

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

FEBRUARY 14, 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

February 7, 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, February 14, 2023, at 10:00 A.M.** at **Comfort Inn & Suites, 812 Kings Highway, Port Charlotte, FL 33980.**

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

<https://districts.webex.com/districts/j.php?MTID=m7e9d774783f3b38c939530d0ca18b684>

Access Code: **2347 682 1205**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2347 682 1205** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of **Resolution 2023-4** 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.
3. Consideration of **Resolution 2023-5**, a Resolution Re-Designating the Officers of the Tern Bay Community Development District.
4. Consideration of Minutes:
 - I. November 8, 2022 – Landowners Meeting
 - II. November 8, 2022 – Regular Meeting.
5. Consideration of **Resolution 2023-6**, a resolution of the Tern Bay Community Development District (The “District”) amending the Fiscal Year 2023 Budget for the Debt Service 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.
6. Consideration of **Resolution 2023-7**, a resolution of the Board of Supervisors of Tern Bay Community Development District approving the reimbursement of the Heritage Landing Master Association, Inc. for costs expended on behalf of the District for the clean-up and repair of the District's property and Public Infrastructure Improvements resulting from Hurricane Ian damage.
 7. Consideration of the amendment to the Professional Services Auditing Agreement between the District and Grau and Associates, dated January 17, 2023.
 8. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a. **Important Board Meeting Dates for Balance of Fiscal Year 2023.**
 1. Proposed Fiscal Year 2024 Budget - **March 14, 2023, at 10:00 A.M.**
 2. Public Hearings: Fiscal Year 2024 Budget Adoption – **May 9, 2023, at 10:00 A.M.**
 3. Canceled meeting - **June 13, 2023.**
 - b. Financial Statement for period ending November 30, 2022 (unaudited).
 - c. Financial Statement for period ending December 31, 2022 (unaudited).
 - d. Financial Statement for period ending January 31, 2023 (unaudited).
 9. Supervisor's Requests and Audience Comments.
 10. Adjournment.

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

The second order of business is the consideration of **Resolution 2023-4** 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(3)(b) 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 third order of business is the consideration of **Resolution 2023-5**, a Resolution Re-Designating the Officers of the Artisan Lakes Community Development District.

The fourth order of business is the consideration of the minutes from the November 8, 2022, Landowners Meeting and Regular Meeting.

The fifth order of business is the consideration of **Resolution 2023-6**, a Resolution of the Tern Bay Community Development District amending the Fiscal Year 2021 Budget which began on October 1, 2022 and ends on September 30, 2023.

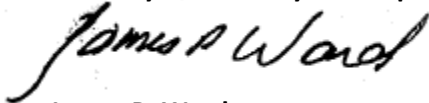
The sixth order of business is the consideration of **Resolution 2023-7**, a resolution of the Board of Supervisors of Tern Bay Community Development District approving the reimbursement of the Heritage Landing Master Association, Inc. for costs expended on behalf of the District for the clean-up and repair of the District's property and Public Infrastructure Improvements resulting from Hurricane Ian damage.

The seventh order of business are consideration of an agreement with Grau and Associates regarding an amended fee schedule for the Fiscal year audits 2022 through 2024.

The eighth order of business are staff reports by the District Attorney, the District Engineer, and the District Manager will present unaudited financial statements for the periods ending October 31, 2022, November 30, 2022, December 31, 2022, and January 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:

February 14, 2023	March 14, 2023
April 11, 2023	May 9, 2022
June 13, 2023	July 11, 2023
August 8, 2023	September 12, 2023

RESOLUTION 2023-4

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 this 14th day of February 2023.

ATTEST:

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Name: _____
Chairperson / Vice-Chairperson

OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **Tern Bay Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Tern Bay Community Development District**, Charlotte County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA
COUNTY OF CHARLOTTE

Sworn to (or affirmed) before me by means of () physical presence or () online notarization this _____ day of _____, 2022, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____

FLORIDA COMMISSION ON ETHICS



GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2022

State of Florida
COMMISSION ON ETHICS

Michelle Anchors
Fort Walton Beach

Antonio Carvajal
Tallahassee

Travis Cummings
Fleming Island

Don Gaetz
Niceville

Glenton “Glen” Gilzean, Jr.
Orlando

John Grant
Tampa

Joanne Leznoff
Fernandina Beach

William “Willie” N. Meggs
Tallahassee

Jim Waldman
Fort Lauderdale

Kerrie Stillman
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

TABLE OF CONTENTS

I. HISTORY OF FLORIDA'S ETHICS LAWS.....	1
II. ROLE OF THE COMMISSION ON ETHICS	2
III. THE ETHICS LAWS.....	2
A. PROHIBITED ACTIONS OR CONDUCT	3
1. Solicitation or Acceptance of Gifts	3
2. Unauthorized Compensation	3
3. Misuse of Public Position	4
4. Abuse of Public Position	4
5. Disclosure or Use of Certain Information.....	4
6. Solicitation or Acceptance of Honoraria	4
B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS	5
1. Doing Business With One's Agency	5
2. Conflicting Employment or Contractual Relationship.....	5
3. Exemptions	5
4. Additional Exemption.....	6
5. Lobbying State Agencies by Legislators.....	7
6. Employees Holding Office	7
7. Professional & Occupational Licensing Board Members	7
8. Contractual Services: Prohibited Employment	7
9. Local Government Attorneys	7
10. Dual Public Employment	7
C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES.....	8
1. Anti-Nepotism Law	8
2. Additional Restrictions	8
D. POST OFFICEHOLDING & EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS	8
1. Lobbying By Former Legislators, Statewide Elected Officers, and Appointed State Officers	8
2. Lobbying By Former State Employees.....	8
3. Additional Restrictions on Former State Employees	9
4. Lobbying By Former Local Government Officers and Employees.....	10
E. VOTING CONFLICTS OF INTEREST	10

F. DISCLOSURES	11
1. Form 1 - Limited Financial Disclosure	11
2. Form 1F - Final Form 1.....	15
3. Form 2 - Quarterly Client Disclosure	16
4. Form 6 - Full and Public Disclosure	16
5. Form 6F - Final Form 6.....	16
6. Form 9 - Quarterly Gift Disclosure	16
7. Form 10 - Annual Disclosure of Gifts from Governmental Entities and Direct Support Organizations and Honorarium Event-Related Expenses	17
8. Form 30 - Donor’s Quarterly Gift Disclosure.....	18
9. Forms 1X and 6X – Amendments	18
IV. AVAILABILITY OF FORMS.....	19
V. PENALTIES	19
A. For Violations of the Code of Ethics	19
B. For Violations by Candidates	19
C. For Violations by Former Officers and Employees	20
D. For Lobbyists and Others.....	20
E. Felony Convictions: Forfeiture of Retirement Benefits	20
F. Automatic Penalties for Failure to File Annual Disclosure.....	20
VI. ADVISORY OPINIONS.....	21
A. Who Can Request an Opinion.....	21
B. How to Request an Opinion.....	21
C. How to Obtain Published Opinions.....	21
VII. COMPLAINTS.....	21
A. Citizen Involvement	21
B. Referrals.....	22
C. Confidentiality.....	22
D. How the Complaint Process Works	22
E. Dismissal of Complaint at Any Stage of Disposition	23
F. Statute of Limitations.....	23
VIII. EXECUTIVE BRANCH LOBBYING	24
IX. WHISTLE-BLOWER’S ACT	24
X. ADDITIONAL INFORMATION	25
XI. ONLINE TRAINING	25

I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

In 2018, Florida's Constitutional Revision Commission proposed, and the voters adopted, changes to Article II, Section 8. The earliest of the changes will take effect December 31, 2020, and will prohibit officials from abusing their position to obtain a disproportionate benefit for themselves or their spouse, child, or employer, or for a business with which the official contracts or is an officer, partner, director, sole proprietor, or in which the official owns an interest. Other changes made to the Constitution place restrictions on lobbying by certain officeholders and employees, and put additional limits on lobbying by former public officers and employees. These changes will become effective December 31, 2022.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. PROHIBITED ACTIONS OR CONDUCT

1. *Solicitation and Acceptance of Gifts*

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

2. *Unauthorized Compensation*

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

3. Misuse of Public Position

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

4. Abuse of Public Position

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

5. Disclosure or Use of Certain Information

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

6. Solicitation or Acceptance of Honoraria

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly

were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS

1. Doing Business With One's Agency

(a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

(b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. Conflicting Employment or Contractual Relationship

(a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]

(b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]

(c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

(a) When the business is rotated among all qualified suppliers in a city or county.

(b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter the contract. NOTE:

Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

(c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.

(d) When an emergency purchase must be made to protect the public health, safety, or welfare.

(e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.

(f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.

(g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.

(h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).

(i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.

(j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. Additional Exemptions

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. Legislators Lobbying State Agencies

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. Employees Holding Office

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

7. Professional and Occupational Licensing Board Members

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

8. Contractual Services: Prohibited Employment

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

9. Local Government Attorneys

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

10. Dual Public Employment

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public

employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES

1. Anti-Nepotism Law

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute “jurisdiction or control” for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. Additional Restrictions

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS

1. Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. Lobbying by Former State Employees

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the

agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

(a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.

(b) Persons serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. Additional Restrictions on Former State Employees

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

4. Lobbying by Former Local Government Officers and Employees

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

E. VOTING CONFLICTS OF INTEREST

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of

community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

F. DISCLOSURES

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. FORM 1 - Limited Financial Disclosure

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

- 1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

- 2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.

3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

4) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

5) Members of governing boards of charter schools operated by a city or other public entity.

6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.

3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.

5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES for elected local office must file FORM 1 together with and at the same time they file their qualifying papers.

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

Each LOCAL OFFICER files FORM 1 with the Supervisor of Elections in the county in which he or she permanently resides.

A STATE OFFICER or SPECIFIED STATE EMPLOYEE files with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

LOCAL OFFICERS file with the Supervisor of Elections of the county in which they permanently reside.

STATE OFFICERS and SPECIFIED STATE EMPLOYEES file with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

4. *FORM 6 - Full and Public Disclosure*

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of the city council and candidates for these offices in Jacksonville; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When and Where To File:

Incumbent officials must file FORM 6 annually by July 1 with the Commission on Ethics. CANDIDATES must file with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

Beginning January 1, 2022, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other than gifts

from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. FORM 10 - *Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses*

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the

purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. *FORM 30 - Donor's Quarterly Gift Disclosure*

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

LOCAL OFFICERS and EMPLOYEES who must file FORM 1 annually will be sent the form by mail from the Supervisor of Elections in the county in which they permanently reside not later than JUNE 1 of each year. Newly elected and appointed officials or employees should contact the heads of their agencies for copies of the form or download it from www.ethics.state.fl.us, as should those persons who are required to file their final disclosure statements within 60 days of leaving office or employment. The Form 1 will be filed electronically with the Florida Commission on Ethics via the Electronic Financial Disclosure Management System (EFDMS), beginning in 2023.

Beginning January 1, 2022, ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Form 6 filers will receive an emailed invitation to register for EFDMS in March 2022. Filers requiring earlier access should contact the Commission to request an invitation. Filers must maintain an updated email address in their User Profile in EFDMS.

OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file Form 1 annually will be sent the forms by mail from the Florida Commission on Ethics by June 1, 2022. Newly elected and appointed officers and employees should contact the head of their agencies for copies of the form or download the form from www.ethics.state.fl.us, as should those persons who are required to file their final financial disclosure statement within 60 days of leaving office or employment.

V. PENALTIES

A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. Penalties for Candidates

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000, and triple the value of a gift received from a political committee.

C. Penalties for Former Officers and Employees

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website:
www.ethics.state.fl.us.

VII. COMPLAINTS

A. Citizen Involvement

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at

www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can obtain a complaint form (FORM 50), by contacting the Commission office at the address or phone number shown on the inside front cover of this booklet, or you can download it from the Commission's website:
www.ethics.state.fl.us.

B. Referrals

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4987

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed

information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies (CRAs) are required to receive a total of four hours training, per calendar year, in the area of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff. A comprehensive online training course addressing Florida's Code of Ethics, as well as Sunshine Law, and Public Records Act is available via a link on the Commission's homepage.

FORM 1

STATEMENT OF FINANCIAL INTERESTS

2022

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

****** THIS SECTION MUST BE COMPLETED ******

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2022.

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR **DOLLAR VALUE THRESHOLDS**

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

PART B -- SECONDARY SOURCES OF INCOME
[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
 (If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
 (If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY		
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2022.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county

or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

17) Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2022.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your social security number, bank account, debit, charge, and credit card numbers are not required and you should redact them from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written and notarized request.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

- (1) You owned (either directly or indirectly in the form of an equitable

or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

- (2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure

period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and

bonds, list each individual company from which you derived more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than 10% of your gross income from that business entity; **and,**

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

RESOLUTION 2023-5

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 2023-5

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 this 14th day of February 2023.

ATTEST:

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Name: _____
Chairperson / Vice Chairperson

1
2
3
4
5
6
7
8

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

9
10
11
12
13
14
15
16
17
18
19
20
21

The Landowner’s Meeting of the Board of Supervisors of the Tern Bay Community Development District was held on Tuesday, November 8, 2022, at 10:00 A.M. at 18501 Murdock Circle, Suite 203, Port Charlotte Florida 33948.

22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

Landowners Present:

Barry Ernst

Also present were:

Andrew Gill

JPWard & Associates

Audience:

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

22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

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

27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

FIRST ORDER OF BUSINESS

Call to Order

Mr. Andrew Gill called the meeting to order at approximately 10:00 a.m.

