebate Fees	\$ 1,000	\$ 500	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Financial & Administrative-Other	\$ -	\$ -	\$ -	\$ -	
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board meetings
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	Statutory Required Legal Advertising
Trustee Services	\$ 12,638	\$ -	\$ 12,638	\$ 12,638	Trust Fees for Bonds
Dissemination Agent Services	\$ 6,000	\$ 1,500	\$ 6,000	\$ 6,500	Required Reporting for Bond Issues
Property Appraiser/Tax Collector Fees	\$ -	\$ 64	\$ 64	\$ 75	Fees to place assessments on tax bills
Bank Service Fees	\$ 350	\$ 35	\$ 250	\$ 250	Bank Fees - Governmental Accounts
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	Not Applicable
Postage, Freight & Messenger	\$ 200	\$ 26	\$ 75	\$ 100	Agenda Mailings and other Misc. Mailings
Insurance	\$ 9,800	\$ 10,525	\$ 10,525	\$ 11,000	General Liability and D&O Liability Insurance
Meeting Room Rental	\$ 600	\$ 50	\$ 200	\$ 200	Board Meeting Room Rental
Printing and Binding	\$ 100	\$ -	\$ -	\$ 50	Agenda Books and Copies

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Adopted Budget (As Amended)	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Web Site Maintenance	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Statutory Required Maintenance of District Web Sites
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity
Legal Services					
General Counsel	\$ 5,000	\$ -	\$ 2,500	\$ 5,000	District Attorney
Bond Counsel	\$ -	\$ -	\$ -	\$ -	Specific Authorized Tasks
Other General Government Services					
Engineering Services - General	\$ 5,000	\$ -	\$ -	\$ 10,000	District Engineer
Street Lights					
Electric Service	\$ 65,000	\$ 11,264	\$ 65,000	\$ 125,000	FP&L - Electric Service for Rental of Street Lights
Hurricane Ian Extrordinay Expenses	\$ 350,000	\$ -	\$ 350,000	\$ -	Reimburse Master HOA for Common Area Hurricane Ian Exp.
				.	
Reserves					
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ 400,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
Contingencies	\$ -	\$ -	\$ -	\$ -	
Other Fees and Charges					
Discounts and Tax Collector Fees	\$ 11,453	\$ -	\$ 11,453	\$ 65,099	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Appropriations	\$ 558,616	\$ 44,639	\$ 551,180	\$ 743,986	Total Expenditures

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Adopted Budget (As Amended)	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Fund Balances:					
Net Increase/(Decrease) in Fund Balance	\$ -		\$ 7,436	\$ 185,997	Cash Over (Short) at Fiscal Year End
Fund Balance					
Extraordinary Capital/Operations	421,973		23,962	423,962	Long Term Capital Planning Balance (Assumes Reserve not Needed in FY 2024)
1st Three (3) Months Operations	139,654		139,654	185,997	Required to meet Cash Needs until Assessments Rec'd
Total Fund Balance	561,627		\$ 163,616	\$ 609,959	

Description	Units			
Executive Homes (40' - 50')	232	\$	107.93	\$ 490.76
Manor Homes (51' - 60')	231	\$	107.93	\$ 490.76
Estate homes (61' - 70')	102	\$	107.93	\$ 490.76
Coach Homes	176	\$	107.93	\$ 490.76
Multi-Family (6 Plex)	108	\$	107.93	\$ 490.76
Veranda (12 Unit Plex)	320	\$	107.93	\$ 490.76
Terrace (30 Unit plex)	330	\$	107.93	\$ 490.76
Commercial/Office	17	\$	107.93	\$ 490.76
Total Units:	1516			

Cap Rate - Adopted FY 2021 \$ 623.70

**Tern Bay Community Development District
Series 2005A Bonds - Debt Service Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Adopted Budget (As Amended)	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward				
Interest Income	\$ -	\$ 553	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 109,006	\$ 48,026	\$ 109,006	\$ 109,006
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue		\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 109,006	\$ 48,580	\$ 109,006	\$ 109,006
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 A Bonds	\$ 45,000	\$ -	\$ 45,000	\$ 50,000
Principal Debt Service - Early Redemptions				
Series 2005 A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2005 A Bonds	\$ 54,288	\$ 27,144	\$ 54,288	\$ 51,869
Other Fees and Charges				
Discounts and Other Fees	\$ 7,131	\$ -	\$ 7,131	\$ 7,131
Total Appropriations	\$ 106,419	\$ 27,144	\$ 106,419	\$ 109,000

Tern Bay Community Development District
Debt Service Schedule - Series 2005 A

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Debt Outstanding (After Restructure)	\$ 1,170,000	5.375%			
11/1/2018			\$ 31,443.75		
5/1/2019	\$ 35,000	5.375%	\$ 31,443.75	\$ 97,888	\$ 1,135,000
11/1/2019			\$ 30,503.13		
5/1/2020	\$ 40,000	5.375%	\$ 30,503.13	\$ 101,006	\$ 1,095,000
11/1/2020			\$ 29,428.13		
5/1/2021	\$ 40,000	5.375%	\$ 29,428.13	\$ 98,856	\$ 1,055,000
11/1/2021			\$ 28,353.13		
5/1/2022	\$ 45,000	5.375%	\$ 28,353.13	\$ 101,706	\$ 1,010,000
11/1/2022			\$ 27,143.75		
5/1/2023	\$ 45,000	5.375%	\$ 27,143.75	\$ 99,288	\$ 965,000
11/1/2023			\$ 25,934.38		
5/1/2024	\$ 50,000	5.375%	\$ 25,934.38	\$ 101,869	\$ 915,000
11/1/2024			\$ 24,590.63		
5/1/2025	\$ 50,000	5.375%	\$ 24,590.63	\$ 99,181	\$ 865,000
11/1/2025			\$ 23,246.88		
5/1/2026	\$ 55,000	5.375%	\$ 23,246.88	\$ 101,494	\$ 810,000
11/1/2026			\$ 21,768.75		
5/1/2027	\$ 55,000	5.375%	\$ 21,768.75	\$ 98,538	\$ 755,000
11/1/2027			\$ 20,290.63		
5/1/2028	\$ 60,000	5.375%	\$ 20,290.63	\$ 100,581	\$ 695,000
11/1/2028			\$ 18,678.13		
5/1/2029	\$ 60,000	5.375%	\$ 18,678.13	\$ 97,356	\$ 635,000
11/1/2029			\$ 17,065.63		
5/1/2030	\$ 65,000	5.375%	\$ 17,065.63	\$ 99,131	\$ 570,000
11/1/2030			\$ 15,318.75		
5/1/2031	\$ 70,000	5.375%	\$ 15,318.75	\$ 100,638	\$ 500,000
11/1/2031			\$ 13,437.50		
5/1/2032	\$ 75,000	5.375%	\$ 13,437.50	\$ 101,875	\$ 425,000
11/1/2032			\$ 11,421.88		
5/1/2033	\$ 75,000	5.375%	\$ 11,421.88	\$ 97,844	\$ 350,000
11/1/2033			\$ 9,406.25		
5/1/2034	\$ 80,000	5.375%	\$ 9,406.25	\$ 98,813	\$ 270,000
11/1/2034			\$ 7,256.25		
5/1/2035	\$ 85,000	5.375%	\$ 7,256.25	\$ 99,513	\$ 185,000
11/1/2035			\$ 4,971.88		
5/1/2036	\$ 90,000	5.375%	\$ 4,971.88	\$ 99,944	\$ 95,000
11/1/2036			\$ 2,553.13		
5/1/2037	\$ 95,000	5.375%	\$ 2,553.13	\$ 100,106	\$ -

**Tern Bay Community Development District
Series 2021 Bonds - Debt Service Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023			Fiscal Year 2024 Budget
	Adopted Budget (As Amended)	Actual at 12/31/2022	Anticipated Year End 09/30/2023	
Revenues and Other Sources				
Carryforward				
Interest Income	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,298,217	\$ 834,495	\$ 1,298,217	\$ 1,896,067
Special Assessment - Off-Roll	\$ 597,850	\$ 597,851	\$ 597,850	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -
Other Financing Sources				
Bond Proceeds				
Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Deposit to Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,896,067	\$ 1,432,345	\$ 1,896,067	\$ 1,896,067

Appropriations

Debt Service

Principal Debt Service - Mandatory

Series 2022 Bonds \$ 585,000 \$ - \$ 585,000 \$ 600,000

Principal Debt Service - Early Redemptions

Series 2022 Bonds \$ - \$ - \$ - \$ -

Interest Expense

Series 2022 Bonds \$ 1,195,701 \$ 597,851 \$ 355,389 \$ 1,177,420

Other Fees and Charges

Discounts and Other Fees \$ 124,042 \$ - \$ 124,042 \$ 124,042

Total Appropriations

\$ 1,904,743 \$ 597,851 \$ 1,064,431 \$ 1,901,462

Net Increase/(Decrease) in Fund Balance \$ (8,676) \$ 834,495 \$ 831,636

Fund Balance - Beginning \$ 886,018 \$ 886,018 \$ 886,018

Fund Balance - Ending (Projected) \$ 877,341 \$ 1,720,512 \$ 1,717,653

Fund Balance Analysis

Reserve Requirement \$ 886,013

Reserved for December 15, 2024 Interest \$ 579,335

Total Required Funds: \$ 1,465,348

Land Use	Number of Units	Rate	Rate
Executive Homes (40' - 50')	210	\$ 1,564.65	\$ 1,564.65
Manor Homes (51' - 60')	199	\$ 1,706.89	\$ 1,706.89
Estate (61' - 70')	128	\$ 1,849.13	\$ 1,849.13
Coach Homes	248	\$ 1,209.04	\$ 1,209.04
Multi-Family - (Six Plex)	N/A	N/A	N/A
Veranda (12 Unit Plex)	340	\$ 1,066.80	\$ 1,066.80
Terrace (30 Unit Plex)	330	\$ 995.68	\$ 995.68
Commercial	N/A	N/A	N/A
1455			

**Tern Bay Community Development District
Debt Service Schedule - Series 2022**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Debt Issued	\$ 31,120,000				
6/15/2022			\$ 355,388.98	\$ 355,389	\$ 31,120,000
12/15/2022			\$ 597,850.63		
6/15/2023	\$ 585,000	3.125%	\$ 597,850.63	\$ 1,780,701	\$ 30,535,000
12/15/2023			\$ 588,710.00		
6/15/2024	\$ 600,000	3.125%	\$ 588,710.00	\$ 1,777,420	\$ 29,935,000
12/15/2024			\$ 579,335.00		
6/15/2025	\$ 620,000	3.125%	\$ 579,335.00	\$ 1,778,670	\$ 29,315,000
12/15/2025			\$ 569,647.50		
6/15/2026	\$ 640,000	3.125%	\$ 569,647.50	\$ 1,779,295	\$ 28,675,000
12/15/2026			\$ 559,647.50		
6/15/2027	\$ 660,000	3.125%	\$ 559,647.50	\$ 1,779,295	\$ 28,015,000
12/15/2027			\$ 549,335.00		
6/15/2028	\$ 685,000	3.400%	\$ 549,335.00	\$ 1,783,670	\$ 27,330,000
12/15/2028			\$ 537,690.00		
6/15/2029	\$ 705,000	3.400%	\$ 537,690.00	\$ 1,780,380	\$ 26,625,000
12/15/2029			\$ 525,705.00		
6/15/2030	\$ 730,000	3.400%	\$ 525,705.00	\$ 1,781,410	\$ 25,895,000
12/15/2030			\$ 513,295.00		
6/15/2031	\$ 755,000	3.400%	\$ 513,295.00	\$ 1,781,590	\$ 25,140,000
12/15/2031			\$ 500,460.00		
6/15/2032	\$ 780,000	3.400%	\$ 500,460.00	\$ 1,780,920	\$ 24,360,000
12/15/2032			\$ 487,200.00		
6/15/2033	\$ 810,000	4.000%	\$ 487,200.00	\$ 1,784,400	\$ 23,550,000
12/15/2033			\$ 471,000.00		
6/15/2034	\$ 845,000	4.000%	\$ 471,000.00	\$ 1,787,000	\$ 22,705,000
12/15/2034			\$ 454,100.00		
6/15/2035	\$ 880,000	4.000%	\$ 454,100.00	\$ 1,788,200	\$ 21,825,000
12/15/2035			\$ 436,500.00		
6/15/2036	\$ 915,000	4.000%	\$ 436,500.00	\$ 1,788,000	\$ 20,910,000
12/15/2036			\$ 418,200.00		
6/15/2037	\$ 950,000	4.000%	\$ 418,200.00	\$ 1,786,400	\$ 19,960,000
12/15/2037			\$ 399,200.00		
6/15/2038	\$ 990,000	4.000%	\$ 399,200.00	\$ 1,788,400	\$ 18,970,000
12/15/2038			\$ 379,400.00		
6/15/2039	\$ 1,030,000	4.000%	\$ 379,400.00	\$ 1,788,800	\$ 17,940,000
12/15/2039			\$ 358,800.00		
6/15/2040	\$ 1,075,000	4.000%	\$ 358,800.00	\$ 1,792,600	\$ 16,865,000
12/15/2040			\$ 337,300.00		
6/15/2041	\$ 1,115,000	4.000%	\$ 337,300.00	\$ 1,789,600	\$ 15,750,000
12/15/2041			\$ 315,000.00		
6/15/2042	\$ 1,165,000	4.000%	\$ 315,000.00	\$ 1,795,000	\$ 14,585,000
12/15/2042			\$ 291,700.00		
6/15/2043	\$ 1,210,000	4.000%	\$ 291,700.00	\$ 1,793,400	\$ 13,375,000
12/15/2043			\$ 267,500.00		
6/15/2044	\$ 1,260,000	4.000%	\$ 267,500.00	\$ 1,795,000	\$ 12,115,000
12/15/2044			\$ 242,300.00		
6/15/2045	\$ 1,310,000	4.000%	\$ 242,300.00	\$ 1,794,600	\$ 10,805,000
12/15/2045			\$ 216,100.00		
6/15/2046	\$ 1,365,000	4.000%	\$ 216,100.00	\$ 1,797,200	\$ 9,440,000
12/15/2046			\$ 188,800.00		

Prepared by:

JPWard and Associates, LLC

**Tern Bay Community Development District
Debt Service Schedule - Series 2022**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
6/15/2047	\$ 1,420,000	4.000%	\$ 188,800.00	\$ 1,797,600	\$ 8,020,000
12/15/2047			\$ 160,400.00		
6/15/2048	\$ 1,480,000	4.000%	\$ 160,400.00	\$ 1,800,800	\$ 6,540,000
12/15/2048			\$ 130,800.00		
6/15/2049	\$ 1,540,000	4.000%	\$ 130,800.00	\$ 1,801,600	\$ 5,000,000
12/15/2049			\$ 100,000.00		
6/15/2050	\$ 1,600,000	4.000%	\$ 100,000.00	\$ 1,800,000	\$ 3,400,000
12/15/2050			\$ 68,000.00		
6/15/2051	\$ 1,665,000	4.000%	\$ 68,000.00	\$ 1,801,000	\$ 1,735,000
12/15/2051			\$ 34,700.00		
6/15/2052	\$ 1,735,000	4.000%	\$ 34,700.00	\$ 1,804,400	-

EXHIBIT B

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Methodology
Fiscal Year 2024 – General Fund

Prepared by:

4/23/2023

JPWard & Associates LLC

JAMES P. WARD

954.658.4900

JIMWARD@JPWARDASSOCIATES.COM



2301 NE 37 STREET
FORT LAUDERDALE, FLORIDA 33308

TABLE OF CONTENTS

Section	Description of Section	Page
1.0	Purpose	2
2.0	Background	2
3.0	Requirement for a valid Assessment Methodology	2-3
4.0	Assessment Allocation Structure	3
5.0	Assignment of Benefit	3-4
6.0	Assessment Roll	4-43

SPECIAL ASSESSMENT METHODOLOGY

1.0 PURPOSE

This report is intended to introduce to the Tern Bay Community Development District an operations methodology to fund the annual operations and maintenance requirements for the District. The methodology will outline the properties within the District that are subject to the Assessment and the benefit conferred on each property by the services and projects provided by the Districts' operational and maintenance activities. This report covers the District Fiscal Year 2024, which begins on October 1, 2023 and ends on September 30, 2024.

The Methodology will have two (2) primary objectives: (1) to determine the special and peculiar benefits that flow to the assessable properties in the District; and (2) apportioning the proportionate benefits on a basis that is fair and reasonable. The Methodology herein is intended to set forth a framework to apportion the costs associated with the operations and maintenance expenditures benefiting properties on a fair and equitable apportionment. The report is designed to conform to the requirements of Chapter's 189, 190 and 197, Florida Statutes and is consistent with the District's understanding of the case law on this subject.

2.0 BACKGROUND

The District was established by Rule at the State level on September 15, 2004, Chapter 42VV-1, F.A.C. The District is located within unincorporated Charlotte County and encompasses approximately 686.8 acres of land.

3.0 REQUIREMENTS FOR A VALID ASSESSMENT METHODOLOGY

Valid assessments under Florida Law have two (2) requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting improvements. The courts recognize the special benefits that flow as a logical connection peculiar to the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be levied, imposed and collected as a first lien on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at

the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious or unfair.

4.0 ASSESSMENT ALLOCATION STRUCTURE

Special and peculiar benefits flow as a logical connection to the property from the operation and maintenance related services provided as a logical consequence to the property within the boundary of the District. These special benefits are peculiar to the acreage and later down to the actual platted units or parcels. The special benefits that justify imposing the assessment on the acreage include enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums when levied on the various platted units or parcels of property.

5.0 ASSIGNMENT OF ASSESSMENTS

The apportionment of benefit in such a methodology report is based on accepted practices for the fair and equitable apportionment of special benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non-ad valorem special assessments as set forth in the District Act and in conformity with State Laws applicable to such assessments.

The standard assessment analysis utilizes an allocation based upon the benefit that a property receives from each separate component of the District's O&M activities. The Fiscal Year 2024 General Fund Budget is financial, administrative and operational in nature so the assessments should be based equally and ratably on an equivalent number of residential units assigned to the property. Each Equivalent Residential Unit (ERU) is one (1) Single Family Home and the remaining property types include Commercial-Office, Fitness Center, Golf Course/Clubhouse and Hotel Rooms. It is hereby determined that the allocation of the assessments will be to the various product types planned for the development based on the following factors.

6.0 ASSESSMENT ROLL

As described above, the allocation associated with the District's General Fund Activities are distributed across all assessable units within the boundaries of the District. Table 1 provides the assessment roll based on updated parcel account information provided by the Charlotte County Property Appraiser's office in April 2023 assigning the appropriate parcel identification numbers for the lands currently platted within the boundaries of the District. All of the developable single family lots are platted and the appropriate parcel identification **numbers assigned by the Property Appraiser are known, the following table will only be** updated to reflect any changes in ownership within the boundaries of the Development.



