

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

JULY 11, 2025

PREPARED BY:

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TERN BAY COMMUNITY DEVELOPMENT DISTRICT

July 4, 2025

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 **Friday, July 11, 2025, at 9:00 A.M.** at the **Heritage Landing Golf & Country Club, Clubhouse, 14601 Heritage Landing Boulevard, Punta Gorda, Florida 33955.**

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

<https://districts.webex.com/districts/j.php?MTID=mf050551c318158e2a1911dee9ea6e234>

Access Code: 2341 763 2691, Event password: Jpward

Or phone: 408-418-9388 access code 2341 763 2691, password: Jpward to join the meeting.

The Public is provided two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. June 6, 2025 – Public Hearings and Regular Meeting.
3. Discussion and Presentations on Guardhouse Operations options.
 - I. ISN (International Security Networks) Presentation.
 - II. Proptia Presentation: [Recorded Demo All Modules](#) (tap link for video)

PLEASE NOTE THAT YOU MUST JOIN THE MEETING BY WEBEX IN ORDER TO VIEW THE PRESENTATION. BOTH FIRMS WILL USE WEBEX FOR THEIR PRESENTATION.

BOARD MEMBERS - YOU MUST BRING YOUR LAPTOP WITH YOU TO THE MEETING, AND INSURE BEFORE THE MEETING THAT YOU HAVE THE WEB EX APP DOWNLOADED INSTALLED ON YOUR LAPTOP, AND UPDATED WITH THE CURRENT VERSION OF THE APP.

THE PUBLIC CAN VIEW THE PRESENTATION BY CLICKING ON THE LINK ABOVE TO BE ABLE TO VIEW THE PRESENTATION. VENDORS WILL NOT BE AT THE MEETING LOCATION FOR AN IN-PERSON PRESENTATION.

4. Staff Reports.

- I. District Attorney.
- II. District Asset Manager.
 - a) Asset Managers Report – June 2025.
- III. District Engineer.
- IV. District Manager.
 - a) **Important Meeting Dates for Fiscal Year 2025:**
 - 1. Next Meeting August 5, 2025.
 - b) Financial Statements for the period ending May 31, 2025 (unaudited).
 - c) Financial Statements for the period ending June 30, 2025 (unaudited).

5. Supervisor's Requests:

6. Public Comments:

Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.

7. Adjournment.

Staff Review

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

The second order of business is the consideration of the minutes from the Board of Supervisors Public Hearings and Regular meeting held on June 6, 2025.

The next item are presentations on Guardhouse Operations options by ISN (International Security Networks) and Proptia. Representatives of both firms will be on Webex for the presentations.

You must bring your laptop with you to the meeting and join Webex to be able to participate/view the presentation. The meeting room scheduled for the meeting, does NOT have the ability to view the presentation from a TV monitor.

There are (5) key areas of the presentation for the CDD to focus on:

1. Gatehouse Visitor Access
2. Resident Application (both web based and phone application)
3. Vehicle Access
4. License Plate Recording
5. Reporting

The Board will have time following the presentations to deliberate as to how to proceed with this item.

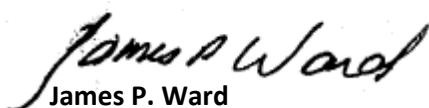
The fourth order of business are staff reports by the District Attorney, and the District Manager.

The fifth order of business are any items that the Board of Supervisors would like to bring up for the Board that are not scheduled agenda items

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

Yours Sincerely,

Tern Bay Community Development District



**James P. Ward
District Manager**

The Fiscal Year 2025-2026 schedule is as follows:

August 5, 2025	September 2, 2025
October 7, 2025	November 4, 2025
December 2, 2025	January 6, 2026
February 3, 2026	March 3, 2026
April 7, 2026	May 5, 2026
June 2, 2026	July 7, 2026
August 4, 2026	September 1, 2026

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

The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development District was held on Friday, June 6, 2025, at 10:00 A.M. at the Heritage Landing Golf & Country Club, Clubhouse, 14601 Heritage Landing Boulevard, Punta Gorda, Florida 33955.

Present and constituting a quorum:

Tara Brady	Chairperson
Denise Blakely	Vice Chairperson
Robert Brady	Assistant Secretary
Vickey DeLuca	Assistant Secretary
Gary Hamilton	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel

Audience:

Ellen McCoy	Mike and Debbie Gillian
Gale Fenstermacher	Kathi Burke
Al Vespa	Steve Hass
Larry Spratto	Jim Trich
Gary Hamilton	Dave Blakely
Jason Staffan	Claudia Meyers
Paullette and Jim McEwen	Michael E. R.
Rhonda Van Arsdale	Mike and Linda Maher
Brian Quinn	Jill Auger
David Nelson	Janet Curley
Lynne Stockinzen	Dan and Kathy Richards
Frank Petrosino	Anthony Kiernan
Rod Bradtmueller	Nancy Frye
Michelle and Doug Knight	Anthony Benedetto
Peter Morris	Jeffrey Gordan
Sylvia Schmaker	Jen Psyche
Rich Gase	Rick Mills
Andriana Velez Poisson	Ms. McCauley
Annette	Char
EP	

All residents' 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.

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

FIRST ORDER OF BUSINESS**Call to Order/Roll Call**

Chairperson Tara Brady called the meeting to order at approximately 10:00 a.m. She welcomed the members of the public in attendance. She reviewed what a CDD (Community Development District) was explaining the CDD was a governmental agency which owned the public infrastructure within the District and CDD fees to maintain this public infrastructure were collected via the annual tax bill. She noted until recently the CDD was a Lennar run Board, but it was now run by neighborhood property owners who were elected to the Board by the public. She discussed when members of the public would be given opportunities to speak during the meeting.

SECOND ORDER OF BUSINESS**Notice of Advertisement****Notice of Advertisement of Public Hearings and Regular Meetings****THIRD ORDER OF BUSINESS****DISCUSSION****Discussion of Candidate(s) for the vacancy in Seat Two (2) due to the resignation of Mr. David Truxton, [effective February 10, 2025] and whose term is set to expire November 2026****I. Appointment of individual to fill Seat 2****II. Oath of Office****III. Guide to the Sunshine Law and Code of Ethics for Public Employees****IV. Sample of E-filed Form 1 – Statement of Financial Interests; (changes to filing requirements)**

Mr. Ward reported there were two candidates, Paul McPherson and Gary Hamilton, who submitted applications. He explained the Board could fill the vacancy by a simple majority vote. He asked the Board to discuss the matter and appoint a candidate to fill the position.

Chairperson Brady asked if Mr. McPherson was present; Mr. McPherson was not present. She noted Mr. Gary Hamilton was present. She asked Mr. Hamilton to speak.

Mr. Hamilton introduced himself as a resident of Tern Bay. He discussed his previous experience on HOA Boards. He discussed his interest in serving on the CDD Board. He discussed his job experience and why his experience would help serve the CDD.

Ms. Denise Blakely asked if there would be any conflict given Mr. Hamilton served currently on a Turnover Master HOA Committee.

Mr. Ward: Legally there is no conflict with him serving on both committees; the conflict would occur if he did something as a member of the HOA Committee or the HOA Association and wanted to interact with the CDD Board Members outside of an open meeting. That would create a conflict. But as a matter of law it doesn't exist unless there is a violation of the Sunshine Law.

Discussion ensued regarding the HOA Turnover Committee being an informal committee at this time.

Mr. Hamilton indicated after the turnover was complete, after August 29th, he would turn his focus to the CDD and would no longer serve on the HOA Turnover Committee.

On MOTION made by Tara Brady, seconded by Denise Blakely, and with all in favor, Gary Hamilton was appointed to fill Seat 2 with a term set to expire November 2026.