SECOND ORDER OF BUSINESS

Election of a Chairperson

Election of a Chairperson for the purpose of Conducting the Landowner’s Meeting

Mr. Gill: The purpose of today’s landowner’s meeting is for the election of one seat, Seat 2, currently held by Supervisor Russell Smith. I have a proxy on behalf of Lennar Homes appointing, you Berry Ernst, as the proxy holder and authorizing you to cast their 764 votes. The next item will be election of a Chairperson. Berry, you as the Proxy Holder can serve as Chairperson, or you can allow me to do it. Do you have a preference?

Mr. Ernst asked Mr. Gill to continue as Chair.

THIRD ORDER OF BUSINESS

Election of Supervisors

Election of Supervisors

- 49 **a) Determination of the Number of Voting Units Represented or Assigned by Proxy**
- 50 **b) Nominations of Supervisors (Three Positions)**
- 51 **c) Casting of Ballots**
- 52 **d) Ballot Tabulations and Results**
- 53

54 *Mr. Gill: You have been authorized to cast the 764 votes on behalf of Lennar Homes.* He asked if
55 there were any members of the public or landowners present; there were none. He indicated the
56 next item was the nomination of a Supervisor. He asked Mr. Ernst for his nomination.

57
58 Mr. Ernst nominated David Truxton.

59
60 Mr. Gill explained next was the casting of ballots. He provided Mr. Ernst a ballot to fill out, sign and
61 return upon completion. Mr. Ernst complied.

62
63 Mr. Gill read the results into the record: Mr. David Truxton received 764 votes.

64
65
66 **FOURTH ORDER OF BUSINESS**

Landowner’s Questions or Comments

67
68 Mr. Gill asked if there were any questions or comments; there were none.

69
70
71 **FIFTH ORDER OF BUSINESS**

Adjournment

72
73 Mr. Gill adjourned the meeting at approximately 10:03 a.m.

74
75
76 Tern Bay Community Development District

77
78
79
80 _____
81 James P. Ward, Secretary

81 David Truxton, Chairperson

82

OFFICIAL BALLOT
TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 8, 2022

For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a four (4)-year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Tern Bay Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
SEE ATTACHED	1764

[Insert the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, BARRY FENNER, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT NUMBER	NAME OF CANDIDATE	NUMBER OF VOTES
2	DAVID TROXTON	764

Date: 11/8/2022

Signed: 

Printed Name: BARRY FENNER

LANDOWNER PROXY

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 8, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints Barry Ernst ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Tern Bay Community Development District to be held at 10:00 a.m., on November 8, 2022 at the Country Inn & Suites, 24244 Corporate Court, Port Charlotte, Florida 33954 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Darin McMurray
Printed Name of Legal Owner

Signature of Legal Owner

10/13/2022
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
<u>see Exhibit A</u>	<u> </u>	<u>764</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: 764

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2016), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

Tern Bay Community Development District
Landowners' Meeting, November 8, 2022
Exhibit A:
Parcels Owned by Developer

Account	Owner	Legal Description	Units	Acres	Votes
422317281007	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 34 3053/1099 ORD4491/2056	1	-	1
422317301001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING TRACT A-1 5.48 AC M/L FUTURE DEVELOPMENT TDU4733/313 (238861 SF)	0	5.480900641	6
422317426006	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 23 3032/383 ORD4491/2056	1	-	1
422317201001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 118 3249/620 3251/1821 TD3430/1360 3853/1173 CD3946/1919 4343/1454 ORD4491/2056	1	-	1
422317201002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 119 3249/620 3251/1821 TD3432/1557 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317201003	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 120 3249/620 3251/1821 TD3432/1561 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317201004	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 121 3249/620 3251/1821 TD3432/1566 CT3934/1396 4343/1454 ORD4491/2056	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317201005	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 122 3249/620 3251/1821 TD3432/1570 CT3934/1396 4343/1445 ORD4491/2056	1	-	1
422317201006	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 123 3249/620 3251/1821 TD3432/1574 CT3934/1396 4343/1445 ORD4491/2056	1	-	1
422317201007	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 124 3249/620 3251/1821 TD3432/1578 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317201008	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 125 3249/620 3251/1821 TD3432/1582 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317201009	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 126 3249/620 3251/1821 TD3432/1586 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317201010	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 127 3249/620 3251/1821 TD3432/1590 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317201011	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 128 3249/620 3251/1821 TD3432/1594 CT3934/1396 4343/1445 ORD4491/2056	1	-	1
422317202001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 117 3249/620 3251/1821 TD3432/1600 CT3934/1396 4343/1454 ORD4491/2056	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317202002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	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	1	-	1
422317202003	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 115 3249/620 3251/1821 TD3437/206 3759/1380 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317202004	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 114 3249/620 3251/1821 TD3437/210 3759/1380 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317202005	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 113 3249/620 3251/1821 TD3437/218 3759/1380 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317202006	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	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	1	-	1
422317202007	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 111 3249/620 3251/1821 TD3437/226 3759/1380 CT3934/1396 4343/1445 ORD4491/2056	1	-	1
422317202008	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	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	1	-	1
422317202009	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	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	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317202010	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 108 3249/620 3251/1821 TD3437/241 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317202011	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 107 3249/620 3251/1821 TD3437/250 TXD3794/1381 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317202012	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 106 3249/620 3251/1821 TD3437/254 CT3934/1396 4343/1445 ORD4491/2056	1	-	1
422317202013	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 105 3249/620 3251/1821 TD3437/259 CT3934/1396 4343/1445 ORD4491/2056	1	-	1
422317202014	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 104 3249/620 3251/1821 TD3437/264 CT3934/1396 4343/1445 ORD4491/2056	1	-	1
422317202015	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 103 3249/620 3251/1821 TD3437/268 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317202016	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 102 3249/620 3251/1821 TD3437/275 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317202017	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 101 3249/620 3251/1821 TD3437/280 CT3934/1396 4343/1454 ORD4491/2056	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317203001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 148 3249/620 3251/1821 TD3437/290 CT3934/1396 TXD4113/978 4343/1445 ORD4491/2056	1	-	1
422317203002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 147 3249/620 3251/1821 TD3437/295 CT3934/1396 TXD4113/982 4343/1445 ORD4491/2056	1	-	1
422317203003	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 146 3249/620 3251/1821 TD3437/299 CT3934/1396 TXD4113/991 4343/1445 ORD4491/2056	1	-	1
422317203004	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 145 3249/620 3251/1821 TD3437/304 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317203005	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 144 3249/620 3251/1821 TD3437/308 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317203006	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 143 3249/620 3251/1821 TD3437/312 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317203007	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 142 3249/620 3251/1821 TD3437/317 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317203008	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 149 3249/620 3251/1821 TD3437/321 CT3934/1396 4343/1454 ORD4491/2056	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317203009	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 150 3249/620 3251/1821 TD3437/328 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317203010	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 151 3249/620 3251/1821 TD3437/332 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317203011	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 152 3249/620 3251/1821 TD3437/337 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317203012	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 153 3249/620 3251/1821 TD3437/341 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317203013	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 154 3249/620 3251/1821 TD3437/345 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317203014	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 155 3249/620 3251/1821 TD3437/349 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317203015	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 156 3249/620 3251/1821 TD3437/355 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317203016	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 157 3249/620 3251/1821 TD3437/359 CT3934/1396 4343/1454 ORD4491/2056	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317203017	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 158 3249/620 3251/1821 TD3437/364 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317203018	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 159 3249/620 3251/1821 TD3437/370 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317203019	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 160 3249/620 3251/1821 TD3437/374 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317203020	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 161 3249/620 3251/1821 TD3437/378 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317203023	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY TRACT D STORMWATER MNGMT 16.54 AC. 3249/620 3251/1821 CT3934/1396 4343/1454 ORD4491/2056	0	16.53849738	17
422317227002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 78 3249/620 3251/1821 TD3439/1805 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317228005	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 168 3249/620 3251/1821 TD3439/1846 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317251001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 129 3249/620 3251/1821 TD3439/1914 CT3934/1396 TXD4113/1008 4343/1445 ORD4491/2056	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317251002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 130 3249/620 3251/1821 TD3439/1918 CT3934/1396 4343/1445 ORD4491/2056	1	-	1
422317251003	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 131 3249/620 3251/1821 TD3439/1922 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317251004	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 132 3249/620 3251/1821 TD3439/1926 CT3934/1396 4343/1445 ORD4491/2056	1	-	1
422317251005	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 133 3249/620 3251/1821 TD3439/1930 CT3934/1396 4343/1445 ORD4491/2056	1	-	1
422317251006	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 134 3249/620 3251/1821 TD3439/1934 CT3934/1396 4343/1445 ORD4491/2056	1	-	1
422317251007	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 135 3249/620 3251/1821 TD3439/1938 CT3934/1396 4343/1445 ORD4491/2056	1	-	1
422317251008	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 136 3249/620 3251/1821 TD3439/1942 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317252001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 141 3249/620 3251/1821 TD3439/1946 CT3934/1396 4343/1454 ORD4491/2056	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317252002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 140 3249/620 3251/1821 TD3439/1950 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317252003	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 139 3249/620 3251/1821 TD3439/1954 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317253001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 211 3249/620 3251/1821 TD3439/1958 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317253002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 210 3249/620 3251/1821 TD3439/1962 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317253003	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 209 3249/620 3251/1821 TD3439/1966 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317253004	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 208 3249/620 3251/1821 TD3439/1971 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317253005	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 207 3249/620 3251/1821 TD3439/1975 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317253006	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 206 3249/620 3251/1821 TD3439/1979 CT3934/1396 4343/1454 ORD4491/2056	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317253007	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 205 3249/620 3251/1821 TD3441/2100 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317254001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 138 3249/620 3251/1821 TD3441/2149 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317254002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 137 3249/620 3251/1821 TD3441/2154 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317254003	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 212 3249/620 3251/1821 TD3441/2158 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317254004	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 213 3249/620 3251/1821 TD3441/2163 CT3934/1396 4343/1445 ORD4491/2056	1	-	1
422317254005	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 214 3249/620 3251/1821 TD3441/2167 CT3934/1396 4343/1445 ORD4491/2056	1	-	1
422317254007	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 216 3249/620 3251/1821 TD3441/2175 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317254015	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY TRACT E STORMWATER MNGMT 6.95 AC. 3249/620 3251/1821 TXD3901/1674 CT3934/1396 4343/1454 ORD4491/2056	0	6.95618461	7

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317255001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY TRACT B - FUTURE DEVELOPMENT 3-23 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	0	2.459612956	3
422317276010	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 187 3249/620 3251/1821 TD3442/53 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317276011	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 186 3249/620 3251/1821 TD3442/57 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317276012	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	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	1	-	1
422317280001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 56 3249/620 3251/1821 TD3442/1490 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317280003	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 54 3249/620 3251/1821 TD3441/69 3450/316 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317281009	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 36 3249/620 3251/1821 TD3441/82 3470/1047 CT3934/1396 4343/1454 ORD4491/2056	1	-	1
422317281010	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 37 3249/620 3251/1821 TD3441/87 3479/1117 CT3934/1396 4343/1454 ORD4491/2056	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317301002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING TRACTS AA 3.91 AC M/L PRIVATE ROADWAY TDU4733/313 (170366 SF)	0	3.910690872	4
422317301003	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	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)	0	106.8592706	107
422317301004	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING TRACT D 4.49 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 0.73AC	0	4.501818239	5
422317301005	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING TRACT G 10.49 AC M/L FUTURE DEVELOPMENT TDU4733/313 E4898/139 (457084 SF) E5017/1471 E5017/1490 E5017/1497	0	10.49215256	11
422317301006	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING TRACT H 14.20 AC M/L FUTURE DEVELOPMENT TDU4733/313 (618622 SF)	0	14.20324056	15
422317301007	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING TRACT J 3.0 AC M/L FUTURE DEVELOPMENT LESS AREA FOR V1H PH1 LESS AREA FOR V1H PH2 LESS AREA FOR V1H PH3 E4643/1559 E4724/615 E4724/619 E4724/623 E4724/628	0	3.014693701	4
422317302001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 332 (9946 SF)	1	-	1
422317302002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 333 (6760 SF)	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317302003	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 334 (8428 SF)	1	-	1
422317302004	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 335 (8875 SF)	1	-	1
422317302005	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 336 (8874 SF)	1	-	1
422317302006	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 337 (9598 SF)	1	-	1
422317302007	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 338 (9000 SF)	1	-	1
422317302008	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 339 (6783 SF)	1	-	1
422317302009	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 340 (7466 SF)	1	-	1
422317302010	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 341 (7358 SF)	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317302011	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 342 (6760 SF)	1	-	1
422317302012	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 343 (6760 SF)	1	-	1
422317302013	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 344 (6919 SF)	1	-	1
422317302014	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 345 (7504 SF)	1	-	1
422317302015	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 346 (6760 SF)	1	-	1
422317302016	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 347 (6760 SF)	1	-	1
422317302017	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 348 (10441 SF)	1	-	1
422317302019	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 350 (8322 SF)	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317302020	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 351 (8322 SF)	1	-	1
422317302021	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 352 (8322 SF)	1	-	1
422317302022	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 353 (8658 SF)	1	-	1
422317302023	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 354 4909/1558 (8804 SF)	1	-	1
422317302042	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 373 4909/1558 (7276 SF)	1	-	1
422317302043	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 374 4909/1558 (7228 SF)	1	-	1
422317302044	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 375 4909/1558 (7199 SF)	1	-	1
422317302045	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 376 4909/1558 (6822 SF)	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317303001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 377 4909/1558 (8016 SF)	1	-	1
422317303002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 378 4909/1558 (7897 SF)	1	-	1
422317303003	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 379 4909/1558 (6760 SF)	1	-	1
422317303011	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 387 (7603 SF)	1	-	1
422317303012	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 388 (7228 SF)	1	-	1
422317303013	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 389 (7085 SF)	1	-	1
422317303014	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 390 (7085 SF)	1	-	1
422317303015	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 391 (6760 SF)	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317303016	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 392 (6760 SF)	1	-	1
422317303017	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 393 (6760 SF)	1	-	1
422317303018	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 394 (7313 SF)	1	-	1
422317303019	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 395 (8073 SF)	1	-	1
422317303020	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 396 (7616 SF)	1	-	1
422317303021	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 397 (6760 SF)	1	-	1
422317303022	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 398 (6760 SF)	1	-	1
422317303023	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 399 (7085 SF)	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317303024	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 400 (7085 SF)	1	-	1
422317303025	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 401 (7066 SF)	1	-	1
422317303026	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 402 (7271 SF)	1	-	1
422317303027	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 403 (7271 SF)	1	-	1
422317303028	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 404 (7271 SF)	1	-	1
422317303029	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 405 (7271 SF)	1	-	1
422317303030	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 406 (7213 SF)	1	-	1
422317303031	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 407 (6760 SF)	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317303032	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 408 (6760 SF)	1	-	1
422317303033	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 409 (9724 SF)	1	-	1
422317303034	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 410 (10345 SF)	1	-	1
422317303035	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 411 (7329 SF)	1	-	1
422317303036	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 412 (6760 SF)	1	-	1
422317303037	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 413 (6760 SF)	1	-	1
422317303038	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 414 (7085 SF)	1	-	1
422317303039	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 415 (7085 SF)	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317303040	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 416 (6760 SF)	1	-	1
422317304001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 417 (8553 SF)	0	0.196356191	1
422317304002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 418 (8095 SF)	1	-	1
422317304003	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 419 (8287 SF)	1	-	1
422317304004	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 420 (6760 SF)	1	-	1
422317304005	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 421 (10601 SF)	1	-	1
422317304006	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 422 (8496 SF)	1	-	1
422317304007	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 423 (7880 SF)	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317304008	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 424 (8320 SF)	1	-	1
422317304009	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 425 (9338 SF)	1	-	1
422317304010	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 426 (11180 SF)	1	-	1
422317305001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 427 (10025 SF)	1	-	1
422317305002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 428 (8208 SF)	1	-	1
422317305003	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 429 (7085 SF)	1	-	1
422317305004	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 430 (7028 SF)	1	-	1
422317305005	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 431 (7642 SF)	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317305006	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 432 (8987 SF) TERN BAY TRACT 23.08 AC. ROAD LESS 0.512-140	1	-	1
422317426001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	DESC IN OR 4409/1471 CT3249/620 3251/1821 CT3934/1396 4343/1454 OOT4409/1471 RES4424/2137 ORD4491/2056 E4512/1713 E4821/2048	0	23.74757514	24
422317426004	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 25 3249/620 3251/1821 TD3441/99 3490/1929 CT39341396 4343/1454 ORD4491/2056	1	-	1
422317426005	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	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	1	-	1
422317426017	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	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	1	-	1
422317426018	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	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	1	-	1
422317451001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERN BAY TRACT A FUTURE DEVELOPMENT 8.01 AC. LESS CH3 PHASE 1 LESS CH3 PHASE 2 LESS CH3 PHASE 3 3249/620 3251/1821 TD3442/1536 CT3934/1396 4343/1454 ORD4491/2056 E4512/1713 GOV4515/1403 E4639/82085	0	6.476376445	7
422317500000	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	VERANDA I AT HERITAGE LANDING COMMON AREA 4773/997 DEC4934/71	0	2.232928938	3