**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317201001	60'	1	0.29	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 118 3249/620 3251/1821 TD3430/1360 3853/1173 CD3946/1919 4343/1454 ORD4491/2056	\$ 490.76
422317201002	60'	1	0.28	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 119 3249/620 3251/1821 TD3432/1557 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317201003	60'	1	0.30	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 120 3249/620 3251/1821 TD3432/1561 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317201004	60'	1	0.28	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 121 3249/620 3251/1821 TD3432/1566 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317201005	60'	1	0.20	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 122 3249/620 3251/1821 TD3432/1570 CT3934/1396 4343/1445 ORD4491/2056	\$ 490.76
422317201006	60'	1	0.20	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 123 3249/620 3251/1821 TD3432/1574 CT3934/1396 4343/1445 ORD4491/2056	\$ 490.76
422317201007	60'	1	0.20	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 124 3249/620 3251/1821 TD3432/1578 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317201008	60'	1	0.20	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 125 3249/620 3251/1821 TD3432/1582 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317201009	60'	1	0.20	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 126 3249/620 3251/1821 TD3432/1586 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317201010	60'	1	0.20	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 127 3249/620 3251/1821 TD3432/1590 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317201011	60'	1	0.20	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 128 3249/620 3251/1821 TD3432/1594 CT3934/1396 4343/1445 ORD4491/2056	\$ 490.76
422317202001	60'	1	0.29	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 117 3249/620 3251/1821 TD3432/1600 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317202002	60'	1	0.28	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 116 3249/620 3251/1821 TD3433/2172 3756/1424 CD3762/352 CD3762/353 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317202003	60'	1	0.36	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 115 3249/620 3251/1821 TD3437/206 3759/1380 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317202004	60'	1	0.33	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 114 3249/620 3251/1821 TD3437/210 3759/1380 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317202005	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 113 3249/620 3251/1821 TD3437/218 3759/1380 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317202006	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 112 3249/620 3251/1821 TD3437/222 3759/1380 CT3934/1396 TD4132/2081 4343/1454 ORD4491/2056	\$ 490.76
422317202007	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 111 3249/620 3251/1821 TD3437/226 3759/1380 CT3934/1396 4343/1445 ORD4491/2056	\$ 490.76
422317202008	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 110 3249/620 3251/1821 TD3437/232 3759/1380 CT3934/1396 TD4132/2123 4343/1454 ORD4491/2056	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317202009	60'	1	0.19	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 109 3249/620 3251/1821 TD3437/236 TXD3794/1362 CT3934/1396 3988/1056 4343/1454 ORD4491/2056	\$ 490.76
422317202010	60'	1	0.19	RAMSAY WILLIAM WALRAVEN & NMR TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 108 3249/620 3251/1821 TD3437/241 CT3934/1396 4343/1454 ORD4491/2056 3227481	\$ 490.76
422317202011	60'	1	0.19	RUSAW RICHARD LEE & MARY L PRATHER	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 107 3249/620 3251/1821 TD3437/250 TXD3794/1381 CT3934/1396 4343/1454 ORD4491/2056 3235200	\$ 490.76
422317202012	60'	1	0.19	LIDDELL ANTHONY ROBERT & MARGARET R	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 106 3249/620 3251/1821 TD3437/254 CT3934/1396 4343/1445 ORD4491/2056 3246878	\$ 490.76
422317202013	60'	1	0.19	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 105 3249/620 3251/1821 TD3437/259 CT3934/1396 4343/1445 ORD4491/2056	\$ 490.76
422317202014	60'	1	0.19	IACONA JOSEPH ANTHONY & ANNMARIE K	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 104 3249/620 3251/1821 TD3437/264 CT3934/1396 4343/1445 ORD4491/2056 3212047	\$ 490.76
422317202015	60'	1	0.19	KISTLE JEFFREY F	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 103 3249/620 3251/1821 TD3437/268 CT3934/1396 4343/1454 ORD4491/2056 3181766	\$ 490.76
422317202016	60'	1	0.19	SCHLEIFFARTH DONALD S & DELI A TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 102 3249/620 3251/1821 TD3437/275 CT3934/1396 4343/1454 ORD4491/2056 3182656	\$ 490.76
422317202017	60'	1	0.19	HORNBECK JONATHAN M & CARRIE RUDD	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 101 3249/620 3251/1821 TD3437/280 CT3934/1396 4343/1454 ORD4491/2056 3180878	\$ 490.76
422317202018	60'	1	0.19	KRUEGER EUGENE L & SUSAN E TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 100 3249/620 3251/1821 TD3437/286 CT3934/1396 4343/1454 ORD4491/2056 4899/2115 5034/1031	\$ 490.76
422317203001	60'	1	0.21	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 148 3249/620 3251/1821 TD3437/290 CT3934/1396 TXD4113/978 4343/1445 ORD4491/2056	\$ 490.76
422317203002	60'	1	0.21	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 147 3249/620 3251/1821 TD3437/295 CT3934/1396 TXD4113/982 4343/1445 ORD4491/2056	\$ 490.76
422317203003	60'	1	0.21	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 146 3249/620 3251/1821 TD3437/299 CT3934/1396 TXD4113/991 4343/1445 ORD4491/2056	\$ 490.76
422317203004	60'	1	0.21	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 145 3249/620 3251/1821 TD3437/304 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317203005	60'	1	0.21	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 144 3249/620 3251/1821 TD3437/308 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317203006	60'	1	0.21	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 143 3249/620 3251/1821 TD3437/312 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317203007	60'	1	0.21	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 142 3249/620 3251/1821 TD3437/317 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317203008	60'	1	0.21	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 149 3249/620 3251/1821 TD3437/321 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317203009	60'	1	0.19	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 150 3249/620 3251/1821 TD3437/328 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317203010	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 151 3249/620 3251/1821 TD3437/332 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317203011	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 152 3249/620 3251/1821 TD3437/337 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317203012	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 153 3249/620 3251/1821 TD3437/341 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317203013	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 154 3249/620 3251/1821 TD3437/345 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317203014	60'	1	0.20	PRICE LORI JENE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 155 3249/620 3251/1821 TD3437/349 CT3934/1396 4343/1454 ORD4491/2056 3240373	\$ 490.76
422317203015	60'	1	0.20	RAUSCH STEVEN R & ANGELA M RAUSCH TR	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 156 3249/620 3251/1821 TD3437/355 CT3934/1396 4343/1454 ORD4491/2056 3242655	\$ 490.76
422317203016	60'	1	0.20	BREIWICK DUSTIN NICHOLAS & ELIZABETH	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 157 3249/620 3251/1821 TD3437/359 CT3934/1396 4343/1454 ORD4491/2056 3239023	\$ 490.76
422317203017	60'	1	0.20	CLARK R DARRYL & GINA L	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 158 3249/620 3251/1821 TD3437/364 CT3934/1396 4343/1454 ORD4491/2056 3244139	\$ 490.76
422317203018	60'	1	0.20	CHMIELOWIEC KEVIN & C M HAMM	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 159 3249/620 3251/1821 TD3437/370 CT3934/1396 4343/1454 ORD4491/2056 3212873	\$ 490.76
422317203019	60'	1	0.20	CHELBERG MARK LEE & JILL MARIE SAVAGE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 160 3249/620 3251/1821 TD3437/374 CT3934/1396 4343/1454 ORD4491/2056 3192351	\$ 490.76
422317203020	60'	1	0.20	BJERKLIE SHEILA ANN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 161 3249/620 3251/1821 TD3437/378 CT3934/1396 4343/1454 ORD4491/2056 3181160	\$ 490.76
422317203021	60'	1	0.19	QU FAN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 162 3249/620 3251/1821 TD3437/384 CT3934/1396 4343/1454 ORD4491/2056 5015/199	\$ 490.76
422317203022	60'	1	0.18	NAZZARENO NICHOLAS & MARIE C BERNARD-	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 163 3249/620 3251/1821 TD3437/388 CT3934/1396 4343/1454 ORD4491/2056 5003/1436	\$ 490.76
422317203023	Z - COMMON	0	16.54	LENNAR HOMES LLC	TERN BAY TRACT D STORMWATER MNGMT 16.54 AC. 3249/620 3251/1821 CT3934/1396 4343/1454 ORD4491/2056	\$ -
422317226001	60'	1	0.18	DIKUN LORA ELEN & EDWARD ALEXANDER	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 99 3249/620 3251/1821 TD3437/396 CT3934/1396 4343/1454 ORD4491/2056 4924/1320	\$ 490.76
422317226002	60'	1	0.18	SERRONE LAURA MARY & GARRY ANTHONY	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 98 3249/620 3251/1821 TD3437/400 CT3934/1396 4343/1454 ORD4491/2056 4886/340	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317226003	60'	1	0.19	ANDERSON BLAIR & CAROL	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 97 3249/620 3251/1821 TD3437/404 CT3934/1396 4343/1445 ORD4491/2056 4892/115	\$ 490.76
422317226004	60'	1	0.19	BURESH TINA & JOHN DRYSDALE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 96 3249/620 3251/1821 TD3437/409 CT3934/1396 4343/1445 ORD4491/2056 4889/1096	\$ 490.76
422317226005	60'	1	0.30	MILLER JEFFREY ALAN & DEBERA KAY	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 95 3249/620 3251/1821 TD3433/2176 3438/2041 3715/357 3715/358 CT3934/1396 4343/1454 ORD4491/2056 4851/176	\$ 490.76
422317226006	60'	1	0.32	MALONEY TIMOTHY J JR & COLLEEN COTRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 94 3249/620 3251/1821 TD3437/413 TXD3794/1385 CT3934/1396 3976/1587 4343/1454 ORD4491/2056 4701/1040 3195177	\$ 490.76
422317226007	60'	1	0.19	THOMPSON BRENT E & SUSAN K TRUSTEES	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 93 3249/620 3251/1821 TD3437/417 CT3934/1396 4343/1454 ORD4491/2056 4642/88 4995/1793	\$ 490.76
422317226008	60'	1	0.19	CARLTON PATRICK J & LINDA A	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 92 3249/620 3251/1821 TD3437/421 CT3934/1396 4343/1454 ORD4491/2056 4630/1352	\$ 490.76
422317226009	60'	1	0.19	GESQUIERE RONALD & DANIELLE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 91 3249/620 3251/1821 TD3437/425 CT3934/1396 4343/1454 ORD4491/2056 4605/92	\$ 490.76
422317226010	60'	1	0.22	ANCIN MATTHEW & JODI	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 90 3249/620 3251/1821 TD3437/429 TXD3703/755 CT3934/1396 4343/1454 ORD4491/2056 4529/6	\$ 490.76
422317226011	60'	1	0.22	HENKEL TIMOTHY & JODY	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 89 3249/620 3251/1821 TD3437/434 TXD3703/761 CT3934/1396 4343/1454 ORD4491/2056 4521/1783	\$ 490.76
422317226012	60'	1	0.22	DENTINO DINO	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 88 3249/620 3251/1821 TXD3439/1793 TXD3703/769 CT3934/1396 4343/1454 ORD4491/2056 4631/2032	\$ 490.76
422317226013	60'	1	0.18	R S W HORWATH INVESTMENTS LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 87 3249/620 3251/1821 TD3439/1797 TXD3703/773 CT3934/1396 4343/1454 ORD4491/2056 4776/1843	\$ 490.76
422317226014	60'	1	0.20	LL WAYNE INVESTMENT LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 86 3249/620 3251/1821 TD3439/1801 CT3934/1396 4343/1454 ORD4491/2056 4813/1773	\$ 490.76
422317226015	60'	1	0.29	LUMPP RICHARD A & MBL TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 85 3249/620 3251/1821 TD3437/1280 CT3934/1396 4343/1454 ORD4491/2056 4714/902	\$ 490.76
422317226016	60'	1	0.29	WRIGHT ROBERT LOUIS & JEANNINE C	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 84 3249/620 3251/1821 TD3437/1289 TXD3883/164 CT3934/1396 4343/1454 ORD4491/2056 4750/1879	\$ 490.76
422317227001	60'	1	0.35	RISPOLI PHILIP & JENNIFER A TABERSKI	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 77 3249/620 3251/1821 TD3437/1293 3442/1013 3689/224 3689/225 CT3934/1396 4343/1454 ORD4491/2056 4896/924 5022/268	\$ 490.76
422317227002	60'	1	0.19	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 78 3249/620 3251/1821 TD3439/1805 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317227003	60'	1	0.19	CHAPMAN FREDERICK ARTHUR & DEBORAH E	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 79 3249/620 3251/1821 TD3439/1809 CT3934/1396 4343/1454 ORD4491/2056 4709/1902	\$ 490.76
422317227004	60'	1	0.30	GATELY JEFFREY SCOTT & ANDREA S	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 80 3249/620 3251/1821 TD3439/1814 CT3934/1396 4343/1454 ORD4491/2056 4809/1069	\$ 490.76
422317227005	60'	1	0.27	RUSSELL TIMOTHY F & MARYSE L	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 81 3249/620 3251/1821 TD3439/1818 CT3934/1396 4343/1454 ORD4491/2056 4700/1642	\$ 490.76
422317227006	60'	1	0.29	JOHNSTON JOSEPH J JR	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 82 3249/620 3251/1821 TD3439/1822 CT3934/1396 4343/1454 ORD4491/2056 4509/1814 4769/2078	\$ 490.76
422317227007	60'	1	0.29	WELLS JEROME CARL & BETTY ANN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 83 3249/620 3251/1821 TD3439/1826 CT3934/1396 4343/1454 ORD4491/2056 4514/414	\$ 490.76
422317228001	60'	1	0.19	CONFER RICHARD CHALMERS JR & TONYA	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 164 3249/620 3251/1821 TD3439/1830 CT3934/1396 4343/1454 ORD4491/2056 4795/1582	\$ 490.76
422317228002	60'	1	0.20	BANDIMERE RICHARD WILLIAM TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 165 3249/620 3251/1821 TD3439/1834 CT3934/1396 4343/1454 ORD4491/2056 4789/1254	\$ 490.76
422317228003	60'	1	0.20	BOWLES ROBERT LEE & JACQUELINE MARY	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 166 3249/620 3251/1821 TD3439/1838 CT3934/1396 4343/1454 ORD4491/2056 4833/194	\$ 490.76
422317228004	60'	1	0.20	MILLER GERALD & SUSAN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 167 3249/620 3251/1821 TD3439/1842 CT3934/1396 4343/1454 ORD4491/2056 4749/561	\$ 490.76
422317228005	60'	1	0.20	ST ARNOLD JENNIFER ANN & ROBERT J	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 168 3249/620 3251/1821 TD3439/1846 CT3934/1396 4343/1454 ORD4491/2056 3213746	\$ 490.76
422317228006	60'	1	0.19	OSBERG GREGORY & MARY	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 169 3249/620 3251/1821 TD3439/1850 CT3934/1396 4343/1454 ORD4491/2056 4735/2107 4896/1679 5064/658	\$ 490.76
422317228007	60'	1	0.18	ARMITAGE DALE A & CONNIE J ETAL	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 170 3249/620 3251/1821 TD3439/1854 CT3934/1396 4343/1454 ORD4491/2056 4866/434	\$ 490.76
422317228008	60'	1	0.18	CUPKOVIC NOEL L & ELAINE M	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 171 3249/620 3251/1821 TD3439/1858 CT3934/1396 4343/1454 ORD4491/2056 4876/98	\$ 490.76
422317228009	60'	1	0.18	MANISCALCO MARK J & COLLEEN M	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 172 3249/620 3251/1821 TD3439/1862 CT3934/1396 4343/1454 ORD4491/2056 4866/1678	\$ 490.76
422317228010	60'	1	0.18	CONEY RICHARD J & FLORENCE M	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 173 3249/620 3251/1821 TD3439/1866 CT3934/1396 4343/1454 ORD4491/2056 4815/957	\$ 490.76
422317228011	60'	1	0.18	FARRELL BRIAN J & ROSEMARIE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 174 3249/620 3251/1821 TD3439/1870 CT3934/1396 4343/1454 ORD4491/2056 4642/60	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317228012	60'	1	0.20	CROSSMAN KIM & DONNA	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 175 3249/620 3251/1821 TD3439/1874 CT3934/1396 TXD4113/995 4343/1445 ORD4491/2056 4664/686	\$ 490.76
422317228013	60'	1	0.21	WIMMENAUER MICHAEL ALAN & RMW TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 176 3249/620 3251/1821 TD3439/1878 CT3934/1396 4343/1454 ORD4491/2056 4656/634 4722/964	\$ 490.76
422317229001	60'	1	0.33	POCHMARA BRIAN DOUGLAS & KERI LEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 76 3249/620 3251/1821 TD3439/1882 CT3934/1396 4343/1454 ORD4491/2056 5020/1217	\$ 490.76
422317229002	60'	1	0.18	HAEZEBROUCK ADAM JON & NATALIE J	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 75 3249/620 3251/1821 TD3439/1886 CT3934/1396 4343/1454 ORD4491/2056 5028/1468	\$ 490.76
422317229003	60'	1	0.18	SCHREINER GREG & TRACIE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 74 3249/620 3251/1821 TD3439/1890 CT3934/1396 4343/1454 ORD4491/2056 4963/1423	\$ 490.76
422317229004	60'	1	0.18	HIPPLER RONALD EDWARD JR & ERIKA A	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 73 3249/620 3251/1821 TD3439/1894 CT3934/1396 4343/1454 ORD4491/2056 4946/15	\$ 490.76
422317229005	60'	1	0.19	HOWES RICHARD A & MARCENE A ELSASSER	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 72 3249/620 3251/1821 TD3439/1898 CT3934/1396 4343/1445 ORD4491/2056 4937/1917	\$ 490.76
422317229006	60'	1	0.20	SCHERRER JOYCE I & TODD SCHERRER TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 71 3249/620 3251/1821 TD3439/1902 CT3934/1396 TXD4113/1000 4343/1445 ORD4491/2056 4806/1167	\$ 490.76
422317229007	60'	1	0.20	JONES DOUGLAS H & MARILIA A	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 70 3249/620 3251/1821 TD3439/1906 CT3934/1396 TXD4113/1004 4343/1445 ORD4491/2056 4850/506	\$ 490.76
422317229008	60'	1	0.20	WIELAND JAMES R & GILLIAN D	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 69 3249/620 3251/1821 TD3439/1910 CT3934/1396 4343/1445 ORD4491/2056 4639/1615	\$ 490.76
422317251001	60'	1	0.20	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 129 3249/620 3251/1821 TD3439/1914 CT3934/1396 TXD4113/1008 4343/1445 ORD4491/2056	\$ 490.76
422317251002	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 130 3249/620 3251/1821 TD3439/1918 CT3934/1396 4343/1445 ORD4491/2056	\$ 490.76
422317251003	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 131 3249/620 3251/1821 TD3439/1922 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317251004	60'	1	0.19	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 132 3249/620 3251/1821 TD3439/1926 CT3934/1396 4343/1445 ORD4491/2056	\$ 490.76
422317251005	60'	1	0.19	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 133 3249/620 3251/1821 TD3439/1930 CT3934/1396 4343/1445 ORD4491/2056	\$ 490.76
422317251006	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 134 3249/620 3251/1821 TD3439/1934 CT3934/1396 4343/1445 ORD4491/2056	\$ 490.76
422317251007	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 135 3249/620 3251/1821 TD3439/1938 CT3934/1396 4343/1445 ORD4491/2056	\$ 490.76
422317251008	60'	1	0.23	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 136 3249/620 3251/1821 TD3439/1942 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317252001	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 141 3249/620 3251/1821 TD3439/1946 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317252002	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 140 3249/620 3251/1821 TD3439/1950 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317252003	60'	1	0.27	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 139 3249/620 3251/1821 TD3439/1954 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317253001	60'	1	0.18	HERSEY CATHERINE & DONALD G JR	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 211 3249/620 3251/1821 TD3439/1958 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317253002	60'	1	0.18	LEOGRANDE EUGENE J	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 210 3249/620 3251/1821 TD3439/1962 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317253003	60'	1	0.18	CARTHEW PAUL A	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 209 3249/620 3251/1821 TD3439/1966 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317253004	60'	1	0.23	WALKER DONALD LYNN & SHARON J MCAMIS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 208 3249/620 3251/1821 TD3439/1971 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317253005	60'	1	0.19	GORBY KAREN SUE & GARY RAYMOND	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 207 3249/620 3251/1821 TD3439/1975 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317253006	60'	1	0.20	DAVILA MICHAEL WALDO & LORI JEAN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 206 3249/620 3251/1821 TD3439/1979 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317253007	60'	1	0.20	PERKINS NATALIE J & SHERI J GARDINER	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 205 3249/620 3251/1821 TD3441/2100 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317253008	60'	1	0.19	LUKENS JASON ALEXANDER & STEPHANIE S	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 204 3249/620 3251/1821 TD3441/2112 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317253009	60'	1	0.19	CLARK JAMES E & SUSAN STARR	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 203 3249/620 3251/1821 TD3441/2116 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317253010	60'	1	0.19	ZAK ALAN & ELIZABETH	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 202 3249/620 3251/1821 TD3441/2120 CT3934/1396 TD4199/826 4446/254 4446/258	\$ 490.76
422317253011	60'	1	0.19	ADOLF MICHAEL ROSS & PATRICIA ANN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 201 3249/620 3251/1821 TD3441/2127 CT3934/1396 TD4199/831 4446/254 4446/258	\$ 490.76
422317253012	60'	1	0.19	SAKIEWICZ JILL W	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 200 3249/620 3251/1821 TD3441/2132 CT3934/1396 TD4199/843 4446/254 4446/258	\$ 490.76
422317253013	60'	1	0.19	MALONE THOMAS TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 199 3249/620 3251/1821 TD3441/2136 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317253014	60'	1	0.19	DRINON DONNA & WJD & TED	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 198 3249/620 3251/1821 TD3441/2140 CT3934/1396 TD4199/870 4446/254 4446/258 ORD4491/2056 4763/1547 4922/587	\$ 490.76
422317253015	60'	1	0.19	MARCHIDO WILLIAM F & ANNE R TRUSTEES	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 197 3249/620 3251/1821 TD3441/2145 CT3934/1396 TD4199/877 4446/254 4446/258 ORD4491/2056 4631/1403	\$ 490.76
422317254001	60'	1	0.28	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 138 3249/620 3251/1821 TD3441/2149 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317254002	60'	1	0.23	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 137 3249/620 3251/1821 TD3441/2154 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317254003	60'	1	0.23	LAY RONALD DENNIS & MARGARET MARY	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 212 3249/620 3251/1821 TD3441/2158 CT3934/1396 4343/1454 ORD4491/2056 3243467	\$ 490.76
422317254004	60'	1	0.20	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 213 3249/620 3251/1821 TD3441/2163 CT3934/1396 4343/1445 ORD4491/2056	\$ 490.76
422317254005	60'	1	0.20	KAEBISCH JAMES P & APRIL LYNN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 214 3249/620 3251/1821 TD3441/2167 CT3934/1396 4343/1445 ORD4491/2056 3199014	\$ 490.76
422317254006	60'	1	0.20	GARVEY THOMAS PATRICK	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 215 3249/620 3251/1821 TD3441/2171 CT3934/1396 4343/1445 ORD4491/2056 4851/138	\$ 490.76
422317254007	60'	1	0.20	FUELBERTH JAMES TODD & HEATHER L	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 216 3249/620 3251/1821 TD3441/2175 CT3934/1396 4343/1454 ORD4491/2056 3183132	\$ 490.76
422317254008	60'	1	0.20	ROSS CHARLES A & ARDETH A	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 217 3249/620 3251/1821 TD3441/2179 CT3934/1396 4343/1454 ORD4491/2056 4854/16	\$ 490.76
422317254009	60'	1	0.20	SONIER ANDREW JOHN & ALLISON MARIE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 218 3249/620 3251/1821 TD3441/2183 CT3934/1396 4343/1454 ORD4491/2056 4856/49	\$ 490.76
422317254010	60'	1	0.20	TWOMBLY MARK GEORGE & CHERYL ANN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 219 3249/620 3251/1821 TD3441/2187 CT3934/1396 4343/1454 ORD4491/2056 4850/591	\$ 490.76
422317254011	60'	1	0.20	SMITH THOMAS W & LORI J	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 220 3249/620 3251/1821 TD3441/2191 CT3934/1396 4343/1445 ORD4491/2056 4767/1486	\$ 490.76
422317254012	60'	1	0.20	WILLIAMS DAVID E & KAREN S L/E	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 221 3249/620 3251/1821 TD3441/2195 CT3934/1396 4343/1445 ORD4491/2056 4803/1654 L/E5020/202	\$ 490.76
422317254013	60'	1	0.20	MCCUTCHEON REGINA ANN & BRUCE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 222 3249/620 3251/1821 TD3442/1 CT3934/1396 4343/1445 ORD4491/2056 4666/1128	\$ 490.76
422317254014	60'	1	0.20	ROLINC TIMOTHY & CLAUDIA	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 223 3249/620 3251/1821 TD3442/5 CT3934/1396 4343/1454 ORD4491/2056 4601/102	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317254015	Z - COMMON	0	6.96	LENNAR HOMES LLC	TERN BAY TRACT E STORMWATER MNGMT 6.95 AC. 3249/620 3251/1821 TXD3901/1674 CT3934/1396 4343/1454 ORD4491/2056	\$ -
422317255001	RIGHT OF WAY	0	2.46	LENNAR HOMES LLC	TERN BAY TRACT B FUTURE DEVELOPMENT 3.25 AC M/L LESS COACH HOME BLDGS 2 8 9 10 11 13 LESS CHH PHASES 1 2 3 4 5 6 7 8 9 10 11 12 LESS CH2 LESS CHH PH 13 LESS CHH PH 14 E3032/567 E3102/722 3249/620 3251/1821 TD3522/1952 CT3934/	\$ -
422317276001	60'	1	0.19	WILSON CHARLES B & CATHERINE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 196 3249/620 3251/1821 TD3442/9 CT3934/1396 4343/1445 ORD4491/2056 4647/1943	\$ 490.76
422317276002	60'	1	0.19	ALBIZO DEBBRA KAY & KORY M BALLARD	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 195 3249/620 3251/1821 TD3442/13 CT3934/1396 4343/1445 ORD4491/2056 4676/990	\$ 490.76
422317276003	60'	1	0.20	TRACEY JAMES P & SUSAN C	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 194 3249/620 3251/1821 TD3442/17 CT3934/1396 4343/1445 ORD4491/2056 4517/2117 4662/2095 5027/1073	\$ 490.76
422317276004	60'	1	0.20	ALLEN SCOTT R TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 193 3249/620 3251/1821 TD3442/21 CT3934/1396 4343/1445 ORD4491/2056 4619/1932 4987/994	\$ 490.76
422317276005	60'	1	0.19	DEFELICE MICHAEL A TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 192 3249/620 3251/1821 TD3442/25 CT3934/1396 4343/1445 ORD4491/2056 4516/1159	\$ 490.76
422317276006	60'	1	0.19	MASTERS RONALD R & TAMMARA L	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 191 3249/620 3251/1821 TD3442/29 CT3934/1396 4343/1445 ORD4491/2056 4516/1166	\$ 490.76
422317276007	60'	1	0.19	PETROSINO FRANK V & AA PETROSINO TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 190 3249/620 3251/1821 TD3442/41 CT3934/1396 4343/1445 ORD4491/2056 4584/482	\$ 490.76
422317276008	60'	1	0.18	ROBINSON CRAIG A & SHARON L TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 189 3249/620 3251/1821 TD3442/45 CT3934/1396 4343/1445 ORD4491/2056 4615/948 4638/2017	\$ 490.76
422317276009	60'	1	0.18	SMITH MICHAEL B & SHARON ANN CO TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 188 3249/620 3251/1821 TD3442/49 CT3934/1396 4343/1454 ORD4491/2056 4882/1590 5009/64	\$ 490.76
422317276010	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 187 3249/620 3251/1821 TD3442/53 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317276011	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 186 3249/620 3251/1821 TD3442/57 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317276012	60'	1	0.22	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 185 3249/620 3251/1821 TD3442/61 TXD3833/1034 3929/1162 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317277001	60'	1	0.20	CHANEY SHAWN SUE TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 224 3249/620 3251/1821 TD3442/65 CT3934/1396 4343/1445 ORD4491/2056 4531/1758	\$ 490.76
422317277002	60'	1	0.20	HANSON TOMAS J & CRYSTAL M TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 225 3249/620 3251/1821 TD3442/69 CT3934/1396 4343/1454 4478/1296 ORD4491/2056 4919/645	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317277003	60'	1	0.20	NIEDERNHOEFER MANFRED & C J DOVE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 226 3249/620 3251/1821 TD3442/73 CT3934/1396 4343/1445 ORD4491/2056 4517/1747	\$ 490.76
422317277004	60'	1	0.18	SPAGNOLI CRAIG LEE & CINDY LEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 227 3249/620 3251/1821 TD3442/77 3747/1160 CT3934/1396 4343/1454 ORD4491/2056 4521/2017	\$ 490.76
422317277005	60'	1	0.18	LYNCH TIMOTHY P & TWYLA J TRUSTEES	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 228 3249/620 3251/1821 TD3442/81 3747/1160 CT3934/1396 4343/1454 ORD4491/2056 4655/569	\$ 490.76
422317277006	60'	1	0.18	WOOD GARY R & STEPHANIE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 229 3249/620 3251/1821 TD3442/85 TXD3886/1638 CT3934/1396 4343/1454 ORD4491/2056 4681/2019	\$ 490.76
422317277007	60'	1	0.18	LEVISON VALERIE I TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 230 3249/620 3251/1821 TD3442/89 CT3934/1396 4343/1454 ORD4491/2056 4709/1879 4810/1707	\$ 490.76
422317277008	60'	1	0.23	WOODBURN CLYDE D & C R W TRUSTEES	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 231 3249/620 3251/1821 TD3442/93 CT3934/1396 4343/1445 ORD4491/2056 4702/1199	\$ 490.76
422317278001	60'	1	0.21	MOMINEE JOSEPH R & LORIE J TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 177 3249/620 3251/1821 TD3442/98 CT3934/1396 4343/1454 ORD4491/2056 4518/593 4774/1562	\$ 490.76
422317278002	60'	1	0.21	LEHMAN RONALD G & JEAN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 178 3249/620 3251/1821 TD3442/102 CT3934/1396 4343/1454 ORD4491/2056 4574/621	\$ 490.76
422317278003	60'	1	0.20	HUNTLEY BRUCE A	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 179 3249/620 3251/1821 TD3442/106 CT3934/1396 4343/1454 ORD4491/2056 4509/1258	\$ 490.76
422317278004	60'	1	0.20	REMPPEL CORNELIUS & NICOLE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 180 3249/620 3251/1821 TD3442/110 CT3934/1396 4343/1454 ORD4491/2056 4545/845	\$ 490.76
422317278005	60'	1	0.21	MCCREA JOHN D TR & JANE E MCCREA TR	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 181 3249/620 3251/1821 TD3442/116 CT3934/1396 4343/1454 ORD4491/2056 4503/1470	\$ 490.76
422317278006	60'	1	0.21	BARON JOHN & KATHY HELEN SPIRES	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 182 3249/620 3251/1821 TD3442/1545 CT3934/1396 4343/1454 ORD4491/2056 4597/903	\$ 490.76
422317278007	60'	1	0.21	WATTS JOYCE I TR & DONALD F WATTS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 183 3249/620 3251/1821 TD3442/1448 CT3934/1396 4343/1454 ORD4491/2056 4527/1783 4796/1868	\$ 490.76
422317278008	60'	1	0.21	CLODFELTER MICHAEL DAVID & R M MOORE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 184 3249/620 3251/1821 TD3442/1452 CT3934/1396 4343/1454 ORD4491/2056 4611/396	\$ 490.76
422317279001	60'	1	0.20	LEPPO CATHY A & LANNY L	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 68 3249/620 3251/1821 TD3442/1456 CT3934/1396 4343/1445 ORD4491/2056 4720/1901	\$ 490.76
422317279002	60'	1	0.20	SHEEN TERENCE M & MARY JANE L/E	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 67 3249/620 3251/1821 TD3442/1460 CT3934/1396 4343/1454 ORD4491/2056 4709/1857 L/E3208132	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
CONFIDENTIAL	60'	1	0.20	CONFIDENTIAL	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 66 3249/620 3251/1821 TD3442/1464 CT3934/1396 4343/1445 ORD4491/2056 4734/1980 CD4741/763 4799/584	\$ 490.76
422317279004	60'	1	0.19	HUND GARY ROBERT & WENDY CO-TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 65 3249/620 3251/1821 TD3442/1472 CT3934/1396 4343/1445 ORD4491/2056 4551/1968 4987/167	\$ 490.76
422317279005	60'	1	0.19	PANKRATZ LEE J & KATHLEEN A	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 64 3249/620 3251/1821 TD3441/46 3506/34 3509/1508 CT3934/1396 4343/1454 ORD4491/2056 4545/1395	\$ 490.76
422317279006	60'	1	0.20	MASSNER DAN E TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 63 3249/620 3251/1821 TD3442/1476 3758/716 CT3934/1396 4343/1445 ORD4491/2056 4557/245	\$ 490.76
422317279007	60'	1	0.20	MUGHAL TANVIR A & ELLEN A MUGHAL TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 62 3249/620 3251/1821 TD3442/1480 3758/716 CT3934/1396 4343/1445 ORD4491/2056 4549/1276	\$ 490.76
422317279008	60'	1	0.20	CARLSON GARY A & SUSAN F TRUSTEES	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 61 3249/620 3251/1821 TD3442/1484 3758/717 CT3934/1396 4343/1454 ORD4491/2056 4551/1626	\$ 490.76
422317279009	60'	1	0.20	MCDONNELL JOHN G TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 60 3249/620 3251/1821 TD3441/52 3462/471 3557/587 3557/589 3557/1939 CT3934/1396 4343/1454 ORD4491/2056 4536/1817 5030/1146	\$ 490.76
422317279010	60'	1	0.20	NELSON STEVE & MARY THERESE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 59 3249/620 3251/1821 TD3441/56 3462/471 3557/587 3557/589 3557/1939 CT3934/1396 4343/1454 ORD4491/2056 4545/1646	\$ 490.76
422317279011	60'	1	0.20	SANDAU MARK A & J I SANDAU TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 58 3249/620 3251/1821 TD3441/61 3455/1274 3469/1589 3469/1590 CT3934/1396 4343/1454 ORD4491/2056 4559/1887 5060/1570	\$ 490.76
422317279012	60'	1	0.20	KURTZ JOHN E & ELEANOR V	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 57 3249/620 3251/1821 TD3441/65 3450/936 3828/651 CT3934/1396 4343/1454 ORD4491/2056 4700/1880	\$ 490.76
422317280001	60'	1	0.24	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 56 3249/620 3251/1821 TD3442/1490 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317280002	60'	1	0.18	BURKET RON K	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 55 3249/620 3251/1821 TD3442/1494 CT3934/1396 4343/1454 ORD4491/2056 5044/1868	\$ 490.76
422317280003	60'	1	0.22	ST CYR JOHN JOSEPH & BARBARA LEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 54 3249/620 3251/1821 TD3441/69 3450/316 CT3934/1396 4343/1454 ORD4491/2056 5057/1198	\$ 490.76
422317280004	60'	1	0.24	KROESE ROBERT J TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 53 3249/620 3251/1821 TD3441/319 3461/999 3693/1804 3693/1805 3850/2172 CT3934/1396 4343/1454 ORD4491/2056 4688/1804 4985/83	\$ 490.76
422317280005	60'	1	0.20	BOOKER WILLIAM R & TERRI S	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 52 3249/620 3251/1821 TD3441/74 3460/1482 3650/1355 3650/1356 3650/1357 CT3934/1396 4343/1454 ORD4491/2056 4686/751	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317280006	60'	1	0.18	HESSEL JEROME C & ELIZABETH A TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 51 3249/620 3251/1821 TD3441/78 3460/1482 3650/1355 CT3934/1396 3983/511 4005/2115 4343/1454 ORD4491/2056 4686/1449	\$ 490.76
422317280007	60'	1	0.18	RASH SHEILA L & ROBERT D	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 50 3053/1099 ORD4491/2056 4701/1067	\$ 490.76
422317280008	60'	1	0.18	SHERMAN PAUL J TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 49 3249/620 3251/1821 TD3442/1498 3747/1160 CT3934/1396 4343/1454 ORD4491/2056 4714/876 3243815	\$ 490.76
422317280009	60'	1	0.18	HERITAGE LAND HOLDINGS LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 48 3249/620 3251/1821 TD3442/1502 3747/1160 CT3934/1396 4343/1454 ORD4491/2056 4718/309 4772/1004	\$ 490.76
422317280010	60'	1	0.18	GREENO BRADLEY CRAIG & PAULA JO TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 47 3249/620 3251/1821 TD3442/1508 CT3934/1396 4343/1454 ORD4491/2056 4867/2138	\$ 490.76
422317280011	60'	1	0.25	CASTO RONALD ALVIN & A E GUNDLER	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 46 3249/620 3251/1821 TD3441/325 3447/585 3682/1775 3682/1776 CT3934/1396 4343/1454 ORD4491/2056 5016/1712	\$ 490.76
422317280012	60'	1	0.18	NAGRANI MEDICINE PROF CORP	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 45 3249/620 3251/1821 TD3442/1512 CT3934/1396 4343/1454 ORD4491/2056 5012/1356	\$ 490.76
422317280013	60'	1	0.16	BARTON RYAN JAMES & M J BARTON	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 44 3249/620 3251/1821 TD3442/1516 CT3934/1396 4343/1454 ORD4491/2056 5021/1683	\$ 490.76
422317281001	60'	1	0.32	BURNSIDE VICTORIA L TR & LMB TR	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 28 3032/383 ORD4491/2056 4779/1187 5000/2188	\$ 490.76
422317281002	60'	1	0.19	DHA PROPERTIES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 29 3032/383 3137/1964 DC3256/1456- HCK 3256/1463 ORD4491/2056 4779/1217	\$ 490.76
422317281003	60'	1	0.20	BLONDELL MAUREEN & DAVID PAUL	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 30 3053/1099 ORD4491/2056 4649/692	\$ 490.76
422317281004	60'	1	0.20	SHEPPARD KIMBERLEE ANN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 31 3053/1099 ORD4491/2056 4740/237	\$ 490.76
422317281005	60'	1	0.21	RHS KEYGRASS HOLDINGS LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 32 3053/1099 ORD4491/2056 4777/1836 4810/94	\$ 490.76
422317281006	60'	1	0.21	CONDREN MICHAEL & LINDA	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 33 3053/1099 ORD4491/2056 4937/1912 4957/1193	\$ 490.76
422317281007	60'	1	0.18	SORENSEN TODD & JANETTE SUE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 34 3053/1099 ORD4491/2056 3236931	\$ 490.76
422317281008	60'	1	0.18	DAVIS JAMES & KATHLEEN G	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 35 3053/1099 ORD4491/2056 4776/1636	\$ 490.76
422317281009	60'	1	0.18	KEENAN PATRICK JOHN & BONNIE SUE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 36 3249/620 3251/1821 TD3441/82 3470/1047 CT3934/1396 4343/1454 ORD4491/2056 3221771	\$ 490.76
422317281010	60'	1	0.18	NORRIS MICHAEL TIMOTHY	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 37 3249/620 3251/1821 TD3441/87 3479/1117 CT3934/1396 4343/1454 ORD4491/2056 3238373	\$ 490.76
422317281011	60'	1	0.18	SEDLACK BRIAN D	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 38 3249/620 3251/1821 TD3441/91 3477/958 CT3934/1396 4343/1454 ORD4491/2056 4980/143	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317281012	60'	1	0.18	NOVAK KENNETH J TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 39 3249/620 3251/1821 TD3442/1520 CT3934/1396 4343/1454 ORD4491/2056 4937/1926	\$ 490.76
422317281013	60'	1	0.24	LEPORE BRIAN L & CATHERINE M	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 40 3249/620 3251/1821 TD3441/95 3506/34 3509/1507 CT3934/1396 4343/1454 ORD4491/2056 4830/1027	\$ 490.76
422317281014	60'	1	0.18	RASKA JEFFREY A & MARCY J RASKA TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 41 3249/620 3251/1821 TD3442/1524 CT3934/1396 4343/1454 ORD4491/2056 4975/287	\$ 490.76
422317281015	60'	1	0.18	MACHIN GREGORY J	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 42 3249/620 3251/1821 TD3442/1528 CT3934/1396 4343/1454 ORD4491/2056 4960/765	\$ 490.76
422317281016	60'	1	0.16	LAURSEN JAMES R & CHARLENE A	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 43 3249/620 3251/1821 TD3442/1532 CT3934/1396 4343/1454 ORD4491/2056 5020/758	\$ 490.76
422317300002	COMMERCIAL	17	21.88	TERN BAY COMMERCIAL GROUP LLC	TERN BAY TRACT C-1 & T3 22.26 AC M/L ALL OF TRACT 3 AND PART OF TRACT C TERN BAY GOLF & COUNTRY CLUB DESC AS: COMM AT SLY COR TRACT 3 TH NW 60 FT TO PROPOSED ROW BURNT STORE RD FOR POB TH CONT NW 431.15 FT N 921.60 FT NE ALG ARC TO RIGHT 79.79 FT	\$ 8,342.85
422317300004	#N/A	0	#N/A	CHARLOTTE COUNTY	TERN BAY GOLF AND COUNTRY CLUB RESORT PH1 BLK0000 TC-1 0.10AC M/L AKA BSR1-107 OOT4409/1471	\$ -
422317300005	#N/A	0	#N/A	CHARLOTTE COUNTY	TERN BAY GOLF AND COUNTRY CLUB RESORT PH1 5.14AC M/L BLK0000 TC-2 AKA BSR2-139 BGN NE CRNR TRACT R AND WLY R/W OF BURNT STORE RD THNC W ALG N LN OF TRACT R 60FT THNC NLY 3756.40FT TO N LN OF TRACT C THNC ELY ALG SAID N LN 44.98FT TO WLY R/W BURNT STORE	\$ -
422317300006	#N/A	0	#N/A	CHARLOTTE COUNTY	TERN BAY GOLF AND COUNTRY CLUB RESORT PH1 1.80AC M/L BLK0000 TC-3 AKA BSR2-139A BGN SE CRNR TRACT R THNC S 995.93FT TO CURVE TO RT CHRDR BRNG SWLY ALG ARC 273.61FT THNC NWLY 15FT THNC ALG CRVE TO RT CHRDR BRNG SWLY 112.77FT THNC WLY ALG S LN SEC17 18.46FT	\$ -
422317300007	#N/A	0	#N/A	CHARLOTTE COUNTY	TERN BAY GOLF AND COUNTRY CLUB RESORT PH 1 PART OF TRACT 3 BEING 1.02 AC M/L DESC AS BEG AT S COR TRACT 3 TH NW 93.39 FT TO ARCT TO RIGHT THE NELY ALNG ARC 541.49 FT TO W LINE OF NE 1/4 SEC 20 TH S ALNG W LINE 82.72 FT TO S LINE OF NE 1/4 TH E ALNG S LINE	\$ -
422317301001	FUTURE DEVELOPMENT	0	5.48	LENNAR HOMES INC	HERITAGE LANDING TRACT A-1 5.48 AC M/L FUTURE DEVELOPMENT TDU4733/313 (238861 SF)	\$ 24,598.09
422317301002	RIGHT OF WAY	0	3.91	TERN BAY COMMUNITY DEVELOPMENT DIST	HERITAGE LANDING TRACTS AA 3.91 AC M/L PRIVATE ROADWAY TDU4733/313 (170366 SF) 5068/2073	\$ -
422317301003	Z - COMMON	0	106.86	LENNAR HOMES LLC	HERITAGE LANDING TRACT CC 333.49 AC M/L FUTURE DEVELOPMENT & PRESERVATION AREA LESS 132.74 AC FOR HTL PH 2 PL4594/119 E4636/487 E4898/146 E4911/714 (20260361 SF) E3170299 E3170300	\$ -