Mr. Ward, as a notary public, administered the Oath of Office to Gary Hamilton. He asked Mr. Hamilton to sign the Oath of Office and return it for notarization and inclusion in the record. He reviewed the Sunshine Law which indicated no two members of the Board could discuss any CDD business outside of a public meeting in any way or manner. He discussed violations of the Sunshine Law noting the District's liability insurance would not cover violations of the Sunshine Law which were considered personal ethics violations. He asked for all questions to be directed to himself (Mr. Ward) or the District Attorney (Greg Urbancic). He discussed the ethics training requirements. He indicated Mr. Hamilton would be required to submit a Form 1 Statement of Financial Interest within 30 days on the ethics website. He stated he would send links to Mr. Hamilton for the ethics website and for free ethics training classes.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-7

Consideration of Resolution 2025-7, a Resolution Re-Designating the Officers of the Tern Bay Community Development District

Mr. Ward asked if the Board would like to reorganize the officers of the Board or simply add Mr. Hamilton as an Assistant Secretary.

The Board chose to add Mr. Hamilton as an Assistant Secretary and keep the remaining Officers of the Board the same.

On MOTION made by Tara Brady, seconded by Denise Blakely, and with all in favor, Resolution 2025-7 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Minutes

May 6, 2025 – Regular Meeting Minutes

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

On MOTION made by Robert Brady, seconded by Tara Brady, and with all in favor, the May 6, 2025 Regular Meeting Minutes were approved.

SIXTH ORDER OF BUSINESS**PUBLIC HEARINGS**

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself.

a) FISCAL YEAR 2026 BUDGET**I. Public Comment and Testimony**

Chairperson Brady opened the Public Hearing and asked if there were any public comments. She stated the draft budget was available online. She noted discussions were held at previous meetings regarding adding items to the budget, and taking over maintenance from the HOA for the CDD owned amenities including ponds, roads, signs, etc. She indicated she was not in favor of taking over the landscaping and felt it was more appropriate for the HOA to continue with landscape maintenance. She asked if there were any questions related to the budget.

Mr. Anthony Ridgeport asked about landscaping maintenance.

Chairperson Brady stated there was \$450,000 dollars in the 2026 budget for landscaping. She indicated if the Board chose to work toward forming an agreement with the HOA regarding landscape maintenance, then a discussion would be held regarding removing the \$450,000 dollars from the budget based on legal recommendations. She noted if the CDD was unable to obtain an agreement with the HOA, then the CDD would be held responsible for landscaping maintenance; therefore, she recommended leaving landscaping maintenance in the budget.

Mr. Anthony Ridgeport said he thought there was an agreement with the HOA.

Chairperson Brady explained there was no legal landscape maintenance agreement between the HOA and the CDD. She stated the CDD intended to obtain a legal landscape maintenance agreement with the HOA.

Mr. Anthony Ridgeport stated he felt the security service which drove around the community (\$240,000 dollars) was too expensive and the hog service (\$80,000 dollars) was too expensive. He asked what would happen next year when the hogs were gone; would the CDD still include \$80,000 dollars in the budget for hog removal.

Mr. Brian Quinn asked why the CDD was expanding outside its purview to cover landscaping and security and so forth. He stated he thought the CDD was only supposed to maintain the sewers, streets, curbs, etc.; security and landscaping were HOA purviews.

Chairperson Brady stated she would record these questions and answers would be forthcoming at the end of the discussion.

190 Mr. _____ 26:53 said he agreed with Mr. Quinn. He said his subdivision did not have a
191 (indecipherable) problem and the funds could be better spent elsewhere.

192
193 Ms. Janet Curley said once these items were moved from the CDD to the Master HOA,
194 Master HOA fees would go up. She said she would rather pay the fees annually through
195 the CDD than quarterly through the Master HOA.

196
197 Mr. Anthony Ridgeport indicated the maintenance assessment for the CDD was going up.
198 He noted last year residents only had to pay \$377 dollars, but the new budget would
199 increase this assessment to \$960 dollars for the year. He stated this increase was due to
200 items being moved from the Master HOA to the CDD, such as landscaping.

201
202 Chairperson Brady asked if there were any questions from audience members online or on
203 the phone; there were none. She closed the public hearing. She stated the CDD Board
204 would discuss the landscaping and security costs. She noted she also did not want to pay
205 \$250,000 dollars for security to drive around if they were not effective; she would rather
206 work out an agreement with the Sheriff's Department to regularly patrol the
207 neighborhood. She stated to answer the question "why is the CDD expanding outside its
208 purview," it was not; the CDD was responsible for the assets it owned which included the
209 roads, the right-of-way, the sidewalks, the ponds, the pipes, etc.; landscaping and security
210 were within the CDD's purview. She noted the CDD did not own the sewers. She said
211 everything the CDD was considering taking over, it was legally responsible to maintain.
212 She indicated in the past the CDD and HOA were both run by Lennar, and Lennar just let
213 the HOA take care of maintenance because it was easier for Lennar, but it was legally the
214 responsibility of the CDD. She stated the CDD would work with the HOA to come up with
215 maintenance agreements to ensure things were being maintained to the CDD's standards.
216 She stated she wished the hogs could all be removed in 2025 permanently, but this would
217 not happen; hogs would be a recurrent problem which would need to be addressed
218 annually. She noted each of these issues would be discussed in more detail momentarily.

219
220 Ms. Vickey DeLuca said the Declaration Pages, on the Heritage Landing site, which was
221 distributed to all property owners upon purchase, Section 12, starting on page 33, clearly
222 articulated what the CDD was responsible for both in terms of Capital Assessments, as
223 well as Operations and Maintenance.

224
225 Chairperson Brady stated in addition to the documents Ms. DeLuca referenced, the CDD's
226 website also had information regarding what the CDD was responsible for statutorily. She
227 noted CDD rules were more stringent than HOA rules in terms of what could be spent on
228 what; CDD members were not permitted to speak with each other outside of meetings
229 regarding CDD business; and financial disclosures were required for each board member.

230 231 **II. Board Comment**

232
233 Chairperson Brady began the Board discussion of the 2026 budget. She stated the board of
234 supervisor's fees were not correct; with a board of five members the supervisor's fees needed to
235 be increased. She stated supervisors were paid \$200 dollars per meeting per statute; therefore,
236 the fees needed to be \$12,000 dollars for the year. She reviewed the line items of the budget:
237 professional staff \$50,000 dollars, accounting, legal advertising \$1,500 dollars, SEC reporting, bank

fees, agenda and miscellaneous mailings, general liability insurance \$36,250 dollars, board meeting room rental \$250 dollars, agenda books and copies \$300 dollars, website maintenance \$2,400 dollars, district attorney \$6,000 dollars, and district engineer \$15,000 dollars. She asked Ms. DeLuca to speak regarding security guard services.

Ms. Vickey DeLuca stated the total amount Lennar was paying for guard services was \$425,000 dollars a year, so the minimum amount needed for the budget would be \$425,000 dollars to cover current services; this included the roving patrol.

Chairperson Brady stated if the roving patrol was \$240,000 dollars, and the roving patrol was discontinued, then \$240,000 dollars could be removed from the \$425,000 dollars.

Ms. DeLuca stated she would leave the full \$425,000 dollars in the budget; \$240,000 could be removed later.

Chairperson Brady continued to review line items: guard services \$425,000 dollars, utilities \$2,400 for guardhouse electric, \$6,000 for guardhouse janitorial. She recommended lowering janitorial fees for the guardhouse to \$1,000 dollars.

The Board agreed to lower the amount to \$1,000 dollars but recommended asking the guards in the guardhouse to handle keeping the guardhouse clean.

Mr. Ward indicated this could be negotiated with the security company when the contract was renegotiated but agreed to leave \$1,000 dollars in the budget for janitorial services.

Chairperson Brady continued: janitorial fees \$1,000 dollars, gate maintenance and repair \$6,500 dollars.

Ms. DeLuca stated gate maintenance and repair should be at least \$15,000 dollars.

Chairperson Brady noted it was important to charge drivers who damaged the gates for the gate repair costs. She continued: gate maintenance and repair \$15,000 dollars; stormwater management services: preserve area \$10,000 dollars, removal of downed trees \$10,000 dollars, canoe launch path maintenance \$5,000 dollars, installation of signs \$15,000 dollars, lake bank and littoral shelf maintenance \$75,000 dollars, drainage structures, catch basins, and outfalls maintenance \$50,000 dollars.