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317500005	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	VERANDA I AT HERITAGE LANDING PHASE 1 BLDG0001 UN0115 4773/997	1	-	1
422317500009	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	VERANDA I AT HERITAGE LANDING PHASE 1 BLDG0001 UN0124 4773/997	1	-	1
422317501000	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	CH3 000 0000 0COMM	0	2.074586399	3
422317501001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	COACH HOMES III AT HERITAGE LANDING PH1 BLDG 20 UNIT 2012	1	-	1
422317501002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	COACH HOMES III AT HERITAGE LANDING PH1 BLDG 20 UNIT 2022	1	-	1
422317561000	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	COACH HOMES II AT HERITAGE LANDING COMMON ELEMENT 2.27 AC M/L CND 4722/1276 CND4771/838 CND4775/956	0	1.836877017	2
422317811004	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 112	1	-	1
422317811009	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 123	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422317811012	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 114	1	-	1
422317812000	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERRACE II AT HERITAGE LANDING COMMON AREA CND4693/1142 CND4702/1676 CND4704/32	0	0.97577174	1
422317814000	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TERRACE III AT HERITAGE LANDING COMMON AREA 4823/1860 4869/1856 4881/1818	0	0.509531664	1
422320201001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 232 4909/1558 (7772 SF)	1	-	1
422320201002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 233 4909/1558 (7738 SF)	1	-	1
422320201003	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 234 4909/1558 (8418 SF)	1	-	1
422320201004	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 235 4909/1558 (7300 SF)	1	-	1
422320201005	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 236 4909/1558 (6965 SF)	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422320201006	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 237 4909/1558 (6965 SF)	1	-	1
422320201007	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 238 4909/1558 (6965 SF)	1	-	1
422320201008	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 239 4909/1558 (6965 SF)	1	-	1
422320201009	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 240 4909/1558 (6965 SF)	1	-	1
422320201010	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 241 4909/1558 (7300 SF)	1	-	1
422320201011	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 242 4909/1558 (7300 SF)	1	-	1
422320201012	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 243 4909/1558 (7332 SF)	1	-	1
422320201013	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 244 4909/1558 (7738 SF)	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422320201014	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 245 4909/1558 (7738 SF)	1	-	1
422320201015	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 246 (7169 SF)	1	-	1
422320201016	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 247 (6917 SF)	1	-	1
422320202001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 319 (8035 SF)	1	-	1
422320202002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 320 (6760 SF)	1	-	1
422320202003	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 321 (7364 SF)	1	-	1
422320202004	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 322 (7701 SF)	1	-	1
422320202005	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 323 (7635 SF)	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422320202006	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 324 (6760 SF)	1	-	1
422320202007	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 325 (10951 SF)	1	-	1
422320202008	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 326 (10683 SF)	1	-	1
422320202009	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 327 (8892 SF)	1	-	1
422320202010	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 328 (8445 SF)	1	-	1
422320202011	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 329 (8173 SF)	1	-	1
422320202012	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 330 (6760 SF)	1	-	1
422320202013	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 331 (8127 SF)	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422320203001	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 442 4909/1558 (11953 SF)	1	-	1
422320203002	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 443 4909/1558 (10400 SF)	1	-	1
422320203010	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 451 4909/1558 (12766 SF)	1	-	1
422320203011	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 452 4909/1558 (10984 SF)	1	-	1
422320203013	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 454 4909/1558 (14509 SF)	1	-	1
422320203014	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 455 4909/1558 (12063 SF)	1	-	1
422320203015	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 456 4909/1558 (12773 SF)	1	-	1
422320203016	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 457 4909/1558 (11050 SF)	1	-	1

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422320203018	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 459 4909/1558 (9750 SF)	1	-	1
422320203023	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 464 4909/1558 (11050 SF)	1	-	1
422320203024	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 465 4909/1558 (11145 SF)	1	-	1
422320203025	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II LOT 466 4909/1558 (11272 SF)	1	-	1
422320204011	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II TRACT L-1 4.93 AC M/L LAKE (214558 SF)	0	4.925564586	5
422320204012	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II TRACT L-2 1.58 AC M/L LAKE (68591 SF)	0	1.576921835	2
422320204013	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II TRACT L-3 0.89 AC M/L LAKE (38563 SF)	0	0.88528892	1
422320204014	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II TRACT L-4 1.59 AC M/L LAKE (69477 SF)	0	1.594963505	2

Tern Bay Community Development District - Landowners' Meeting, November 8, 2022

422320204015	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II TRACT L-5 6.85 AC M/L LAKE (298232 SF)	0	6.846470074	7
422320204016	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II TRACT MF 8.71 AC M/L FUTURE DEVELOPMENT E4912/2026 (379326 SF) E5039/771 E5039/779 E5039/784 E5039/787	0	8.708123456	9
422320204017	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II TRACT P-1 196.12 AC M/L FUTURE DEVELOPMENT (8542935 SF)	0	196.1188138	197
422320204018	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II TRACT P-2 65.43 AC M/L FUTURE DEVELOPMENT (2849956 SF)	0	65.42425082	66
422320204019	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	HERITAGE LANDING PHASE II TRACT P-3 44.50 AC M/L FUTURE DEVELOPMENT E4911/714 (1938490 SF)	0	44.50158351	45

Total Votes:

764

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, November 8, 2022, at 10:00 A.M. at 18501 Murdock Circle, Suite 203, Port Charlotte
12 Florida 33948.
13

14
15
16
17

Present and constituting a quorum:

18 David Truxton	Chairperson
19 Christopher Hasty	Vice Chairperson
20 Barry Ernst	Assistant Secretary
21 Ashley Kingston	Assistant Secretary

22
23
24

Absent:

25 Anthony Burdett	Assistant Secretary
--------------------	---------------------

26
27
28

Also present were:

29 Andrew Gill	JPWard & Associates
30 James P. Ward	District Manager
31 Greg Urbancic	District Counsel

32
33
34

Audience:

35 All resident's names were not included with the minutes. If a resident did not identify
36 themselves or the audio file did not pick up the name, the name was not recorded in these
37 minutes.
38

39
40
41
42
43
44

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

45
46
47
48

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Andrew Gill called the meeting to order at approximately 10:20 a.m. He conducted roll call, and all Board Members were present, with the exception of Supervisor Burdett, constituting a quorum.

SECOND ORDER OF BUSINESS

Oath of Office

Administration of Oath of Office for the Board of Supervisors of the Tern Bay Community Development District

- a) Oath of Office
- b) Guide to the Sunshine Law and Code of Ethics for Public Employees
- c) Form 1 – Statement of Financial Interests

49 Mr. Gill, as a notary public, administered the Oath of Office to Mr. David Truxton who signed and
50 returned the Oath for purposes of inclusion in the record. He noted Mr. Truxton served on various
51 Boards, had the Sunshine Laws and Code of Ethics, and had already filed a Form-1; therefore, he was
52 not required to file a Form-1 again at this time.

53

54 *Mr. Ward: No, he needs to file a Form-1. David, you need to file the Form-1 to include this District.*
55 *We will send you a Form-1, same as before, fill it out, send it in for Tern Bay.*

56

57

58 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2023-1

59

60 **Consideration of Resolution 2023-1, a resolution of the Board of Supervisors of the Tern Bay**
61 **Community Development District amending Resolution 2022-9 to memorialize the change in the**
62 **location of the Landowners' Meeting and Election; ratifying the action of the District Manager to**
63 **provide notice thereof; providing for a severability clause; and providing an effective date**

64

65 *Mr. Gill: This Resolution memorializes the change in the location of Landowner's Meeting from the*
66 *previous location to the current location due to Hurricane Ian storm damage.*

67

68 *Mr. Urbancic: The reason we are doing this is because of the damage, but we went ahead, and the*
69 *advertisements were run properly, so this is sort of a cleanup paperwork item we have to knock off for*
70 *the record. We did do the notices correctly for the Landowner Meeting conducted today.*

71

72 *Mr. Ward: The reason for the change in the location is the original place, which was Country Inn and*
73 *Suites, was damaged from Hurricane Ian and to this day is still not open to the public.*

74

75

On MOTION made by Mr. Berry Ernst, seconded by Ms. Ashley Kingston, and with all in favor, Resolution 2023-1 was adopted, and the Chair was authorized to sign.

76

77

78

79

80

81

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-2

82

83 **Consideration of Resolution 2023-2, a resolution of the Board of Supervisors of the Tern Bay**
84 **Community Development District canvassing and certifying the results of the Landowners' election of**
85 **Supervisors held pursuant to Section 190.006(2), Florida Statutes**

86

87 *Mr. Gill: I will read off the results from the Landowner's election. In Seat 2, David Truxton was elected,*
88 *and he received 764 votes.*

89

90 *Mr. Ward: Mr. Truxton's term is through November of 2026. This is the final Landowner's election Seat,*
91 *so David, you will get to sit here for four more years, with residents sitting next to you at some point in*
92 *the near future.*

93

94 *Mr. Truxton: Do we know, were there actual people on the ballot for those two seats that are available?*

95 *Mr. Ward: There were no individuals who qualified for the two seats which are Seat 3 and Seat 5. The*
96 *Board has in place a Resolution that we adopted in July of last year after the qualification period was*
97 *over, so those two seats were declared vacant and they must be filled by a qualified elector, pursuant to*
98 *law, no later than February 20, 2023, so we will have to find two qualified individuals who will serve on*
99 *the Board and then we will replace Mr. Burdett and Mr. Ernst.*

100
101 Mr. Gill asked if there were any other questions; hearing none, he called for a motion.
102

On MOTION made by Mr. Berry Ernst, seconded by Mr. Christopher Hasty, and with all in favor, Resolution 2023-2 was adopted, and the Chair was authorized to sign.

103
104
105
106
107
108 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution of 2023-3**

109
110 **Consideration of Resolution 2023-3, a resolution of the Board of Supervisors of the Tern Bay**
111 **Community Development District Re-Designating Certain Officers of the Tern Bay Community**
112 **Development District following the Landowners’ Election**

113
114 Mr. Gill indicated the Board should determine who would serve as Chair, Vice Chair, and Assistant
115 Secretaries. He noted Mr. James Ward would serve as Secretary and Treasure.

116
117 The Board chose David Truxton to serve as Chairperson, Christopher Hasty to serve as Vice Chairperson
118 and the remaining Board members to serve as Assistant Secretaries with James Ward as Secretary and
119 Treasurer.