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317301004	Z - COMMON	0	3.75	LENNAR HOMES LLC	HERITAGE LANDING TRACT F 4.18 AC M/L FUTURE DEVELOPMENT LESS THL PH 1 BLDG 1 BEING 0.70 AC LESS THL PH 2 BLDG 2 BEING 0.73 AC LESS T2H PH 1 BLDG 3 BEING 0.72 AC LESS T2H PH 2 BLDG 4 BEING 0.72 AC LESS T3H PH1 BLDG 5 BEING 0.73 AC LESS T3H PH2 B	\$ -
422317301005	FUTURE DEVELOPMENT	0	9.73	LENNAR HOMES LLC	HERITAGE LANDING TRACT G 10.49 AC M/L FUTURE DEVELOPMENT TDU4733/313 E4898/139 (457084 SF) E3188899 DECL3127290 DEC3127447	\$ 43,648.77
422317301006	FUTURE DEVELOPMENT	0	14.20	LENNAR HOMES LLC	HERITAGE LANDING TRACT H 14.20 AC M/L FUTURE DEVELOPMENT TDU4733/313 (618622 SF) E3188898 E3234566 E3234567 E3234568	\$ 63,743.64
422317301007	Z - COMMON	0	2.00	LENNAR HOMES LLC	HERITAGE LANDING TRACT I 2.0AC M/L FUTURE DEVELOPMENT LESS AREA FOR V1H PH1 LESS AREA FOR V1H PH2 LESS AREA FOR V1H PH3 LESS AREA FOR V1H PH4 E4643/1559 E4724/615 E4724/619 E4724/623 E4724/628	\$ -
422317302001	50'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 332 (9946 SF)	\$ 490.76
422317302002	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 333 (6760 SF)	\$ 490.76
422317302003	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 334 (8428 SF)	\$ 490.76
422317302004	50'	1	0.20	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 335 (8875 SF)	\$ 490.76
422317302005	50'	1	0.20	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 336 (8874 SF)	\$ 490.76
422317302006	50'	1	0.22	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 337 (9598 SF)	\$ 490.76
422317302007	50'	1	0.21	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 338 (9000 SF)	\$ 490.76
422317302008	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 339 (6783 SF)	\$ 490.76
422317302009	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 340 (7466 SF)	\$ 490.76
422317302010	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 341 (7358 SF)	\$ 490.76
422317302011	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 342 (6760 SF)	\$ 490.76
422317302012	50'	1	0.16	MCCOY ELLEN S & TERENCE M	HERITAGE LANDING PHASE II LOT 343 (6760 SF) 3241985	\$ 490.76
422317302013	50'	1	0.16	SANTA-CRUZ RICHARD ANDREW & HMS	HERITAGE LANDING PHASE II LOT 344 (6919 SF) 3182662	\$ 490.76
422317302014	50'	1	0.17	CONARD DONALD JOE	HERITAGE LANDING PHASE II LOT 345 3181505 (7504 SF)	\$ 490.76
422317302015	50'	1	0.16	BENTON CHRISTOPHER THOMAS	HERITAGE LANDING PHASE II LOT 346 (6760 SF) 3171417	\$ 490.76
422317302016	50'	1	0.16	HANWAY SCOTT JORDAN & SHARON LEE	HERITAGE LANDING PHASE II LOT 347 (6760 SF) 3178534	\$ 490.76
422317302017	50'	1	0.24	VAN TRAN LANCE	HERITAGE LANDING PHASE II LOT 348 (10441 SF) 5065/1156	\$ 490.76
422317302018	50'	1	0.16	SALSMAN LARRY CHAD & VIRGINIA LEE	HERITAGE LANDING PHASE II LOT 349 5042/1250 (7185 SF)	\$ 490.76
422317302019	50'	1	0.19	LAZAREVSKI KAITLYNN E & BOBAN	HERITAGE LANDING PHASE II LOT 350 (8322 SF) 5064/1880	\$ 490.76
422317302020	50'	1	0.19	MASON PATRICIA & JAMES WILLIAMS JR	HERITAGE LANDING PHASE II LOT 351 (8322 SF) 5064/363	\$ 490.76
422317302021	50'	1	0.19	MEYERS CLAUDIA SMITH & DAVID MICHAEL	HERITAGE LANDING PHASE II LOT 352 5063/2084 (8322 SF)	\$ 490.76
422317302022	50'	1	0.20	MASTERS GREGORY D	HERITAGE LANDING PHASE II LOT 353 (8658 SF) 5065/1151	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317302023	50'	1	0.20	WOJCIK DALE RENEE & EMILY KLIFMAN	HERITAGE LANDING PHASE II LOT 354 4909/1558 3173857 (8804 SF)	\$ 490.76
422317302024	50'	1	0.17	NEITZEL DEBORAH KAY	HERITAGE LANDING PHASE II LOT 355 4909/1558 5037/1916 (7367 SF)	\$ 490.76
422317302025	50'	1	0.16	JOHNSON DARREN & DEBORAH ANN	HERITAGE LANDING PHASE II LOT 356 4909/1558 5043/707 (6760 SF)	\$ 490.76
422317302026	50'	1	0.16	SINN JEFFRY SCOTT JR & JEANNA DIANNE	HERITAGE LANDING PHASE II LOT 357 (6760 SF) 4909/1558 5045/586	\$ 490.76
422317302027	50'	1	0.16	BREIWKICK DUSTIN & ELIZABETH	HERITAGE LANDING PHASE II LOT 358 4909/1558 5045/623 (6760 SF)	\$ 490.76
422317302028	50'	1	0.17	GRIFFITHS RYAN D	HERITAGE LANDING PHASE II LOT 359 4909/1558 5027/596 (7286 SF)	\$ 490.76
422317302029	50'	1	0.17	MAGUIRE ROBERT JAMES & JOAN MAHER	HERITAGE LANDING PHASE II LOT 360 4909/1558 5015/1506 (7444 SF)	\$ 490.76
422317302030	50'	1	0.16	HALFORD STEVE E & TAMMY TRUSTEES	HERITAGE LANDING PHASE II LOT 361 4909/1558 5020/2057 (7136 SF)	\$ 490.76
422317302031	50'	1	0.16	THOMOPOULOS JOHN VLACES & SHELLEY J	HERITAGE LANDING PHASE II LOT 362 4909/1558 5003/1416 (6760 SF)	\$ 490.76
422317302032	50'	1	0.16	LOVELACE ELIZABETH M & A SCHILLACI	HERITAGE LANDING PHASE II LOT 363 4909/1558 4983/1862 (6760 SF)	\$ 490.76
422317302033	50'	1	0.16	STACEY GARY BERNARD & SANDRA LEE	HERITAGE LANDING PHASE II LOT 364 (6760 SF) 4909/1558 4941/1895	\$ 490.76
422317302034	50'	1	0.16	DIVINCENZO CAROL MARIE & DOMINIC	HERITAGE LANDING PHASE II LOT 365 4909/1558 4944/634 (6760 SF)	\$ 490.76
422317302035	50'	1	0.16	KING WILLIAM & CATHERINE	HERITAGE LANDING PHASE II LOT 366 4909/1558 4942/550 (6760 SF)	\$ 490.76
422317302036	50'	1	0.16	HASS STEVEN R & DEBRA RENEE	HERITAGE LANDING PHASE II LOT 367 4909/1558 4937/2072 (6760 SF)	\$ 490.76
422317302037	50'	1	0.16	TURGEON DENISE & JEAN	HERITAGE LANDING PHASE II LOT 368 4909/1558 4937/1979 (6760 SF)	\$ 490.76
422317302038	50'	1	0.16	PACELLI RANDALL M & ANNETTE M	HERITAGE LANDING PHASE II LOT 369 4909/1558 4949/584 (6760 SF)	\$ 490.76
422317302039	50'	1	0.16	SMITH ROGER T & MARY K CO-TRS	HERITAGE LANDING PHASE II LOT 370 (6760 SF) 4909/1558 4937/2057 3180624	\$ 490.76
422317302040	50'	1	0.16	NEWMAN THOMAS H TRS & M F NEWMAN TRS	HERITAGE LANDING PHASE II LOT 371 4900/562 4909/1558 (6760 SF)	\$ 490.76
422317302041	50'	1	0.16	SCHMIDT JOSEPH K & BARBARA J	HERITAGE LANDING PHASE II LOT 372 4885/1331 4909/1558 (7099 SF)	\$ 490.76
422317302042	50'	1	0.17	BOWMAN WILLIAM LEE & SHAWNEE LYNN	HERITAGE LANDING PHASE II LOT 373 (7276 SF) 4909/1558 3210614	\$ 490.76
422317302043	50'	1	0.17	CROSS NEIL LEON & DALYNE JANET	HERITAGE LANDING PHASE II LOT 374 (7228 SF) 4909/1558 3227457	\$ 490.76
422317302044	50'	1	0.17	PONICALL WANDA KAY & FRANK MICHAEL	HERITAGE LANDING PHASE II LOT 375 (7199 SF) 4909/1558 3226600	\$ 490.76
422317302045	50'	1	0.16	BRACKETT DAVID & THERESA	HERITAGE LANDING PHASE II LOT 376 4909/1558 3229647 (6822 SF)	\$ 490.76
422317303001	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 377 4909/1558 (8016 SF)	\$ 490.76
422317303002	50'	1	0.18	GONOR SUSAN R & DOUGLAS M WHITEHEAD	HERITAGE LANDING PHASE II LOT 378 4909/1558 (7897 SF) 3228226	\$ 490.76
422317303003	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 379 4909/1558 (6760 SF)	\$ 490.76
422317303004	50'	1	0.22	YARBROUGH PATRICK GREGORY & KAY L	HERITAGE LANDING PHASE II LOT 380 (9582 SF) 4909/1558 5037/838	\$ 490.76
422317303005	50'	1	0.16	GRAY PATRICK C & JANET C TRS	HERITAGE LANDING PHASE II LOT 381 4909/1558 (7085 SF) 4885/1379 3201163	\$ 490.76
422317303006	50'	1	0.16	TOZIER DEBORAH MARIE & DONALD G	HERITAGE LANDING PHASE II LOT 382 4909/1558 (6760 SF) 4884/211	\$ 490.76
422317303007	50'	1	0.16	IN CAHOOTS HOLDINGS LLC	HERITAGE LANDING PHASE II LOT 383 4900/421 4909/1558 (6760 SF)	\$ 490.76
422317303008	50'	1	0.16	BALTER HEIDI JO & SIDNEY R	HERITAGE LANDING PHASE II LOT 384 4909/1558 4931/953 5060/1476 (6760 SF)	\$ 490.76
422317303009	50'	1	0.18	RUSSO LINDA SUE	HERITAGE LANDING PHASE II LOT 385 4909/1558 4932/1882 (7921 SF)	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317303010	50'	1	0.21	BRIXNER ANDREW WILLIAM & KIMBERLY A	HERITAGE LANDING PHASE II LOT 386 (9079 SF) 5045/565	\$ 490.76
422317303011	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 387 (7603 SF)	\$ 490.76
422317303012	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 388 (7228 SF)	\$ 490.76
422317303013	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 389 (7085 SF)	\$ 490.76
422317303014	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 390 (7085 SF)	\$ 490.76
422317303015	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 391 (6760 SF)	\$ 490.76
422317303016	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 392 (6760 SF)	\$ 490.76
422317303017	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 393 (6760 SF)	\$ 490.76
422317303018	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 394 (7313 SF)	\$ 490.76
422317303019	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 395 (8073 SF)	\$ 490.76
422317303020	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 396 (7616 SF)	\$ 490.76
422317303021	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 397 (6760 SF)	\$ 490.76
422317303022	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 398 (6760 SF)	\$ 490.76
422317303023	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 399 (7085 SF)	\$ 490.76
422317303024	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 400 (7085 SF)	\$ 490.76
422317303025	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 401 (7066 SF)	\$ 490.76
422317303026	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 402 (7271 SF)	\$ 490.76
422317303027	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 403 (7271 SF)	\$ 490.76
422317303028	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 404 (7271 SF)	\$ 490.76
422317303029	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 405 (7271 SF)	\$ 490.76
422317303030	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 406 (7213 SF)	\$ 490.76
422317303031	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 407 (6760 SF)	\$ 490.76
422317303032	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 408 (6760 SF)	\$ 490.76
422317303033	50'	1	0.22	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 409 (9724 SF)	\$ 490.76
422317303034	50'	1	0.24	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 410 (10345 SF)	\$ 490.76
422317303035	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 411 (7329 SF)	\$ 490.76
422317303036	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 412 (6760 SF)	\$ 490.76
422317303037	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 413 (6760 SF)	\$ 490.76
422317303038	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 414 (7085 SF)	\$ 490.76
422317303039	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 415 (7085 SF)	\$ 490.76
422317303040	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 416 (6760 SF)	\$ 490.76
422317304001	Z - COMMON	0	0.20	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 417 (8553 SF)	\$ -