Discussion ensued regarding the maintenance of the drainage structures, cleaning of the pipes which led from the roads to the lakes, how storms caused silt buildup, etc.

Chairperson Brady asked about the fountain and aeration installation.

Mr. Ward indicated at the last meeting it was discussed and decided that \$75,000 dollars would be added to the budget for fountain and aeration installation.

Chairperson Brady continued: fountain and aeration installation \$75,000 dollars, asset operations maintenance \$10,000 dollars, streetlight rental \$6,000 dollars, electric for streetlights \$95,000 dollars, streetlights and directional signs maintenance \$7,500 dollars, street sweeping \$5,000

dollars, annual decorations \$12,000 dollars, miscellaneous \$5,000 dollars, and south entrance lighting improvements \$15,000 dollars.

Discussion ensued regarding streetlight maintenance; FPL technically being responsible for streetlight maintenance but not doing a good job; changing the line item to say directional sign maintenance as opposed to streetlight and directional sign maintenance; and adding \$2,500 dollars for sidewalk repairs.

Chairperson Brady continued: sidewalk repairs \$2,500 dollars.

Ms. DeLuca noted she reported at the last meeting that 17 of the 100 streetlights were out, and she worked with Mary to get this reported to FPL. She indicated residents could reach out to herself or Mary regarding streetlights which were out, and she would report these to FPL. She asked if Lennar would repair or replace the directional signs which were damaged or were missing since the last hurricane.

Chairperson Brady stated if the signs were located in the first half of the development, then the signs were not Lennar's responsibility; if the signs were located in the second half of the development, then Lennar was responsible. She indicated she was going to drive around with the engineer in two weeks to make a note of everything Lennar needed to fix before turnover.

Ms. DeLuca asked Chairperson Brady to closely examine Heritage Landing Blvd when she did the inspection; crosswalks signs were down along this road.

Chairperson Brady continued: landscaping services \$465,000 dollars. She stated the Board was in agreement to work toward a maintenance agreement with the Master HOA for landscaping services; however, she was not comfortable removing this from the budget without a maintenance agreement in hand. She noted if a maintenance agreement could not be signed then the CDD would be responsible for landscaping services. She reported the CDD had been trying to get a maintenance agreement with the Master HOA for years, and the Master HOA has consistently refused.

Mr. Ward stated the CDD was in the process of developing an agreement with the USDA which did hog trapping for Charlotte County. He said it was felt to be appropriate to have one unified agreement between the District and the USDA. He indicated he believed the cost would be well below \$80,000 dollars and would be closer to \$30,000 dollars as the USDA had a fixed fee structure for hog removal. He stated this would be done in the next 60 days.

Chairperson Brady stated she would be comfortable lowering the hog removal from \$80,000 dollars to \$50,000 dollars.

The Board agreed.

Mr. Ward: Your assessment rate is \$950 dollars based on the original budget. With the changes to the budget so far, there is \$271,000 dollars more in the budget, excluding the capital reserves. What I would suggest we do is make the changes to the budget and lower the extraordinary capital operations down to a number which would keep the assessment rate at \$950 dollars. So, the extraordinary capital operations would go from the current \$407,000 dollars down to around

334 \$270,000 dollars. I will adjust the extraordinary operations to the exact number it needs to be in
335 order to keep the assessment rate at \$950 dollars.

336
337 Chairperson Brady said she wanted the assessment rate to be lower than \$950 dollars if possible.

338
339 *Mr. Ward: What's going to happen is, during the year things are going to change. These numbers*
340 *are not perfect, so whatever we have in the capital operations, if we have to add something next*
341 *year, that's where it's going to come from, and we will just have to amend the budget at that*
342 *point.*

343
344 Chairperson Brady noted \$465,000 dollars for landscaping was the total landscaping cost which
345 included all of the HOA properties. She stated there were 1,562 properties; therefore, if the
346 budget were lowered \$156,200 dollars, then assessment rates would go down \$100 dollars for
347 each property owner. She asked how the Board would feel if the landscaping line item was
348 lowered from \$465,000 dollars to \$300,000 dollars. She noted she was still hoping a landscaping
349 agreement could be reached with the Master HOA.

350
351 Ms. DeLuca noted she did not feel the whole \$465,000 dollars needed to be budgeted if the CDD
352 would not be maintaining all of the landscaping in the community regardless of whether or not an
353 agreement could be reached with the Master HOA. She agreed the Master HOA would still be
354 taking care of some of the property regardless and she was hopeful an agreement could be
355 reached as well.

356
357 The Board discussed the matter and agreed to lower the landscaping maintenance costs.

358
359 Mr. Ward discussed the difficulty in determining exactly how much the cost needed to be lowered
360 due to the inability to predict how many residents would pay early and receive a discounted rate.

361
362 Chairperson Brady explained residents could obtain a discounted rate for assessments if
363 assessments were paid in full in November, and this needed to be considered when building a
364 budget. She noted if the assessment rate could be reduced to \$800 dollars it would mean a \$423
365 dollar assessment rate increase for the year. She said she would like to see the assessment rate at
366 no more than \$800 dollars. She suggested reducing the landscaping maintenance to \$300,000
367 dollars, and then lowering the extraordinary capital expense to whatever amount was necessary
368 to make the assessment rate \$800 dollars per unit. She said she felt this would be enough to
369 begin doing good things for the community.

370
371 Mr. Ward stated an \$800 dollar assessment would make the budget \$1,239,600 dollars. He
372 indicated he would make the necessary adjustments to accommodate all the changes agreed
373 upon by the Board and to ensure the assessment rate was \$800 dollars.

374
375 **III. Consideration of Resolution 2025-8, a resolution of the Board of Supervisors adopting the**
376 **Annual Appropriation and Budget for Fiscal Year 2026**

377
378 Mr. Ward called for a motion to approve the budget beginning October 1, 2025 and ending
379 September 30, 2026.

On MOTION made by Tara Brady, seconded by Denise Blakely, and with all in favor, Resolution 2025-8 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Chairperson Brady indicated this public hearing was for the capital portion of the budget.

I. Public Comment and Testimony

Chairperson Brady opened the public hearing.

Audio was lost at 1:07:00 and regained at 1:10:30.

II. Board Comment

III. Consideration of Resolution 2025-9, a resolution of the Board of Supervisors imposing special assessments, certifying an assessment roll, providing a severability clause; providing for conflict and providing an effective date

Chairperson Brady made the motion.

On MOTION made by Tara Brady, seconded by Vickey DeLuca, and with all in favor, Resolution 2025-9 was adopted, and the Chair was authorized to sign.

IV. Consideration of Resolution 2025-10, a Resolution of the Board of Supervisors of the Tern Bay Community Development District establishing an Operation and Maintenance Assessment CAP for notice purposes only

Mr. Ward explained Resolution 2025-10 would establish a cap rate of \$960 dollars. He explained if the assessment rate ever went over \$960 dollars, then mailed notice to the residents would be required.

On MOTION made by Tara Brady, seconded by Gary Hamilton, and with all in favor, Resolution 2025-10 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-11

Consideration of Resolution 2025-11, a resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026

Mr. Ward noted the meeting dates would be the first Tuesday of each month at 10:00 a.m. at the Heritage Landing Golf & Country Club, Clubhouse, 14601 Heritage Landing Boulevard, Punta Gorda, Florida 33955. He noted the Resolution allowed the CDD to advertise all meetings once in September, it did not bind the Board to the use of these dates, it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Tara Brady, seconded by Gary Hamilton, and with all in favor, Resolution 2025-11 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic noted Mr. Hamilton was welcome to reach out with any questions he had. He indicated he continued to monitor the legislative session. He noted the material bills had died and he did not believe much would pass which would impact CDDs. He reminded the Board to complete the ethics training before the end of the calendar year.

II. District Engineer

No report.