On MOTION made by Mr. Berry Ernst, seconded by Ms. Ashley Kingston, and with all in favor, Resolution 2023-3 was adopted, and the Chair was authorized to sign.

120
121
122
123
124
125
126 **SIXTH ORDER OF BUSINESS** **Consideration of Minutes**

127
128 **September 13, 2022 – Regular Meeting Minutes**

129
130 Mr. Gill asked if there were any corrections or deletions; hearing none, he called for a motion.
131

On MOTION made by Mr. Berry Ernst, seconded by Mr. Christopher Hasty, and with all in favor, the September 13, 2022 Regular Meeting Minutes were approved.

132
133
134
135
136
137 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

138
139 **Staff Reports**

140
141 **I. District Attorney**

142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188

Mr. Urbancic: Dave, I think you're familiar with CDDs so we won't go through the full blown presentation regarding Sunshine Law, etc., but if you have questions, you can always call me. Just don't forget to file your Form-1. The daily fine does rack up. We did complete two requisitions. I don't know if Dave was going to be on Requisitions 3 and 4 which were significant monetary requisitions from the last year's bond issuance. Also, just one question, I see in the Agenda that we have the Maintenance Agreement in there. I didn't see a line item for it, so I don't know if we are taking that up today, but I do have a couple of comments and clarifications on that if we are doing that today.

Mr. Ward: Let's go ahead and do it.

Mr. Urbancic: So, in your packet is a Facilities Maintenance Agreement whereby the HOA will take over the maintenance of the CDD assets. This is pretty typical. I know Lennar does this a lot on its Districts. This is a fairly standard form. I would say there is only one change that has been made from what you see in this packet and that is the agreement contemplates that the HOA would insure any structural improvements of the District. We have since revised this version to just provide that the District is going to maintain its own insurance on structures because it has one in place. We've asked the District Engineer, Dave Underhill, to update the schedule of what's out there and give a ballpark value. So, this is here, and this basically describes that the HOA is going to do the maintenance and repair of the CDD assets. The only thing missing would be exhibits from Dave Underhill of the schedule of the assets and a map of their location. He's aware that he has to prepare those, so to the extent that we approve this today, I would ask you to approve it subject to the change in Section 5, regarding the carrying of insurance, and also subject to the preparation by Dave Underhill of exhibits A and B of the agreement.

Mr. Ward: If there are no questions, a motion to approve as amended would be in order.

On MOTION made by Mr. David Truxton, seconded by Mr. Christopher Hasty, and with all in favor, the Facilities Maintenance Agreement was approved as amended.

Mr. Ward: Greg, would you send over the revised one as you've done it so I can make sure we get it signed correctly?

Mr. Urbancic: Yes, sir. I will do that now.

Mr. Ward: Did Underhill give you a time schedule on what assets we own and values?

Mr. Urbancic: Not yet. He didn't respond. I'll hit him up again on that as well.

Mr. Ward: Okay. We probably need to get that done because at the moment they are not insured, so we even if he has a list, if he can send it, I can at least get the list over to the agent so we can get them on there.

Mr. Truxton: It's probably just the wood bridges and the canoe launch that's out there.

189 *Mr. Ward: It's the wood bridges, the guardhouse, the streetlights are rented, so we don't have*
190 *that problem, and I think the irrigation pumphouse belongs to this CDD.*

191
192 *Mr. Urbancic: That's correct.*

193
194 *Mr. Ward: I think those are the main ones unless you guys built something we don't know about. I*
195 *probably need to put these roadways on here too, not to the extent of value, but for liability*
196 *purposes. So, maybe if Dave could give us miles of road or mile of road, or a map with it, it would*
197 *be good too.*

198
199 *Mr. Urbancic: Okay, I'll ask him for that.*

200
201 **II. District Engineer**

202
203 No report.

204
205 **III. District Manager**

206
207 **a) Financial Statement for period ending September 30, 2022 (unaudited)**

208
209 No report.

210
211
212 **EIGHTH ORDER OF BUSINESS** **Supervisor's Requests and Audience Comments**

213
214 Mr. Gill asked if there were any Supervisor's requests; there were none. He asked if there were any
215 audience members present in person, or via audio or video with any questions or comments; there were
216 none.

217
218
219 **NINTH ORDER OF BUSINESS** **Adjournment**

220
221 Mr. Gill adjourned the meeting at approximately 10:35 a.m.

222
223 **On MOTION made by Mr. Berry Ernst, seconded by Mr. Christopher**
224 **Hasty, and with all in favor, the meeting was adjourned.**

225
226 Tern Bay Community Development District

227
228
229
230 _____
James P. Ward, Secretary

227
228
229
230 _____
David Truxton, Chairperson

RESOLUTION 2023-6

THE RESOLUTION OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AMENDING THE FISCAL YEAR 2023 BUDGET WHICH BEGAN ON OCTOBER 1, 2022, AND ENDS ON SEPTEMBER 30, 2023; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District previously adopted the Fiscal Year 2023 Budget; and

WHEREAS, the District desires to amend the Adopted Budget in accordance with Exhibit A attached hereto;

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

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. AMENDMENT OF FISCAL YEAR 2023 BUDGET. The previously adopted Budget of the District is hereby amended in accordance with Exhibit A attached hereto and incorporated herein as if written into this Section.

SECTION 3. 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 4. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor’s in conflict are hereby repealed to the extent of such conflict.

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 this 14th day of February, 2023.

ATTEST:

**TERN BAY
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Name: _____
Chairperson / Vice-Chairperson

**Tern Bay Community Development District
Series 2021 Bonds - Debt Service Fund - Budget
Fiscal Year 2023**

Description	Fiscal Year 2023 Budget	AMENDMENT #1	AMENDED Fiscal Year 2023 Budget
Revenues and Other Sources			
Carryforward			
Interest Income	\$ -		\$ -
Special Assessment Revenue			
Special Assessment - On-Roll	\$ -	\$ 1,267,647	\$ 1,267,647
Special Assessment - Off-Roll			
Lennar - 12/15/2022 Interest Payment	\$ 597,851		\$ 597,851
Lennar - PID 422320204017	\$ 1,896,067	\$ 628,420	\$ 628,420
Miscellaneous Revenue			
Other Financing Sources			
Bond Proceeds			
Deposit to Reserve Account	\$ -		
Deposit to Capitalized Interest Account	\$ -		
Total Revenue & Other Sources	\$ 2,493,917	\$ 1,896,067	\$ 2,493,918
Appropriations			
Debt Service			
Principal Debt Service - Mandatory			
Series 2022 Bonds	\$ 585,000		\$ 585,000
Principal Debt Service - Early Redemptions			
Series 2022 Bonds	\$ -		\$ -
Interest Expense			
Series 2022 Bonds	\$ 1,195,701		\$ 1,195,701
Other Fees and Charges			
Discounts and Other Fees	\$ 124,042		\$ 124,042
Total Appropriations	\$ 1,904,743	\$ -	\$ 1,904,743

RESOLUTION NO. 2023-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TERN BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING THE REIMBURSEMENT OF THE HERITAGE LANDING MASTER ASSOCIATION, INC. FOR COSTS EXPENDED ON BEHALF OF THE DISTRICT FOR THE CLEAN-UP AND REPAIR OF THE DISTRICT'S PROPERTY AND PUBLIC INFRASTRUCTURE IMPROVEMENTS RESULTING FROM HURRICANE IAN DAMAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, finance and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, district roads, sanitary sewer collection system, potable water distribution system, reclaimed water distribution system, stormwater/floodplain management, off-site improvements, landscape and hardscape, irrigation system, street lighting and other public improvements; and

WHEREAS, the District owns, operates and maintains certain property and public infrastructure improvements within the District; and

WHEREAS, certain property and public infrastructure improvements within the District sustained damage as a result of Hurricane Ian; and

WHEREAS, the District and the Heritage Landing Master Association, Inc., a Florida not-for-profit corporation (the "**HOA**") are parties to that certain Community Development District Facilities Operation and Maintenance Agreement (the "**Agreement**") whereby the District has contracted with the HOA to operate, maintain and repair certain property and public infrastructure improvements within the District; and

WHEREAS, the Agreement provides that hurricane clean-up shall be at the District's cost and expense; and

WHEREAS, given the interests of time and efficiency, the HOA contracted for and performed certain repair and clean-up of the District's property and public infrastructure improvements as set forth more particularly in the invoices on **Exhibit "A"** attached hereto (the "**Invoices**"); and

WHEREAS, attached hereto as **Exhibit "B"** is a Certificate of District Expenditures; and

WHEREAS, the Board of Supervisors of the District desires to reimburse the HOA for the costs rightfully expended on behalf of the District for the clean-up of the District's property and public infrastructure improvements.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. REIMBURSEMENT OF CLEAN-UP EXPENSES. The Board hereby authorizes and approves the reimbursement of the HOA for those costs incurred by the HOA for the repair and clean-up of the District's property and public infrastructure improvements resulting from Hurricane Ian damage, which clean-up expenses are set forth more particularly in the Invoices.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 4. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Tern Bay Community Development District this 14th day of February, 2023.

ATTEST:

**TERN BAY COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

David Truxton, Chairman

EXHIBIT "A"

Invoices



17595 S. Tamiami Trail #121
 Fort Myers, FL 33908
 239-895-3230

Invoice

Date	Invoice #
11/22/2022	4366

LCC20210000613
 AAA-21-00032

P.O. Number	Terms	Date Serviced
	Net 30	10/6 - 10/29

Bill To Address	Service Address
Heritage Landing Master Association 14571 Heritage Landing Blvd Punta Gorda, FL 33955	Heritage Landing Master Association 14571 Heritage Landing Blvd Punta Gorda, FL 33955

Description	Qty	Rate	Amount
Heritage Landings Community Common Areas 14400 Burnt Store Rd Punta Gorda, FL 33955 Todd Van Meer Icon Tvanmeer@theiconteam.com			
Hurricane Ian damaged trees. Work includes removal of down trees, clearing trees from access points such as streets, parking lots and pedestrian areas. Removal of trees and limbs from structures. Removal of trees and limbs at risk for damage to property or people. Removal of standing dead trees and severely damaged trees from the hurricane. Palm trimming to support palms in recovery.			
10/6/2022			
Labor	1	14,602.50	14,602.50
Equipment	1	7,500.00	7,500.00
10/7/2022			
Labor	1	3,000.00	3,000.00
Equipment	1	1,200.00	1,200.00
10/27/2022			
Labor	1	9,625.00	9,625.00
Equipment	1	4,400.00	4,400.00

Please remit payment to address listed above. Please contact the office at 239-895-3230 with any questions.	Total
	Payments/Credits
	Balance Due



17595 S. Tamiami Trail #121
 Fort Myers, FL 33908
 239-895-3230

Invoice

Date	Invoice #
11/22/2022	4366

LCC20210000613
 AAA-21-00032

P.O. Number	Terms	Date Serviced
	Net 30	10/6 - 10/29

Bill To Address	Service Address
Heritage Landing Master Association 14571 Heritage Landing Blvd Punta Gorda, FL 33955	Heritage Landing Master Association 14571 Heritage Landing Blvd Punta Gorda, FL 33955

Description	Qty	Rate	Amount
Stump ball removal. Wheeled Front loader to remove stumps and root ball. Debris hauled to debris pile on site. 10/24 - 10/26 Stump removal	21	485.00	10,185.00
Debris hauling from community common areas to debris pile on site. 10/25/2022 Equipment and Labor	1	2,500.00	2,500.00
10/26/2022 Equipment and Labor	1	2,500.00	2,500.00
10/29/2022 Equipment and Labor	1	2,500.00	2,500.00
Pushing debris to the street to allow for FEMA pickup 10/26/2022 Equipment and Labor	1	1,550.00	1,550.00

Please remit payment to address listed above. Please contact the office at 239-895-3230 with any questions.	Total	\$59,562.50
	Payments/Credits	\$0.00
	Balance Due	\$59,562.50



**NOSTALGIC LAMPPOSTS
& MAILBOXES PLUS**

P.O. Box 7202
North Port, FL 34290
941-223-1677
nlp1677@yahoo.com

Estimate

ADDRESS
Heritage Landing Golf & Country Club 14611 Heritage Landing Blvd Punta Gorda, FL 33955

ESTIMATE #	DATE	
1017	01/29/2023	

DESCRIPTION	QTY	RATE	AMOUNT
Replace single side street sign insert Heritage Landing Blvd/Longmeadow Dr Blue background			195.00
Replace two single side street sign inserts Longmeadow Dr/Golden Fern Dr Blue background	2	195.00	390.00
Replace two Double side street sign inserts Heritage Landing Blvd/Longmeadow Dr Blue background	4	195.00	780.00
Replace Two single side street sign inserts Keygrass Court/Longmeadow Dr Blue background	2	195.00	390.00
Replace two single side street sign inserts Black Beauty Dr/Heritage Landing Blvd Blue background	2	195.00	390.00
Replace three One way signs with backers at round about Black and white	3	395.00	1,185.00
Replace double side street sign insert and backer assembly Heritage Landing Blvd/River Birch 1500 Ct Green background			365.00
Replace double side street sign insert and backer assembly Heritage Landing Blvd/ Cherry Blossom way Green background			365.00
Replace double side street sign insert and backer assembly Redbud Ln 14200/Big Leaf Terr. 25200 Green background			365.00
Straighten sign pole If pole is damaged or breaks while attempting to straighten new pole will be required at additional charge.	1	195.00	195.00
Replace street sign pole, set in concrete and level	1	895.00	895.00

DESCRIPTION	QTY	RATE	AMOUNT
Repair falling signs Redbud Ln 14900/Redbud Ln 14900 to be determine			

Estimate subject to actual number of signs, sign blades replaced. Estimate can be corrected to reflect any misinterpretation of photos or requirements.