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317304002	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 418 (8095 SF)	\$ 490.76
422317304003	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 419 (8287 SF)	\$ 490.76
422317304004	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 420 (6760 SF)	\$ 490.76
422317304005	50'	1	0.24	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 421 (10601 SF)	\$ 490.76
422317304006	50'	1	0.20	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 422 (8496 SF)	\$ 490.76
422317304007	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 423 (7880 SF)	\$ 490.76
422317304008	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 424 (8320 SF)	\$ 490.76
422317304009	50'	1	0.21	HYMAN MICHAEL J & D M HYMAN TRS	HERITAGE LANDING PHASE II LOT 425 (9338 SF) 3230606	\$ 490.76
422317304010	50'	1	0.26	THEURER DUANE FRANCIS & SUSAN JEANNE	HERITAGE LANDING PHASE II LOT 426 (11180 SF) 3234909	\$ 490.76
422317305001	50'	1	0.23	THOMAS DAVID & PAMELA Y	HERITAGE LANDING PHASE II LOT 427 (10025 SF) 3201344	\$ 490.76
422317305002	50'	1	0.19	IANNELLI T ANTHONY	HERITAGE LANDING PHASE II LOT 428 3227737 (8208 SF)	\$ 490.76
422317305003	50'	1	0.16	FRYE VINCENT R & NANCY KATICH	HERITAGE LANDING PHASE II LOT 429 3243536 (7085 SF)	\$ 490.76
422317305004	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 430 (7028 SF)	\$ 490.76
422317305005	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 431 (7642 SF)	\$ 490.76
422317305006	50'	1	0.21	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 432 (8987 SF)	\$ 490.76
422317305007	50'	1	0.22	MORELLO LEIGH A & THOMAS JR	HERITAGE LANDING PHASE II LOT 433 4909/1558 4975/460 (9640 SF)	\$ 490.76
422317305008	50'	1	0.16	LAVIN DANIEL GERARD & PATRICIA	HERITAGE LANDING PHASE II LOT 434 4909/1558 4970/406 (6760 SF)	\$ 490.76
422317305009	50'	1	0.16	COUTO JOSE M & KLW	HERITAGE LANDING PHASE II LOT 435 4909/1558 5016/1213 (6760 SF)	\$ 490.76
422317305010	50'	1	0.16	MOILANEN LINDA GAIL & KENNETH OWEN	HERITAGE LANDING PHASE II LOT 436 4909/1558 5016/1231 (7085 SF)	\$ 490.76
422317305011	50'	1	0.19	SLATER SEAN M & JENNIFER L	HERITAGE LANDING PHASE II LOT 437 (8466 SF) 4909/1558 5026/1340	\$ 490.76
422317305012	50'	1	0.16	SHIREY WILLIAM SCOTT & CYNTHIA FITZ	HERITAGE LANDING PHASE II LOT 438 (7140 SF) 4909/1558 5019/1401	\$ 490.76
422317305013	50'	1	0.16	MAY MICHAEL & MICHELLE	HERITAGE LANDING PHASE II LOT 439 (6760 SF) 4909/1558 5018/2029	\$ 490.76
422317305014	50'	1	0.16	COCKRAM STEVEN C & RENNIE D	HERITAGE LANDING PHASE II LOT 440 4909/1558 5023/1472 (6760 SF)	\$ 490.76
422317305015	50'	1	0.16	TONER JAMES A & CELINE R	HERITAGE LANDING PHASE II LOT 441 4909/1558 5028/1173 (6760 SF)	\$ 490.76
422317426001	RIGHT OF WAY	0	23.75	TERN BAY COMMUNITY DEVELOPMENT DIST	TERN BAY TRACT R 23.68 AC. ROAD LESS BSR2-140 DESC IN OR 4409/1471 CT3249/620 3251/1821 CT3934/1396 4343/1454 OOT4409/1471 RES4424/2137 ORD4491/2056 E4512/1713 E4821/2048 5068/2073	\$ -
422317426002	60'	1	0.20	LIROT TOBY DAVID & CASEY DEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 27 3018/1503 3115/2095 3250/537 ORD4491/2056 4804/831	\$ 490.76
422317426003	60'	1	0.20	BOYAN WILLIAM & CHRISTINE JOSEPH-	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 26 3018/1503 3115/2143 3250/516 ORD4491/2056 4835/1337	\$ 490.76
422317426004	60'	1	0.20	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 25 3249/620 3251/1821 TD3441/99 3490/1929 CT39341396 4343/1454 ORD4491/2056	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317426005	60'	1	0.18	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 24 3249/620 3251/1821 TD3441/103 3506/34 3506/1775 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317426006	60'	1	0.18	LENNAR HOMES INC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 23 3032/383 ORD4491/2056	\$ 490.76
422317426007	60'	1	0.19	MULLIGAN PATRICK K & NANCY M TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 22 3032/383 ORD4491/2056 4650/883 L/E4848/317 3249582	\$ 490.76
422317426008	60'	1	0.21	MILLARD KATHLEEN CONNERY	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 21 3018/1503 ORD4491/2056 4786/1313	\$ 490.76
422317426009	60'	1	0.21	TISSOT ALLAN RICHARD & CAROL A	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 20 3018/1503 3104/2028 3250/557 ORD4491/2056 4736/90	\$ 490.76
422317426010	60'	1	0.21	SOETE BRIAN & SASHA	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 19 3115/2036 3315/1983 ORD4491/2056 4783/1478	\$ 490.76
422317426011	60'	1	0.21	SHIREY WILLIAM SCOTT & CYNTHIA FITZ	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 18 3032/383 ORD4491/2056 4784/1665	\$ 490.76
422317426012	60'	1	0.21	TIEMAN CRAIG A & KIMBERLY J	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 17 3032/383 ORD4491/2056 4723/1060	\$ 490.76
422317426013	60'	1	0.21	BOARD ROY D	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 16 3032/383 3128/381 3358/180 3756/1423 ORD4491/2056 4815/834	\$ 490.76
422317426014	60'	1	0.19	PEREZ LARRY JOE A	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 15 3032/383 ORD4491/2056 4807/1234 3183769 CD3184390	\$ 490.76
422317426015	60'	1	0.18	BRYNOLF JANIE JANINE TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 14 3032/383 3123/1115 3270/724 ORD4491/2056 4670/1223 4898/1590	\$ 490.76
422317426016	60'	1	0.23	BRICKNELL DIANNE R & JCM TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 13 3032/383 3144/1694 3368/1329 ORD4491/2056 UNREC DC-WCM	\$ 490.76
422317426017	60'	1	0.22	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 1 CT3249/620 3251/1821 TD3441/331 3445/108 3665/626 3665/628 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317426018	60'	1	0.21	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 2 3249/620 3251/1821 TD3441/337 3445/50 3665/626 3665/627 CT3934/1396 4343/1454 ORD4491/2056	\$ 490.76
422317426019	60'	1	0.18	LAVERY JUDITH M & DAVID J	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 3 3032/383 ORD4491/2056 4604/1522	\$ 490.76
422317426020	60'	1	0.18	FILLENWORTH THOMAS D & LUCILLE I TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 4 3032/383 3135/1315 3368/1321 ORD4491/2056 4990/1735	\$ 490.76
422317426021	60'	1	0.23	KLENDWORTH DARIN & CHAD KLENDWORTH	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 5 3032/383 ORD4491/2056 4776/1527 4907/1921	\$ 490.76
422317426022	60'	1	0.25	KLENDWORTH ERROL & SUSAN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 6 3032/383 ORD4491/2056 4674/1831	\$ 490.76
422317426023	60'	1	0.25	ROSS JAMES A & D-ANN W	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 7 3032/383 3078/718 3368/1323 3400/2144 ORD4491/2056 PR20-231-JWBJR DC4563/2030-JWBJR LOA4554/743 4579/976 4688/128	\$ 490.76
422317426024	60'	1	0.29	CRAWLEY MICHAEL H & KATHLEEN M TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 8 3032/383 ORD4491/2056 4719/1863 4994/1650	\$ 490.76
422317426025	60'	1	0.29	FERRARI PAUL M & MELISSA A	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 9 3032/383 3120/1748 3368/1325 ORD4491/2056	\$ 490.76
422317426026	60'	1	0.30	ASTLE MICHAEL V TR & S L ASTLE TR	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 10 3032/383 3125/140 3368/1327 ORD4491/2056 4848/1690	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317426027	60'	1	0.30	JOHNEDIS DANIEL J JR	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 11 3032/383 3115/2114 CD3317/2118 ORD4491/2056 4619/2000	\$ 490.76
422317426028	60'	1	0.29	GIRTON JAMES F & NANCY S	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 12 3032/383 3117/1246 3237/2137 ORD4491/2056 4613/548	\$ 490.76
422317426029	#N/A	0	#N/A	CHARLOTTE COUNTY	TERN BAY GOLF AND COUNTRY CLUB RESORT PH1 BLK0000 LT TR-1 0.17AC M/L BGN SE CRNR TRACT R AND WLY R/W OF BURNT STORE RD THNC WLY 60FT THNC NLY 120FT THNC ELY 60FT THNC SLY 120FT TO POB. OOT 4409/1471	\$ -
422317451001	FUTURE DEVELOPMENT	0	2.63	LENNAR HOMES LLC	TERN BAY TRACT A FUTURE DEVELOPMENT 4.09 AC LESS CH3 PHASE 1 LESS CH3 PHASE 2 LESS CH3 PHASE 3 LESS CH3 PHASE 4 LESS CH3 PHASE 5 LESS CH3 PHASE 6 LESS CH3 PHASE 7 LESS CH3 PHASE 8 LESS CH3 PHASE 9 LESS CH3 PHASE 10 LESS	\$ 11,801.60
422317500000	Z - COMMON	0	3.04	LENNAR HOMES LLC	VERANDA I AT HERITAGE LANDING COMMON AREA 4773/997 DEC4934/71	\$ -
CONFIDENTIAL	MF 2-STORY	1	#N/A	CONFIDENTIAL	VERANDA I AT HERITAGE LANDING PHASE 1 BLDG0001 UN0111 4773/997 4776/1886	\$ 490.76
422317500002	MF 2-STORY	1	0.03	RENNER JOHN ALAN & DIANNE LEE	VERANDA I AT HERITAGE LANDING PHASE 1 BLDG0001 UN0112 4773/997 4777/1747	\$ 490.76
422317500003	MF 2-STORY	1	0.03	ALEKSANDROVIC ROBERT & MARY KAY	VERANDA I AT HERITAGE LANDING PHASE 1 BLDG0001 UN0113 4773/997 4776/1555	\$ 490.76
422317500004	MF 2-STORY	1	0.03	FARES VINCENT M JR & TANYA WALKER	VERANDA I AT HERITAGE LANDING PHASE 1 BLDG0001 UN0114 4773/997 4776/2058	\$ 490.76
422317500005	MF 2-STORY	1	0.03	LENNAR HOMES LLC	VERANDA I AT HERITAGE LANDING PHASE 1 BLDG0001 UN0115 4773/997	\$ 490.76
422317500006	MF 2-STORY	1	0.04	MORAN MICHELLE	VERANDA I AT HERITAGE LANDING PHASE 1 BLDG0001 UN0116 4773/997 4776/1602 3233953	\$ 490.76
422317500007	MF 2-STORY	1	0.04	MILLS RICHARD & STELLA	VERANDA I AT HERITAGE LANDING BLDG0000 UN0126 4776/1598 4831/83	\$ 490.76
422317500008	MF 2-STORY	1	0.03	RASH LARRY	VERANDA I AT HERITAGE LANDING PHASE 1 BLDG0001 UN0125 4773/997 4776/1803	\$ 490.76
422317500009	MF 2-STORY	1	0.03	LENNAR HOMES LLC	VERANDA I AT HERITAGE LANDING PHASE 1 BLDG0001 UN0124 4773/997	\$ 490.76
422317500010	MF 2-STORY	1	0.03	RICE WILLIAM THOMAS & DEENA MARIE	VERANDA I AT HERITAGE LANDING PHASE 1 BLDG0001 UN0123 4773/997 4776/2079	\$ 490.76
422317500011	MF 2-STORY	1	0.03	LAROSE DOMINICK R & MARGARET E	VERANDA I AT HERITAGE LANDING PHASE 1 BLDG0001 UN0122 4773/997 4777/1780	\$ 490.76
422317500012	MF 2-STORY	1	0.04	CALENDA JENNIFER	VERANDA I AT HERITAGE LANDING PHASE 1 BLDG0001 UN0121 4773/997 4776/1746	\$ 490.76
422317500013	MF 2-STORY	1	0.04	WIEGAND RODNEY A & ROSEANNA J	VERANDA I AT HERITAGE LANDING PH2 BLDG0002 UN0216 4853/999	\$ 490.76
422317500014	MF 2-STORY	1	0.04	NOONE MICHAEL T TRUSTEE	VERANDA I AT HERITAGE LANDING PH2 BLDG0002 UN0226 4860/1081 4931/1866	\$ 490.76
422317500015	MF 2-STORY	1	0.03	REEVES DANIEL PAUL & KATHLEEN ANN	VERANDA I AT HERITAGE LANDING PH2 BLDG0002 UN0215 4855/627	\$ 490.76
422317500016	MF 2-STORY	1	0.03	CONRAD SCOTT JERALD & TRACY ANN	VERANDA I AT HERITAGE LANDING PH2 BLDG0002 UN0225 4856/622	\$ 490.76
422317500017	MF 2-STORY	1	0.03	MISHUR ROBERT D & SUZANNE C	VERANDA I AT HERITAGE LANDING PH2 BLDG0002 UN0214 4853/2174	\$ 490.76
422317500018	MF 2-STORY	1	0.03	WASKO LINDA JEAN & RICHARD	VERANDA I AT HERITAGE LANDING PH2 BLDG0002 UN0224 4855/2178	\$ 490.76
422317500019	MF 2-STORY	1	0.03	POSEY THOMAS & D DIANE TREMBLEY	VERANDA I AT HERITAGE LANDING PH2 BLDG0002 UN0213 4854/1945 4940/158	\$ 490.76
422317500020	MF 2-STORY	1	0.03	WORDEN DONZA & CATHERINE	VERANDA I AT HERITAGE LANDING PH2 BLDG0002 UN0223 4856/793	\$ 490.76
422317500021	MF 2-STORY	1	0.03	ROSS DOUGLAS HAROLD & LAURA JEAN	VERANDA I AT HERITAGE LANDING PH2 BLDG0002 UN0212 4854/1278	\$ 490.76
422317500022	MF 2-STORY	1	0.03	COCKERILL CHARLES BRYAN & MELANIE J	VERANDA I AT HERITAGE LANDING PH2 BLDG0002 UN0222 4854/1894	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317500023	MF 2-STORY	1	0.04	GOLDSMITH ROBERT H & CYNTHIA L	VERANDA I AT HERITAGE LANDING PH2 BLDG0002 UN0211 4854/237 5063/1119	\$ 490.76
422317500024	MF 2-STORY	1	0.04	GOETTL CHRISTOPHER LEE & AMY E	VERANDA I AT HERITAGE LANDING PH2 BLDG0002 UN0221 4855/2196	\$ 490.76
422317500025	MF 2-STORY	1	0.04	SQUIER JOHN DUWAYNE & HEATHER LYNN	VERANDA I AT HERITAGE LANDING PH3 BLDG 3 UNIT 326 4909/1727	\$ 490.76
422317500026	MF 2-STORY	1	0.04	SCRIMALE DAVID C	VERANDA I AT HERITAGE LANDING PH3 BLDG 3 UNIT 316 4893/1765	\$ 490.76
422317500027	MF 2-STORY	1	0.03	THEIS JACK & LISA	VERANDA I AT HERITAGE LANDING PH3 BLDG 3 UNIT 325 4891/1010	\$ 490.76
422317500028	MF 2-STORY	1	0.03	DRANGE STEVEN EARL & KATHLEEN MARY	VERANDA I AT HERITAGE LANDING PH3 BLDG 3 UNIT 315 4887/2060	\$ 490.76
422317500029	MF 2-STORY	1	0.03	DONNACHIE CALUM & JUSTYNA DOROTA	VERANDA I AT HERITAGE LANDING PH3 BLDG 3 UNIT 324 4891/453	\$ 490.76
422317500030	MF 2-STORY	1	0.03	KISTLE JEFFREY F & DEBRA A	VERANDA I AT HERITAGE LANDING PH3 BLDG 3 UNIT 314 4889/717	\$ 490.76
422317500031	MF 2-STORY	1	0.03	KISTLE JEFFREY F	VERANDA I AT HERITAGE LANDING PH3 BLDG 3 UNIT 323 4889/681	\$ 490.76
422317500032	MF 2-STORY	1	0.03	LITTLE ANNETTE M	VERANDA I AT HERITAGE LANDING PH3 BLDG 3 UNIT 313 4890/1968	\$ 490.76
422317500033	MF 2-STORY	1	0.03	CAVE MICHAEL R & DEBORAH B L/E	VERANDA I AT HERITAGE LANDING PH3 BLDG 3 UNIT 322 4885/1866 L/E3239262	\$ 490.76
422317500034	MF 2-STORY	1	0.03	STADELMANN TIMOTHY CARL SR & CLS	VERANDA I AT HERITAGE LANDING PH3 BLDG 3 UNIT 312 4888/1306	\$ 490.76
422317500035	MF 2-STORY	1	0.04	ZUPEK ALBERT JR & DENISE L	VERANDA I AT HERITAGE LANDING PH3 BLDG 3 UNIT 321 4891/959	\$ 490.76
422317500036	MF 2-STORY	1	0.04	CARTHEW PAUL A L/E	VERANDA I AT HERITAGE LANDING PH3 BLDG 3 UNIT 311 4887/2112 L/E4954/1187	\$ 490.76
422317500061	MF 2-STORY	1	0.04	KYLE MICHAEL ROBERT & SA FUMANO	VERANDA I AT HERITAGE LANDING PH4 BLDG 4 UNIT 426 4940/1621	\$ 490.76
422317500062	MF 2-STORY	1	0.04	CALIGIURI MICHAEL ANTHONY & SUSAN M	VERANDA I AT HERITAGE LANDING PH4 BLDG 4 UNIT 416 4942/1262	\$ 490.76
422317500063	MF 2-STORY	1	0.03	CHUNTA THOMAS JOSEPH & JENNIFER LYNN	VERANDA I AT HERITAGE LANDING PH4 BLDG 4 UNIT 425 4944/924	\$ 490.76
422317500064	MF 2-STORY	1	0.03	MOONEY THOMAS T & JACQUELINE ANN	VERANDA I AT HERITAGE LANDING PH4 BLDG 4 UNIT 415 4942/1276	\$ 490.76
422317500065	MF 2-STORY	1	0.03	PLAISANCE TRISTAN	VERANDA I AT HERITAGE LANDING PH4 BLDG 4 UNIT 424 4944/1064	\$ 490.76
422317500066	MF 2-STORY	1	0.03	VOOG MARK STEPHEN & SANDRA KATHRYN	VERANDA I AT HERITAGE LANDING PH4 BLDG 4 UNIT 414 4942/1282	\$ 490.76
422317500067	MF 2-STORY	1	0.03	BRAGA JOHN & SHARON	VERANDA I AT HERITAGE LANDING PH4 BLDG 4 UNIT 423 4937/1971	\$ 490.76
422317500068	MF 2-STORY	1	0.03	MILLER MICHAEL SHAWN & TAMI S	VERANDA I AT HERITAGE LANDING PH4 BLDG 4 UNIT 413 4944/1274	\$ 490.76
422317500069	MF 2-STORY	1	0.03	GRUNDLER FRANK SAMPSON & M L MEIMA	VERANDA I AT HERITAGE LANDING PH4 BLDG 4 UNIT 422 4944/1447	\$ 490.76
422317500070	MF 2-STORY	1	0.03	CHARPENTIER ALFRED J	VERANDA I AT HERITAGE LANDING PH4 BLDG 4 UNIT 412 4937/1883	\$ 490.76
422317500071	MF 2-STORY	1	0.04	TRZEBIATOWSKI NICK S & VIRGINIA H	VERANDA I AT HERITAGE LANDING PH4 BLDG 4 UNIT 421 4935/1501 3243711	\$ 490.76
422317500072	MF 2-STORY	1	0.04	RSPS FLORIDA LLC	VERANDA I AT HERITAGE LANDING PH4 BLDG 4 UNIT 411 4942/1267 5044/2027	\$ 490.76
422317501000	0	0	4.96	LENNAR HOMES LLC	CH3 000 0000 OCOMM	\$ -
422317501001	COACH HOME	1	0.04	LENNAR HOMES LLC	COACH HOMES III AT HERITAGE LANDING PH1 BLDG 20 UNIT 2012	\$ 490.76
422317501002	COACH HOME	1	0.04	LENNAR HOMES LLC	COACH HOMES III AT HERITAGE LANDING PH1 BLDG 20 UNIT 2022	\$ 490.76
422317501003	COACH HOME	1	0.04	NELSON DAVID MORT & PAMELA PLUMMER	COACH HOMES III AT HERITAGE LANDING PH1 BLDG 20 UNIT 2011 4838/374	\$ 490.76
422317501004	COACH HOME	1	0.04	CRIMALDI ALISA	COACH HOMES III AT HERITAGE LANDING PH1 BLDG 20 UNIT 2021 4838/1609	\$ 490.76
422317501005	COACH HOME	1	0.04	STOWELL LYNN M TRUSTEE	COACH HOMES III AT HERITAGE LANDING PH2 BLDG 21 UNIT 2122 4843/314 AFF3195420 DC3195417-DJS 3195418	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317501006	COACH HOME	1	0.04	MCAULIFFE EUGENE E & DIANA LYNN	COACH HOMES III AT HERITAGE LANDING PH2 BLDG 21 UNIT 2112 4839/1520	\$ 490.76
422317501007	COACH HOME	1	0.04	SUPPLEE TODD PAUL & LAURIE LYNN	COACH HOMES III AT HERITAGE LANDING PH2 BLDG 21 UNIT 2121 4838/305	\$ 490.76
422317501008	COACH HOME	1	0.04	ROSSETTI MICHAEL EDWARD	COACH HOMES III AT HERITAGE LANDING PH2 BLDG 21 UNIT 2111 4835/501	\$ 490.76
422317501009	COACH HOME	1	0.04	WINDEY DEBORAH L TRUSTEE	COACH HOMES III AT HERITAGE LANDING PH3 BLDG 22 UNIT 2221 4846/1451	\$ 490.76
422317501010	COACH HOME	1	0.04	DOUGHERTY DAVID P & COLEEN M	COACH HOMES III AT HERITAGE LANDING PH3 BLDG 22 UNIT 2211 4847/857	\$ 490.76
422317501011	COACH HOME	1	0.04	ADDAMS DEAN GERALD & JANE A	COACH HOMES III AT HERITAGE LANDING PH3 BLDG 22 UNIT 2222 4848/1659	\$ 490.76
422317501012	COACH HOME	1	0.04	RHODES EDWIN TRACY IV & JUDITH ANNE	COACH HOMES III AT HERITAGE LANDING PH3 BLDG 22 UNIT 2212 4849/1418	\$ 490.76
422317501013	COACH HOME	1	0.04	SHANNON ROBERT F & CHERYL M	COACH HOMES III AT HERITAGE LANDING PH5 BLDG0024 UN2411 4887/2077	\$ 490.76
422317501014	COACH HOME	1	0.04	GREEN THOMAS E & SHARON K	COACH HOMES III AT HERITAGE LANDING PH5 BLDG0024 UN2421 4887/2056	\$ 490.76
422317501015	COACH HOME	1	0.04	STILLER RICHARD R & CHERYL P	COACH HOMES III AT HERITAGE LANDING PH5 BLDG0024 UN2412 4891/802	\$ 490.76
422317501016	COACH HOME	1	0.04	KULBACKI BRIAN JAMES & IRENE	COACH HOMES III AT HERITAGE LANDING PH5 BLDG0024 UN2422 4887/2031	\$ 490.76
422317501017	COACH HOME	1	0.04	KNIE TERESA L	COACH HOMES III AT HERITAGE LANDING PH6 BLDG 25 UNIT 2512 4894/1561	\$ 490.76
422317501018	COACH HOME	1	0.04	WEILL ELEANA TRUSTEE	COACH HOMES III AT HERITAGE LANDING PH6 BLDG 25 UNIT 2522 4894/1591	\$ 490.76
422317501019	COACH HOME	1	0.04	KAS HOLDINGS LLC	COACH HOMES III AT HERITAGE LANDING PH6 BLDG 25 UNIT 2511 4894/1567	\$ 490.76
422317501020	COACH HOME	1	0.04	SORENSEN TODD & JANETTE TRS	COACH HOMES III AT HERITAGE LANDING PH6 BLDG 25 UNIT 2521 4896/810 4957/2168	\$ 490.76
422317501021	COACH HOME	1	0.04	RAULLI SUSAN BETH & JOSEPH S	COACH HOMES III AT HERITAGE LANDING PH7 BLDG 26 UNIT 2612 4902/264	\$ 490.76
422317501022	COACH HOME	1	0.04	MARTIN JOHN DAVID & CYNTHIA RUTH	COACH HOMES III AT HERITAGE LANDING PH7 BLDG 26 UNIT 2622 4902/200	\$ 490.76
422317501023	COACH HOME	1	0.04	RANDKLEV ROBERT ALLAN & KAREN ANN	COACH HOMES III AT HERITAGE LANDING PH7 BLDG 26 UNIT 2611 4902/1228	\$ 490.76
422317501024	COACH HOME	1	0.04	COMPETIELLO ANTONIO & DANIELA	COACH HOMES III AT HERITAGE LANDING PH7 BLDG 26 UNIT 2621 4907/125	\$ 490.76
422317501029	COACH HOME	1	0.04	RUTH JOHN P & KAREN R	COACH HOMES III AT HERITAGE LANDING PH4 BLDG 23 UNIT 2321 4867/2119	\$ 490.76
422317501030	COACH HOME	1	0.04	NELSON BOB & JANICE	COACH HOMES III AT HERITAGE LANDING PH4 BLDG 23 UNIT 2311 4867/2096	\$ 490.76
422317501031	COACH HOME	1	0.04	PARKER MICHAEL JOE & SHERYL L	COACH HOMES III AT HERITAGE LANDING PH4 BLDG 23 UNIT 2322 4868/111	\$ 490.76
422317501032	COACH HOME	1	0.04	WESTFALL ALAN RICHARD & HEIDI MARIE	COACH HOMES III AT HERITAGE LANDING PH4 BLDG 23 UNIT 2312 4867/2123	\$ 490.76
422317501037	COACH HOME	1	0.04	BLOUIN RICHARD & MAUREEN	COACH HOMES III AT HERITAGE LANDING PH8 BLDG27 UNIT 2711 4942/1251	\$ 490.76
422317501038	COACH HOME	1	0.04	LUCAS MICHAEL WAYNE	COACH HOMES III AT HERITAGE LANDING PH8 BLDG27 UNIT 2721 4944/1156	\$ 490.76
422317501039	COACH HOME	1	0.04	PACELLI ROBERT ANDREW & MARY ANN	COACH HOMES III AT HERITAGE LANDING PH8 BLDG27 UNIT 2712 4942/1295	\$ 490.76
422317501040	COACH HOME	1	0.04	1755626 ONTARIO INC	COACH HOMES III AT HERITAGE LANDING PH8 BLDG27 UNIT 2722 4942/1257 3230552	\$ 490.76
422317501041	COACH HOME	1	0.04	SIEVERT DALE JON & LISA	COACH HOMES III AT HERITAGE LANDING PH9 BLDG28 UN2811 4955/456	\$ 490.76
422317501042	COACH HOME	1	0.04	BELL JAMES T JR & ANNA S BELL TRS	COACH HOMES III AT HERITAGE LANDING PH9 BLDG28 UN2821 4955/585	\$ 490.76
422317501043	COACH HOME	1	0.04	ROSENGARTEN LYNNE D & MICHAEL TRS	COACH HOMES III AT HERITAGE LANDING PH9 BLDG28 UN2812 4955/471 5053/281	\$ 490.76
422317501044	COACH HOME	1	0.04	MIDLAND TRUST COMPANY CUSTODIAN	COACH HOMES III AT HERITAGE LANDING PH9 BLDG28 UN2822 4956/211	\$ 490.76
422317501069	COACH HOME	1	0.04	GASE RICHARD F & KAREN L TRS	COACH HOMES III AT HERITAGE LANDING PHASE 10 BLDG 29 UNIT 2921 4981/1903	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317501070	COACH HOME	1	0.04	DAFOE BONNIE L	COACH HOMES III AT HERITAGE LANDING PHASE 10 BLDG 29 UNIT 2911 4981/1927	\$ 490.76
422317501071	COACH HOME	1	0.04	TAYLOR JULIAN VICTOR & GINA MARIE	COACH HOMES III AT HERITAGE LANDING PHASE 10 BLDG 29 UNIT 2922 4981/1931	\$ 490.76
422317501072	COACH HOME	1	0.04	PIERCE SANDRA MARIE	COACH HOMES III AT HERITAGE LANDING PHASE 10 BLDG 29 UNIT 2912 4981/1988	\$ 490.76
422317501073	COACH HOME	1	0.04	SNYDER DANIEL JOSEPH & DANA MARIE	COACH HOMES III AT HERITAGE LANDING PHASE 11 BLDG 30 UNIT 3021 5025/1878	\$ 490.76
422317501074	COACH HOME	1	0.04	ADELSTEIN MARK H & MICHELLE M	COACH HOMES III AT HERITAGE LANDING PHASE 11 BLDG 30 UNIT 3011 5025/1362	\$ 490.76
422317501075	COACH HOME	1	0.04	CLEXTON RONALD D & CAROL J	COACH HOMES III AT HERITAGE LANDING PHASE 11 BLDG 30 UNIT 3022 5025/1350	\$ 490.76
422317501076	COACH HOME	1	0.04	WOOLWORTH PATRICK MICHAEL & THERESE	COACH HOMES III AT HERITAGE LANDING PHASE 11 BLDG 30 UNIT 3012 5025/1384	\$ 490.76
422317501081	COACH HOME	1	0.04	HUBER JEFFREY JOHN & JANET LYNN	COACH HOMES III AT HERITAGE LANDING PHASE 12 BLDG 31 UNIT 3111 5043/1461	\$ 490.76
422317501082	COACH HOME	1	0.04	WIDERMAN RICHARD T & AILEEN	COACH HOMES III AT HERITAGE LANDING PHASE 12 BLDG 31 UNIT 3121 5043/122 5043/122	\$ 490.76
422317501083	COACH HOME	1	0.04	COX IRVING JOHN & ROSANNE B	COACH HOMES III AT HERITAGE LANDING PHASE 12 BLDG 31 UNIT 3112 5043/134	\$ 490.76
422317501084	COACH HOME	1	0.04	MUHLBERGER JOHN F & CHRISTI R MAYBO	COACH HOMES III AT HERITAGE LANDING PHASE 12 BLDG 31 UNIT 3122 5042/1578	\$ 490.76
422317501085	COACH HOME	1	0.04	WICK GWEN A & PAUL	COACH HOMES III AT HERITAGE LANDING PHASE 13 BLDG 32 UNIT 3211 3182902	\$ 490.76
422317501086	COACH HOME	1	0.04	SAKIEWICZ BRUCE E	COACH HOMES III AT HERITAGE LANDING PHASE 13 BLDG 32 UNIT 3221 3183323	\$ 490.76
422317501087	COACH HOME	1	0.04	MAYNES GARY THOMAS & KAYE LYNN	COACH HOMES III AT HERITAGE LANDING PHASE 13 BLDG 32 UNIT 3212 3181943	\$ 490.76
422317501088	COACH HOME	1	0.04	KANAN GREGORY & DEBRA	COACH HOMES III AT HERITAGE LANDING PHASE 13 BLDG 32 UNIT 3222 3182894 3210202	\$ 490.76
422317501089	COACH HOME	1	0.04	SMITH SHAWN SCHMIDT & M PETRUCCI	COACH HOMES III AT HERITAGE LANDING PHASE 14 BLDG 33 UNIT 3311 3196853	\$ 490.76
422317501090	COACH HOME	1	0.04	BRUCH JUSTIN	COACH HOMES III AT HERITAGE LANDING PHASE 14 BLDG 33 UNIT 3321 3181821	\$ 490.76
422317501091	COACH HOME	1	0.04	ROBERTSON DAVID E & ELIZABETH DORAN	COACH HOMES III AT HERITAGE LANDING PHASE 14 BLDG 33 UNIT 3312 3197129	\$ 490.76
422317501092	COACH HOME	1	0.04	SOSNOSKI DEAN T & PAULA J TRS	COACH HOMES III AT HERITAGE LANDING PHASE 14 BLDG 33 UNIT 3322 3181638	\$ 490.76
422317501093	COACH HOME	1	0.04	SUCHECKI KENT E & B K SUCHECKI TRS	COACH HOMES III AT HERITAGE LANDING PHASE 15 BLDG 34 UNIT 3411 3197236	\$ 490.76
422317501094	COACH HOME	1	0.04	WEIS RICHARD ALLAN & DAWNE MARIE	COACH HOMES III AT HERITAGE LANDING PHASE 15 BLDG 34 UNIT 3421 3181561	\$ 490.76
422317501095	COACH HOME	1	0.04	GUILE MARVIN JOHN & MARIANNE	COACH HOMES III AT HERITAGE LANDING PHASE 15 BLDG 34 UNIT 3412 3181736	\$ 490.76
422317501096	COACH HOME	1	0.04	LANGLEY CHRISTOPHER M & KELLY MARIE	COACH HOMES III AT HERITAGE LANDING PHASE 15 BLDG 34 UNIT 3422 3181568	\$ 490.76
422317502000	Z - COMMON	0	0.51	LENNAR HOMES LLC	T4H 000 0000 COMM	\$ -
422317502001	MF 4-STORY	1	0.03	OHMER RONALD FRANCIS	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 711 3181864	\$ 490.76
422317502002	MF 4-STORY	1	0.03	DESAI SHILPA J & JEETENDRA M DESAI	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 721 3181767	\$ 490.76
422317502003	MF 4-STORY	1	0.03	VAZQUEZ FAMILY REV LV TR	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 731 3181715	\$ 490.76
422317502004	MF 4-STORY	1	0.04	CORREA MARIA	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 712 3181450	\$ 490.76
422317502005	MF 4-STORY	1	0.04	PARZIALE RICHARD & JEANNE MARIE	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 722 3181933	\$ 490.76
422317502006	MF 4-STORY	1	0.04	SILVA VINCENT MICHAEL & BRADLEY BODEN	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 732 3184737	\$ 490.76
422317502007	MF 4-STORY	1	0.04	JUSTIN JEFFREY W TRS & J E JUSTIN	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 741 3181937	\$ 490.76
422317502008	MF 4-STORY	1	0.03	SEVERINI ANTHONY ALBERT	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 713 3181866	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317502009	MF 4-STORY	1	0.03	BRIERE DONNA A & JOHN L	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 723 3181944	\$ 490.76
422317502010	MF 4-STORY	1	0.03	BETTS DIANE MARIE & GEORGE	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 733 3181521	\$ 490.76
422317502011	MF 4-STORY	1	0.03	ESTATE GOLF RENTALS LLC	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 742 3181743	\$ 490.76
422317502012	MF 4-STORY	1	0.03	SABADIN RICKLAN HAL & T A NITTING	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 714 3181547	\$ 490.76
422317502013	MF 4-STORY	1	0.03	PJM ASSETS LLC	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 724 3181847	\$ 490.76
422317502014	MF 4-STORY	1	0.03	SLABOSZ LAWRENCE JOSEPH	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 734 3181860	\$ 490.76
422317502015	MF 4-STORY	1	0.03	HAZEN RANDAL J & SHELLEY S STEVENS	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 743 3181641	\$ 490.76
422317502016	MF 4-STORY	1	0.03	HENNIN SCOTT J & LISA HERZOG TRS	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 715 3181512	\$ 490.76
422317502017	MF 4-STORY	1	0.03	GEHRMAN PERRY J & CAROLYN A TRS	TERRACE IV AT HERITAGE LANDING PHASE 1 BLDG 7 UNIT 725 3182331	\$ 490.76
422317502018	MF 4-STORY	1	0.03	MAROCCIA MICHAEL & JACQUELINE A	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 735 3181779	\$ 490.76
422317502019	MF 4-STORY	1	0.03	POLLOCK DAVID	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 744 3181488	\$ 490.76
422317502020	MF 4-STORY	1	0.03	DESANTIS JOHN M III & LISA L	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 716 3181947	\$ 490.76
422317502021	MF 4-STORY	1	0.03	WHITE PETER J & ANNE J	TERRACE IV AT HERITAGE LANDING PHASE 1 BLDG 7 UNIT 726 3183862	\$ 490.76
422317502022	MF 4-STORY	1	0.03	MCDONALD AARON MICHAEL & AMY LYNN	TERRACE IV AT HERITAGE LANDING PHASE 1 BLDG 7 UNIT 736 3183142	\$ 490.76
422317502023	MF 4-STORY	1	0.03	KAEBISCH JAMES P	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 745 3181852	\$ 490.76
422317502024	MF 4-STORY	1	0.04	LEBEAU JACQUELINE	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 717 3181855	\$ 490.76
422317502025	MF 4-STORY	1	0.04	DONOVAN MICHAEL & LINNEA K	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 727 3181932	\$ 490.76
422317502026	MF 4-STORY	1	0.04	SVOBODA ADAM C & RAHUL MAHESH MEHTA	TERRACE IV AT HERITAGE LANDING PHASE 1 BLDG 7 UNIT 737 3182900	\$ 490.76
422317502027	MF 4-STORY	1	0.04	KNECHT CONNECTION LLC	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 746 3181741	\$ 490.76
422317502028	MF 4-STORY	1	0.03	LEE RICHARD CARL & DEBRA ANN	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 718 3181940	\$ 490.76
422317502029	MF 4-STORY	1	0.03	GO RICHELLE KEIRA	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 728 3181844	\$ 490.76
422317502030	MF 4-STORY	1	0.03	KNECHT CONNECTION LLC	TERRACE IV AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 7 UNIT 738 3183090	\$ 490.76
422317561000	Z - COMMON	0	1.84	LENNAR HOMES LLC	COACH HOMES II AT HERITAGE LANDING COMMON ELEMENT 2.27 AC M/L CND 4722/1276 CND4771/838 CND4775/956	\$ -
422317561001	COACH HOME	1	0.04	IMPULSE REALTY LLC	COACH HOMES II AT HERITAGE LANDING PHASE 1 BUILDING 2 UNIT 211 4757/1132 4858/1884	\$ 490.76
422317561002	COACH HOME	1	0.04	EVANS GLENN ANTHONY WILLIAM & CJE	COACH HOMES II AT HERITAGE LANDING PHASE 1 BUILDING 2 UNIT 221 4736/2163	\$ 490.76
422317561003	COACH HOME	1	0.04	OVERLAND DAVID K	COACH HOMES II AT HERITAGE LANDING PHASE 1 BUILDING 2 UNIT 212 4722/1618 4841/2162 5042/418	\$ 490.76
422317561004	COACH HOME	1	0.04	WAGNER GERARD & CHRISTINE B	COACH HOMES II AT HERITAGE LANDING PHASE 1 BUILDING 2 UNIT 222 4733/2108 4958/2160	\$ 490.76
422317561005	COACH HOME	1	0.04	BSI PROPERTY GROUP LLC	COACH HOMES II AT HERITAGE LANDING PHASE 3 BUILDING 8 UNIT 812 4809/1406	\$ 490.76
422317561006	COACH HOME	1	0.04	DUGANSDIGS LLC	COACH HOMES II AT HERITAGE LANDING PHASE 3 BUILDING 8 UNIT 822 4821/1298	\$ 490.76
422317561007	COACH HOME	1	0.04	WEMPLE DONALD J & NOREEN J	COACH HOMES II AT HERITAGE LANDING PHASE 3 BUILDING 8 UNIT 811 4821/1306 4865/1753 CD4875/1119 3225450	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317561008	COACH HOME	1	0.04	MARQUEZ GEORGINA VIRGINIA	COACH HOMES II AT HERITAGE LANDING PHASE 3 BUILDING 8 UNIT 821 4822/2000	\$ 490.76
422317561009	COACH HOME	1	0.04	CURRID SANDRA E TRUSTEE	COACH HOMES II AT HERITAGE LANDING PHASE 4 BUILDING 9 UNIT 912 4820/1823	\$ 490.76
422317561010	COACH HOME	1	0.04	FISHER JOHN R & RHONDA CRAIG	COACH HOMES II AT HERITAGE LANDING PHASE 4 BUILDING 9 UNIT 922 4810/1908	\$ 490.76
422317561011	COACH HOME	1	0.04	CILWICK RONALD F & BARBARA A	COACH HOMES II AT HERITAGE LANDING PHASE 4 BUILDING 9 UNIT 911 4827/32	\$ 490.76
422317561012	COACH HOME	1	0.04	KARLS JOSEPH F & VALERIE S	COACH HOMES II AT HERITAGE LANDING PHASE 4 BUILDING 9 UNIT 921 4780/1104	\$ 490.76
422317561013	COACH HOME	1	0.04	VINCENT RONNIE DEAN & SHIRLEY KAY	COACH HOMES II AT HERITAGE LANDING PHASE 5 BUILDING 10 UNIT 1012 4790/1821	\$ 490.76
422317561014	COACH HOME	1	0.04	FISHER DONALD B	COACH HOMES II AT HERITAGE LANDING PHASE 5 BUILDING 10 UNIT 1022 4790/1399	\$ 490.76
422317561015	COACH HOME	1	0.04	NEVERMAN JEFFREY D & PATRICIA	COACH HOMES II AT HERITAGE LANDING PHASE 5 BUILDING 10 UNIT 1011 4779/1227	\$ 490.76
422317561016	COACH HOME	1	0.04	RICE BOYD V & WEI HUANG	COACH HOMES II AT HERITAGE LANDING PHASE 5 BUILDING 10 UNIT 1021 4788/350 3246698	\$ 490.76
422317561017	COACH HOME	1	0.04	KOONTZ DAVID F & KATHY J	COACH HOMES II AT HERITAGE LANDING PHASE 2 BUILDING 11 UNIT 1112 4727/947 5045/1487	\$ 490.76
422317561018	COACH HOME	1	0.04	DENNIE JUSTIN GARETH	COACH HOMES II AT HERITAGE LANDING PHASE 2 BUILDING 11 UNIT 1122 4764/118	\$ 490.76
422317561019	COACH HOME	1	0.04	R S W HORWATH INVESTMENTS LLC	COACH HOMES II AT HERITAGE LANDING PHASE 2 BUILDING 11 UNIT 1111 4771/183	\$ 490.76
422317561020	COACH HOME	1	0.04	ARNOLD ROBERT WESLEY & TRINA KAY	COACH HOMES II AT HERITAGE LANDING PHASE 2 BUILDING 11 UNIT 1121 4782/2097	\$ 490.76
422317655000	Z - COMMON	0	1.52	COACH HOMES I HERITAGE LANDING ASSC	COACH HOMES AT HERITAGE LANDING 0.4 AC M/L 4478/672 (PH1) ORD4491/2056 CND4600/1290 CND4609/187 CND4627/1757 CND4666/113 CND4692/1353 CDN4706/1783 CND4753/1408	\$ -
422317655001	COACH HOME	1	0.04	WURZ THEODORE & MARYANN DOUGLAS	COACH HOMES AT HERITAGE LANDING PH 1 BLDG 19 UN 1911 4478/672 4490/348 ORD4491/2056	\$ 490.76
422317655002	COACH HOME	1	0.04	BOISVERT RONALD & LISA	COACH HOMES AT HERITAGE LANDING PH 1 BLDG 19 UN 1912 4478/672 ORD4491/2056 4827/1092 4971/1185	\$ 490.76
422317655003	COACH HOME	1	0.04	KOBER JOSEPH S & CLARICE A	COACH HOMES AT HERITAGE LANDING PH 1 BLDG 19 UN 1921 44778/672 ORD4491/2056 4500/2017	\$ 490.76
422317655004	COACH HOME	1	0.04	MAHAFFIE MICHAEL JAMES & SKM TRS	COACH HOMES AT HERITAGE LANDING PH 1 BLDG 19 UN 1922 4478/672 ORD4491/2056 4831/100	\$ 490.76
422317655005	COACH HOME	1	0.04	SPENCER DOUGLAS CHARLES & BONNIE R	COACH HOMES I AT HERITAGE LANDING PH 3 BLDG 18 UNIT 1811 CND4495/2160 4509/186	\$ 490.76
422317655006	COACH HOME	1	0.04	NEVERMAN KENNETH J	COACH HOMES I AT HERITAGE LANDING PH 3 BLDG 18 UNIT 1812 CND4495/2160 4498/1718 5007/38	\$ 490.76
422317655007	COACH HOME	1	0.04	RICCI ALFRED J & CHRISTINE A	COACH HOMES I AT HERITAGE LANDING PH 3 BLDG 18 UNIT 1821 CND4495/2160 4502/1721	\$ 490.76
422317655008	COACH HOME	1	0.04	MYERS KEVIN L & DONNA M TRUSTEES	COACH HOMES I AT HERITAGE LANDING PH 3 BLDG 18 UNIT 1822 CND4495/2160 4500/2182	\$ 490.76
422317655009	COACH HOME	1	0.04	MARTIN JOHN W & DEBORAH L MARTIN TRS	COACH HOMES I AT HERITAGE LANDING PH 4 BLDG 4 UNIT 411 CND4495/2176 4548/1790	\$ 490.76
422317655010	COACH HOME	1	0.04	SAWATZKY MICHAEL RAY & TERRI LYNN	COACH HOMES I AT HERITAGE LANDING PH 4 BLDG 4 UNIT 412 CND4495/2176 4573/63	\$ 490.76
422317655011	COACH HOME	1	0.04	JURGENSON MICHAEL & BRENDA	COACH HOMES I AT HERITAGE LANDING PH 4 BLDG 4 UNIT 421 CND4495/2176 4540/449	\$ 490.76
422317655012	COACH HOME	1	0.04	MENO JOHN T & JANICE M MENO CO-TRS	COACH HOMES I AT HERITAGE LANDING PH 4 BLDG 4 UNIT 422 CND4495/2176 4553/1694 4910/1797	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317655013	COACH HOME	1	0.04	WHITE WILLIAM H & MARY C	COACH HOMES I AT HERITAGE LANDING PH 2 BLDG 3 UNIT 311 4496/1068 4558/556	\$ 490.76
422317655014	COACH HOME	1	0.04	ALEXOVICH THEODORE & DONNA	COACH HOMES I AT HERITAGE LANDING PH 2 BLDG 3 UNIT 312 4496/1068 4560/411 4753/1143	\$ 490.76
422317655015	COACH HOME	1	0.04	HUBER DANIEL DEAN & T K GETSCHMAN	COACH HOMES I AT HERITAGE LANDING PH 2 BLDG 3 UNIT 321 4496/1068 4498/952 4930/1324	\$ 490.76
422317655016	COACH HOME	1	0.04	ODONNELL RICHARD WILLIAM & KKO	COACH HOMES I AT HERITAGE LANDING PH 2 BLDG 3 UNIT 322 4496/1068 4512/1564	\$ 490.76
422317655017	COACH HOME	1	0.04	LEE DAVID J & RITA M	COACH HOMES I AT HERITAGE LANDING PH 5 BLDG 17 UNIT 1711 CND4502/1134 4518/368	\$ 490.76
422317655018	COACH HOME	1	0.04	SCHWARTZ CHERYL GAIL & HARRIS	COACH HOMES I AT HERITAGE LANDING PH 5 BLDG 17 UNIT 1712 CND4502/1134 4525/731	\$ 490.76
422317655019	COACH HOME	1	0.04	SAVIDGE DAVID F & JOAN	COACH HOMES I AT HERITAGE LANDING PH 5 BLDG 17 UNIT 1721 CND4502/1134 4505/1923	\$ 490.76
422317655020	COACH HOME	1	0.04	STEWART CARY L & TCSSR	COACH HOMES I AT HERITAGE LANDING PH 5 BLDG 17 UNIT 1722 CND4502/1134 4508/1441	\$ 490.76
422317655021	COACH HOME	1	0.04	REESE FREDERICK LEE & VICKIE N	COACH HOMES I AT HERITAGE LANDING PH 6 BLDG 5 UNIT 511 4531/1843 4735/728	\$ 490.76
422317655022	COACH HOME	1	0.04	TRAPP WAYNE & JILL	COACH HOMES I AT HERITAGE LANDING PH 6 BLDG 5 UNIT 512 4583/47 4967/43	\$ 490.76
422317655023	COACH HOME	1	0.04	MATTAS TODD RICHARD & DIANE RUTH	COACH HOMES I AT HERITAGE LANDING PH 6 BLDG 5 UNIT 521 4532/325	\$ 490.76
422317655024	COACH HOME	1	0.04	BEDI HARJINDER S	COACH HOMES I AT HERITAGE LANDING PH 6 BLDG 5 UNIT 522 4538/458	\$ 490.76
422317655025	COACH HOME	1	0.04	WADE RICHARD T & MARY S	COACH HOMES AT HERITAGE LANDING PH7 BLDG 16 UN 1611 4559/1470	\$ 490.76
422317655026	COACH HOME	1	0.04	SCHLEICHER GREGORY B & CYNTHIA D	COACH HOMES AT HERITAGE LANDING PH7 BLDG 16 UN 1621 4559/1213	\$ 490.76
422317655027	COACH HOME	1	0.04	MIDDLETON JOHN M & HOLLY S	COACH HOMES AT HERITAGE LANDING PH7 BLDG 16 UN 1622 4570/815 4594/150	\$ 490.76
422317655028	COACH HOME	1	0.04	KOETH THEODORE J & KATHLEEN M TRS	COACH HOMES AT HERITAGE LANDING PH7 BLDG 16 UN 1612 4557/119 4730/1859 5017/1783	\$ 490.76
422317655029	COACH HOME	1	0.04	CORAZZOLA ROBERT & CAROLYNN JEAN	COACH HOMES AT HERITAGE LANDING PHASE 8 BUILDING 6 UNIT 611 4578/409 4999/1422	\$ 490.76
422317655030	COACH HOME	1	0.04	JAMIESON SCOTT & DONNA	COACH HOMES AT HERITAGE LANDING PHASE 8 BUILDING 6 UNIT 621 4586/1836	\$ 490.76
422317655031	COACH HOME	1	0.04	ALLENDER BRADLEY S & DEBORAHANN J	COACH HOMES AT HERITAGE LANDING PHASE 8 BUILDING 6 UNIT 612 4578/405	\$ 490.76
422317655032	COACH HOME	1	0.04	FONTAINE CARL ANTHONY & BARBARA LEE	COACH HOMES AT HERITAGE LANDING PHASE 8 BUILDING 6 UNIT 622 4584/48	\$ 490.76
422317655033	COACH HOME	1	0.04	ELDRIDGE ALLAN R JR & REGINA	COACH HOMES I AT HERITAGE LANDING PHASE 9 BLDG 15 UNIT 1521 4615/519	\$ 490.76
422317655034	COACH HOME	1	0.04	DEHLINGER RICHARD & ANNE	COACH HOMES I AT HERITAGE LANDING PHASE 9 BLDG 15 UNIT 1511 4605/1405	\$ 490.76
422317655035	COACH HOME	1	0.04	VESEY DONALD A & LAURIE S L/E	COACH HOMES I AT HERITAGE LANDING PHASE 9 BLDG 15 UNIT 1522 4605/1998	\$ 490.76
422317655036	COACH HOME	1	0.04	GIESE MICHAEL J & JEAN M L/E	COACH HOMES I AT HERITAGE LANDING PHASE 9 BLDG 15 UNIT 1512 4616/1152 L/E4978/104	\$ 490.76
422317655037	COACH HOME	1	0.04	CIESLAK LISA M & MSC TRS & ETAL TRS	COACH HOMES AT HERITAGE LANDING PHASE 10 BUIDLING 7 UNIT 711 4616/1763	\$ 490.76
422317655038	COACH HOME	1	0.04	SCHREINER TERESA L TRUSTEE	COACH HOMES AT HERITAGE LANDING PHASE 10 BUIDLING 7 UNIT 712 4616/582 4797/2079	\$ 490.76
422317655039	COACH HOME	1	0.04	STEVERS GARY & STACY	COACH HOMES AT HERITAGE LANDING PHASE 10 BUIDLING 7 UNIT 721 4618/1346 4728/725 3194704	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317655040	COACH HOME	1	0.04	GROBSTICK BARNEY L & MICHELLE MARIE	COACH HOMES AT HERITAGE LANDING PHASE 10 BUIDLING 7 UNIT 722 4618/1547 5004/37 3192293	\$ 490.76