III. District Manager

- a. Wooden Bridge Maintenance – March 31, 2025 – May 14, 2025**
- b. Supervisor of Elections Qualified Elector Report as of April 15, 2025**
- c. Special District Reporting: Goals and Objectives for Fiscal Year 2026**
- d. Important Board Meeting Dates for Balance of Fiscal Year 2025**
 - 1. June/July – Look for Commission on ethics email (Form 1 Financial Disclosure)**
- e. Financial Statement for period ending April 30, 2025 (unaudited)**

Mr. Ward: There is a requirement under statute that the Supervisor of Elections report to you the annual number of registered voters within the District. As of April 15, of this year, you have 761 registered voters. It's in the original statute because it provides for the method in which you transition from landowner election to qualified elector. You have already finished this transition. No action is required by the Board at this time. I provide this as a matter of record and will continue to do so annually. The other thing I have for you is last year, statute was amended requiring CDDs to adopt goals and objectives. There is no reporting outside of posting the goals and objectives on the District's website. Those are included in your agenda. They are very simple goals and objectives such as, do you have your board meetings, do you do your audits, do you keep your website up and running, etc. You can change these on a going forward basis. He discussed the goals and objectives, noting the portion of statute pertaining to this requirement would continue to be monitored in the hopes that it would be removed as a requirement. He indicated no action was required of the Board at this time in this regard. He stated regarding the wooden

bridge the vendor had an issue with staffing and lost the senior manager in charge of the job. He stated he was working with the vendor to reestablish the bridge maintenance program.

Ms. DeLuca asked how far along the bridge repairs were.

Mr. Ward reported very little of the repairs were done. He indicated none of the damaged wood planks were removed, and very little of the purchase order was completed. He stated basically the whole job needed to be done.

Mr. Hamilton asked if there was any penalty to the vendor for the delay. He noted the project had been ongoing for months and nothing was done.

Mr. Ward stated the CDD was not paying the vendor at this point and the vendor would not be paid until the services were completed, inspected, and up to standard. He reminded the Board Form 1 filings were due July 2025. He encouraged the Board to log into the ethics website and file Form 1. He reminded the Board to complete the four hours of ethics training this year for the Form 1 filing in 2026.

NINTH ORDER OF BUSINESS

Supervisor's Requests

I. Supervisor Tara Brady:

a. Boar Removal Update

b. Golf Board Ball Retrieval

II. Supervisor DeLuca:

a. Gatehouse Operations

Mr. Ward stated last month he reported about 25 hogs were caught and removed; 4 or 5 more hogs were caught and removed this month. He said he was aware there was a hog problem area near the golf course and the traps had been moved to the problem area. He noted the traps were baited, upon entry the traps closed, the trapper was notified immediately and would remove the captured hogs from the area.

Chairperson Brady indicated the Golf Board was forwarded an agreement holding the CDD harmless if someone was hurt retrieving golf balls and ensuring the contractor who removed the golf balls had insurance. She noted if this was signed then the Golf Board would move forward with golf ball retrieval; the golf course made \$7,000 dollars last year on golf ball retrieval.

Ms. DeLuca reported she was working with Jim Ward regarding the turnover of gatehouse access to the CDD. She said she spoke with the security director at Bonita Bay, as well as a Board Member at Burnt Store Marina who handled security and had the same security firm for 15 years, in an effort to gain insight regarding what top communities of similar size and needs to Tern Bay did in terms of security. She discussed gate guards, security software including cloud based software, and gate maintenance. She stated she and Mr. Ward were obtaining demos of the cloud based software next week. She thanked Tim and Mary for their assistance and input. She stated Mr. Ward was developing an RFP for security companies and the CDD would hopefully take over security in the fall.

Chairperson Brady asked for the software demo to be presented at a workshop meeting, so the whole Board could be involved.

Mr. Ward stated the Board Members could see the demo if they brought their laptops to the meeting and if the vendor could sign into Webex to present the demo. He noted he was unsure if this would be a possibility but would try to set it up.

Chairperson Brady thanked Ms. Vickey DeLuca for her efforts. She stated she felt it was important for all the Board Members to see the demo if possible.

Ms. DeLuca stated she was more than happy for the Board to see the demo if possible.

Mr. Ward stated he would work to schedule the demos and set up a workshop meeting to review the demos with the Board.

Chairperson Brady asked if the demos could just be recorded for the Board to view at their leisure.

Mr. Ward stated three Board Members were required to be present in person at the meeting.

Ms. Denise Blakely asked if this was the same guard company the Marina used.

Ms. DeLuca responded in the affirmative; the Marina used Platinum Security for people and used another company for software, and a third company for gate access. She stated Tern Bay was paying \$150 dollars each trip Ramco took to fix the gate, Burnt Store Marina paid \$75 dollars per trip and had same day/next day service, so she believed switching companies would be a big benefit to the community.

Chairperson Brady asked if there was another CDD with good security who Tern Bay could piggyback off of as opposed to going out for an RFP.

Mr. Ward stated Tern Bay needed to send out its own RFP.

Chairperson Brady acquiesced.

Mr. Ward and Ms. DeLuca agreed to work together to organize a workshop demo meeting.

Mr. Hamilton discussed terminating the contract with Ramco and suggested looking into the cost to buy out the Ramco hardware.

Ms. DeLuca stated she did not have the most recent pricing; Ramco had not provided this yet, but the pricing in 2022 was \$22,157 dollars for the buyout and there was a 20% reduction in the third year of the lease which was entered into on May 1, 2025.

Mr. Tim Greco stated he spoke to the owner of Ramco and requested an updated version of the agreement.

Ms. DeLuca stated the \$22,000 dollars should be lower since it went down annually and the \$22,000 dollar price was obtained in 2022. She noted the May invoices were still at the previous year's dollar amount and she hoped there would be no back charging.

Mr. Tim Greco stated (indecipherable).

TENTH ORDER OF BUSINESS

Public Comments

Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

Chairperson Brady asked if there were any public comments.

Mr. ____1:35:15 asked about the dates and timeline for the budget.

Chairperson Brady responded the budget was final and it would be \$800 dollars on the tax bill in October. She stated as soon as the new HOA Board was intact and created, a meeting could be held with the HOA to review a maintenance agreement.

Ms. ____ asked (indecipherable).

Mr. Ward responded in the affirmative.

Mr. Hamilton asked Chairperson Brady to repeat the information regarding the golf ball retrieval.

Chairperson Brady stated the Golf Board had an agreement with the CDD it needed to sign which held the CDD harmless if someone was hurt while retrieving golf balls from the lake; the agreement required the company doing the retrieval to have insurance and she was working to ensure the golf course had the necessary insurance to cover the individuals who retrieved golf balls as well.

Mr. Mike Parker indicated he was on the Golf Board and the agreement with the CDD was unanimously rejected by the Golf Board.

Chairperson Brady stated if the contract was not signed, technically the balls could not be retrieved from the lake or the range. She explained the CDD needed an agreement holding the CDD harmless before golf ball retrieval could be performed, so the CDD would not get sued. She explained the agreement would hold the CDD harmless for any golf ball retrieval from any lake at any time performed by the golf course or a company working for the Golf Board.

Mr. ____1:38:50 asked if the single family homes were in the common area in Sunny Grove.

Chairperson Brady explained the single family homes in Sunny Grove were a part of a common area, but the single family home landscaping was not included in the CDD landscaping maintenance cost.

Discussion ensued regarding landscaping costs; who would cover landscaping costs, the HOA or the CDD depending upon whether a maintenance agreement was reached with the HOA; and the CDD only being responsible for common area and roadside lawn maintenance.

Chairperson Brady explained if an agreement was reached with the HOA and the landscaping costs in this year's CDD budget were not needed, then the funds would stay with the CDD and be used for other purposes or perhaps the assessment rate would be lowered next year. She noted it was in the best interests of the community to have only one entity doing the landscaping maintenance; if the CDD and HOA both did landscaping maintenance it would be more expensive and there would be difficulty delineating the line of service.

Discussion ensued regarding whether it would be better for the HOA to continue performing landscaping maintenance or whether the CDD should take over partial maintenance duties or full maintenance duties; how the CDD could move money from one line item to another line item to pay for things the community wanted or needed; what landscaping was owned by the CDD (roadside right-of-way); who was responsible for other common areas in the community; and the CDD coordinating with the Master HOA regarding the landscaping maintenance agreement.