TOTAL

\$5,515.00

Accepted By

Accepted Date



**NOSTALGIC LAMPOSTS
& MAILBOXES PLUS**

P.O. Box 7202
North Port, FL 34290
941-223-1677
nlp1677@yahoo.com

Invoice

BILL TO

Heritage Landing Golf & Country
Club
14611 Heritiage Landing Blvd
Punta Gorda, FL 33955

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
10419	11/15/2022	\$21,940.00	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
Hurricane Ian Sign Damage			
Replace 6 decorative street sign poles and bases Cement in ground rehang existing signage	6	895.00	5,370.00
On site welding repair, welding new extension 32" of 3" aluminum pipe to bottom of pole replacing decorative base, cementing posts back in ground Tighten / and or rehang existing signage	42	335.00	14,070.00
Straighten U channel posts from leaning	11	95.00	1,045.00
Straighten Decorative posts from leaning not requiring welding and cement	8	135.00	1,080.00
Hang signage picked up by staff and stored			375.00
*** Signs may still need replaced around community that were missing / and or disposed of by others. We can order signage, posts and backers as needed if a list is supplied.			

BALANCE DUE

\$21,940.00



718 NORTH LAKE BLVD
 SUITE 1020
 ALTAMONTE SPRINGS, FL 32701

Invoice

Date	Invoice #
12/2/2022	49684

Bill To
HERITAGE LANDING MASTER ASSOCIATION, INC C/O ICON MANAGEMENT SERVICES, INC. 5540 STATE ROAD 64 EAST SUITE 220 BRADENTON, FL 34208

Ship To
HERITAGE LANDING MASTER ASSOCIATION, INC.

Please Note Our New Mailing Address

Rep	Order Reference	Others	Project	Terms	Due Date
HOUS	Management		Dumpster Gates	Net 10	12/13/2022

Serviced	Qty	Description	Amount
12/1/2022	1	Hurricane Damage RE: Heritage Landing Dumpster # A @ Charlotte County, FL Turn Key Project to Include New Louvers Gates Two (2) Double Gates Aprox 24 Feet Opening Made of 2 x 3 Frame and 2 x 2 Louvers Insert's & Drop Rod Two (2) Guiding Wheels	9,876.00T
12/1/2022	1	Two (2) Drop Rod Replace (2) Damage 3x3 Post at the main gate including Labor to Demo Old Post	468.00T
12/1/2022	1	Labor to Install and Hang Gate's	1,000.00T

All work is complete! Should you have any questions please call our office Please mail all payment to our office At: 718 North Lake Blvd # 1020 Altamonte Springs, FL 32701 State of Florida Certified Low Voltage and Alarms Contractors I (EF20001027)	Subtotal	\$11,344.00
	Sales Tax (7.0%)	\$794.08
	Payments/Credits	\$0.00
	Balance Due	\$12,138.08

Phone #	Fax #	E-mail	Web Site
407.622.7609	321.207.0054	billing@ramcoprotective.com	www.Ramcoprotective.com



Divisions of Southern Striping Solutions, LLC.

239.591.5903 office

239.719.7087 cell

239.280.0762 fax

www.collierpave.com

PROPOSAL

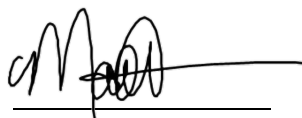
Date: 1/25/2023
 Estimate #: 23-054
 Project: Heritage Landing Community Sidewalk Repair
 Contractor: Lennar
 Location: Heritage Landing, Punta Gorda
 Scope: Concrete

Item No.	Description	Quantity	Unit	Unit Price	Extension
	Mobilization, General Conditions	1	LS	\$ 447.50	\$ 447.50
	Form & Pour 4" Sidewalk	80	SF	\$ 19.51	\$ 1,560.80
				Total:	\$ 2,008.30

TERMS AND CONDITIONS

- Price excludes all full depth repair to Sub-base
- Price excludes all replacement of any Wheel Stops
- Price excludes all concrete repairs or replacements
- No Permits, Fee's or Bond
- No traffic control or devices
- No Testing
- No Q/C Plan or Services
- No Fine Grade of sub-base
- Progress invoicing based on work completed
- Price submitted is good for 30 days from date of proposal
- Excludes all Asphalt over-runs due to yielding sub-grade or Base
- Asphalt material costs subject to (Fuel Cost Adjustment) base on market pricing after 90/days form contract.
- Final Prices Based on Field Measurements


 Eduardo Rey
 Estimator/Project Manager

Date of Acceptance 
 by: _____



Sunnygrove Landscape & Irrigation Maintenance, LLC

PO Box 347
 Estero, FL 33929

(239) 722-4111
 Fax (239) 992-3564
 www.sunnygrove.com

PROPOSAL 18
 006620 Page: 1
 Friday, December 2, 2022

Heritage Landing Master Association
 C/O Icon Management
 5540 State Road 64 East, Suite 220
 Bradenton FL 34208

For:
 Heritage Landing Sod
 Heritage Landing Blvd
 Attn: Mary Longares
 941-264-4594

Item Number and Description	Size	Quantity	Price	Total Amount
70060 Sod, Floratam Straight lay off side of road	S/F	4000	.600	2400.00
70060 Sod, Floratam Berm on Burntstore Rd	S/F	500	.600	300.00
70790 Wheelbarrow Sod	S/F	500	.150	75.00
70310 Soil, Fill	Cu. Yd.	15	65.000	975.00
14662 Labor Prep destroyed tree in wales Remove and dispose debris		1	1500.000	1500.00
			Sub-Total	5250.00
70100 Irrigation		1	180.000	180.00
			Sub-Total	180.00
			Total	5430.00

NOTES: * Hermiton Ian *

Fill holes and resod areas on berm on Burntstore Rd along Heritage Landing Blvd and in front of sales center

Sunny Grove Landscaping, Inc.

PO Box 347
 Estero, FL 33929
 (239) 992-1818
 Fax (239) 992-3564
 www.sunnygrove.com

PROPOSAL

032106

18

Page: 1

Monday, December 5, 2022

Heritage Landing Master Association
 C/O Icon Management
 5540 State Road 64 East, Suite 220
 Bradenton FL 34208

For:

Heritage Landing Trees/Plants
 Heritage Landing Blvd
 mlongares@theiconteam.com
 Heritage Landing
 theiconteaminvoices@payab
 941-264-4594

Ordered	Installed	Description	Size	Price	Total Amount	
19912	Royal Poinciana		10-12'Ht 2"cal	1	350.000	350.00
90430	Remove & Dispose (Stump)			1	125.000	125.00
40200	Cocoplum 'Red Tip'		07G	14	40.000	560.00
21680	Buttonwood, Green, Bush		07G	18	40.000	720.00
19569	Clusia		07G	13	40.000	520.00
17768	Labor (Remove existing plants) (Prepare areas for planting) (Dispose waste)			1	1200.000	1200.00
70120	Mulch, Pine Straw	Bales		25	7.500	187.50
					Sub-Total	3662.50
70100	Irrigation			1	180.000	180.00
					Sub-Total	180.00
					Total	3842.50

NOTES:

Replace hedges destroyed by Hurricane Ian along Heritage Landing Blvd

*10/13/22 (not appx)
 * Take pictures *
 of areas*

Sunny Grove Landscaping, Inc.
PO Box 347
Estero, FL 33929
(239) 992-1818
Fax (239) 992-3564
www.sunnygrove.com

1/17/2023 INVOICE
Order Number: 212193 18 Page: 1
Order Date: Monday, January 16, 2023
Requested Date: Monday, January 9, 2023

Heritage Landing Master Association
C/O Icon Management
5540 State Road 64 East, Suite 220
Bradenton FL 34208

For:

Heritage Landing Trees
Heritage Landing Blvd
Per proposal 031767

theiconteaminvoices@payab

Ordered	Installed	Description	Size	Price	Total Amount
1	1	Black Olive 'Shady Lady'	10-12' HT	350.000	350.00
2	2	Live Oak	10-12',25G 2"Ca	350.000	700.00
8	8	Buttonwood, Green, std	08-10'Ht	350.000	2800.00
8	8	Remove & Dispose (Trees)		150.000	1200.00
3	3	Remove & Dispose (Green Buttonwood stumps)		50.000	150.00
2	2	Mulch, Coco Brown	Cu. Yd.	70.000	140.00
				Sub-Tota	5340.00
1	1	Irrigation		180.000	180.00
				Sub-Tota	180.00
				Line Item Total	5520.00
				Order Total	5520.00

Sunnygrove Landscape & Irrigation Maintenance, LLC

PO Box 347
 Estero, FL 33929
 Ph. (239) 722-4111
 Fax (239) 992-3564
 www.sunnygrove.com

10/5/2022 INVOICE
 Order Number: 74889 11 Page: 1
 Order Date: Tuesday, October 4, 2022
 Requested Date: Tuesday, October 4, 2022

Heritage Landing Master Association
 C/O Icon Management
 5540 State Road 64 East, Suite 220
 Bradenton FL 34208

For:
 Heritage Landing Hurrican Clean Up

theiconteaminvoices@payableslockbox 941-26

Ordered	Installed	Description	Size	Price	Total Amount
1	1	Hurricane Ian Clean Up 9/30/22- Cleaned up debris and staked trees at Clubhouse,main entrance,Heritage Landing Blvd North 7 men x 8 hours @ \$85 per man hour 6 men x 8 hours @ \$85 per man hour 6 men x 8 hours @ \$85 per man hour 6 men x 2 hours @ \$85 per man hour		13940.000	13940.00
				Sub-Total	13940.00
1	1	Hurricane Ian Clean Up 10/1/22- Cleaned up debris and staked trees at Amenity center,golf pro shop,parking lot,Heritage Landing Blvd North and South main entry 152 hours @ \$145 per man hour (3 crews/Saturday rates)		22040.000	22040.00
				Sub-Total	22040.00
1	1	Hurricane Ian Clean Up 10/2/22- Cleaned up debris and staked trees Heritage Landing BlvdNorth,pass the bridge,Heritage Landing South, Amenity Center,Golf pro shop 136 hours x 17 men @ \$145 per man hour (3 teams/Sunday rates)		19720.000	19720.00
				Sub-Total	19720.00
1	1	Hurricane Ian Clean Up 10/3/22- Cleaned up debris, staked trees at Heritage Landing Blvd North/South,Amenity Center 104 hours @ 85 per man hours (2 teams)		8840.000	8840.00
				Sub-Total	8840.00
Please refer to your order / invoice number when making payment.					

Sunnygrove Landscape & Irrigation Maintenance, LLC

PO Box 347
Estero, FL 33929
Ph. (239) 722-4111
Fax (239) 992-3564
www.sunnygrove.com

10/5/2022 INVOICE
Order Number: 74889 11 Page: 2
Order Date: Tuesday, October 4, 2022
Requested Date: Tuesday, October 4, 2022

Heritage Landing Master Association
C/O Icon Management
5540 State Road 64 East, Suite 220
Bradenton FL 34208

For:
Heritage Landing Hurrican Clean Up

theiconteaminvoices@payableslockbox 941-26

Ordered	Installed	Description	Size	Price	Total Amount
		Please make checks payable to: SUNNYGROVE LANDSCAPE & IRRIGATION MAINTENANCE, LLC Billing questions: 239-992-1818			
		Visit our Web site: www.sunnygrove.com			
				Line Item Total	64540.00
				Order Total	64540.00

Sunnygrove Landscape & Irrigation Maintenance, LLC

PO Box 347
 Estero, FL 33929
 Ph. (239) 722-4111
 Fax (239) 992-3564
 www.sunnygrove.com

10/24/2022	INVOICE	11	Page: 1
Order Number: 75126			
Order Date:	Thursday, October 6, 2022		
Requested Date:	Thursday, October 6, 2022		

Heritage Landing Master Association
 C/O Icon Management
 5540 State Road 64 East, Suite 220
 Bradenton FL 34208

For:
 Heritage Landing Hurricane Ian Clean Up

 theiconteaminvoices@payableslockbox 941-26

Ordered	Installed	Description	Size	Price	Total Amount
1	1	Hurricane Ian Clean Up 10/4/22- Cleaned up debris and staked trees, phase 2, entire clean up of trees off the road		10710.000	10710.00
		14 men x 9 hours @ \$85 per man hour			
				Sub-Total	10710.00
		Please refer to your order / invoice number when making payment. Please make checks payable to: SUNNYGROVE LANDSCAPE & IRRIGATION MAINTENANCE, LLC Billing questions: 239-992-1818			
		Visit our Web site: www.sunnygrove.com			
				Line Item Total	10710.00
				Order Total	10710.00

Sunnygrove Landscape & Irrigation Maintenance, LLC

PO Box 347
Estero, FL 33929
Ph. (239) 722-4111
Fax (239) 992-3564
www.sunnygrove.com

10/24/2022
Order Number: 75145
Order Date:
Requested Date:

INVOICE
11 Page: 1
Friday, October 7, 2022
Friday, October 7, 2022

Heritage Landing Master Association
C/O Icon Management
5540 State Road 64 East, Suite 220
Bradenton FL 34208

For:

Heritage Landing Hurricane Ian Clean Up

theiconteaminvoices@payableslockbox 941-26

Ordered	Installed	Description	Size	Price	Total Amount
1	1	Hurricane Ian Clean Up 10/5- Cleaned up debris, restaked trees at Burntstrove Rd and 4 story parking lot 13 men x 9 hours @ \$85 per man hour		9945.000	9945.00
				Sub-Total	9945.00
		Please refer to your order / invoice number when making payment. Please make checks payable to: SUNNYGROVE LANDSCAPE & IRRIGATION MAINTENANCE, LLC Billing questions: 239-992-1818			
		Visit our Web site: www.sunnygrove.com			
				Line Item Total	9945.00
				Order Total	9945.00