422317655041	COACH HOME	1	0.04	BELT GEORGE WALTER & PATRICIA HELEN	COACH HOMES AT HERITAGE LANDING PHASE 11 BUIDLING 14 UNIT 1411 4641/223	\$ 490.76
422317655042	COACH HOME	1	0.04	EOVALDI STEVEN R & SONIA M L/E	COACH HOMES AT HERITAGE LANDING PHASE 11 BUIDLING 14 UNIT 1421 4641/228 L/E4865/2141	\$ 490.76
422317655043	COACH HOME	1	0.04	BASILE MARCO L/E	COACH HOMES AT HERITAGE LANDING PHASE 11 BUIDLING 14 UNIT 1412 4629/1532 L/E4929/420	\$ 490.76
422317655044	COACH HOME	1	0.04	COE BOBBY LEE & R Q COE CO-TRS	COACH HOMES AT HERITAGE LANDING PHASE 11 BUIDLING 14 UNIT 1422 4641/232 3225524	\$ 490.76
422317655045	COACH HOME	1	0.04	ISLES DONALD GILBERT & C E ISLES TRS	COACH HOMES AT HERITAGE LANDING PH12 BLDG0013 UN1311 4678/1457	\$ 490.76
422317655046	COACH HOME	1	0.04	YOUNG ALAN W	COACH HOMES AT HERITAGE LANDING PH12 BLDG0013 UN1321 4667/1196	\$ 490.76
422317655047	COACH HOME	1	0.04	BOUWKAMP JOHN MARC & NANCY CAROL	COACH HOMES AT HERITAGE LANDING PH12 BLDG0013 UN1312 4678/1461	\$ 490.76
422317655048	COACH HOME	1	0.04	BRAZEAU ROBERT DONAT & LOUISE	COACH HOMES AT HERITAGE LANDING PH12 BLDG0013 UN1322 4679/1241	\$ 490.76
422317655049	COACH HOME	1	0.04	PAULSON MICHAEL S & M PAULSON TRS	COACH HOMES AT HERITAGE LANDING PHASE 13 BUILDING 12 UNIT 1221 4695/1321	\$ 490.76
422317655050	COACH HOME	1	0.04	AXEL MARTIN STEVEN & LYNNE ROSE L/E	COACH HOMES AT HERITAGE LANDING PHASE 13 BUILDING 12 UNIT 1211 4695/1359 L/E4860/748	\$ 490.76
422317655051	COACH HOME	1	0.04	BERANEK ROBERT JOSEPH TRUSTEE	COACH HOMES AT HERITAGE LANDING PHASE 13 BUILDING 12 UNIT 1222 4695/1417 4808/1987 UNREC DC-BZB	\$ 490.76
422317655052	COACH HOME	1	0.04	RICHARDS DANIEL P & KATHLEEN A	COACH HOMES AT HERITAGE LANDING PHASE 13 BUILDING 12 UNIT 1212 4695/1391	\$ 490.76
422317655053	COACH HOME	1	0.04	WEITZEL GREGORY HATCH & BARBARA M	COACH HOMES AT HERITAGE LANDING PHASE 14 BUILDING 1 UNIT 111 4708/1503	\$ 490.76
422317655054	COACH HOME	1	0.04	KRUPIARZ THOMAS A & NANCY L	COACH HOMES AT HERITAGE LANDING PHASE 14 BUILDING 1 UNIT 112 4708/1568	\$ 490.76
422317655055	COACH HOME	1	0.04	WASHBURN SCOTT F & TAMMY E	COACH HOMES AT HERITAGE LANDING PHASE 14 BUILDING 1 UNIT 121 4709/1849	\$ 490.76
422317655056	COACH HOME	1	0.04	CHAMBERLIN CHRISTINE A & TA DUQUETTE	COACH HOMES AT HERITAGE LANDING PHASE 14 BUILDING 1 UNIT 122 4709/1367	\$ 490.76
422317811000	Z - COMMON	0	0.99	TERRACE I HERITAGE LANDING CND0 ASSC	TERRACE I AT HERITAGE LANDING COMMON ELEMENT CND4568/873 CND4574/1410 CND4579/1704 CND 4592/1574 CND4607/1920	\$ -
422317811001	MF 4-STORY	1	0.03	SVR ACQUISITIONS LLC	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 111 4883/378 3214935	\$ 490.76
422317811002	MF 4-STORY	1	0.03	TISSOT THOMAS E & PATRICIA A	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 121 4699/1348	\$ 490.76
422317811003	MF 4-STORY	1	0.03	MILLER JAMES & LESLIE	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 131 4586/963 4698/268 4972/1100	\$ 490.76
422317811004	MF 4-STORY	1	0.03	LENNAR HOMES LLC	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 112	\$ 490.76
422317811005	MF 4-STORY	1	0.03	WOOD SCOTT P TRUSTEE	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 122 4701/1155 5013/975	\$ 490.76
422317811006	MF 4-STORY	1	0.03	FORBES DAVID A & JEAN M TRS	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 132 4686/1526 4945/2175	\$ 490.76
422317811007	MF 4-STORY	1	0.03	DAVIS KEEVIN RENE & DENISE	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 141 4625/2047	\$ 490.76
422317811008	MF 4-STORY	1	0.03	KERLIN MARCELLA	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 113 4686/1583 5060/231	\$ 490.76
422317811009	MF 4-STORY	1	0.03	LENNAR HOMES LLC	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 123	\$ 490.76
422317811010	MF 4-STORY	1	0.03	RUTH KAREN R & JOHN P	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 133 4686/1726	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317811011	MF 4-STORY	1	0.03	COPE MICHAEL E & A L KREGER	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 142 4586/1569	\$ 490.76
422317811012	MF 4-STORY	1	0.03	LENNAR HOMES LLC	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 114	\$ 490.76
422317811013	MF 4-STORY	1	0.03	GREEN WILLIAM G TRUSTEE	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 124 4713/1373 4766/418	\$ 490.76
422317811014	MF 4-STORY	1	0.03	SCULLY MALVERN DAVID JR & KARS	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 134 4585/602	\$ 490.76
422317811015	MF 4-STORY	1	0.03	SIRASKY JOHN MICHAEL	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 143 4585/263 4933/460	\$ 490.76
422317811016	MF 4-STORY	1	0.03	JULIAN SCOTT M	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 115 4719/2081 4872/159	\$ 490.76
422317811017	MF 4-STORY	1	0.03	INGOLDSBY DANIEL & MARY	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 125 4686/1591 4956/2181	\$ 490.76
422317811018	MF 4-STORY	1	0.03	GRACE ANNETTE TRUSTEE	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 135 4613/572 4891/256	\$ 490.76
422317811019	MF 4-STORY	1	0.03	ATKINSON RICHARD DAVID & KATHERINE M	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 144 4586/1560 3189528	\$ 490.76
422317811020	MF 4-STORY	1	0.03	FLOYD DAVID THOMAS & LAURIE L	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 116 4645/439 5057/1118	\$ 490.76
422317811021	MF 4-STORY	1	0.03	UGOREK WAYNE P & SUSAN R	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 126 4675/489	\$ 490.76
422317811022	MF 4-STORY	1	0.03	KREIDER KEVIN M & MARILYN L L/E	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 136 4643/913 L/E3187089	\$ 490.76
422317811023	MF 4-STORY	1	0.03	CONROY YOLONDE L & JOHN D	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 145 4585/273	\$ 490.76
422317811024	MF 4-STORY	1	0.03	CURRID SANDRA E TRUSTEE	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 117 4702/1524	\$ 490.76
422317811025	MF 4-STORY	1	0.03	ALCHAMALI NAJWA	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 127 4698/375 4957/2091	\$ 490.76
422317811026	MF 4-STORY	1	0.03	KEHS RANDY & LISA ANN	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 137 4597/840	\$ 490.76
422317811027	MF 4-STORY	1	0.03	MARTIN JOHN DAVID & CYNTHIA RUTH	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 146 4584/1787	\$ 490.76
422317811028	MF 4-STORY	1	0.03	HENDREN BRIAN ROBERT & SANDRA MARIE	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 118 4675/123	\$ 490.76
422317811029	MF 4-STORY	1	0.03	CRACCHIOLO DIANA & GIANNI	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 128 4723/8	\$ 490.76
422317811030	MF 4-STORY	1	0.03	LIVINGSTON LARRY N & JUDITH A TRS	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 138 4585/316 4878/512 3185340	\$ 490.76
422317811031	MF 4-STORY	1	0.03	DUQUETTE THEODORE A & C A CHAMBERLIN	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 211 4697/653 3219261	\$ 490.76
422317811032	MF 4-STORY	1	0.03	DAVIS JAMES TIMOTHY & P J WARD	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 221 4660/1268 CD4710/2010 3243519	\$ 490.76
422317811033	MF 4-STORY	1	0.03	ALVAREZ DAVID & WILLIAM PLANER	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 231 4677/315 CD4690/815	\$ 490.76
422317811034	MF 4-STORY	1	0.03	RODERICK DONNA H	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 212 4686/1184 4983/434	\$ 490.76
422317811035	MF 4-STORY	1	0.03	GRAHAM WILLIAM C & CATHERINE J	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 222 4686/1683 4834/853	\$ 490.76
422317811036	MF 4-STORY	1	0.03	POTTS GEORGE BRADFORD & JEG TRS	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 232 4678/1430 CD4698/1403	\$ 490.76
422317811037	MF 4-STORY	1	0.03	MUIA ANTHONY & LISA ANN	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 241 4615/1697	\$ 490.76
422317811038	MF 4-STORY	1	0.03	GRAPES JIMMY LEE & LYNN MARIE	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 213 4686/1667	\$ 490.76
422317811039	MF 4-STORY	1	0.03	HAAS MICHAEL HOWARD & KIMBERLY A	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 223 4688/1751	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317811040	MF 4-STORY	1	0.03	HERITAGE LANDING PROPERTY LLC	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 233 4678/1426 4728/727	\$ 490.76
422317811041	MF 4-STORY	1	0.03	HERITAGE LANDING VACATION RNTALS LLC	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 242 4627/1898	\$ 490.76
422317811042	MF 4-STORY	1	0.03	MCCALLUM ROBERT B & WENDY L TRS	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 214 4698/379 4933/1702	\$ 490.76
422317811043	MF 4-STORY	1	0.03	MILLER CHARLES J & ROBIN L TRUSTEES	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 224 4709/1906 4766/1094	\$ 490.76
422317811044	MF 4-STORY	1	0.03	GUNATILAKE PUSHPA KUMARI SRIYANI	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 234 4701/18 3172502	\$ 490.76
422317811045	MF 4-STORY	1	0.03	HOPPER PETER KEITH & SS ROBINSON	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 243 4604/1636	\$ 490.76
422317811046	MF 4-STORY	1	0.03	HOSKINSON DOUGLAS & CINDY M	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 215 4687/170	\$ 490.76
422317811047	MF 4-STORY	1	0.03	CROSS STEPHEN TRUSTEE	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 225 4680/854 CD4710/1984	\$ 490.76
422317811048	MF 4-STORY	1	0.03	ROGERS TIMOTHY M & LORI A	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 235 4643/1812	\$ 490.76
422317811049	MF 4-STORY	1	0.03	CUPKOVIC NOEL L & ELAINE M	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 244 4603/1348 5015/852	\$ 490.76
422317811050	MF 4-STORY	1	0.03	BRENNAN MARK JAMES & MARY KATHYRN	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 216 4679/1324	\$ 490.76
422317811051	MF 4-STORY	1	0.03	BRADY BRIAN C & KATHARINE	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 226 4660/957	\$ 490.76
422317811052	MF 4-STORY	1	0.03	ESTATE GOLF RENTALS LLC	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 236 4606/422 3210040	\$ 490.76
422317811053	MF 4-STORY	1	0.03	TURNBULL ROBERT W & JANICE M	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 245 4614/2009	\$ 490.76
422317811054	MF 4-STORY	1	0.03	HILL KENNETH & LYNN	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 217 4686/1544	\$ 490.76
422317811055	MF 4-STORY	1	0.03	ROSATI LINDA & DIAKOLOUKAS GEORGE	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 227 4686/1192 5011/833	\$ 490.76
422317811056	MF 4-STORY	1	0.03	BOSTWICK DOUGLAS JAMES	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 237 4603/1212	\$ 490.76
422317811057	MF 4-STORY	1	0.03	BURKHALTER STEPHEN ROGER & JOANN	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 246 4643/890	\$ 490.76
422317811058	MF 4-STORY	1	0.03	DEL GALLO RYAN	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 218 4669/749	\$ 490.76
422317811059	MF 4-STORY	1	0.03	MEROLLA MICHAEL J & LORI J	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 228 4623/502 CD4647/1861 4808/1956 3211887	\$ 490.76
422317811060	MF 4-STORY	1	0.03	POLLOCK DAVID EUGENE & KAREN ANN	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 238 4655/457	\$ 490.76
422317812000	Z - COMMON	0	0.98	LENNAR HOMES LLC	TERRACE II AT HERITAGE LANDING COMMON AREA CND4693/1142 CND4702/1676 CND4704/32	\$ -
422317812001	MF 4-STORY	1	0.03	PATTERSON WILLIAM & SHEREE	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 331 4723/465	\$ 490.76
422317812002	MF 4-STORY	1	0.03	LADNER CRAIG EUGENE & DENISE S	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 321 4715/1004	\$ 490.76
422317812003	MF 4-STORY	1	0.03	PHILLIPS ROBERT EDGAR JOHN & ELLEN J	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 311 4712/663	\$ 490.76
422317812004	MF 4-STORY	1	0.03	KATT HERBERT	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 341 4717/2092	\$ 490.76
422317812005	MF 4-STORY	1	0.03	WILLEY MARK V & LAUREL S	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 332 4715/920	\$ 490.76
422317812006	MF 4-STORY	1	0.03	RUCKER STEVEN DALE & LINDA L S L/E	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 322 4719/1434 L/E4868/1673	\$ 490.76
422317812007	MF 4-STORY	1	0.03	KULBEDA THOMAS S & FAITH M	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 312 4728/2138	\$ 490.76
422317812008	MF 4-STORY	1	0.03	FORBES DAVID A & JEAN M TRUSTEES	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 342 4735/1986 4945/1059	\$ 490.76
422317812009	MF 4-STORY	1	0.03	DEKKERS DAVID JOHN & THERESA M	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 333 4715/1497	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317812010	MF 4-STORY	1	0.03	WATKINS JAMES B & MELANIE W	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 323 4714/1917 5035/529	\$ 490.76
422317812011	MF 4-STORY	1	0.03	KAMENEVA TANYA	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 313 4733/553	\$ 490.76
422317812012	MF 4-STORY	1	0.03	SIRASKY JOHN M	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 343 4718/132	\$ 490.76
422317812013	MF 4-STORY	1	0.03	MATE SHANNA LYNN	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 334 4736/2061 5010/1677 CD5023/1864	\$ 490.76
422317812014	MF 4-STORY	1	0.03	MAYFIELD PAMELA ELAINE & LEONARD E	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 324 4715/57	\$ 490.76
422317812015	MF 4-STORY	1	0.03	OAKS SUSAN KAY	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 314 4748/939	\$ 490.76
422317812016	MF 4-STORY	1	0.03	NELSON ANN H	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 344 4716/40	\$ 490.76
422317812017	MF 4-STORY	1	0.03	SMITH RAYMOND E & LINDA	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 335 4753/60	\$ 490.76
422317812018	MF 4-STORY	1	0.03	DAUGHERTY STEVEN JAMES & ELIZABETH M	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 325 4756/1305	\$ 490.76
422317812019	MF 4-STORY	1	0.03	SARNELLI FEDERIC & RENEE JEAN	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 315 4724/2127	\$ 490.76
422317812020	MF 4-STORY	1	0.03	SILVA MICHAEL VINCENT JR	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 345 4715/1158	\$ 490.76
422317812021	MF 4-STORY	1	0.03	KEITH RONNIE & YOUNG-BOON CANTEY	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 336 4714/1921	\$ 490.76
422317812022	MF 4-STORY	1	0.03	WHITE WILLIAM BART & DAVID B DUVAL	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 326 4724/970	\$ 490.76
422317812023	MF 4-STORY	1	0.03	FRANCO ROBERT L & MARIA A	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 316 4726/195 4834/753	\$ 490.76
422317812024	MF 4-STORY	1	0.03	14071 HERITAGE LNDG BLVD UN 346 LLC	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 346 4710/1415 4783/943	\$ 490.76
422317812025	MF 4-STORY	1	0.03	VANDEVALK SCOTT & FRANK VANDEVALK	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 337 4719/2135 5036/260	\$ 490.76
422317812026	MF 4-STORY	1	0.03	MCCREA JOHN D II & KRISTIN L	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 327 4719/1172	\$ 490.76
422317812027	MF 4-STORY	1	0.03	HOORN PETER GJ & MARIANNE	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 317 4719/1243 5027/1498	\$ 490.76
422317812028	MF 4-STORY	1	0.03	CARNEY KRISTIE FAITH & PB	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 338 4715/254	\$ 490.76
422317812029	MF 4-STORY	1	0.03	TRINDLE CARRIE ANN & FRANK A PILEGGI	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 328 4717/2185	\$ 490.76
422317812030	MF 4-STORY	1	0.03	FIELDING GREGORY A & E FIELDING TRS	TERRACE II AT HERITAGE LANDING PHASE 1 BUILDING 3 UNIT 318 4708/36	\$ 490.76
422317813001	MF 4-STORY	1	0.03	MOCERA JAMES J & MAUREEN R NEEL-	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UN 411 4838/1324	\$ 490.76
422317813002	MF 4-STORY	1	0.03	PUFFER ROBERT BRUCE & KRISTIN LITTON	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 421 4838/740	\$ 490.76
422317813003	MF 4-STORY	1	0.03	ARTHURS WILLIAM E & CHARLENE A	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 431 4838/495	\$ 490.76
422317813004	MF 4-STORY	1	0.03	LL WAYNE INVESTMENT LLC	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 412 4840/1305	\$ 490.76
422317813005	MF 4-STORY	1	0.03	BAJADA DEBORAH L & ROBERT M HAHN	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 422 4836/828	\$ 490.76
422317813006	MF 4-STORY	1	0.03	ISOLA MICHAEL EDWARD & KATHERINE ANN	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 432 4836/517	\$ 490.76
422317813007	MF 4-STORY	1	0.03	WELCH BRIAN K & ALICE C	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 441 4838/1562 5058/259	\$ 490.76
422317813008	MF 4-STORY	1	0.03	ARNOLD ROBERT & TRINA KAY	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UN 413 4841/1271	\$ 490.76
422317813009	MF 4-STORY	1	0.03	LANDIS GEORGE R JR	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 423 4838/994	\$ 490.76
422317813010	MF 4-STORY	1	0.03	SUTTON PETER TRUSTEE	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 433 4845/51	\$ 490.76
422317813011	MF 4-STORY	1	0.03	BOUQUOT DENNIS CHARLES & ELIZABETH L	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 442 4839/574	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317813012	MF 4-STORY	1	0.03	R S W HORWATH INVESTMENTS LLC	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 414 4839/1516	\$ 490.76
422317813013	MF 4-STORY	1	0.03	LANDIS JOHN C	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 424 4839/1469	\$ 490.76
422317813014	MF 4-STORY	1	0.03	YALAVARTI MAHESH & PADMAJA	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 434 4838/1236	\$ 490.76
422317813015	MF 4-STORY	1	0.03	BARON INVESTMENT FL PROPERTIES LLC	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 443 4836/512 4995/220	\$ 490.76
422317813016	MF 4-STORY	1	0.03	CHAPMAN LINDA SUSAN & L K HINRICHS	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 415 4838/179	\$ 490.76
422317813017	MF 4-STORY	1	0.03	STEHULAK CARL JOHN & NANCY G	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 425 4838/789	\$ 490.76
422317813018	MF 4-STORY	1	0.03	GROSS MARILYN JUDITH	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 435 4839/1459	\$ 490.76
422317813019	MF 4-STORY	1	0.03	ROHLFING ANDREW J & CHERISE M	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 444 4840/836	\$ 490.76
422317813020	MF 4-STORY	1	0.03	TRZEBIATOWSKI NICK S & VIRGINIA H	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 416 4838/1316	\$ 490.76
422317813021	MF 4-STORY	1	0.03	REISNER VIRGINIA L TRUSTEE	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 426 4838/57	\$ 490.76
422317813022	MF 4-STORY	1	0.03	WRIGHT RONALD FRANK CLIFFORD & JSW	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 436 4838/556	\$ 490.76
422317813023	MF 4-STORY	1	0.03	MACLEOD BRUCE W & LYNNE	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 445 4838/1271	\$ 490.76
422317813024	MF 4-STORY	1	0.03	NELL BOZENA IRENA & STEVEN LESLIE	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 417 4839/1329	\$ 490.76
422317813025	MF 4-STORY	1	0.03	HAGGIS TERRI G & JAMES A	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 427 4838/796	\$ 490.76
422317813026	MF 4-STORY	1	0.03	GODNICK BRIAN & CYNTHIA GODNICK TRS	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 437 4838/750	\$ 490.76
422317813027	MF 4-STORY	1	0.03	HERVEY FREDERICK & SARAH E	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 446 4839/226	\$ 490.76
422317813028	MF 4-STORY	1	0.03	KELLIHER KEVIN C & MICHELLE J MORWAY-	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 418 4838/160	\$ 490.76
422317813029	MF 4-STORY	1	0.03	PROSEDA CHRISTOPHER J	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 428 4836/1137	\$ 490.76
422317813030	MF 4-STORY	1	0.03	OCONNOR GEOFFREY PETER & AGNES D	TERRACE II AT HERITAGE LANDING PHASE 2 BLDG 4 UNIT 438 4838/614	\$ 490.76
422317814000	Z - COMMON	0	1.04	LENNAR HOMES LLC	TERRACE III AT HERITAGE LANDING COMMON AREA 4823/1860 4869/1856 4881/1818	\$ -
422317814001	MF 4-STORY	1	0.03	SAADE EDGARDO A	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 511 4823/1860 4869/1856 4881/1818 4891/2093	\$ 490.76
422317814002	MF 4-STORY	1	0.03	WILLIAMS JAMES LLEWELLYN & ROBIN J	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 521 4823/1860 4869/1856 4881/1818 4887/2189	\$ 490.76
422317814003	MF 4-STORY	1	0.03	FORTE DANIEL J & STELLA ROBERTSON-	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 531 4823/1860 4869/1856 4881/1818 4887/2177	\$ 490.76
422317814004	MF 4-STORY	1	0.03	ZOIS DOROTA E	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 512 4823/1860 4869/1856 4881/1818 4889/1480 3245635	\$ 490.76
422317814005	MF 4-STORY	1	0.03	NAIRN SHAWN & MELISSA	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 522 4823/1860 4869/1856 4881/1818 4889/1517	\$ 490.76
422317814006	MF 4-STORY	1	0.03	NIGRO ROBERT A L/E	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 532 4823/1860 4869/1856 4881/1818 4891/1270 L/E5005/2040	\$ 490.76
422317814007	MF 4-STORY	1	0.03	DZUGAN ROBERT & PETER R DZUGAN	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 541 4823/1860 4869/1856 4881/1818 4887/2169	\$ 490.76
422317814008	MF 4-STORY	1	0.03	SCRIMA DAVID L TRUSTEE	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 513 4823/1860 4869/1856 4881/1818 4887/2173	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317814009	MF 4-STORY	1	0.03	CANTATORE JOSEPH & INES E	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 523 4823/1860 4869/1856 4881/1818 4892/156	\$ 490.76
422317814010	MF 4-STORY	1	0.03	PUNKE DOUGLAS L SR & PAMELA J	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 533 4823/1860 4869/1856 4881/1818 4891/1595 3198716	\$ 490.76
422317814011	MF 4-STORY	1	0.03	DAUGHERTY STEVEN J & ELIZABETH M	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 542 4823/1860 4869/1856 4881/1818 4891/2129	\$ 490.76
422317814012	MF 4-STORY	1	0.03	GRANT CHRISTOPHER M	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 514 4823/1860 4869/1856 4881/1818 4887/2185 3230205	\$ 490.76
422317814013	MF 4-STORY	1	0.03	BELLAVIA CHARLENE ANNE	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 524 4823/1860 4869/1856 4881/1818 4893/2155	\$ 490.76
422317814014	MF 4-STORY	1	0.03	HOLMAN DEBRA A	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 513 4823/1860 4869/1856 4881/1818 4890/1225	\$ 490.76
422317814015	MF 4-STORY	1	0.03	KERBER DENNIS J & DEBORAH M TRS	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 543 4823/1860 4869/1856 4881/1818 4888/10 5047/652	\$ 490.76
422317814016	MF 4-STORY	1	0.03	14051 HERITAGE LLC	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 515 4823/1860 4869/1856 4881/1818 4888/97 5003/1084	\$ 490.76
422317814017	MF 4-STORY	1	0.03	TMG PROPERTIES LLC	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 525 4823/1860 4869/1856 4881/1818 4892/51 L/E5005/2039 3244574	\$ 490.76
422317814018	MF 4-STORY	1	0.03	RANKIN KENNETH JR & ANN	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 535 4823/1860 4869/1856 4881/1818 4887/2181 3211543	\$ 490.76
422317814019	MF 4-STORY	1	0.03	STARKWEATHER LYLE B & LIZABETH J	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 544 4823/1860 4869/1856 4881/1818 4889/1378 4889/1378 4960/2087	\$ 490.76
422317814020	MF 4-STORY	1	0.03	SCRIMA JOSEPH D	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 516 4823/1860 4869/1856 4881/1818 4888/93	\$ 490.76
422317814021	MF 4-STORY	1	0.03	RSPS FLORIDA LLC	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 526 4823/1860 4869/1856 4881/1818 4889/1522 4938/1712 5044/2025	\$ 490.76
422317814022	MF 4-STORY	1	0.03	DUQUETTE THEODORE A & CAC	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 536 4823/1860 4869/1856 4881/1818 4892/222	\$ 490.76
422317814023	MF 4-STORY	1	0.03	COLONNELLI NINO G	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 545 4823/1860 4869/1856 4881/1818 4892/201	\$ 490.76
422317814024	MF 4-STORY	1	0.03	WASOWSKI JAMES ANDREW & C S FRIESS	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 517 4823/1860 4869/1856 4881/1818 4889/1486	\$ 490.76
422317814025	MF 4-STORY	1	0.03	BUNKER MARK S & BOBBI L	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 527 4823/1860 4869/1856 4881/1818 4889/1537	\$ 490.76
422317814026	MF 4-STORY	1	0.03	BUNKER BRENT DANIEL	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 537 4823/1860 4869/1856 4881/1818 4892/11	\$ 490.76
422317814027	MF 4-STORY	1	0.03	KEMP ALFRED H & JANE M TRUSTEES	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 546 4823/1860 4869/1856 4881/1818 4888/5	\$ 490.76
422317814028	MF 4-STORY	1	0.03	WAGNER JULIE ANN & DEBORAH S WAGNER	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 518 4823/1860 4869/1856 4881/1818 4890/1229	\$ 490.76
422317814029	MF 4-STORY	1	0.03	NELSON DONALD W & LINDA ARDIS	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 528 4823/1860 4869/1856 4881/1818 4889/728	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422317814030	MF 4-STORY	1	0.03	HAMILL JEFFREY & MARY MINNA	TERRACE III AT HERITAGE LANDING PHASE 1 BLDG 5 UNIT 538 4823/1860 4869/1856 4881/1818 4891/2190 3232009	\$ 490.76
422317814031	MF 4-STORY	1	0.03	LOWREY TRACEY L & ALAN BRUCE	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 611 5003/1546	\$ 490.76
422317814032	MF 4-STORY	1	0.03	A1 MATERIAL HANDLING LLC	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 621 5003/1618	\$ 490.76
422317814033	MF 4-STORY	1	0.03	COUGHLAN KEVIN M & MAUREEN	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 631 5004/1589	\$ 490.76
422317814034	MF 4-STORY	1	0.03	JABLONSKI JOHN ANDREW & SHARON LYNN	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 612 5004/608	\$ 490.76
422317814035	MF 4-STORY	1	0.03	WU DENGRO	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 622 5003/1631	\$ 490.76
422317814036	MF 4-STORY	1	0.03	FRANKLIN MICHAEL WAYNE & MELISSA ANN	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 632 5004/731	\$ 490.76
422317814037	MF 4-STORY	1	0.03	POLLOCK ROBERT M & TERESA L	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 641 5003/1577	\$ 490.76
422317814038	MF 4-STORY	1	0.03	613 HERITAGE LLC	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 613 5003/1622	\$ 490.76
422317814039	MF 4-STORY	1	0.03	RANDOLPH MARK A & KAREN M	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 623 5003/1455	\$ 490.76
422317814040	MF 4-STORY	1	0.03	MACLEAN GLEN R & DONNA J	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 633 5003/1597	\$ 490.76
422317814041	MF 4-STORY	1	0.03	SILVA VINCENT MICHAEL & BJB	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 642 5015/742	\$ 490.76
422317814042	MF 4-STORY	1	0.03	RHODES EDWIN TRACY & JUDITH ANNE	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 614 5003/1555	\$ 490.76
422317814043	MF 4-STORY	1	0.03	KUMAR PRAKASH & SHILPI	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 624 5004/1569	\$ 490.76
422317814044	MF 4-STORY	1	0.03	FARKOUH DOUGLAS B & CAROL M MAHER	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 634 5004/1608	\$ 490.76
422317814045	MF 4-STORY	1	0.03	GRAHAM KATHLEEN MARY TRUSTEE	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 643 5003/1751	\$ 490.76
422317814046	MF 4-STORY	1	0.03	FERRARA CARL & COLLEEN ANN	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 615 5004/1552	\$ 490.76
422317814047	MF 4-STORY	1	0.03	SLABOSZ LAWRENCE JOSEPH	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 625 5003/1463	\$ 490.76
422317814048	MF 4-STORY	1	0.03	SLABOSZ JUSTYNA	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 635 5004/1627	\$ 490.76
422317814049	MF 4-STORY	1	0.03	BIXLER RICHARD WILLIAM	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 644 5000/1525	\$ 490.76
422317814050	MF 4-STORY	1	0.03	SPENCER DAVID MURRAY	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 616 5002/20	\$ 490.76
422317814051	MF 4-STORY	1	0.03	VASKE JOSEPH P TRUSTEE	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 626 5004/1967 3229525	\$ 490.76
422317814052	MF 4-STORY	1	0.03	NIGRO ROBERT A	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 636 5004/2002	\$ 490.76
422317814053	MF 4-STORY	1	0.03	PALLEMPATI PRAVAN	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 645 5004/1515 5050/377	\$ 490.76
422317814054	MF 4-STORY	1	0.03	WIELAND JAMES R & GILLIAN D	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 617 5003/1244	\$ 490.76
422317814055	MF 4-STORY	1	0.03	MEREDITH EDWARD W & CAROL ANN	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 627 5003/1626 3230314	\$ 490.76
422317814056	MF 4-STORY	1	0.03	NI CHUNRONG	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 637 5023/1399	\$ 490.76
422317814057	MF 4-STORY	1	0.03	TELLER KURT JOSEPH & DIANE CHRISTINE	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 646 5003/1593	\$ 490.76
422317814058	MF 4-STORY	1	0.03	SCHELTENS GERALD V III & T C COSTANZO	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 618 5003/1589	\$ 490.76
422317814059	MF 4-STORY	1	0.03	WU DENGRO	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 628 5023/1431	\$ 490.76
422317814060	MF 4-STORY	1	0.03	EDPUGANTI LALITHA	TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 638 5010/1218	\$ 490.76
422320201001	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 232 4909/1558 (7772 SF)	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422320201002	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 233 4909/1558 (7738 SF)	\$ 490.76
422320201003	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 234 4909/1558 (8418 SF)	\$ 490.76
422320201004	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 235 4909/1558 (7300 SF)	\$ 490.76
422320201005	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 236 4909/1558 (6965 SF)	\$ 490.76
422320201006	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 237 4909/1558 (6965 SF)	\$ 490.76
422320201007	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 238 4909/1558 (6965 SF)	\$ 490.76
422320201008	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 239 4909/1558 (6965 SF)	\$ 490.76
422320201009	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 240 4909/1558 (6965 SF)	\$ 490.76
422320201010	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 241 4909/1558 (7300 SF)	\$ 490.76
422320201011	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 242 4909/1558 (7300 SF)	\$ 490.76
422320201012	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 243 4909/1558 (7332 SF)	\$ 490.76
422320201013	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 244 4909/1558 (7738 SF)	\$ 490.76
422320201014	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 245 4909/1558 (7738 SF)	\$ 490.76
422320201015	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 246 (7169 SF)	\$ 490.76
422320201016	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 247 (6917 SF)	\$ 490.76
422320202001	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 319 (8035 SF)	\$ 490.76
422320202002	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 320 (6760 SF)	\$ 490.76
422320202003	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 321 (7364 SF)	\$ 490.76
422320202004	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 322 (7701 SF)	\$ 490.76
422320202005	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 323 (7635 SF)	\$ 490.76
422320202006	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 324 (6760 SF)	\$ 490.76
422320202007	50'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 325 (10951 SF)	\$ 490.76
422320202008	50'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 326 (10683 SF)	\$ 490.76
422320202009	50'	1	0.20	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 327 (8892 SF)	\$ 490.76
422320202010	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 328 (8445 SF)	\$ 490.76
422320202011	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 329 (8173 SF)	\$ 490.76
422320202012	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 330 (6760 SF)	\$ 490.76
422320202013	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 331 (8127 SF)	\$ 490.76
422320203001	75'	1	0.27	WEITZMANN THOMAS & MARK ROSNER	HERITAGE LANDING PHASE II LOT 442 4909/1558 3182864 (11953 SF)	\$ 490.76
422320203002	75'	1	0.24	SPATARO THOMAS G & RAS & JLD	HERITAGE LANDING PHASE II LOT 443 4909/1558 5064/2171 (10400 SF)	\$ 490.76
422320203003	75'	1	0.24	BERGMANN MICHAEL & KRISTINA TRUSTEES	HERITAGE LANDING PHASE II LOT 444 4909/1558 5001/2069 (10400 SF)	\$ 490.76
422320203004	75'	1	0.22	WESTCOTT RAYMOND J JR & DEBRA L	HERITAGE LANDING PHASE II LOT 445 4909/1558 4942/1141 (9750 SF)	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422320203005	75'	1	0.22	BARTON KENNETH L & NANCY L	HERITAGE LANDING PHASE II LOT 446 4909/1558 4983/1142 (9750 SF)	\$ 490.76
422320203006	75'	1	0.22	LENTZ RICHARD & HOPE FLEMING	HERITAGE LANDING PHASE II LOT 447 4909/1558 5016/1145 (9750 SF)	\$ 490.76
422320203007	75'	1	0.22	CASCIARO VINCE & MARY	HERITAGE LANDING PHASE II LOT 448 4909/1558 5000/1497 (9750 SF)	\$ 490.76
422320203008	75'	1	0.22	HAUN GEORGE RICHARD JR	HERITAGE LANDING PHASE II LOT 449 4909/1558 5044/1044 (9750 SF)	\$ 490.76
422320203009	75'	1	0.25	BOURNE ALLIA KINGS	HERITAGE LANDING PHASE II LOT 450 4909/1558 5045/558 (11000 SF)	\$ 490.76
422320203010	75'	1	0.29	HICKEY SANDRA L & JAMES ROBERT	HERITAGE LANDING PHASE II LOT 451 (12766 SF) 4909/1558 5052/612	\$ 490.76
422320203011	75'	1	0.25	VRABEL DAVID JOHN & RHONDA KAY	HERITAGE LANDING PHASE II LOT 452 4909/1558 5046/1842 (10984 SF)	\$ 490.76
422320203012	75'	1	0.27	KLEIN JOHN	HERITAGE LANDING PHASE II LOT 453 4909/1558 5042/1238 (11908 SF)	\$ 490.76
422320203013	75'	1	0.33	GAZZOLA PHILLIP W &L GAZZOLA COTRS	HERITAGE LANDING PHASE II LOT 454 (14509 SF) 4909/1558 5063/313 3191932	\$ 490.76
422320203014	75'	1	0.28	BRISTOL DAVID CHARLES	HERITAGE LANDING PHASE II LOT 455 4909/1558 3176049 (12063 SF)	\$ 490.76
422320203015	75'	1	0.29	SIEVERT DALE JON & LISA LYNN	HERITAGE LANDING PHASE II LOT 456 4909/1558 3176707 (12773 SF)	\$ 490.76
422320203016	75'	1	0.25	LAUGHLIN BRUCE WAYNE & CAROLYN MAY	HERITAGE LANDING PHASE II LOT 457 4909/1558 5050/1468 (11050 SF)	\$ 490.76
422320203017	75'	1	0.22	HELLNER JOSEPH H & KATHRYN S MCALEER	HERITAGE LANDING PHASE II LOT 458 4909/1558 5040/1229 (9750 SF)	\$ 490.76
422320203018	75'	1	0.22	SPYRNAL GEORGE FRANK & CYNTHIA LYNN	HERITAGE LANDING PHASE II LOT 459 4909/1558 5046/969 (9750 SF)	\$ 490.76
422320203019	75'	1	0.22	MILLS RICHARD CHARLES & STELLA K	HERITAGE LANDING PHASE II LOT 460 4909/1558 5045/481 (9750 SF)	\$ 490.76
422320203020	75'	1	0.22	SHORT JAMES MICHAEL & CHRISTINA SUE	HERITAGE LANDING PHASE II LOT 461 (9750 SF) 4909/1558 5011/102	\$ 490.76
422320203021	75'	1	0.22	DELUCA PAUL & VICTORIA ANN	HERITAGE LANDING PHASE II LOT 462 4909/1558 4949/70 (9750 SF)	\$ 490.76
422320203022	75'	1	0.25	SHIOTA SHERRIE ANN	HERITAGE LANDING PHASE II LOT 463 4909/1558 4928/1387 (11050 SF)	\$ 490.76
422320203023	75'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II LOT 464 4909/1558 (11050 SF)	\$ 490.76
422320203024	75'	1	0.26	1949-3205 QUEBEC INC	HERITAGE LANDING PHASE II LOT 465 4909/1558 3185636 (11145 SF)	\$ 490.76
422320203025	75'	1	0.26	MISCHELL LAURIE J & JAMES C	HERITAGE LANDING PHASE II LOT 466 (11272 SF) 4909/1558 3238394	\$ 490.76
422320204001	RIGHT OF WAY	0	20.13	TERN BAY COMMUNITY DEVELOPMENT DIST	HERITAGE LANDING PHASE II TRACT A 20.13 AC M/L ROAD (876693 SF) 5068/2073	\$ -
422320204002	Z - COMMON	0	1.31	HERITAGE LANDING MASTER ASSOC	HERITAGE LANDING PHASE II TRACT B 1.31 AC M/L (57138 SF)	\$ -
422320204003	Z - COMMON	0	0.65	HERITAGE LANDING MASTER ASSOC	HERITAGE LANDING PHASE II TRACT C 0.65 AC M/L (28369 SF)	\$ -
422320204004	Z - COMMON	0	1.15	HERITAGE LANDING MASTER ASSOC	HERITAGE LANDING PHASE II TRACT D 1.15 AC M/L (49882 SF)	\$ -
422320204005	Z - COMMON	0	0.19	HERITAGE LANDING MASTER ASSOC	HERITAGE LANDING PHASE II TRACT E 0.19 AC M/L (8101 SF)	\$ -
422320204006	Z - COMMON	0	0.09	HERITAGE LANDING MASTER ASSOC	HERITAGE LANDING PHASE II TRACT F 0.09 AC M/L (4114 SF)	\$ -
422320204007	Z - COMMON	0	0.12	HERITAGE LANDING MASTER ASSOC	HERITAGE LANDING PHASE II TRACT G 0.12 AC M/L (5173 SF)	\$ -
422320204008	Z - COMMON	0	0.53	HERITAGE LANDING MASTER ASSOC	HERITAGE LANDING PHASE II TRACT H 0.53 AC M/L (22936 SF)	\$ -
422320204009	Z - COMMON	0	0.95	HERITAGE LANDING MASTER ASSOC	HERITAGE LANDING PHASE II TRACT I 0.95 AC M/L (41208 SF)	\$ -
422320204010	Z - COMMON	0	0.11	HERITAGE LANDING MASTER ASSOC	HERITAGE LANDING PHASE II TRACT J 0.11 AC M/L (4651 SF)	\$ -
422320204011	LAKE	0	4.93	TERN BAY COMMUNITY DEVELOPMENT DIST	HERITAGE LANDING PHASE II TRACT L-1 4.93 AC M/L LAKE (214558 SF) 5068/2109	\$ -