Ms. DeLuca stated Mr. Ward provided a map indicating which property belonged to the CDD, the Master HOA and the Golf Board. She asked if this could be posted on the CDD website.

Chairperson Brady stated Mr. Ward would make sure the map was posted on the CDD website.

Ms. DeLuca noted it would be located under GIS Maps on the website.

Mr. _____ asked (indecipherable).

Mr. Ward explained how and why CDDs were created for developments. He noted Tern Bay CDD was created in 2005 by the original developer, not Lennar Homes. He discussed what land was included in the Tern Bay CDD district. He noted the original developer defaulted and then Lennar Homes bought the bonds from the original bondholders and began to redevelop the property. He discussed what was built by the original developer and what was built by Lennar.

Ms. _____ asked if copies of the budget could be provided in the future. She asked if comments from the public could be obtained prior to board review and approval of the budget. She said waiting until the end of the process was fruitless.

Mr. Ward noted the budget was posted on the CDD District's website for public viewing.

Mr. _____ asked (indecipherable).

Chairperson Brady responded, if by next month the Golf Board still refused to sign the agreement, her recommendation would be to contract with a golf ball retrieval company, and if the CDD made \$7,000 dollars as a result it could use the funds to install a fountain in one of the ponds.

Mr. _____ stated removing golf balls from the ponds was necessary for the health of the ponds and asked the CDD to ensure it was done whether or not the Golf Board signed the agreement.

663 Ms. ____ asked Chairperson Brady to discuss the streetlights.
664

665 Chairperson Brady indicated Ms. DeLuca reported 17 streetlights were marked as not working and FPL
666 was informed.
667

668 Ms. ____ asked (indecipherable).
669

670 Ms. DeLuca responded the broken light on Heritage Lane was on the list.
671

672 Mr. Tim ____ stated FPL owned the lights and the District was at the mercy of FPL's timeline for repair.
673

674 Chairperson Brady noted Lennar had some of the sidewalks fixed. She stated she was going to walk
675 around with the Engineer in about two weeks, noting every sidewalk, sign, etc., everything which was
676 Lennar's responsibility to fix and would work to have Lennar make the necessary repairs before the CDD
677 took control.
678

679 Ms. ____ discussed a dangerous area which needed to be repaired in the community.
680

681 Mr. ____ told a story about when he first moved into his home and an FPL power line was on the
682 ground and how long it took FPL to fix the line. He said FPL claimed it was necessary for everyone in the
683 area to call before action would be taken.
684

685 Ms. ____ asked (indecipherable).
686

687 Chairperson Brady stated any such issues should be reported to Mary right away. She stated regarding
688 street resurfacing, she was unsure, street resurfacing was a Lennar responsibility, and she did not know
689 when it would be completed.
690

691 Ms. ____ asked about mosquito spraying and mosquito truck access.
692

693 Chairperson Brady explained the County took care of mosquito spraying and any mosquito complaints
694 should be reported to the County. She stated truck access was controlled by the gate guards and the
695 CDD had no control over who the guards were letting in the front gate yet.
696

697 Mr. ____ asked (indecipherable).
698

699 Chairperson Brady stated the bridges belonged to the CDD and the CDD could not ask Lennar to pay for
700 any bridge repairs.
701

702 Ms. ____ asked who was responsible for the signage on the construction gate.
703

704 Chairperson Brady responded it was the CDD.
705

706 Ms. ____ complained about drivers "piggybacking" into the development when residents drove
707 through the gate. She asked for signage to be posted limiting gate entrance to one vehicle at a time.
708

709 Chairperson Brady indicated the CDD would be posting signage to that effect. She agreed piggybacking
710 was a problem. She noted the speed limit signs would be fixed and the CDD would look into posting
711

wildlife crossing signs. She said she planned to suggest lowering the community speed limit to 20 mph and going to the County Commission to make this a golf cart community because technically residents were not allowed to drive golf carts on the roads.

Mr. _____ 2:06:11 asked who was responsible for better securing the construction entrance to prevent people from walking in.

Chairperson Brady stated no one was technically responsible for securing the construction entrance. She said if the community wanted the construction entrance better secured, then the CDD could discuss the matter and potentially pay to have the gate better secured. She noted technically these were public roads and anyone could enter the community. She said if John Smith drove up and said he wanted to just drive around the neighborhood, the security guards at the gate legally could not deny him entry. She said anyone could walk into the community through the walkway by the construction entrance or even drive a golf cart in, but if the community wanted to put a pedestrian gate there, the CDD could discuss spending the money to do so, but it certainly was not a requirement.

Discussion ensued regarding security of the community; a sidewalk gate to discourage pedestrian entry; the community roads being public roads; whether or not keycard gate entry was a possibility; the gate guards and gates being a deterrent to public entry; the HOA having the ability to stop entry into the pool area and other amenities; the pool and other amenities being private amenities.

Chairperson Brady explained the gate guards could at least record who was entering the community by taking copies of drivers' licenses and having the cameras in place, but she felt having security drive around the neighborhood was fruitless because the security company had no authority. She stated having a contract with the Sheriff's Department to patrol the neighborhood, however, would be beneficial.

Discussion ensued regarding the potential of having the Sheriff's Department patrol the neighborhood; and keycard only entry to the community likely not being an option.

Mr. _____ 2:13:52 stated having security guards was a waste of money.

Ms. DeLuca stated security was in the Declaration, Section 16.4. She noted both of the new cloud software providers had modules to pick up the cars who piggybacked entry to the community, record the license plates, determine if the vehicle belonged to a resident, and if not, alert the gatehouse.

Mr. Hamilton asked if the Golf Board had the design plans for the hole 8 changes.

Chairperson Brady indicated she had not seen the plans.

Mr. Tim Greco responded the Golf Board did not have the design plans yet.

Ms. Denise Blakely stated it would be good to have a group meeting with the Master HOA, the Golf Board, and the CDD.

Chairperson Brady stated she would recommend quarterly joint meetings, but until the Master HOA Board transitioned fully to residents this would not be a possibility.

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ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Brady adjourned the meeting at approximately 12:17 p.m.

**On MOTION made by Tara Brady, seconded by Denise Blakely, and
with all in favor, the meeting was adjourned.**

Tern Bay Community Development District

James P. Ward, Secretary

Tara Brady, Chairperson

From: [VICKEY DELUCA](#)
To: [Cori Dissinger](#); [James Ward](#)
Cc: [VICKEY DELUCA](#)
Subject: Details for Security Presentations to share with Board before July 11th
Date: Sunday, June 29, 2025 12:33:20 PM
Attachments: [_ISN Technology 2025.pdf](#)
Importance: High

Hi Jim and Cori -

I wanted to share the details for the **Community Access** presentations on July 11th and hope that Board members can review the details prior to the meeting so we can have a more productive discussion with the two vendors. We want to make sure that we do NOT call this "Security" presentations.

Board Meeting July 11th from 9am-12pm (ish)

- ISN Presentation 9:15-10:15 (Rob is POC and he will have his team presenting as he is on vacation).
 - Document attached for review
- Proptia Presentation 10:30-11:30 (Chris Carr will present)
 - [Recorded Demo All Modules](#)

There are (5) key areas that we need to focus on:

1. Gatehouse Visitor Access
2. Resident Application (both web based and phone application)
3. Vehicle Access
4. License Plate Recording
5. Reporting

I have connected Cori with both Rob and Chris; can you please confirm [@Cori Dissinger](#) you are set?

Today we have ABDi which has virtually no standard reporting for management in our community; that has been confirmed by Tim Greco HL GM. Two of the leading Community Access solutions are ISN (being used by Burnt Store Marina for over 15 years) and Proptia that was recommended by local gate maintenance company as another leader in the industry.