Sunnygrove Landscape & Irrigation Maintenance, LLC

PO Box 347
 Estero, FL 33929
 Ph. (239) 722-4111
 Fax (239) 992-3564
 www.sunnygrove.com

10/24/2022 INVOICE 11 Page: 1
 Order Number: 75206
 Order Date: Tuesday, October 18, 2022
 Requested Date: Tuesday, October 18, 2022

Heritage Landing Master Association
 C/O Icon Management
 5540 State Road 64 East, Suite 220
 Bradenton FL 34208

For:
 Heritage Landing Hurricane Ian Clean Up

 theiconteaminvoices@payableslockbox 941-26

Ordered	Installed	Description	Size	Price	Total Amount
1	1	Hurricane Ian Clean Up 10/6- Staked trees continuing down Burntstore Rd, staked shrubs on Heritage Landing Blvd 7 men x 9 hours x \$85		5355.000	5355.00
				Sub-Total	5355.00
1	1	Hurricane Ian Clean Up 10/7- Staked trees cleaned up debris continuing down Burntstore Rd, staked shrubs and cleaned up debris on Heritage Landing Blvd 7 men x 9 hours x \$85		5355.000	5355.00
				Sub-Total	5355.00
1	1	Hurricane Ian Clean Up 10/9- Staked trees continuing down Burntstore Rd, staked shrubs on Heritage Landing Blvd 7 men x 9 hours x \$85 Please refer to your order / invoice number when making payment.		5355.000	5355.00
				Sub-Total	5355.00
		Please refer to your order / invoice number when making payment. Please make checks payable to: SUNNYGROVE LANDSCAPE & IRRIGATION MAINTENANCE, LLC Billing questions: 239-992-1818			
		Visit our Web site: www.sunnygrove.com			
				Line Item Total	16065.00
				Order Total	16065.00

Bunny Grove Landscaping, Inc.
 PO Box 347
 Estero, FL 33929
 (239) 992-1818
 Fax (239) 992-3564
 www.sunnygrove.com

10/24/2022 INVOICE
 Order Number: 208120 11 Page: 1
 Order Date: Friday, October 7, 2022
 Requested Date: Friday, October 7, 2022

Heritage Landing Master Association
 C/O Icon Management
 5540 State Road 64 East, Suite 220
 Bradenton FL 34208

For:

Heritage Landing Hurricane Ian Clean Up

theiconteaminvoices@payab

Ordered	Installed	Description	Size	Price	Total Amount
1	1	Hurricane Ian Clean Up 10/6 stood up tree in common areas 9 men x 8 hours @ \$85=\$6120 1 men x 8 hours x \$260 (1 loader) = \$2080 1 x \$300 mobilization fee =\$300		8500.000	8500.00
				Sub-Total	8500.00
1	1	Hurricane Ian Clean Up 10/5 stood up tree in common areas 9 men x 8 hours @ \$85= \$6120 1 men x 8 hours x \$260 (1 loader) = \$2080 1 x \$300 mobilization fee =\$300		8500.000	8500.00
				Sub-Total	8500.00
1	1	Hurricane Ian Clean Up 10/3 stood up tree in common areas 12 men x 9.5 hours @ \$85= \$9690 1 men x 8 hours x \$260 (1 loader) = \$2080 1 x \$300 mobilization fee =\$300		12070.000	12070.00
				Sub-Total	12070.00
1	1	Hurricane Ian Clean Up 10/2 stood up tree in common areas 12 men x 10hours @ \$145 (Sunday rate) = \$17400 1 men x 10 hours @ 260 (1 Loaders) = \$2600 1 x \$300 mobilization fee= \$300		20300.000	20300.00
				Sub-Total	20300.00
1	1	Hurricane Ian Clean Up		19345.000	19345.00

Sunny Grove Landscaping, Inc.

PO Box 347
 Estero, FL 33929
 (239) 992-1818
 Fax (239) 992-3564
 www.sunnygrove.com

10/24/2022 INVOICE 11 Page: 2
 Order Number: 208120
 Order Date: Friday, October 7, 2022
 Requested Date: Friday, October 7, 2022

Heritage Landing Master Association
 C/O Icon Management
 5540 State Road 64 East, Suite 220
 Bradenton FL 34208

For:

Heritage Landing Hurricane Ian Clean Up

theiconteaminvoices@payab

Ordered	Installed	Description	Size	Price	Total Amount
		10/1 stood up tree in common areas			
		13 men x 9 hours @ \$145 (Saturday rate) = \$16965			
		1 men x 8 hours x \$260 (1 loader) = \$2080			
		1 x \$300 mobilization fee =\$300			
				Sub-Tota	19345.00
				Line Item Total	68715.00
				Order Total	68715.00

Sunny Grove Landscaping, Inc.

PO Box 347
Estero, FL 33929
(239) 992-1818
Fax (239) 992-3564
www.sunnygrove.com

10/24/2022 INVOICE 11 Page: 1
Order Number: 208404
Order Date: Tuesday, October 18, 2022
Requested Date: Tuesday, October 18, 2022

Heritage Landing Master Association
C/O Icon Management
5540 State Road 64 East, Suite 220
Bradenton FL 34208

For:

Heritage Landing Hurricane Ian Clean Up

theiconteaminvoices@payab

Ordered	Installed	Description	Size	Price	Total Amount
1	1	Hurricane Ian Clean Up 10/7- Stood up trees 4 men x 8 hours x \$85= \$2720 1 men x 8 hours x \$260 (1 loader) = \$2080 1 x \$300 mobilization fee =\$300		5100.000	5100.00
				Sub-Tota	5100.00
1	1	Hurricane Ian Clean Up 10/8 Stood up trees 10 men x 8 hours x \$145 (Saturday rate)		11600.000	11600.00
				Sub-Tota	11600.00
				Line Item Total	16700.00
				Order Total	16700.00

Sunny Grove Landscaping, Inc.

PO Box 347
 Estero, FL 33929
 (239) 992-1818
 Fax (239) 992-3564
 www.sunnygrove.com

1/4/2023 INVOICE 18 Page: 1
 Order Number: 211666
 Order Date: Tuesday, January 3, 2023
 Requested Date: Wednesday, December 28, 2022

Heritage Landing Master Association
 C/O Icon Management
 5540 State Road 64 East, Suite 220
 Bradenton FL 34208

For:
 Heritage Landing Shady Lady/Sod
 Heritage Landing Blvd
 Per proposal 031754

theiconteaminvoices@payab

Ordered	Installed	Description	Size	Price	Total Amount
1	1	Mahogany	10-12'Ht	350.000	350.00
1	1	Remove & Dispose (2 trees, fill with dirt cover with sod)		400.000	400.00
1	1	Black Olive 'Shady Lady'	10-12' HT	350.000	350.00
4	4	Mulch, Pine Straw	Bales	7.500	30.00
				Sub-Total	1130.00
1	1	Irrigation		90.000	90.00
				Sub-Total	90.00
				Line Item Total	1220.00
				Order Total	1220.00

Sunny Grove Landscaping, Inc.

PO Box 347

Estero, FL 33929

(239) 992-1818

Fax (239) 992-3564

www.sunnygrove.com

1/17/2023

INVOICE

Order Number: 212183

18 Page: 1

Order Date:

Monday, January 16, 2023

Requested Date:

Tuesday, January 10, 2023

Heritage Landing Master Association
C/O Icon Management
5540 State Road 64 East, Suite 220
Bradenton FL 34208

For:

Heritage Landing Plants
Heritage Landing Blvd
Per proposal 031707

theiconteaminvoices@payab

Ordered	Installed	Description	Size	Price	Total Amount
23	23	Duranta Gold Mound	03G	12.000	276.00
50	50	Croton, Mamey	03G	12.000	600.00
4	4	Cocoplum 'Red Tip'	03G	12.000	48.00
3	3	Jasmine, Wax	03G	12.000	36.00
1	1	Remove & Dispose (Existing shrubs)		500.000	500.00
15	15	Mulch, Pine Straw	Bales	7.500	112.50
				Sub-Total	1572.50
1	1	Irrigation		90.000	90.00
				Sub-Total	90.00
				Line Item Total	1662.50
				Order Total	1662.50

PO Box 347
Estero, FL 33929

(239) 722-4111
Fax (239) 992-3564
www.sunnygrove.com

PROPOSAL

006767

18

Page: 1

Thursday, February 2, 2023

Heritage Landing Master Association
C/O Icon Management
5540 State Road 64 East, Suite 220
Bradenton FL 34208

For:

Heritage Landing Cocoplums
North Berm
Attn: Mary Longares
MLongares@theiconteam.com
941-264-4594

m Number and Description	Size	Quantity	Price	Total Amount
0190 Cocoplum 'Red Tip'	03G	150	12.000	1800.00
4662 Labor		1	150.000	150.00
			Sub-Total	1950.00
0100 Irrigation		1	90.000	90.00
			Sub-Total	90.00
			Total	2040.00

NOTES:

Fill in Cocoplums damaged by Hurricane Ian

E North Berm

** Cocoplums trimmed back however
Some did not make it.*

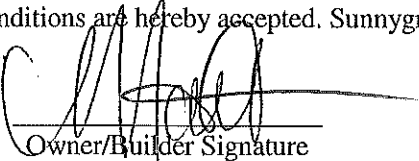
PO Box 347
Estero, FL 33929

(239) 722-4111
Fax (239) 992-3564
www.sunnygrove.com

PROPOSAL 18
006767 Page: 2
Thursday, February 2, 2023

Heritage Landing Master Association
C/O Icon Management
5540 State Road 64 East, Suite 220
Bradenton FL 34208

For:
Heritage Landing Cocoplums
North Berm
Attn: Mary Longares
MLongares@theiconteam.com
941-264-4594

m Number and Description	Size	Quantity	Price	Total Amount
<p>Guarantee: All materials are guaranteed to meet the specs stated herein. Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over/above this estimate.</p> <p>Warranty: Trees and palms are warranted 180 days, shrubs 90 days, and sod 30 days. There is no warranty on 1 gallon or smaller plant material. Sunnygrove will replace warranted plant that dies or is not established during said warranty period if caused by negligence or poor workmanship by Sunnygrove. Sunnygrove cannot warranty plant material or sod that is not watered by an automatic irrigation system with 100% coverage. It is the responsibility of the Owner/Builder/Owner's rep to commence maintenance of all plant material and sod with an irrigation system at the time of substantial completion of work. All plants, trees, palms, and sod are to be irrigated as follows; 7 times per week for Weeks 1 & 2; 4 times per week for Weeks 3 & 4, and 3 times per week for Weeks 5 & 6. From Week 7 and later, the irrigation can be set per local ordinances and law, and is to follow appropriate maintenance schedule. The Owner/Builder is responsible for percolation of soil, site drainage, and soil conditions. Recommended maintenance of plants and sod shall commence from the date of completion to the end of the warranty period and shall be paid by the Owner/Builder. Maintenance Schedule is available on our website @ www.sunnygrove.com</p> <p>WARRANTY EXCLUSIONS: Sunnygrove does not warranty Sylvester Palms, Medjool Palms or Canary Palms, which are prone to Texas Phoenix Palm Decline (TPPD) edis.ifas.ufl.edu/pp163. This warranty does not apply to annuals, including Lantana and Pentas; relocated plant material; Italian Cypress and Florida Red Cedar trees, Ground Orchids, Heliconia, and to material that has died or declined due to circumstances beyond Sunnygrove's control, or for plant material eaten by Wildlife, including but not limited to acts of God, poor site/soil conditions, or actions by others. PAYMENT SCHEDULE: Net 30 Days.</p>				
ACCEPTANCE OF PROPOSAL				
The above prices, specifications, and conditions are hereby accepted. Sunnygrove is authorized to do the work as specified.				
Date	Sunny Grove Signature	 Owner/Builder Signature		
The property owner is responsible for locating sewer/septic and other privately owned underground utilities on the property if applicable.				

Sunny Grove Landscaping, Inc.

PO Box 347
 Estero, FL 33929
 (239) 992-1818
 Fax (239) 992-3564
 www.sunnygrove.com

PROPOSAL

032245
 Wednesday, December 21, 2022

18

Page: 1

Heritage Landing Master Association
 C/O Icon Management
 5540 State Road 64 East, Suite 220
 Bradenton FL 34208

For:

Heritage Landing Buttonwood
 Heritage Landing Blvd
 Attn: Mary Longares
 theiconteaminvoices@payab
 941-264-4594

Ordered	Installed	Description	Size	Price	Total Amount	
21490	Buttonwood, Green, Bush		15G, 05-06'Ht	25	105.000	
					Sub-Total	2625.00
					Total	2625.00
<p>NOTES:</p> <p>Install Buttonwoods on berm to fill where trees fell</p>						

Sunny Grove Landscaping, Inc.