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422320204012	LAKE	0	1.58	TERN BAY COMMUNITY DEVELOPMENT DIST	HERITAGE LANDING PHASE II TRACT L-2 1.58 AC M/L LAKE (68591 SF) 5068/2109	\$ -
422320204013	LAKE	0	0.89	TERN BAY COMMUNITY DEVELOPMENT DIST	HERITAGE LANDING PHASE II TRACT L-3 0.89 AC M/L LAKE (38563 SF) 5068/2109	\$ -
422320204014	LAKE	0	1.59	TERN BAY COMMUNITY DEVELOPMENT DIST	HERITAGE LANDING PHASE II TRACT L-4 1.59 AC M/L LAKE (69477 SF) 5068/2109	\$ -
422320204015	LAKE	0	6.85	TERN BAY COMMUNITY DEVELOPMENT DIST	HERITAGE LANDING PHASE II TRACT L-5 6.85 AC M/L LAKE (298232 SF) 5068/2109	\$ -
422320204016	FUTURE DEVELOPMENT	0	5.74	LENNAR HOMES LLC	HERITAGE LANDING PHASE II TRACT MF 6.74 AC M/L FUTURE DEVELOPMENT E4912/2026 (379326 SF) LESS V2H 001 - 0.97AC M/L LESS V2H 002 - 1.0AC M/L	\$ 25,781.45
422320204018	Z - COMMON	0	65.42	LENNAR HOMES LLC	HERITAGE LANDING PHASE II TRACT P-2 65.43 AC M/L FUTURE DEVELOPMENT (2849956 SF)	\$ -
422320204019	Z - COMMON	0	44.50	LENNAR HOMES LLC	HERITAGE LANDING PHASE II TRACT P-3 44.50 AC M/L FUTURE DEVELOPMENT E4911/714 (1938490 SF)	\$ -
422320205001	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 254	\$ 490.76
422320205002	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 253	\$ 490.76
422320205003	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 252	\$ 490.76
422320205004	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 251	\$ 490.76
422320205005	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 250	\$ 490.76
422320205006	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 249	\$ 490.76
422320205007	50'	1	0.20	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 248	\$ 490.76
422320205008	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 255	\$ 490.76
422320205009	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 256	\$ 490.76
422320205010	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 257	\$ 490.76
422320205011	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 258	\$ 490.76
422320205012	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 259	\$ 490.76
422320205013	50'	1	0.20	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 260	\$ 490.76
422320205014	50'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 261	\$ 490.76
422320205015	50'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 262	\$ 490.76
422320205016	50'	1	0.20	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 263	\$ 490.76
422320205017	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 264	\$ 490.76
422320205018	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 265	\$ 490.76
422320205019	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 266	\$ 490.76
422320205020	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 267	\$ 490.76
422320205021	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 268	\$ 490.76
422320205022	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 269	\$ 490.76
422320205023	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 270	\$ 490.76
422320205024	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 271	\$ 490.76
422320205025	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 272	\$ 490.76
422320205026	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 273	\$ 490.76
422320205027	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 274	\$ 490.76
422320205028	50'	1	0.20	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 275	\$ 490.76
422320205029	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 276	\$ 490.76
422320205030	50'	1	0.21	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 277	\$ 490.76
422320205031	50'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 278	\$ 490.76
422320205032	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II SEC2B BLK0000 LT0279	\$ 490.76
422320205033	50'	1	0.21	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 280	\$ 490.76
422320205034	50'	1	0.21	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 281	\$ 490.76
422320205035	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 282	\$ 490.76
422320205036	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 283	\$ 490.76
422320205037	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 284	\$ 490.76
422320205038	75'	1	0.29	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 495	\$ 490.76
422320205039	75'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 496	\$ 490.76
422320205040	75'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 497	\$ 490.76
422320205041	75'	1	0.24	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 498	\$ 490.76
422320205042	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 499	\$ 490.76
422320205043	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 500	\$ 490.76
422320205044	75'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 501	\$ 490.76
422320205045	75'	1	0.24	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 502	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422320205046	75'	1	0.24	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 503	\$ 490.76
422320205047	75'	1	0.28	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 504	\$ 490.76
422320205048	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 505	\$ 490.76
422320205049	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 506	\$ 490.76
422320205050	75'	1	0.30	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 507	\$ 490.76
422320205051	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 508	\$ 490.76
422320205052	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 509	\$ 490.76
422320205053	75'	1	0.29	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 510	\$ 490.76
422320205054	75'	1	0.29	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 511	\$ 490.76
422320205055	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 512	\$ 490.76
422320205056	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 513	\$ 490.76
422320205057	75'	1	0.24	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 514	\$ 490.76
422320205058	75'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 515	\$ 490.76
422320205059	75'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 516	\$ 490.76
422320205060	75'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 517	\$ 490.76
422320205061	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 518	\$ 490.76
422320205062	75'	1	0.30	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 519	\$ 490.76
422320205063	75'	1	0.27	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 520	\$ 490.76
422320205064	75'	1	0.27	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 521	\$ 490.76
422320205065	75'	1	0.27	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 522	\$ 490.76
422320205066	75'	1	0.24	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 523	\$ 490.76
422320205067	75'	1	0.24	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 524	\$ 490.76
422320205068	75'	1	0.24	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 525	\$ 490.76
422320205069	75'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 526	\$ 490.76
422320205070	75'	1	0.24	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 527	\$ 490.76
422320205071	75'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 528	\$ 490.76
422320205072	75'	1	0.44	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 529	\$ 490.76
422320205073	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 530	\$ 490.76
422320205074	75'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 531	\$ 490.76
422320205075	75'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 532	\$ 490.76
422320205076	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 533	\$ 490.76
422320205077	75'	1	0.28	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 534	\$ 490.76
422320205078	75'	1	0.37	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 535	\$ 490.76
422320205079	75'	1	0.24	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 536	\$ 490.76
422320205080	75'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 537	\$ 490.76
422320205081	75'	1	0.30	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 538	\$ 490.76
422320205082	75'	1	0.29	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 539	\$ 490.76
422320205083	75'	1	0.38	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 540	\$ 490.76
422320205084	75'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 541	\$ 490.76
422320205085	75'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 542	\$ 490.76
422320205086	75'	1	0.28	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 543	\$ 490.76
422320205087	75'	1	0.28	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 544	\$ 490.76
422320205088	75'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 545	\$ 490.76
422320205089	75'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 546	\$ 490.76
422320205090	75'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 547	\$ 490.76
422320205091	75'	1	0.29	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 548	\$ 490.76
422320205092	75'	1	0.33	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 549	\$ 490.76
422320205093	75'	1	0.34	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 550	\$ 490.76
422320205094	75'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 551	\$ 490.76
422320205095	75'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 552	\$ 490.76
422320205096	75'	1	0.22	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 553	\$ 490.76
422320205097	75'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 554	\$ 490.76
422320205098	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 555	\$ 490.76
422320205099	75'	1	0.30	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 556	\$ 490.76
422320205100	75'	1	0.30	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 557	\$ 490.76
422320205101	75'	1	0.27	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 558	\$ 490.76
422320205102	75'	1	0.33	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 559	\$ 490.76
422320205103	75'	1	0.27	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 560	\$ 490.76
422320205104	75'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 561	\$ 490.76
422320205105	75'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 562	\$ 490.76
422320205106	75'	1	0.28	LENNAR HOMES LLC	HERITAGE LANDING PHASE II SEC2B BLK0000 LT0563	\$ 490.76
422320205107	75'	1	0.28	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 564	\$ 490.76
422320205108	75'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 565	\$ 490.76
422320205109	75'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 566	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422320205110	75'	1	0.28	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 567	\$ 490.76
422320205111	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 568	\$ 490.76
422320205112	75'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 569	\$ 490.76
422320205113	75'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 467	\$ 490.76
422320205114	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 468	\$ 490.76
422320205115	75'	1	0.27	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 469	\$ 490.76
422320205116	75'	1	0.28	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 470	\$ 490.76
422320205117	75'	1	0.27	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 471	\$ 490.76
422320205118	75'	1	0.27	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 472	\$ 490.76
422320205119	75'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 473	\$ 490.76
422320205120	75'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 474	\$ 490.76
422320205121	75'	1	0.30	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 475	\$ 490.76
422320205122	75'	1	0.40	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 476	\$ 490.76
422320205123	75'	1	0.40	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 477	\$ 490.76
422320205124	75'	1	0.31	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 478	\$ 490.76
422320205125	75'	1	0.35	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 479	\$ 490.76
422320205126	75'	1	0.27	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 480	\$ 490.76
422320205127	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 481	\$ 490.76
422320205128	75'	1	0.32	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 482	\$ 490.76
422320205129	75'	1	0.30	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 483	\$ 490.76
422320205130	75'	1	0.32	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 484	\$ 490.76
422320205131	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 485	\$ 490.76
422320205132	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 486	\$ 490.76
422320205133	75'	1	0.28	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 487	\$ 490.76
422320205134	75'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 488	\$ 490.76
422320205135	75'	1	0.24	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 489	\$ 490.76
422320205136	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 490	\$ 490.76
422320205137	75'	1	0.26	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 491	\$ 490.76
422320205138	75'	1	0.25	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 492	\$ 490.76
422320205139	75'	1	0.27	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 493	\$ 490.76
422320205140	75'	1	0.31	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 494	\$ 490.76
422320205141	50'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 295	\$ 490.76
422320205142	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 296	\$ 490.76
422320205143	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 297	\$ 490.76
422320205144	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 298	\$ 490.76
422320205145	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 299	\$ 490.76
422320205146	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 300	\$ 490.76
422320205147	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 301	\$ 490.76
422320205148	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 302	\$ 490.76
422320205149	50'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 303	\$ 490.76
422320205150	50'	1	0.23	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 304	\$ 490.76
422320205151	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 305	\$ 490.76
422320205152	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 306	\$ 490.76
422320205153	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 307	\$ 490.76
422320205154	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II SEC2B BLK0000 LT0308	\$ 490.76
422320205155	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 309	\$ 490.76
422320205156	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 310	\$ 490.76
422320205157	50'	1	0.20	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 311	\$ 490.76
422320205158	50'	1	0.20	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 312	\$ 490.76
422320205159	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 313	\$ 490.76
422320205160	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 314	\$ 490.76
422320205161	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 315	\$ 490.76
422320205162	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 316	\$ 490.76
422320205163	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 317	\$ 490.76
422320205164	50'	1	0.19	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 318	\$ 490.76
422320205165	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 285	\$ 490.76
422320205166	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 286	\$ 490.76
422320205167	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 287	\$ 490.76
422320205168	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II SEC2B BLK0000 LT0288	\$ 490.76
422320205169	50'	1	0.16	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 289	\$ 490.76
422320205170	50'	1	0.17	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 290	\$ 490.76
422320205171	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 291	\$ 490.76
422320205172	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 292	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422320205173	50'	1	0.18	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 293	\$ 490.76
422320205174	50'	1	0.21	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B LOT 294	\$ 490.76
422320205175	RIGHT OF WAY	0	9.49	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B TRACT A1 9.49A M/L	\$ -
422320205176	Z - COMMON FUTURE	0	85.99	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B TRACT P1 85.89A M/L	\$ -
422320205177	DEVELOPMENT	0	17.44	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B TRACT MF1 17.43A M/L	\$ 78,258.32
422320205178	LAKE	0	6.48	TERN BAY COMMUNITY DEVELOPMENT DIST	HERITAGE LANDING PHASE II-B TRACT L1 6.49A M/L 5068/2109	\$ -
422320205179	LAKE	0	4.08	TERN BAY COMMUNITY DEVELOPMENT DIST	HERITAGE LANDING PHASE II-B TRACT L2 4.07A M/L 5068/2109	\$ -
422320205180	LAKE	0	0.85	TERN BAY COMMUNITY DEVELOPMENT DIST	HERITAGE LANDING PHASE II-B TRACT L3 0.85A M/L 5068/2109	\$ -
422320205181	LAKE	0	12.88	TERN BAY COMMUNITY DEVELOPMENT DIST	HERITAGE LANDING PHASE II-B TRACT L4 12.86A M/L 5068/2109	\$ -
422320205182	LAKE	0	8.46	TERN BAY COMMUNITY DEVELOPMENT DIST	HERITAGE LANDING PHASE II-B TRACT L5 8.45A M/L 5068/2109	\$ -
422320205183	LAKE	0	2.68	TERN BAY COMMUNITY DEVELOPMENT DIST	HERITAGE LANDING PHASE II-B TRACT L6 2.66A M/L 5068/2109	\$ -
422320205184	Z - COMMON	0	0.51	TERN BAY COMMUNITY DEVELOPMENT DIST	HERITAGE LANDING PHASE II-B TRACT L7 0.51A M/L 5068/2109	\$ -
422320205185	Z - COMMON	0	0.84	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B TRACT K 0.84A M/L	\$ -
422320205186	Z - COMMON	0	0.70	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B TRACT L 0.79A M/L	\$ -
422320205187	Z - COMMON	0	0.42	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B TRACT M 0.42A M/L	\$ -
422320205188	Z - COMMON	0	2.06	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B TRACT N 2.07A M/L	\$ -
422320205189	Z - COMMON	0	0.59	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B TRACT O 0.59A M/L	\$ -
422320205190	Z - COMMON	0	1.91	LENNAR HOMES LLC	HERITAGE LANDING PHASE II-B TRACT P 1.91A M/L	\$ -
422320500000	Z - COMMON	0	2.12	LENNAR HOMES LLC	V2H 000 0000 COMM	\$ -
422320500001	MF 2-STORY	1	0.04	FORSLUND BARBARA ANN & CURTIS EDWARD	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 5 UNIT 511 5043/1489	\$ 490.76
422320500002	MF 2-STORY	1	0.04	SINHA DEV SANJAY	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 5 UNIT 521 5044/1247	\$ 490.76
422320500003	MF 2-STORY	1	0.04	LENNAR HOMES LLC	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 5 UNIT 512	\$ 490.76
422320500004	MF 2-STORY	1	0.04	HOLDEN JOHN K	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 5 UNIT 522 5044/1189	\$ 490.76
422320500005	MF 2-STORY	1	0.03	KAMKHALIA PRANAV & TRUPTI SANKHE	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 5 UNIT 513 5045/502	\$ 490.76
422320500006	MF 2-STORY	1	0.03	MISHRA NEETA	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 5 UNIT 523 5044/1282	\$ 490.76
422320500007	MF 2-STORY	1	0.04	SORENSEN BRUCE A & SANDRA A	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 5 UNIT 514 5043/1011	\$ 490.76
422320500008	MF 2-STORY	1	0.04	FOSTER JOHN THOMAS II	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 5 UNIT 524 5044/1224	\$ 490.76
422320500009	MF 2-STORY	1	0.03	HARRIS JON F & CONNIE L	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 5 UNIT 515 5045/430 3235490	\$ 490.76
422320500010	MF 2-STORY	1	0.03	MANSFIELD ROBERT NILE III & SONJA	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 5 UNIT 525 5043/880	\$ 490.76
422320500011	MF 2-STORY	1	0.03	FELTROP DANIEL & DAWN	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 5 UNIT 516 5043/874	\$ 490.76
422320500012	MF 2-STORY	1	0.03	ENRIGHT STEVEN & JULIE HELENE-MARIE	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 5 UNIT 526 5055/749	\$ 490.76
422320500013	MF 2-STORY	1	0.04	ZEZIMA MELISSA	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 5 UNIT 517 5047/802	\$ 490.76
422320500014	MF 2-STORY	1	0.04	MCCOY THOMAS J & ROBYN S	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 5 UNIT 527 5043/932	\$ 490.76