Feature Comparison: ABDi vs. ISN 2.0 vs. Proptia

Category	ABDi	ISN 2.0	Proptia
----------	------	---------	---------

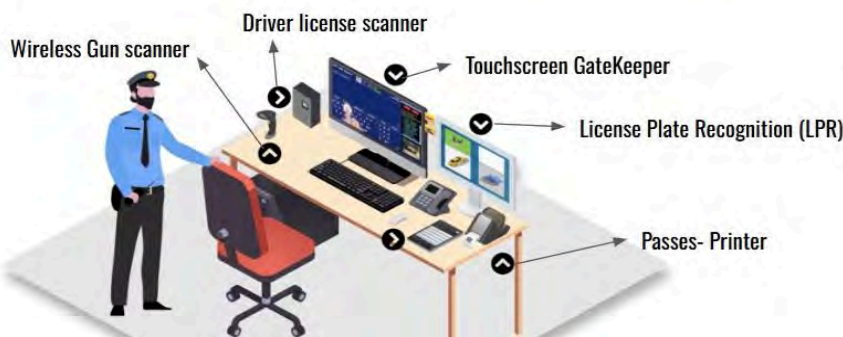
Platform Type	Hybrid (cloud-enabled + on-premise options)	Cloud-hosted with offline caching for resilience	Fully cloud-native , mobile-first architecture
Offline Capability	Limited – real-time dependent	Strong – local cache keeps gates running during outages	Yes – guard dashboard supports offline mode
Visitor Management	QR code guest passes via GateAccess app	QR codes, “Text-a-Guest,” real-time updates	ePasses, QR codes, calendar-based guest rules
Mobile App Experience	Functional (GateAccess app)	Functional but utilitarian	Sleek, modern UI for residents and staff
License Plate Recognition (LPR)	Available as add-on	Integrated with Traffic Hawk	Built-in LPR with smart credentialing
Hardware Integration	Driver’s license scanners, RFID, gate arms	RFID, kiosks, traffic cameras	Smart locks, intercoms, RFID, mobile credentials
Customization	High – tailored to community rules and workflows	Flexible dashboards, robocalls, voicemail	Automation with calendar-based access and smart rules
Support Model	Through Envera Systems or partners like RAMCO	Direct vendor support	Dealer-based model with onboarding and 24/7 support
Best Fit For	Communities needing tight gatehouse integration and rule control	Communities needing resilience + security in all conditions	Communities seeking modern, mobile-first access with automation

Please let me know if there are any other questions or information you need to share with the board in our prep documents.

Vickey DeLuca

Visitor Screening

Gatehouse equipped properly!



GateKeeper ~ Multiple System Functions

- Unique integrated software package
- Intuitive touchscreen operation
- Train guards in minutes not hours
- Combines voice-mail, photo & driver's license
- Speed dial resident for unannounced visitor
- Allows for temporary residents (renters/time-share)
- Manage resident account from the website APP
- Text-a-Guest directly to your list for 24-hours
- Visitor notification via text or email upon entry
- Picture & license plate can be added to entry/time-stamp
- Scan barcode or QR code (printed or on phone)
- Remote screening available with audio, video & passes

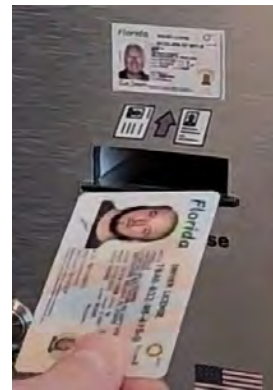


You won't see an interface like this with any other gate access program!

Driver's License (DL) Scanner

Fast easy to use scanner, will search database for previous entries and/or document new visitors. Available in ISN Kiosk, Remote Guard APP or wired direct to ISN Gatekeeper Visitor Screening

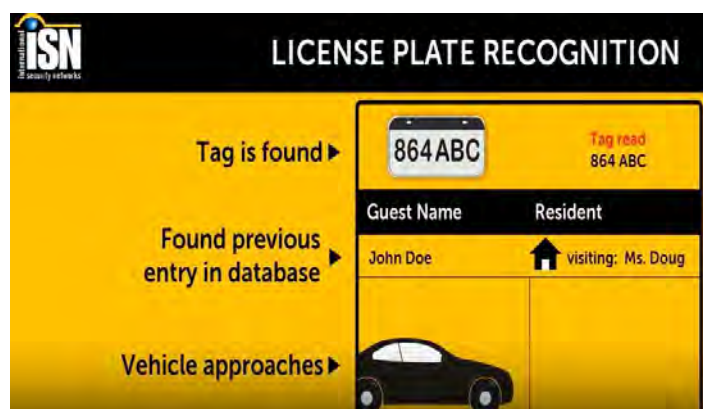
- Reliable Visitor Identification/Record
- Extract face image and print on pass and/or retain in database
- Stores Date/Time stamp in visitor profile for future use
- Searches database for previous visits, assigns and logs access
- Speeds up processing of new visitors, extracting DL data
- Eliminates spelling errors and mis-information
- Takes picture from front and scans information on the back



License Plate Reader(LPR)

High-resolution sensors to accurately scan the license plates of every vehicle and the plate is read and visitor information is gathered.

- Increase security & speed with the use of ISN technology
- Vehicle arrives, license plate reads & information gathered
- Previous visits: driver, date time & prior visit (face picture)
- Guard can greet visitor on a first/last name basis
- Speeds up visitor processing (average 6 to 10 seconds)
- Visitors can be waved through and still properly logged
- Quickest access for regular visitors being screened
- Also a great add-on for the ISN Kiosk



Wireless Gun Scanner

- Speed up processing of return guest/vendor
- Hands/Viruses-Free Operation - No need to handle passes or smartphones
- Scan pass or smartphone invitation
- Reduce time for screening & processing guest/vendor
- Fast interface with database - timestamp & approve entry
- The Gate Guard Assistant!



Gate Eye (Time-Stamp Records)

- Vehicle arrives, plate reads & information gathered
- Capture both the vehicle tag and driver face image
- Images stored with timestamp record of entry
- Can be included on visitor/vendor pass
- Valuable for investigations & sharing with police
- Technology not available from our competitors



Printer Interface (QR Code Pass)

- Fast pass printing with thermal printer
- Passes issued upon first entry for extended time, save time screening & processing
- Thermal printing is quick and cost saving compared to ink printing
- QR Codes print better (readable) without smudges compared to ink printers
- Custom Passes w/ information each client desires are created (unlike our competitors)
- Tested by ISN at client sites and recommended

Data-Base Manager (DBM)

- Secure Google Cloud
- Encrypted & Authenticated Communications
- Instant Access - Anywhere at Anytime
- Daily Database Backups
- All-In-One Interface - View everything for Unit on One Page
- Dashboard for easy stats & Reports
- Enter, Edit & Manage Unit Information & Access Devices
- Report Engine for Better Data Reporting
- Instant Connection - Access Doors/Gates, Workstations & Kiosks
- Local Cache for Internet Outages
- Instant Search w/ Multiple Fields
- Integrated Traffic Hawk Management



Report Engine

Our integrated Report Engine allows the user to run powerful queries from logs generated by GateKeeper Visitor Screening software. Data is imported automatically and kept up-to-date, can also export to text, Excel or PDF files.

- Multitude of visitor sorting
- Voicemail management
- Drivers Licenses, card/fob number details & ID verification
- Vehicle tag number searches
- Attaches pictures to transactions
- Run powerful reports (vacant address, on-property, etc...)
- Imports from all gates and access points
- Search by unit entry access dates/times

ISN Has 7 Developers & 3 Programmers On-Staff As Full-Time Employees + Tech Support Call Center!

Resident App

- Review and update personal information
- Update guest/vendor list
- Select notification preferences to receive text or email of guest arrival
- Review account activity
- Send guests/vendor invitation for easy gate access
- Text-a-Guest to the system to automatically add to list (until midnight)



Visitor Arrival Notification

- Instant notification of visitor/vendor arrivals & gate clearance
- Notification to selected email address or smartphone
- Maintains a record for each resident account date/time
- Notification options are available and can be changed in the resident website or app



Better Guest experience..