PO Box 347
 Estero, FL 33929
 (239) 992-1818
 Fax (239) 992-3564
 www.sunnygrove.com

PROPOSAL

032245
 Wednesday, December 21, 2022

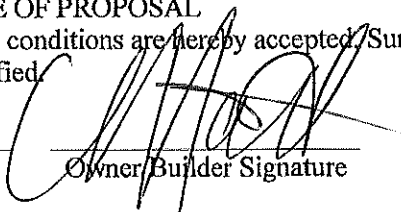
18

Page: 2

Heritage Landing Master Association
 C/O Icon Management
 5540 State Road 64 East, Suite 220
 Bradenton FL 34208

For:

Heritage Landing Buttonwood
 Heritage Landing Blvd
 Attn: Mary Longares
 theiconteaminvoices@payab
 941-264-4594

Ordered	Installed	Description	Size	Price	Total Amount	
		<p>Guarantee: All materials are guaranteed to meet the specs stated herein. Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over/above this estimate.</p> <p>Warranty: Trees and Palms are warranted 180 days, shrubs 90 days, and sod 30 days. There is no warranty on 1 gallon or smaller plant material. Sunnygrove will replace warranted plant that dies or is not established during said warranty period if caused by negligence or poor workmanship by Sunnygrove. Sunnygrove cannot warranty plant material or sod that is not watered by an automatic irrigation system with 100% coverage. It is the responsibility of the Owner/Builder/Owner's rep to commence maintenance of all plant material and sod with an irrigation system at the time of substantial completion of work. All plants, trees, palms, and sod are to be irrigated as follows; 7 times per week for Weeks 1 & 2; 4 times per week for Weeks 3 & 4, and 3 times per week for Weeks 5 & 6. From Week 7 and later, the irrigation can be set per local ordinances and law, and is to follow appropriate maintenance schedule. The Owner/Builder is responsible for percolation of soil, site drainage, and soil conditions. Recommended maintenance of plants and sod shall commence from the date of completion to the end of the warranty period and shall be paid by the Owner/Builder. Maintenance Schedule is available on our website @ www.sunnygrove.com.</p> <p>TREE/PALM STAKING: Homeowner is responsible that the Tree/Palm stakes do not damage or impede Tree/Palm growth. Removal of any and all Tree/Palm stakes are the responsibility of the Homeowner and/or designated maintenance company.</p> <p>WARRANTY EXCLUSIONS: Sunnygrove does not warranty Sylvester Palms, Medjool Palms or Canary Palms, which are prone to Texas Phoenix Palm Decline (TPPD) edis.ifas.ufl.edu/pp163. This warranty does not apply to annuals, including Lantana and Pentas; relocated plant material; Italian Cypress and Florida Red Cedar trees, Ground Orchids, Heliconia, and to material that has died or declined due to circumstances beyond Sunnygrove's control, or for plant material eaten by Wildlife, including but not limited to acts of God, poor site/soil conditions, or actions by others. PAYMENT SCHEDULE: Net 30 Days.</p> <p>ACCEPTANCE OF PROPOSAL</p> <p>The above prices, specifications, and conditions are hereby accepted. Sunnygrove is authorized to do the work as specified.</p>				
		Date	Sunny Grove Signature	 Owner/Builder Signature		

The property owner is responsible for locating sewer/septic and other privately owned underground utilities on the property if applicable.

EXHIBIT "B"

Certificate of District Expenditures

**CERTIFICATE OF DISTRICT EXPENDITURES
(Hurricane Ian)**

1. Attached hereto as Exhibit "A" are true and correct copies of all invoices (the "Invoices") for clean-up costs expended by the Heritage Landing Master Association, Inc., a Florida not-for-profit corporation (the "HOA") on behalf of the Tern Bay Community Development District (the "District") for the clean-up of the District's property and public infrastructure improvements as a result of Hurricane Ian damage (the "Hurricane Clean-Up"), which Hurricane Clean-Up was coordinated by the HOA on behalf of the District.

2. The Hurricane Clean-Up is hereby certified as fully complete, including all work detailed in the Invoices.

3. All persons, firms, corporations, contractors, laborers subcontractors and sub-subcontractors, materialmen, and suppliers who have furnished services, labor or materials for the Hurricane Clean-Up have been paid in full.

DATED this ____ day of _____, 2023.

LENNAR HOMES, LLC,
a Florida limited liability company

By: _____
Print Name: _____
Title: _____

**HERITAGE LANDING MASTER
ASSOCIATION, INC.,**
a Florida not-for-profit corporation

By: _____
Print Name: _____
Title: _____

Exhibit "A"

Invoices



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

January 17, 2023

Board of Supervisors
Tern Bay Community Development District
2301 Northeast 37th Street
Fort Lauderdale, FL 33308

We will need to raise the annual audit fee for Tern Bay Community Development District due to the issuance of Series 2022 Bonds during the fiscal year ended September 30, 2022. We have raised the fee by \$1,500 for each year, bringing the revised audit fees to the following amounts:

<u>Audit Year</u>	<u>Fee</u>
2022	\$6,300
2023	\$6,400
2024	\$6,500

All other terms of the existing contract are unchanged.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

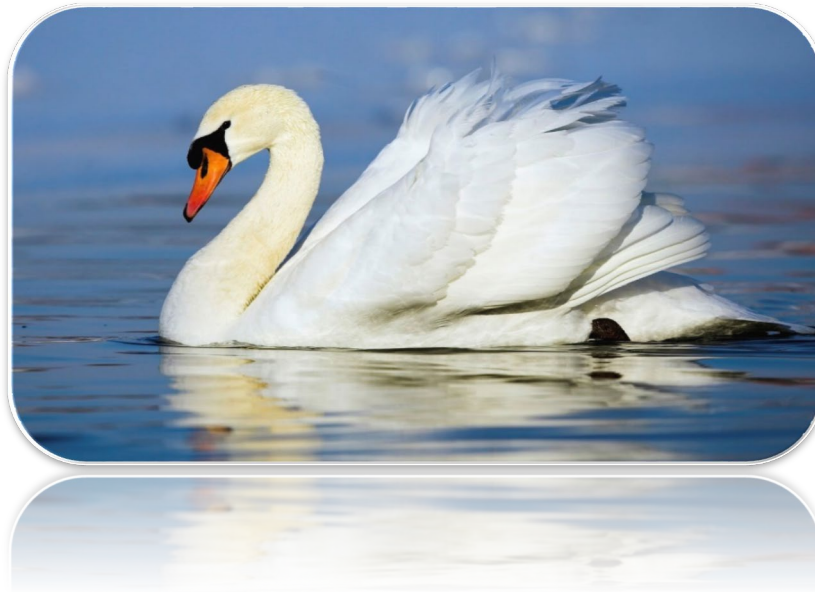
This letter correctly sets forth the audit fees of Tern Bay Community Development District.

By: _____

Title: _____

Date: _____

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 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 November 30, 2022**

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	\$ 576,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 576,667
Capital Project Fund - Series 2007							
Construction Account	-	-	-	11,105,683	-	-	11,105,683
Working Capital Account	-	-	-	-	-	-	-
Debt Service Fund							
Interest Account	-	-	5	-	-	-	5
Sinking Account	-	-	-	-	-	-	-
Reserve Account A	-	51,711	886,013	-	-	-	937,724
Reserve Account B	-	-	-	-	-	-	-
Revenue	-	38,099	-	-	-	-	38,099
Prepayment Account	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	-	2,334	40,563	-	-	-	42,897
Capital Project Fund	-	-	-	-	-	-	-
Accounts Receivable-Bond Holder Funding	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	92,145	-	92,145
Amount to be Provided by Debt Service Funds	-	-	-	-	32,037,855	-	32,037,855
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	45,419,499	45,419,499
Total Assets	\$ 576,667	\$ 92,145	\$ 926,580	\$ 11,105,683	\$ 32,130,000	\$ 45,419,499	\$ 90,250,575

**Tern Bay Community Development District
Balance Sheet
for the Period Ending November 30, 2022**

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	42,897	-	-	-	-	-	42,897
Capital Projects Fund	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-	-
Bonds Payable							
Current Portion	-	-	-	-	-	-	-
Long Term	-	-	-	-	32,130,000	-	32,130,000
Unamortized Prem/Disc on Bonds Pyble	-	-	-	432,545	-	-	432,545
Total Liabilities	\$ 42,897	\$ -	\$ -	\$ 432,545	\$ 32,130,000	\$ -	\$ 32,605,442
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	45,419,499	45,419,499
Fund Balance							
Restricted							
Beginning: October 1, 2021 (Unaudited)		116,596	886,018	25,813,278	-	-	26,815,892
Results from Current Operations		(24,452)	40,563	(15,140,140)	-	-	(15,124,029)
Unassigned							
Beginning: October 1, 2021 (Unaudited)	561,627	-	-	-	-	-	561,627
Results from Current Operations	(27,857)	-	-	-	-	-	(27,857)
Total Fund Equity and Other Credits	\$ 533,770	\$ 92,145	\$ 926,580	\$ 10,673,139	\$ -	\$ 45,419,499	\$ 57,645,133
Total Liabilities, Fund Equity and Other Credits	\$ 576,667	\$ 92,145	\$ 926,580	\$ 11,105,683	\$ 32,130,000	\$ 45,419,499	\$ 90,250,575

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ -	N/A
Interest					
Interest - General Checking	-	-	-	-	N/A
Miscellaneous Revenue	-	-	-	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll	871	2,642	3,513	152,163	2%
Special Assessments - Off-Roll	-	-	-	-	N/A
Interfund Group Transfers In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 871	\$ 2,642	\$ 3,513	\$ 152,163	2%
Expenditures and Other Uses					
Legislative					
Board of Supervisor's - Fees	-	-	-	\$ -	N/A
Executive					
Professional Management	3,083	3,083	6,167	37,000	17%
Financial and Administrative					
Audit Services	-	-	-	4,800	0%
Accounting Services	2,000	2,000	4,000	24,000	17%
Assessment Roll Services	1,750	1,750	3,500	21,000	17%
Arbitrage Rebate Services	-	-	-	1,000	0%
Real Estate Advisor	-	-	-	-	N/A
Other Contractual Services					
Recording and Transcription	-	-	-	-	N/A
Legal Advertising	-	-	-	2,500	0%
Property Appraiser & Tax Collector Fees	-	37	37	-	N/A
Trustee Services	-	-	-	12,638	0%
Dissemination Agent Services	500	500	1,000	6,000	17%
Bank Services	-	35	35	350	10%
Travel and Per Diem	-	-	-	-	N/A
Communications & Freight Services					
Telephone	-	-	-	-	N/A
Postage, Freight & Messenger	9	-	9	200	5%

Prepared by:

JPWARD and Associates, LLC

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Insurance	-	10,525	10,525	9,800	107%
Meeting Room Rental	-	50	50	600	8%
Printing & Binding	-	-	-	100	0%
Web Site Development	-	-	-	2,000	0%
Subscription & Memberships	-	175	175	175	100%
Legal Services					
Legal - General Counsel	-	-	-	5,000	0%
Legal - Foreclosure Counsel	-	-	-	-	N/A
Legal - Trustee Counsel	-	-	-	-	N/A
Legal - Series 2022 Bonds	-	-	-	-	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 November 30, 2022**

Description	October	November	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	5,872	20,000	29%
Repairs & Maintenance	-	-	-	-	N/A
Economic Environment					
Professional Services - Appraisal	-	-	-	-	N/A
Landscaping Services					
Electric Service	-	-	-	-	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 November 30, 2022**

Description	October	November	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	31,370	\$ 152,163	21%
Net Increase/ (Decrease) in Fund Balance	(6,472)	(21,385)	(27,857)	-	
Fund Balance - Beginning	561,627	555,156	561,627	561,627	
Fund Balance - Ending	\$ 555,156	\$ 533,770	533,770	\$ 561,627	

**Tern Bay Community Development District
Debt Service Fund - Series 2005 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	
Interest Income					
Reserve Account	73	85	158	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	92	107	200	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll	579	1,756	2,334	101,875	2%
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	\$ 2,692	\$ 101,875	3%
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	\$27,144	\$ 99,288	27%
Net Increase/ (Decrease) in Fund Balance	744	(25,196)	(24,452)	2,587	
Fund Balance - Beginning	116,596	117,341	116,596	116,596	
Fund Balance - Ending	\$ 117,341	\$ 92,145	\$ 92,145	\$ 119,183	

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

Description	October	November	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	7	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	-	-	-	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll	10,054	30,509	40,563	1,772,025	N/A
Special Assessments - Off-Roll	-	-	-	597,851	0%
Debt Proceeds					
Operating Transfers In (From Other Funds)	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 10,057	\$ 30,513	\$ 40,570	\$ 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	-	-	-	1,195,701	N/A
Trustee Services					
Operating Transfers Out (To Other Funds)	4	4	7	-	N/A
Total Expenditures and Other Uses:	\$4	\$4	\$7	\$ 1,780,701	N/A
Net Increase/ (Decrease) in Fund Balance	10,054	30,509	40,563	589,175	
Fund Balance - Beginning	886,018	896,071	886,018	886,018	
Fund Balance - Ending	\$ 896,071	\$ 926,580	\$ 926,580	\$ 1,475,193	

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	-	-	-	\$ -	N/A
Interest Income					
Construction Account	108	111	219	\$ -	N/A
Cost of Issuance	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	4	4	7	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 112</u>	<u>\$ 115</u>	<u>\$ 227</u>	<u>\$ -</u>	<u>N/A</u>
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	\$ -	\$ -	-	-	N/A
Underwriter's Discount	\$ -	\$ -	-	-	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-	-	N/A
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ 15,140,367</u>	<u>\$ 15,140,367</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 112	\$ (15,140,251)	\$ (15,140,140)	\$ -	
Fund Balance - Beginning	\$ 25,813,278	\$ 25,813,390	\$ 25,813,278	\$ -	
Fund Balance - Ending	<u>\$ 25,813,390</u>	<u>\$ 10,673,139</u>	<u>\$ 10,673,139</u>	<u>\$ -</u>	

Prepared by:

JPWARD and Associates, LLC

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 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 December 31, 2022**

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	\$ 1,471,787	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,471,787
Capital Project Fund - Series 2007							
Construction Account	-	-	-	11,105,739	-	-	11,105,739
Working Capital Account	-	-	-	-	-	-	-
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account A	-	51,820	886,013	-	-	-	937,833
Reserve Account B	-	-	-	-	-	-	-
Revenue	-	38,185	5	-	-	-	38,190
Prepayment Account	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	-	48,026	834,495	-	-	-	882,521
Capital Project Fund	-	-	-	-	-	-	-
Accounts Receivable-Bond Holder Funding	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	138,032	-	138,032
Amount to be Provided by Debt Service Funds	-	-	-	-	31,361,968	-	31,361,968
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	45,419,499	45,419,499
Total Assets	\$ 1,471,787	\$ 138,032	\$ 1,720,512	\$ 11,105,739	\$ 31,500,000	\$ 45,419,499	\$ 91,355,570