**Tern Bay Community Development District
Assessment Roll - Fiscal Year 2024**

Table 1

Folio	Type	Units	Acres	Owner	Legal Description	O&M
422320500015	MF 2-STORY	1	0.04	CORRIS ELAINE J & DAVID P	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 5 UNIT 518 5055/340	\$ 490.76
422320500016	MF 2-STORY	1	0.04	LEE DANIEL LUNSETH & EILEEN MARION	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 1 BLDG 5 UNIT 528 5044/1019	\$ 490.76
422320500017	MF 2-STORY	1	0.04	SINHA ASHISH	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 2 BLDG 6 UNIT 611 3181750	\$ 490.76
422320500018	MF 2-STORY	1	0.04	HERKIMER RANDY W & LISA A	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 2 BLDG 6 UNIT 621 3181770	\$ 490.76
422320500019	MF 2-STORY	1	0.04	AS DREAMWORKS 2022 LLC	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 2 BLDG 6 UNIT 612 3181836	\$ 490.76
422320500020	MF 2-STORY	1	0.04	GUAGLIANO JOSEPH C	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 2 BLDG 6 UNIT 622 3181772	\$ 490.76
422320500021	MF 2-STORY	1	0.03	PROCTOR JAMES OLIVER JR & HOLLY ANN	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 2 BLDG 6 UNIT 613 3181945	\$ 490.76
422320500022	MF 2-STORY	1	0.03	MARSEGLIA LOUIS M & SANDRA L CO-TRS	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 2 BLDG 6 UNIT 623 3181946	\$ 490.76
422320500023	MF 2-STORY	1	0.04	SHRIVASTAVA ROHIT & SAFALTA CHAUHAN	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 2 BLDG 6 UNIT 614 3181853	\$ 490.76
422320500024	MF 2-STORY	1	0.04	METZ TYLER JOHN & DARRIN J CAMPBELL	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 2 BLDG 6 UNIT 624 3182872	\$ 490.76
422320500025	MF 2-STORY	1	0.04	DEYENNO LOUIS P II & PATRICIA DEYENNO	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 2 BLDG 6 UNIT 615 3181938	\$ 490.76
422320500026	MF 2-STORY	1	0.04	KNEPPER KEVIN T & BARBARA M TRUSTEES	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 2 BLDG 6 UNIT 625 3181757	\$ 490.76
422320500027	MF 2-STORY	1	0.03	LUTHER CONNIE MAY	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 2 BLDG 6 UNIT 616 3186317	\$ 490.76
422320500028	MF 2-STORY	1	0.03	ALTHOFF BRIAN W & ANDREA LYNN	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 2 BLDG 6 UNIT 626 3194130	\$ 490.76
422320500029	MF 2-STORY	1	0.04	FRAME CHARLES WILLIAM	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 2 BLDG 6 UNIT 617 3181942	\$ 490.76
422320500030	MF 2-STORY	1	0.04	KOMMU JAGAN MOHAN & H VADDEPALLY	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 2 BLDG 6 UNIT 627 3182898	\$ 490.76
422320500031	MF 2-STORY	1	0.04	HYJEK PETER F & JULIE MAEDER	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 2 BLDG 6 UNIT 618 3181528	\$ 490.76
422320500032	MF 2-STORY	1	0.04	MUNSON SCOTT D & JAYNE P	VERANDA II AT HERITAGE LANDING PHASE 1 PHASE 2 BLDG 6 UNIT 628 3181668	\$ 490.76
TOTAL \$						743,986.30

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Tern Bay Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.417, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS.

- **Date:** The second Tuesday of each month for Fiscal Year 2024, which covers the period October 1, 2023, through September 30, 2024.

The Fiscal Year 2024 schedule is as follows:

October 10, 2023	November 14, 2023
December 12, 2023	January 9, 2024
February 13, 2024	March 12, 2024
April 9, 2024	May 14, 2024
June 11, 2024	July 9, 2024
August 13, 2024	September 10, 2024

- **Time:** 10:00 A.M. (Eastern Standard Time)
- **Location:** Country Inn and Suites
24244 Corporate Court
Port Charlotte, Florida 33954

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Tern Bay Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Tern Bay Community Development District, Charlotte County, Florida, this 9th day of May 2023.

ATTEST:

**TERN BAY COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

David Truxton, Chairperson

RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT APPOINTING QUALIFIED ELECTORS TO FILL THE VACANCIES IN SEAT THREE (3) AND SEAT FIVE (5) ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b) FLORIDA STATUTES. S; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tern Bay Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, by Resolution 2022-12, and pursuant to Section 190.006(3), *Florida Statutes*, the Board previously declared two Board Supervisor seats vacant, effective November 22, 2022, because no “**Qualified Electors**,” as defined in Section 190.003(17), *Florida Statutes*, qualified to run for those seats; and

WHEREAS, pursuant to Section 190.006(3), *Florida Statutes*, the Board must within 90 days after seats are declared vacant, appoint Qualified Electors to fill the vacancies; and

WHEREAS, the District has made reasonable efforts to seek Qualified Electors to fill the vacancies; and

WHEREAS, at a publicly noticed meeting, and after reviewing candidate information, the Board finds that it is in the best interests of the District to adopt this Resolution appointing a Qualified Elector to one of the vacant seats, and to continue to seek an additional Qualified Elector to fill the remaining vacancy; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT:

1. APPOINTMENT OF SUPERVISORS. The Board hereby appoints the following Qualified Elector to one of the vacant seats, as follows:

_____ is appointed to Seat # 3, whose term will end November 2026.

_____ is appointed to Seat #5, whose term will end November 2026.

2. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED by the Board of Supervisors of the Tern Bay Community Development District, Charlotte County, Florida, this 9th day of May 2023.

ATTEST:

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Name: _____
Chairperson / Vice-Chairperson

RESOLUTION 2023-12

A RESOLUTION DESIGNATING CERTAIN OFFICERS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Tern Bay Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Charlotte County, Florida, and:

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“Board”) shall organize by election of its members as Chairperson and by directing a Secretary, and such other officers as the Board may deem necessary.

WHEREAS, the Board of Supervisors of the Tern Bay Community Development District desire to appoint the below recited person(s) to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are appointed to the offices shown.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	
VICE-CHAIRPERSON	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
SECRETARY & TREASURER	JAMES P. WARD

SECTION 2. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

RESOLUTION 2023-12

A RESOLUTION DESIGNATING CERTAIN OFFICERS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

PASSED AND ADOPTED by the Board of Supervisors of the Tern Bay Community Development District, Charlotte County, Florida, this 9th day of May 2023.

ATTEST:

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Name: _____
Chairperson / Vice Chairperson



May 1, 2023

J.P. Ward & Associates, LLC
Cori A. Dissinger
Tern Bay CDD
2301 NE 37th Street
Fort Lauderdale, FL 33308

Dear Cori;

Per your request for the number of registered voters within Tern Bay Community Development District as of April 15, 2023, the number is 499.

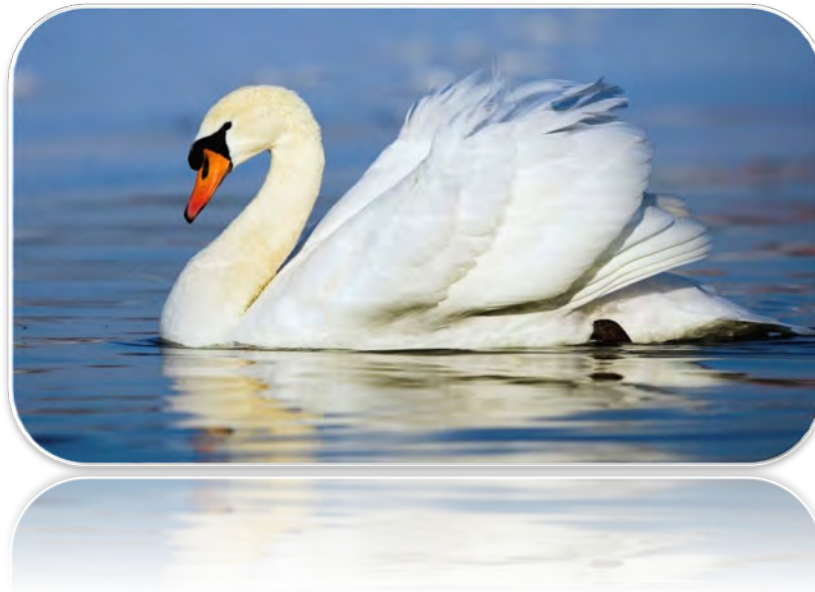
The number of registered voters within Island Lake Estates is (0) zero.

Please do not hesitate to contact me if you require further assistance.