Guests can add your ISN QR Invitation to:
Apple Pay - Wallet
Google Pay - Wallet
Easy Repeat Access



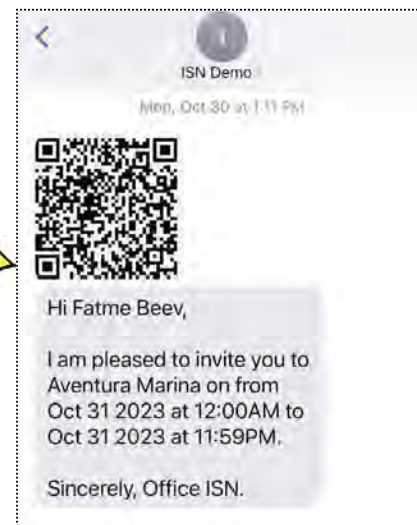
Or



Resident Interface

- Interface is easy to use
- Save time and money by freeing up office staff
- Residents can review & edit their information
- Instant Access - Anywhere at Anytime
- Guests can be added, edited & deleted
- Permanent or temporary access can be granted
- Visitor logs can be viewed & sorted (gate/door,date/time)
- Invitations can be sent to guests with directions
- Intelli-pass will create a QR code or barcode for guests

Residents can view, add, edit or delete guests or vendors from anywhere!

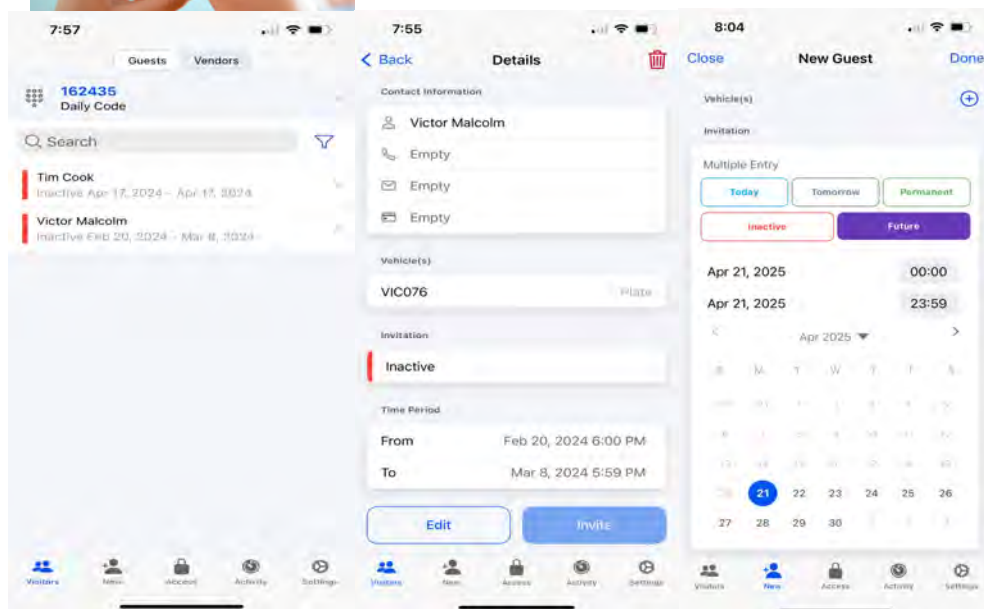


Better User Experience..



Residents control a host of features on an easy to use app!

- Review and update personal information
- Update their guest/vendor list
- Select notification preferences to receive text or email of guest arrival
- Review account activity
- Send guests or vendor invitation for easy gate access
- Text-a-Guest to the system to automatically add to list (until midnight)





Guard App (Search/ Scan/Print)

- Scans drivers license, barcode or QR code for ID & access
- Guard meet guest at their car for faster processing
- Loads account information on provided smartphone or tablet
- Add a guest and log information
- Resident can be called or texted for authorization
- Works with GateKeeper screening via WiFi or Cellular
- Print passes on patrol via bluetooth to mobile printer
- Read and identify RFID or printed passes on patrol
- Search & match guest against GateKeeper database
- WiFi Long range or Cellular for Community-Wide
- Cutting-Edge Technology!

ISN Technology: Client Needs = ISN Solutions!

AI RFID Access Reader



RFID Automatic Vehicle ID

UHF Integrated Distance Reader, Integrated Data Panel, Red-Deny ~ Green-Approval & Wide Range of RFID Tags.



Headlight RFID Sticker Tag



Card size long range RFID



Add your logo. Available in multiple colors



Windshield RFID Tag

- Simple to Install & Use: works like SunPass or EZPass
- Enhanced Security: restricting access
- Efficient Access Control: reducing lines & wait time
- Cost-Effective: affordable, requiring little maintenance
- Scalability: expandable ensuring a future-proof solution
- Monitoring: track usage & collect data for decision-making

Amenities Access (Office, Clubhouse, Maintenance Facility, Fitness Room, Pools, Doors or Gates)

The ISN keypad and proxy readers are an ideal solution for back gates, condos and building access. Along with their unique codes, residents can use their RFID key fobs or proxy cards. Easy access to the beach with silicone wristbands.



NFC Bluetooth Access (Smartphone)

Near-field communication (NFC) technology for mobile access control, powered by Bluetooth, offers a convenient and secure alternative to physical cards or key fobs. Smartphones can easily communicate with a reader placed on a door, providing seamless access.

Keypad Access (Combine with NFC Smartphone)

Our keypad is an ideal solution for back gates, condos and building access. Along with unique codes, residents can use their RFID key fobs, proxy cards or smartphone. Residents manage their guests and vendors from their account on the website or app. Powerful features are available.

- Can be integrated with existing keypads using the Wiegand format
- Owners can fully manage access via the website or app
- A multitude of codes including single use for one-time deliveries or visits
- Ability to assign start and end dates/times to codes for visitors/vendors
- Use smartphone wallet for convenient & personal access
- Works when internet is down - local database



Tutorial Video Links



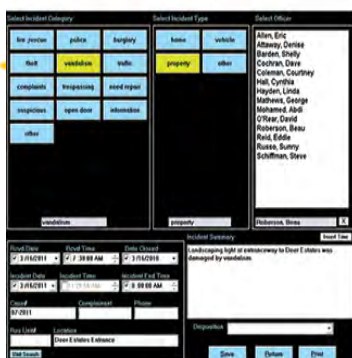
Resident App



Resident Website



Kiosk Demo



Incident Report (Law Enforcement look-alike)

Create industry standard Incident Reports with your existing ISN database.

- Send professional reports - GM, Committees or BOD
- Share updates with next shifts
- Dispatch module: create reports w/ customizable fields
- Admin software allows additional details and attachments
- The Reporting Module can create statistical data to share
- Overview of activity, search, retrieve & edit past incidents
- Embedded spell-check - a professional look & feel to reports

Anti-Tailgate/Frontgator System

The ISN Tailgating System monitors and alerts when unauthorized vehicles follow/proceed authorized vehicles through a gated entry. A picture of every vehicle that passes through the gate is displayed with the most recent image at the top. The Tail Gator is displayed in a red box and plays an audible alert.





- ## Vehicle Traffic Statistics (Powerful Data)

- The screenshot displays the iSN (Internet Security Network) interface. At the top, it shows the network topology with various nodes and connections. Below this, there are two main visualizations:

 - Bar Chart (Left):** This chart shows network traffic by port. The x-axis lists ports: 80, 443, 22, 25, 53, 8080, 3389, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499. The y-axis represents traffic volume. The legend indicates traffic from different sources: Internet (blue), LAN (green), WAN (red), and DMZ (yellow).
 - Pie Chart (Right):** This chart shows traffic by destination. The legend lists various destinations with their corresponding traffic percentages:
 - Internet: 1.00%
 - LAN: 1.00%
 - WAN: 1.00%
 - DMZ: 1.00%
 - 80: 1.00%
 - 443: 1.00%
 - 22: 1.00%
 - 25: 1.00%
 - 53: 1.00%
 - 8080: 1.00%
 - 3389: 1.00%
 - 1433: 1.00%
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 - 1498: 1.00%
 - 1499: 1.00%



- Works seamlessly with ISN Database Manager & ISN Access Control Module
- Green shows device is reachable
- Red shows device not reachable - multiple attempts
- Tree view for easy location and device access
- Helps identify problems with internet service or system administration
- Optional bandwidth monitor checks available bandwidth for connectivity
- Discover weak links in the network - throttle bandwidth (video, VOIP, data, etc...)