**Tern Bay Community Development District
Balance Sheet
for the Period Ending December 31, 2022**

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	882,521	-	-	-	-	-	882,521
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	\$ 882,521	\$ -	\$ -	\$ 432,545	\$ 31,500,000	\$ -	\$ 32,815,066
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		21,436	834,495	(15,140,084)	-	-	(14,284,154)
Unassigned							
Beginning: October 1, 2022 (Unaudited)	561,627	-	-	-	-	-	561,627
Results from Current Operations	27,639	-	-	-	-	-	27,639
Total Fund Equity and Other Credits	\$ 589,266	\$ 138,032	\$ 1,720,512	\$ 10,673,194	\$ -	\$ 45,419,499	\$ 58,540,504
Total Liabilities, Fund Equity and Other Credits	\$ 1,471,787	\$ 138,032	\$ 1,720,512	\$ 11,105,739	\$ 31,500,000	\$ 45,419,499	\$ 91,355,570

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022**

Description	October	November	December	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	72,278	152,163	48%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Interfund Group Transfers In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 871	\$ 2,642	\$ 68,765	\$ 72,278	\$ 152,163	48%
Expenditures and Other Uses						
Legislative						
Board of Supervisor's - Fees	-	-	-	-	\$ -	N/A
Executive						
Professional Management	3,083	3,083	3,083	9,250	37,000	25%
Financial and Administrative						
Audit Services	-	-	-	-	4,800	0%
Accounting Services	2,000	2,000	2,000	6,000	24,000	25%
Assessment Roll Services	1,750	1,750	1,750	5,250	21,000	25%
Arbitrage Rebate Services	-	-	500	500	1,000	50%
Real Estate Advisor	-	-	-	-	-	N/A
Other Contractual Services						
Recording and Transcription	-	-	-	-	-	N/A
Legal Advertising	-	-	-	-	2,500	0%
Property Appraiser & Tax Collector Fees	-	37	27	64	-	N/A
Trustee Services	-	-	-	-	12,638	0%
Dissemination Agent Services	500	500	500	1,500	6,000	25%
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%

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Insurance	-	10,525	-	10,525	9,800	107%
Meeting Room Rental	-	50	-	50	600	8%
Printing & Binding	-	-	-	-	100	0%
Web Site Development	-	-	-	-	2,000	0%
Subscription & Memberships	-	175	-	175	175	100%
Legal Services						
Legal - General Counsel	-	-	-	-	5,000	0%
Legal - Foreclosure Counsel	-	-	-	-	-	N/A
Legal - Trustee Counsel	-	-	-	-	-	N/A
Legal - Series 2022 Bonds	-	-	-	-	-	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 December 31, 2022**

Description	October	November	December	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	11,264	20,000	56%
Repairs & Maintenance	-	-	-	-	-	N/A
Economic Environment						
Professional Services - Appraisal	-	-	-	-	-	N/A
Landscaping Services						
Electric Service	-	-	-	-	-	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 December 31, 2022**

Description	October	November	December	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	44,639	\$ 152,163	29%
Net Increase/ (Decrease) in Fund Balance	(6,472)	(21,385)	55,496	27,639	-	
Fund Balance - Beginning	561,627	555,156	533,770	561,627	561,627	
Fund Balance - Ending	\$ 555,156	\$ 533,770	\$ 589,266	589,266	\$ 561,627	

**Tern Bay Community Development District
Debt Service Fund - Series 2005 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	
Interest Income						
Reserve Account	73	85	109	267	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	92	107	86	286	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	579	1,756	45,692	48,026	101,875	47%
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	\$ 48,580	\$ 101,875	48%
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	\$27,144	\$ 99,288	27%
Net Increase/ (Decrease) in Fund Balance	744	(25,196)	45,887	21,436	2,587	
Fund Balance - Beginning	116,596	117,341	92,145	116,596	116,596	
Fund Balance - Ending	\$ 117,341	\$ 92,145	\$ 138,032	\$ 138,032	\$ 119,183	

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

Description	October	November	December	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	11	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	10,054	30,509	793,932	834,495	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	\$ 1,432,356	\$ 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	11	-	N/A
Total Expenditures and Other Uses:	\$4	\$4	\$597,854	\$597,862	\$ 1,780,701	N/A
Net Increase/ (Decrease) in Fund Balance	10,054	30,509	793,932	834,495	589,175	
Fund Balance - Beginning	886,018	896,071	926,580	886,018	886,018	
Fund Balance - Ending	\$ 896,071	\$ 926,580	\$ 1,720,512	\$ 1,720,512	\$ 1,475,193	

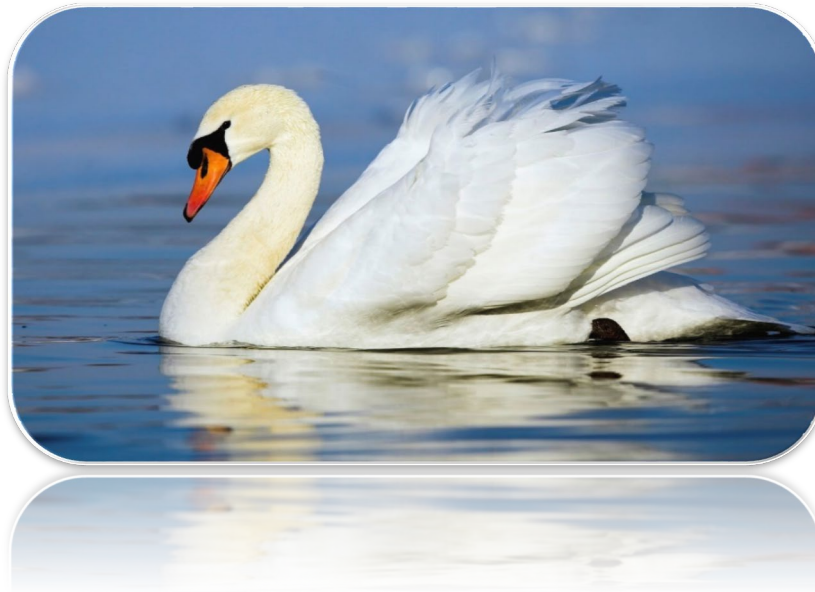
**Tern Bay Community Development District
Capital Projects Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	-	-	-	-	\$ -	N/A
Interest Income						
Construction Account	108	111	52	271	\$ -	N/A
Cost of Issuance	-	-	-	-	\$ -	N/A
Debt Proceeds	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	4	4	4	11	\$ -	N/A
Total Revenue and Other Sources:	\$ 112	\$ 115	\$ 56	\$ 282	\$ -	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	\$ -	\$ -	-	-	-	N/A
Underwriter's Discount	\$ -	\$ -	-	-	-	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 15,140,367	\$ -	\$ 15,140,367	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 112	\$ (15,140,251)	\$ 56	\$ (15,140,084)	\$ -	
Fund Balance - Beginning	\$ 25,813,278	\$ 25,813,390	\$ 10,673,139	\$ 25,813,278	\$ -	
Fund Balance - Ending	\$ 25,813,390	\$ 10,673,139	\$ 10,673,194	\$ 10,673,194	\$ -	

Prepared by:

JPWARD and Associates, LLC

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 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 January 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	\$ 1,863,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,863,410
Capital Project Fund - Series 2007							
Construction Account	-	-	-	11,105,790	-	-	11,105,790
Working Capital Account	-	-	-	-	-	-	-
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account A	-	51,961	886,013	-	-	-	937,974
Reserve Account B	-	-	-	-	-	-	-
Revenue	-	38,289	5	-	-	-	38,294
Prepayment Account	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	-	68,434	1,189,087	-	-	-	1,257,520
Capital Project Fund	-	-	-	-	-	-	-
Accounts Receivable-Bond Holder Funding	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	158,684	-	158,684
Amount to be Provided by Debt Service Funds	-	-	-	-	31,341,316	-	31,341,316
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	45,419,499	45,419,499
Total Assets	\$ 1,863,410	\$ 158,684	\$ 2,075,104	\$ 11,105,790	\$ 31,500,000	\$ 45,419,499	\$ 92,122,487

**Tern Bay Community Development District
Balance Sheet
for the Period Ending January 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	1,257,520	-	-	-	-	-	1,257,520
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	\$ 1,257,520	\$ -	\$ -	\$ 432,545	\$ 31,500,000	\$ -	\$ 33,190,065
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		42,088	1,189,087	(15,140,033)	-	-	(13,908,859)
Unassigned							
Beginning: October 1, 2022 (Unaudited)	561,627	-	-	-	-	-	561,627
Results from Current Operations	44,262	-	-	-	-	-	44,262
Total Fund Equity and Other Credits	\$ 605,890	\$ 158,684	\$ 2,075,104	\$ 10,673,245	\$ -	\$ 45,419,499	\$ 58,932,422
Total Liabilities, Fund Equity and Other Credits	\$ 1,863,410	\$ 158,684	\$ 2,075,104	\$ 11,105,790	\$ 31,500,000	\$ 45,419,499	\$ 92,122,487

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

Description	October	November	December	January	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	102,991	152,163	68%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Interfund Group Transfers In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 871	\$ 2,642	\$ 68,765	\$ 30,712	\$ 102,991	\$ 152,163	68%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's - Fees	-	-	-	-	-	\$ -	N/A
Executive							
Professional Management	3,083	3,083	3,083	3,083	12,333	37,000	33%
Financial and Administrative							
Audit Services	-	-	-	-	-	4,800	0%
Accounting Services	2,000	2,000	2,000	2,000	8,000	24,000	33%
Assessment Roll Services	1,750	1,750	1,750	1,750	7,000	21,000	33%
Arbitrage Rebate Services	-	-	500	-	500	1,000	50%
Real Estate Advisor	-	-	-	-	-	-	N/A
Other Contractual Services							
Recording and Transcription	-	-	-	-	-	-	N/A
Legal Advertising	-	-	-	355	355	2,500	14%
Property Appraiser & Tax Collector Fees	-	37	27	-	64	-	N/A
Trustee Services	-	-	-	-	-	12,638	0%
Dissemination Agent Services	500	500	500	1,500	3,000	6,000	50%
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%

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Insurance	-	10,525	-	-	10,525	9,800	107%
Meeting Room Rental	-	50	-	-	50	600	8%
Printing & Binding	-	-	-	-	-	100	0%
Web Site Development	-	-	-	-	-	2,000	0%
Subscription & Memberships	-	175	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	-	-	910	910	5,000	18%
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 January 31, 2023**

Description	October	November	December	January	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	15,724	20,000	79%
Repairs & Maintenance	-	-	-	-	-	-	N/A
Economic Environment							
Professional Services - Appraisal	-	-	-	-	-	-	N/A
Landscaping Services							
Electric Service	-	-	-	(1,168)	(1,168)	-	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 January 31, 2023**

Description	October	November	December	January	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	58,728	\$ 152,163	39%
Net Increase/ (Decrease) in Fund Balance	(6,472)	(21,385)	55,496	16,623	44,262	-	
Fund Balance - Beginning	561,627	555,156	533,770	589,266	561,627	561,627	
Fund Balance - Ending	\$ 555,156	\$ 533,770	\$ 589,266	\$ 605,890	605,890	\$ 561,627	

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

Description	October	November	December	January	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	408	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	92	107	86	104	390	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	579	1,756	45,692	20,407	68,434	101,875	67%
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	\$ 69,231	\$ 101,875	68%
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	\$27,144	\$ 99,288	27%
Net Increase/ (Decrease) in Fund Balance	744	(25,196)	45,887	20,652	42,088	2,587	
Fund Balance - Beginning	116,596	117,341	92,145	138,032	116,596	116,596	
Fund Balance - Ending	\$ 117,341	\$ 92,145	\$ 138,032	\$ 158,684	\$ 158,684	\$ 119,183	

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

Description	October	November	December	January	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	15	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	0	0	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	10,054	30,509	793,932	354,592	1,189,087	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	\$ 1,786,952	\$ 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	15	-	N/A
Total Expenditures and Other Uses:	\$4	\$4	\$597,854	\$4	\$597,865	\$ 1,780,701	N/A
Net Increase/ (Decrease) in Fund Balance	10,054	30,509	793,932	354,592	1,189,087	589,175	
Fund Balance - Beginning	886,018	896,071	926,580	1,720,512	886,018	886,018	
Fund Balance - Ending	\$ 896,071	\$ 926,580	\$ 1,720,512	\$ 2,075,104	\$ 2,075,104	\$ 1,475,193	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	-	-	-	-	-	\$ -	N/A
Interest Income							
Construction Account	108	111	52	47	318	\$ -	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	15	\$ -	N/A
Total Revenue and Other Sources:	\$ 112	\$ 115	\$ 56	\$ 51	\$ 333	\$ -	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	\$ -	\$ -	-	-	-	-	N/A
Underwriter's Discount	\$ -	\$ -	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 15,140,367	\$ -	\$ -	\$ 15,140,367	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 112	\$ (15,140,251)	\$ 56	\$ 51	\$ (15,140,033)	\$ -	
Fund Balance - Beginning	\$ 25,813,278	\$ 25,813,390	\$ 10,673,139	\$ 10,673,194	\$ 25,813,278	\$ -	
Fund Balance - Ending	\$ 25,813,390	\$ 10,673,139	\$ 10,673,194	\$ 10,673,245	\$ 10,673,245	\$ -	

Prepared by:

JPWARD and Associates, LLC