Sincerely,

Vincenza F. Treppiedi, MFCEP
Assistant Supervisor of Elections
941-833-5407
vinnie@soecharlottecountyfl.gov
Representing the Office of
Hon. Leah Valenti
Supervisor of Elections
Charlotte County, FL

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – MARCH 2022

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Tern Bay Community Development District

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-6</i>
<i>Debt Service Fund</i>	
<i>Series 2005</i>	<i>7</i>
<i>Series 2022</i>	<i>8</i>
<i>Capital Projects Fund</i>	
<i>Series 2022</i>	<i>9</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Tern Bay Community Development District
Balance Sheet
for the Period Ending March 31, 2023**

Description	Governmental Funds				Account Groups		Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		General Long Term Debt	General Fixed Assets	
	General Fund	Series 2005	Series 2022	Series 2022			
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 1,901,649	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,901,649
Capital Project Fund							
Construction Account	-	-	-	11,107,979	-	-	11,107,979
Cost of Issuance Account	-	-	-	-	-	-	-
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account A	-	52,272	886,013	-	-	-	938,285
Reserve Account B	-	-	-	-	-	-	-
Revenue	-	38,518	5	-	-	-	38,524
Prepayment Account	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	-	72,107	1,252,920	-	-	-	1,325,028
Capital Project Fund	-	-	-	-	-	-	-
Accounts Receivable-Bond Holder Funding	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	162,898	-	162,898
Amount to be Provided by Debt Service Funds	-	-	-	-	31,337,102	-	31,337,102
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	45,419,499	45,419,499
Total Assets	\$ 1,901,649	\$ 162,898	\$ 2,138,938	\$ 11,107,979	\$ 31,500,000	\$ 45,419,499	\$ 92,230,963

**Tern Bay Community Development District
Balance Sheet
for the Period Ending March 31, 2023**

Description	Governmental Funds				Account Groups		Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		General Long Term Debt	General Fixed Assets	
	General Fund	Series 2005	Series 2022	Series 2022			
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Notes and Loans Payable - Current Portion							
Note Payable-Oppenheimer Funds	-	-	-	-	-	-	-
Due to Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	1,325,028	-	-	-	-	-	1,325,028
Capital Projects Fund	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-	-
Bonds Payable							
Current Portion	-	-	-	-	630,000	-	630,000
Long Term	-	-	-	-	30,870,000	-	30,870,000
Unamortized Prem/Disc on Bonds Pyble	-	-	-	432,545	-	-	432,545
Total Liabilities	\$ 1,325,028	\$ -	\$ -	\$ 432,545	\$ 31,500,000	\$ -	\$ 33,257,572
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	45,419,499	45,419,499
Fund Balance							
Restricted							
Beginning: October 1, 2022 (Unaudited)		116,596	886,018	25,813,278	-	-	26,815,892
Results from Current Operations		46,302	1,252,920	(15,137,844)	-	-	(13,838,622)
Unassigned							
Beginning: October 1, 2022 (Unaudited)	561,627	-	-	-	-	-	561,627
Results from Current Operations	14,994	-	-	-	-	-	14,994
Total Fund Equity and Other Credits	\$ 576,621	\$ 162,898	\$ 2,138,938	\$ 10,675,434	\$ -	\$ 45,419,499	\$ 58,973,391
Total Liabilities, Fund Equity and Other Credits	\$ 1,901,649	\$ 162,898	\$ 2,138,938	\$ 11,107,979	\$ 31,500,000	\$ 45,419,499	\$ 92,230,963

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest									
Interest - General Checking	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue									
Miscellaneous Revenue	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	871	2,642	68,765	30,712	4,385	1,144	108,520	152,163	71%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Interfund Group Transfers In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 871	\$ 2,642	\$ 68,765	\$ 30,712	\$ 4,385	\$ 1,144	\$ 108,520	\$ 152,163	71%
Expenditures and Other Uses									
Legislative									
Board of Supervisor's - Fees	-	-	-	-	-	-	-	\$ -	N/A
Executive									
Professional Management	3,083	3,083	3,083	3,083	3,083	3,083	18,500	37,000	50%
Financial and Administrative									
Audit Services	-	-	-	-	-	-	-	4,800	0%
Accounting Services	2,000	2,000	2,000	2,000	2,000	2,000	12,000	24,000	50%
Assessment Roll Services	1,750	1,750	1,750	1,750	1,750	1,750	10,500	21,000	50%
Arbitrage Rebate Services	-	-	500	-	-	-	500	1,000	50%
Real Estate Advisor	-	-	-	-	-	-	-	-	N/A
Other Contractual Services									
Recording and Transcription	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	-	-	355	100	-	455	2,500	18%
Property Appraiser & Tax Collector Fees	-	37	27	-	-	-	64	-	N/A
Trustee Services	-	-	-	-	-	4,246	4,246	12,638	34%
Dissemination Agent Services	500	500	500	1,500	500	500	4,000	6,000	67%
Bank Services	-	35	-	-	-	-	35	350	10%
Travel and Per Diem									
Travel and Per Diem	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services									
Telephone	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	9	-	17	-	-	-	26	200	13%

Prepared by:

JPWARD and Associates, LLC

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Insurance	-	10,525	-	-	-	-	10,525	9,800	107%
Meeting Room Rental	-	50	-	-	-	161	211	600	35%
Printing & Binding	-	-	-	-	-	-	-	100	0%
Web Site Development	-	-	-	-	-	-	-	2,000	0%
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	-	910	-	174	1,084	5,000	22%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	N/A
Legal - Trustee Counsel	-	-	-	-	-	-	-	-	N/A
Legal - Series 2022 Bonds	-	-	-	1,199	-	-	1,199	-	N/A
Legal - TB LLC Counsel	-	-	-	-	-	-	-	-	N/A
Eminent Domain Counsel	-	-	-	-	-	-	-	-	N/A
Comprehensive Planning Services	-	-	-	-	-	-	-	-	N/A
Other General Government Services									
Engineering Services - General Fund	-	-	-	-	-	-	-	5,000	0%
Engineering Services - Traffic	-	-	-	-	-	-	-	-	N/A
NOPC Fees	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	N/A
Other Public Safety									
Professional Services									
Charlotte County Sheriff's Patrol	-	-	-	-	-	-	-	-	N/A
Guardhouse Operations									
Professional - Roving Patrol	-	-	-	-	-	-	-	-	N/A
Professional - Gate Attendant	-	-	-	-	-	-	-	-	N/A
Professional-Gate Hosting	-	-	-	-	-	-	-	-	N/A
Guardhouse-Internet, IP & Data	-	-	-	-	-	-	-	-	N/A
Utilities									
Electric	-	-	-	-	-	-	-	-	N/A
Water & Wastewater	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance									
Guardhouse Janitorial	-	-	-	-	-	-	-	-	N/A
Gate	-	-	-	-	-	-	-	-	N/A
Wastewater Services									

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Utility Services									
Electric Service	-	-	-	-	-	-	-	-	N/A
Stormwater Management System									
Repairs & Maintenance									
Lake Banks/Outfall Control Structures	-	-	-	-	-	-	-	-	N/A
Aquatic Weed Control									
Lake Spraying	-	-	-	-	-	-	-	-	N/A
Lake Vegetation Removal	-	-	-	-	-	-	-	-	N/A
Upland Monitoring & Maintenance	-	-	-	-	-	-	-	-	N/A
Other Physical Environment									
Professional Services									
Field Manager Services	-	-	-	-	-	-	-	-	N/A
Insurance	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	N/A
Assessments-Charlotte County	-	-	-	-	-	-	-	-	N/A
Road & Street Facilities									
Field Management Services	-	-	-	-	-	-	-	-	N/A
Street Lights									
Electric Service									
Electric Service	-	5,872	5,391	4,460	8,246	7,279	31,249	20,000	156%
Repairs & Maintenance	-	-	-	-	-	-	-	-	N/A
Economic Environment									
Professional Services - Appraisal	-	-	-	-	-	-	-	-	N/A
Landscaping Services									
Electric Service	-	-	-	(1,168)	-	(76)	(1,244)	-	N/A
Repairs & Maintenance									
Common Area Maintenance									
Routine Maintenance	-	-	-	-	-	-	-	-	N/A
Tree Trimming	-	-	-	-	-	-	-	-	N/A
Sod Replacement	-	-	-	-	-	-	-	-	N/A
Material Replacement	-	-	-	-	-	-	-	-	N/A
Mulch Installation	-	-	-	-	-	-	-	-	N/A
Landscape Lighting	-	-	-	-	-	-	-	-	N/A

Prepared by:

JPWARD and Associates, LLC

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Annuals	-	-	-	-	-	-	-	-	N/A
Holiday Decorations	-	-	-	-	-	-	-	-	N/A
Irrigation System									
Pumps & Wells & Line Distribution System									
Routine Maintenance	-	-	-	-	-	-	-	-	N/A
Well Testing/Meter Reading	-	-	-	-	-	-	-	-	N/A
Line Distribution System									
Routine Maintenance	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	N/A
	\$ 7,342	\$ 24,028	\$ 13,269	\$ 14,089	\$ 15,680	\$ 19,118	93,526	\$ 152,163	61%
Net Increase/ (Decrease) in Fund Balance	(6,472)	(21,385)	55,496	16,623	(11,295)	(17,974)	14,994	-	
Fund Balance - Beginning	561,627	555,156	533,770	589,266	605,890	594,595	561,627	561,627	
Fund Balance - Ending	\$ 555,156	\$ 533,770	\$ 589,266	\$ 605,890	\$ 594,595	\$ 576,621	576,621	\$ 561,627	

Tern Bay Community Development District
Debt Service Fund - Series 2005 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2023

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	
Interest Income									
Reserve Account	73	85	109	141	156	156	719	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	92	107	86	104	115	115	619	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	579	1,756	45,692	20,407	2,914	760	72,107	101,875	71%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Extraordinary Items (Gain)									
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 744	\$ 1,948	\$ 45,887	\$ 20,652	\$ 3,184	\$ 1,030	\$ 73,446	\$ 101,875	72%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2005 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	0%
Principal Debt Service - Early Redemptions									
Series 2005 Bonds	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2005A Bonds	-	27,144	-	-	-	-	27,144	54,288	50%
Series 2005B Bonds	-	-	-	-	-	-	-	-	N/A
Trustee Services									
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$27,144	\$0	\$0	\$0	\$0	\$27,144	\$ 99,288	27%
Net Increase/ (Decrease) in Fund Balance	744	(25,196)	45,887	20,652	3,184	1,030	46,302	2,587	
Fund Balance - Beginning	116,596	117,341	92,145	138,032	158,684	161,868	116,596	116,596	
Fund Balance - Ending	\$ 117,341	\$ 92,145	\$ 138,032	\$ 158,684	\$ 161,868	\$ 162,898	\$ 162,898	\$ 119,183	

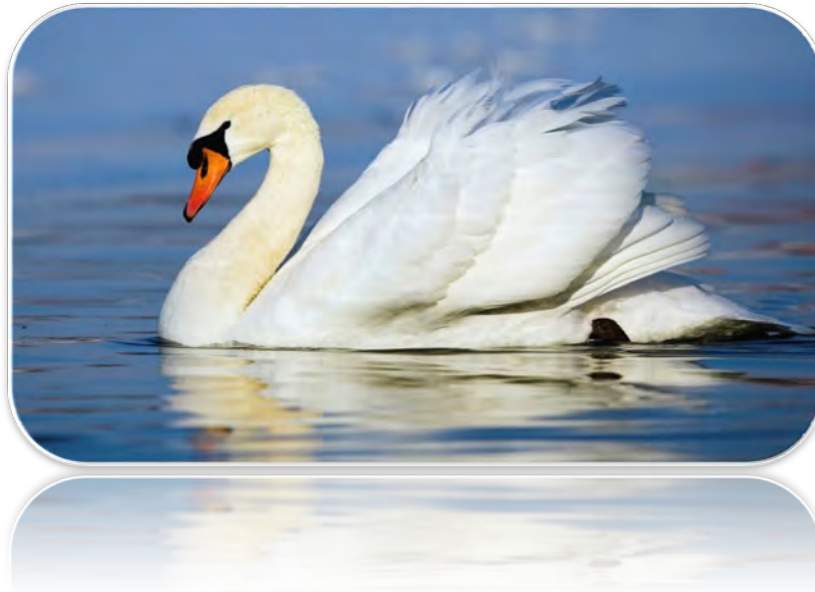
Tern Bay Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2023

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	#DIV/0!
Interest Income									
Interest Account	-	-	-	-	-	-	-	-	N/A
Reserve Account	4	4	4	4	118	1,597	1,730	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	0	-	0	0	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	10,054	30,509	793,932	354,592	50,628	13,206	1,252,920	1,772,025	N/A
Special Assessments - Off-Roll	-	-	597,851	-	-	-	597,851	597,851	100%
Debt Proceeds									
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 10,057	\$ 30,513	\$ 1,391,786	\$ 354,596	\$ 50,745	\$ 14,803	\$ 1,852,501	\$ 2,369,876	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585,000	N/A
Principal Debt Service - Early Redemptions									
Series 2022 Bonds	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2022 Bonds	-	-	597,851	-	-	-	597,851	1,195,701	N/A
Trustee Services									
Operating Transfers Out (To Other Funds)	4	4	4	4	118	1,597	1,730	-	N/A
Total Expenditures and Other Uses:	\$4	\$4	\$597,854	\$4	\$118	\$1,597	\$599,580	\$ 1,780,701	N/A
Net Increase/ (Decrease) in Fund Balance	10,054	30,509	793,932	354,592	50,628	13,206	1,252,920	589,175	
Fund Balance - Beginning	886,018	896,071	926,580	1,720,512	2,075,104	2,125,732	886,018	886,018	
Fund Balance - Ending	\$ 896,071	\$ 926,580	\$ 1,720,512	\$ 2,075,104	\$ 2,125,732	\$ 2,138,938	\$ 2,138,938	\$ 1,475,193	

**Tern Bay Community Development District
Capital Projects Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	-	-	-	-	-	-	-	\$ -	N/A
Interest Income									
Construction Account	108	111	52	47	1,474	20,016	21,808	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds									
	-	-	-	-	-	-	-	\$ -	N/A
Developer Contributions									
	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	4	4	4	4	118	1,597	1,730	\$ -	N/A
Total Revenue and Other Sources:	\$ 112	\$ 115	\$ 56	\$ 51	\$ 1,592	\$ 21,613	\$ 23,538	\$ -	N/A
Expenditures and Other Uses									
Executive									
Professional Management	\$ -	\$ -	-	-	-	-	-	-	N/A
Other Contractual Services									
Trustee Services	\$ -	\$ -	-	-	-	-	-	-	N/A
Printing & Binding	\$ -	\$ -	-	-	-	-	-	-	N/A
Capital Outlay									
Water-Sewer Combination	\$ -	\$ 4,491,469	-	-	-	-	4,491,469	-	N/A
Stormwater Management	\$ -	\$ 5,278,029	-	-	-	-	5,278,029	-	N/A
Landscaping	\$ -	\$ -	-	-	-	-	-	-	N/A
Roadway Improvement	\$ -	\$ 5,370,868	-	-	-	-	5,370,868	-	N/A
Cost of Issuance									
Legal - Series 2022 Bonds	\$ -	\$ -	-	-	-	-	-	-	N/A
Engineering - Series 2022 Bonds	\$ -	\$ -	-	-	21,015	-	21,015	-	N/A
Underwriter's Discount	\$ -	\$ -	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 15,140,367	\$ -	\$ -	\$ 21,015	\$ -	\$ 15,161,382	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 112	\$ (15,140,251)	\$ 56	\$ 51	\$ (19,423)	\$ 21,613	\$ (15,137,844)	\$ -	
Fund Balance - Beginning	\$ 25,813,278	\$ 25,813,390	\$ 10,673,139	\$ 10,673,194	\$ 10,673,245	\$ 10,653,822	\$ 25,813,278	\$ -	
Fund Balance - Ending	\$ 25,813,390	\$ 10,673,139	\$ 10,673,194	\$ 10,673,245	\$ 10,653,822	\$ 10,675,434	\$ 10,675,434	\$ -	

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – APRIL 2022

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Tern Bay Community Development District

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-6</i>
<i>Debt Service Fund</i>	
<i>Series 2005</i>	<i>7</i>
<i>Series 2022</i>	<i>8</i>
<i>Capital Projects Fund</i>	
<i>Series 2022</i>	<i>9</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Tern Bay Community Development District
Balance Sheet
for the Period Ending April 30, 2023**

Description	Governmental Funds				Account Groups		Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		General Long Term Debt	General Fixed Assets	
	General Fund	Series 2005	Series 2022	Series 2022			
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 570,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 570,824
Capital Project Fund							
Construction Account	-	-	-	11,138,341	-	-	11,138,341
Cost of Issuance Account	-	-	-	-	-	-	-
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account A	-	52,458	886,013	-	-	-	938,470
Reserve Account B	-	-	-	-	-	-	-
Revenue	-	111,870	1,272,167	-	-	-	1,384,036
Prepayment Account	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-
Capital Project Fund	-	-	-	-	-	-	-
Accounts Receivable-Bond Holder Funding							
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	164,328	-	164,328
Amount to be Provided by Debt Service Funds	-	-	-	-	31,335,672	-	31,335,672
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	45,419,499	45,419,499
Total Assets	\$ 570,824	\$ 164,328	\$ 2,158,179	\$ 11,138,341	\$ 31,500,000	\$ 45,419,499	\$ 90,951,170

**Tern Bay Community Development District
Balance Sheet
for the Period Ending April 30, 2023**

Description	Governmental Funds				Account Groups		Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		General Long Term Debt	General Fixed Assets	
	General Fund	Series 2005	Series 2022	Series 2022			
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Notes and Loans Payable - Current Portion							
Note Payable-Oppenheimer Funds	-	-	-	-	-	-	-
Due to Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-	-
Bonds Payable							
Current Portion	-	-	-	-	630,000	-	630,000
Long Term	-	-	-	-	30,870,000	-	30,870,000
Unamortized Prem/Disc on Bonds Pyble	-	-	-	432,545	-	-	432,545
Total Liabilities	\$ -	\$ -	\$ -	\$ 432,545	\$ 31,500,000	\$ -	\$ 31,932,545
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	45,419,499	45,419,499
Fund Balance							
Restricted							
Beginning: October 1, 2022 (Unaudited)		116,596	886,018	25,813,278	-	-	26,815,892
Results from Current Operations		47,731	1,272,162	(15,107,482)	-	-	(13,787,589)
Unassigned							
Beginning: October 1, 2022 (Unaudited)	561,627	-	-	-	-	-	561,627
Results from Current Operations	9,196	-	-	-	-	-	9,196
Total Fund Equity and Other Credits	\$ 570,824	\$ 164,328	\$ 2,158,179	\$ 10,705,796	\$ -	\$ 45,419,499	\$ 59,018,625
Total Liabilities, Fund Equity and Other Credits	\$ 570,824	\$ 164,328	\$ 2,158,179	\$ 11,138,341	\$ 31,500,000	\$ 45,419,499	\$ 90,951,170

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest										
Interest - General Checking	-	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue										
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	871	2,642	68,765	30,712	4,385	1,144	1,667	110,186	152,163	72%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Interfund Group Transfers In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 871	\$ 2,642	\$ 68,765	\$ 30,712	\$ 4,385	\$ 1,144	\$ 1,667	\$ 110,186	\$ 152,163	72%
Expenditures and Other Uses										
Legislative										
Board of Supervisor's - Fees	-	-	-	-	-	-	-	-	\$ -	N/A
Executive										
Professional Management	3,083	3,083	3,083	3,083	3,083	3,083	3,083	21,583	37,000	58%
Financial and Administrative										
Audit Services	-	-	-	-	-	-	-	-	4,800	0%
Accounting Services	2,000	2,000	2,000	2,000	2,000	2,000	2,000	14,000	24,000	58%
Assessment Roll Services	1,750	1,750	1,750	1,750	1,750	1,750	1,750	12,250	21,000	58%
Arbitrage Rebate Services	-	-	500	-	-	-	-	500	1,000	50%
Real Estate Advisor	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services										
Recording and Transcription	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	-	-	355	100	-	-	455	2,500	18%
Property Appraiser & Tax Collector Fees	-	37	27	-	-	-	-	64	-	N/A
Trustee Services	-	-	-	-	-	4,246	-	4,246	12,638	34%
Dissemination Agent Services	500	500	500	1,500	500	500	500	4,500	6,000	75%
Bank Services	-	35	-	-	-	-	0	35	350	10%
Travel and Per Diem										
Travel and Per Diem	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services										
Telephone	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	9	-	17	-	-	-	131	157	200	79%

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Insurance	-	10,525	-	-	-	-	-	10,525	9,800	107%
Meeting Room Rental	-	50	-	-	-	161	-	211	600	35%
Printing & Binding	-	-	-	-	-	-	-	-	100	0%
Web Site Development	-	-	-	-	-	-	-	-	2,000	0%
Subscription & Memberships	-	175	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	-	-	910	-	174	-	1,084	5,000	22%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	N/A
Legal - Trustee Counsel	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2022 Bonds	-	-	-	1,199	-	-	-	1,199	-	N/A
Legal - TB LLC Counsel	-	-	-	-	-	-	-	-	-	N/A
Eminent Domain Counsel	-	-	-	-	-	-	-	-	-	N/A
Comprehensive Planning Services	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services										
Engineering Services - General Fund	-	-	-	-	-	-	-	-	5,000	0%
Engineering Services - Traffic	-	-	-	-	-	-	-	-	-	N/A
NOPC Fees	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A
Other Public Safety										
Professional Services										
Charlotte County Sheriff's Patrol	-	-	-	-	-	-	-	-	-	N/A
Guardhouse Operations										
Professional - Roving Patrol	-	-	-	-	-	-	-	-	-	N/A
Professional - Gate Attendant	-	-	-	-	-	-	-	-	-	N/A
Professional-Gate Hosting	-	-	-	-	-	-	-	-	-	N/A
Guardhouse-Internet, IP & Data	-	-	-	-	-	-	-	-	-	N/A
Utilities										
Electric	-	-	-	-	-	-	-	-	-	N/A
Water & Wastewater	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance										
Guardhouse Janitorial	-	-	-	-	-	-	-	-	-	N/A
Gate	-	-	-	-	-	-	-	-	-	N/A
Wastewater Services										

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Utility Services										
Electric Service	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management System										
Repairs & Maintenance										
Lake Banks/Outfall Control Structures	-	-	-	-	-	-	-	-	-	N/A
Aquatic Weed Control										
Lake Spraying	-	-	-	-	-	-	-	-	-	N/A
Lake Vegetation Removal	-	-	-	-	-	-	-	-	-	N/A
Upland Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	N/A
Other Physical Environment										
Professional Services										
Field Manager Services	-	-	-	-	-	-	-	-	-	N/A
Insurance	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A
Assessments-Charlotte County	-	-	-	-	-	-	-	-	-	N/A
Road & Street Facilities										
Field Management Services	-	-	-	-	-	-	-	-	-	N/A
Street Lights										
Electric Service										
Electric Service	-	5,872	5,391	4,460	8,246	7,279	-	31,249	20,000	156%
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	N/A
Economic Environment										
Professional Services - Appraisal	-	-	-	-	-	-	-	-	-	N/A
Landscaping Services										
Electric Service	-	-	-	(1,168)	-	(76)	-	(1,244)	-	N/A
Repairs & Maintenance										
Common Area Maintenance										
Routine Maintenance	-	-	-	-	-	-	-	-	-	N/A
Tree Trimming	-	-	-	-	-	-	-	-	-	N/A
Sod Replacement	-	-	-	-	-	-	-	-	-	N/A
Material Replacement	-	-	-	-	-	-	-	-	-	N/A
Mulch Installation	-	-	-	-	-	-	-	-	-	N/A
Landscape Lighting	-	-	-	-	-	-	-	-	-	N/A

Prepared by:

JPWARD and Associates, LLC

Unaudited

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Annuals	-	-	-	-	-	-	-	-	-	N/A
Holiday Decorations	-	-	-	-	-	-	-	-	-	N/A
Irrigation System										
Pumps & Wells & Line Distribution System										
Routine Maintenance	-	-	-	-	-	-	-	-	-	N/A
Well Testing/Meter Reading	-	-	-	-	-	-	-	-	-	N/A
Line Distribution System										
Routine Maintenance	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A
	\$ 7,342	\$ 24,028	\$ 13,269	\$ 14,089	\$ 15,680	\$ 19,118	\$ 7,464	100,990	\$ 152,163	66%
Net Increase/ (Decrease) in Fund Balance	(6,472)	(21,385)	55,496	16,623	(11,295)	(17,974)	(5,798)	9,196	-	
Fund Balance - Beginning	561,627	555,156	533,770	589,266	605,890	594,595	576,621	561,627	561,627	
Fund Balance - Ending	\$ 555,156	\$ 533,770	\$ 589,266	\$ 605,890	\$ 594,595	\$ 576,621	\$ 570,824	570,824	\$ 561,627	

Tern Bay Community Development District
Debt Service Fund - Series 2005 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	
Interest Income										
Reserve Account	73	85	109	141	156	156	186	905	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	92	107	86	104	115	115	137	756	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	579	1,756	45,692	20,407	2,914	760	1,107	73,215	101,875	72%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Extraordinary Items (Gain)										
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 744	\$ 1,948	\$ 45,887	\$ 20,652	\$ 3,184	\$ 1,030	\$ 1,430	\$ 74,875	\$ 101,875	73%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2005 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	0%
Principal Debt Service - Early Redemptions										
Series 2005 Bonds	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2005A Bonds	-	27,144	-	-	-	-	-	27,144	54,288	50%
Series 2005B Bonds	-	-	-	-	-	-	-	-	-	N/A
Trustee Services										
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$27,144	\$0	\$0	\$0	\$0	\$0	\$27,144	\$ 99,288	27%
Net Increase/ (Decrease) in Fund Balance	744	(25,196)	45,887	20,652	3,184	1,030	1,430	47,731	2,587	
Fund Balance - Beginning	116,596	117,341	92,145	138,032	158,684	161,868	162,898	116,596	116,596	
Fund Balance - Ending	\$ 117,341	\$ 92,145	\$ 138,032	\$ 158,684	\$ 161,868	\$ 162,898	\$ 164,328	\$ 164,328	\$ 119,183	

Tern Bay Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	#DIV/0!
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	4	4	4	4	118	1,597	2,243	3,973	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	0	-	0	0	0	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	10,054	30,509	793,932	354,592	50,628	13,206	19,241	1,272,161	1,772,025	N/A
Special Assessments - Off-Roll	-	-	597,851	-	-	-	-	597,851	597,851	100%
Debt Proceeds										
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 10,057	\$ 30,513	\$ 1,391,786	\$ 354,596	\$ 50,745	\$ 14,803	\$ 21,484	\$ 1,873,985	\$ 2,369,876	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585,000	N/A
Principal Debt Service - Early Redemptions										
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2022 Bonds	-	-	597,851	-	-	-	-	597,851	1,195,701	N/A
Trustee Services										
Operating Transfers Out (To Other Funds)	4	4	4	4	118	1,597	2,243	3,973	-	N/A
Total Expenditures and Other Uses:	\$4	\$4	\$597,854	\$4	\$118	\$1,597	\$2,243	\$601,823	\$ 1,780,701	N/A
Net Increase/ (Decrease) in Fund Balance	10,054	30,509	793,932	354,592	50,628	13,206	19,241	1,272,162	589,175	
Fund Balance - Beginning	886,018	896,071	926,580	1,720,512	2,075,104	2,125,732	2,138,938	886,018	886,018	
Fund Balance - Ending	\$ 896,071	\$ 926,580	\$ 1,720,512	\$ 2,075,104	\$ 2,125,732	\$ 2,138,938	\$ 2,158,179	\$ 2,158,179	\$ 1,475,193	

Tern Bay Community Development District
Capital Projects Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income										
Construction Account	108	111	52	47	1,474	20,016	28,119	49,927	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds										
Developer Contributions	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	4	4	4	4	118	1,597	2,243	3,973	\$ -	N/A
Total Revenue and Other Sources:	\$ 112	\$ 115	\$ 56	\$ 51	\$ 1,592	\$ 21,613	\$ 30,361	\$ 53,899	\$ -	N/A
Expenditures and Other Uses										
Executive										
Professional Management	\$ -	\$ -	-	-	-	-	-	-	-	N/A
Other Contractual Services										
Trustee Services	\$ -	\$ -	-	-	-	-	-	-	-	N/A
Printing & Binding										
Capital Outlay	\$ -	\$ -	-	-	-	-	-	-	-	N/A
Water-Sewer Combination	\$ -	\$ 4,491,469	-	-	-	-	-	4,491,469	-	N/A
Stormwater Management	\$ -	\$ 5,278,029	-	-	-	-	-	5,278,029	-	N/A
Landscaping	\$ -	\$ -	-	-	-	-	-	-	-	N/A
Roadway Improvement	\$ -	\$ 5,370,868	-	-	-	-	-	5,370,868	-	N/A
Cost of Issuance										
Legal - Series 2022 Bonds	\$ -	\$ -	-	-	-	-	-	-	-	N/A
Engineering - Series 2022 Bonds	\$ -	\$ -	-	-	21,015	-	-	21,015	-	N/A
Underwriter's Discount										
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 15,140,367	\$ -	\$ -	\$ 21,015	\$ -	\$ -	\$ 15,161,382	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 112	\$ (15,140,251)	\$ 56	\$ 51	\$ (19,423)	\$ 21,613	\$ 30,361	\$ (15,107,482)	\$ -	
Fund Balance - Beginning	\$ 25,813,278	\$ 25,813,390	\$ 10,673,139	\$ 10,673,194	\$ 10,673,245	\$ 10,653,822	\$ 10,675,434	\$ 25,813,278	\$ -	
Fund Balance - Ending	\$ 25,813,390	\$ 10,673,139	\$ 10,673,194	\$ 10,673,245	\$ 10,653,822	\$ 10,675,434	\$ 10,705,796	\$ 10,705,796	\$ -	