Virtual Voicemail (Visitor Management)



Touchscreen Kiosk

Allows for easy entry for guests and visitors with a keypad, QR codes, a driver license scanning system, two-way communication with video and an integrated touchscreen. It can completely replace guards. Custom built per customer!

- Touchscreen – Easy to use and responsive interface
- Scan QR codes invites from smartphone or pass
- Invites are easy to do from App or Website
- Keypad access w/ unique temporary or single use code
- Use tele-entry to call residents directly
- Integrated screen will call up to 6000 residents
- Remote video screening from main gate
- Full integration with ISN Software suite
- Each transaction is recorded w/ pictures (face/tag)
- Resident can add guest by texting name to kiosk directly, from registered phone number
- Driver license (DL): Resident enters exact name on the visitor's driver license. Upon arrival, DL scans and the system will match to the smart kiosk database for access.



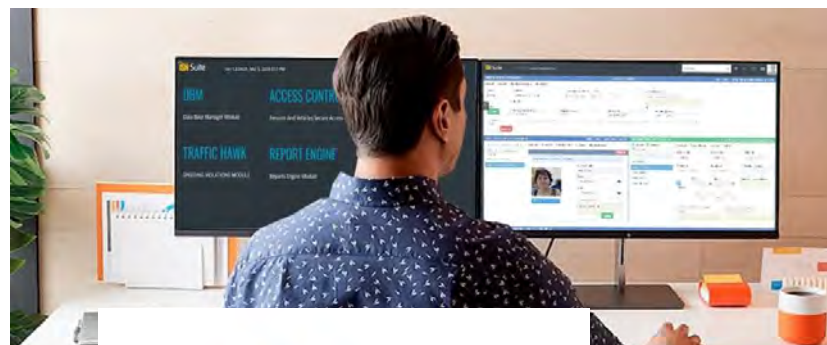
Manufactured by ISN & Made In America



AI Assist

Central Station

24/7 Remote Guard Service Available



Current use cases for Central Station

Not on the list, Lost pass, Bad access code
Deliveries, Medical, Repairs
Unexpected visitors, Defective driver licenses
Expired guests, Technology challenged people



Traffic Hawk Radar

(Enforce Traffic Safety via Video & Automated Citation Software)

Acclaimed product exclusively designed to integrate with ISN Software

Improve safety with the ultimate unmanned video radar traffic enforcement system

Many private communities post low speed limits, hoping that'll be enough to deter speeders. It seldom is. Most people who speed continue to speed, putting themselves and your residents at risk. But there's a way to stop dangerous driving. And it's simpler than you think. Communities who used speed cameras like ISN Traffic Hawk report that speeding decreased dramatically.

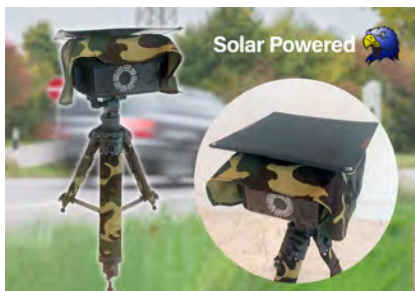


Tripod Portable Traffic Hawk

- A speed radar unit with high-resolution video - capture infractions
- Internal battery allows for about 4-hours of continuous operation
- External battery allows for days of operation
- Data is saved locally, can be transmitted real time w/ WiFi or Cellular
- Each speed event is bookmarked for easy review
- Optional GPS tracking can alert you when unit is moved
- Stop sign mode records a movie showing infraction (failure to stop)
- Fixed, portable and night-time versions are available at cost
- Enforces your community speed limits, regulates traffic
- Avoids confrontation between speeders and staff
- Could pay for the cost via paid fines generated
- Additional monies used for further education on roadway safety
- Violations are processed within your community
- Avoid court fines or points that increase insurance premiums

Solar Powered (Added)

- Easy to install and move with portable units
- Works until solar powered battery is depleted
- Automatic restart with sunlight power
- Optional Plugin
- Full integration with ISN Database Management
- Option for the Fixed Unit and Speed Sign Unit



Rock Hawk

- Works the same as the portable Tripod
- Hidden and concealed, great for stop sign enforcement

Animated Speed Sign (Radar Enforcement)

- Front radar warning of overspeed, flashes red
- Rear radar captures infraction of failure to reduce speed
- "New" Animation **Happy Face** underspeed **Sad Face** overspeed
- Solar Power or electrical plugin
- Great way of saying "you were warned"



Fixed-Pole Radar

- Fixed pole radar unit electrical plugin power or solar
- Great for both speed and stop sign infractions
- Works until solar powered battery is depleted
- Automatic restart with sunlight power



Traffic Hawk Management Software

Easier, more powerful and more intuitive than ever!

Featuring a host of new capabilities that makes your community safer while you spend less time on administrative tasks.

- Filter by date, speed, plate & more
- Search residents, members, vendors & visitors
- Multiple images are taken for better review
- Shows previous violations history
- Shows location of infarction via GPS map
- Select type of fine or warning to be issued
- Easily create, print & send violation in one click
- Fully integrated with the ISN Software Suite

Why ISN?

- Cutting edge technology
- Cloud-based
- Integrated comprehensive software
- Combines residents, visitors, access control, speeding, incidents in one database
- Affordable and reliable
- Exceptional service
- Easy-to-use web-based platform



Please contact Rob White with any questions and thank you for your interest in ISN.

rwhite@isnsecurity.com / support@isnsecurity.com

561-863-8900 O / 561-890-9804 C

TERNBAY
COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
June 2025

Prepared For:
James Ward
District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

July 1, 2025

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Storm Drain Inspection
2. Street Sweeping Program
3. Bridge Inspection and Maintenance
4. Aquatic Maintenance
5. Preserve Maintenance
6. Feral Hog Trapping Update

1. Storm Drain Inspections

- Beginning June 30, inspections will take place on all storm drain inlets, interconnects, and outfalls throughout the community. Once the inspection is completed and a report is submitted to the CDD, we will have a clearer understanding of the drainage system's condition and will proceed with cleaning as needed.
- A vendor was recently on-site to evaluate a lake bank washout located behind Longmeadow Way. They are preparing a proposal for the necessary repairs, which will be reviewed and addressed promptly.

2. Street Sweeping Program

- Comment CDD staff is coordinating with a street sweeping contractor to begin the monthly sweeping of all curbs and gutters. This initiative will help keep sediment and debris from entering the storm drain system, support drainage efficiency, and enhance overall community appearance—particularly in areas impacted by ongoing construction.

3. Bridge Inspection and Maintenance

- Comment All vehicular and pedestrian bridges have been professionally inspected to assess structural integrity. The inspecting engineer reported no major structural concerns and will provide formal recommendations in the coming weeks. Separately, the CDD is preparing a bid package for the re-decking and minor repairs needed to maintain these structures.

4. Aquatic Maintenance

- Beginning July 1, lake-wide aquatic maintenance will commence. Initial treatments will target common lake concerns, and ongoing maintenance will occur weekly to ensure healthy lake conditions throughout the year.

5. Preserve Maintenance – Mid July Start

- Quarterly maintenance of the community preserves is scheduled to begin in mid-July. These visits are required to remain in compliance with regulatory agencies and are essential for managing invasive species and promoting environmental health.

6. Feral Hog Trapping Update

- Hog trapping efforts remain ongoing, with a total of 36 feral hogs captured since January. Over the past several weeks, heavy rainfall has contributed to a noticeable decrease in hog activity, and there have been no recent reports of property damage caused by hogs.
- The CDD will continue working with the current trapping vendor on a month-to-month basis, while also exploring a longer-term solution. Plans are in place to engage USDA Wildlife Services to assist with hog removal in the future, as needed.



Washout on the lank behind Longmeadow Drive

III. LOCATION MAP

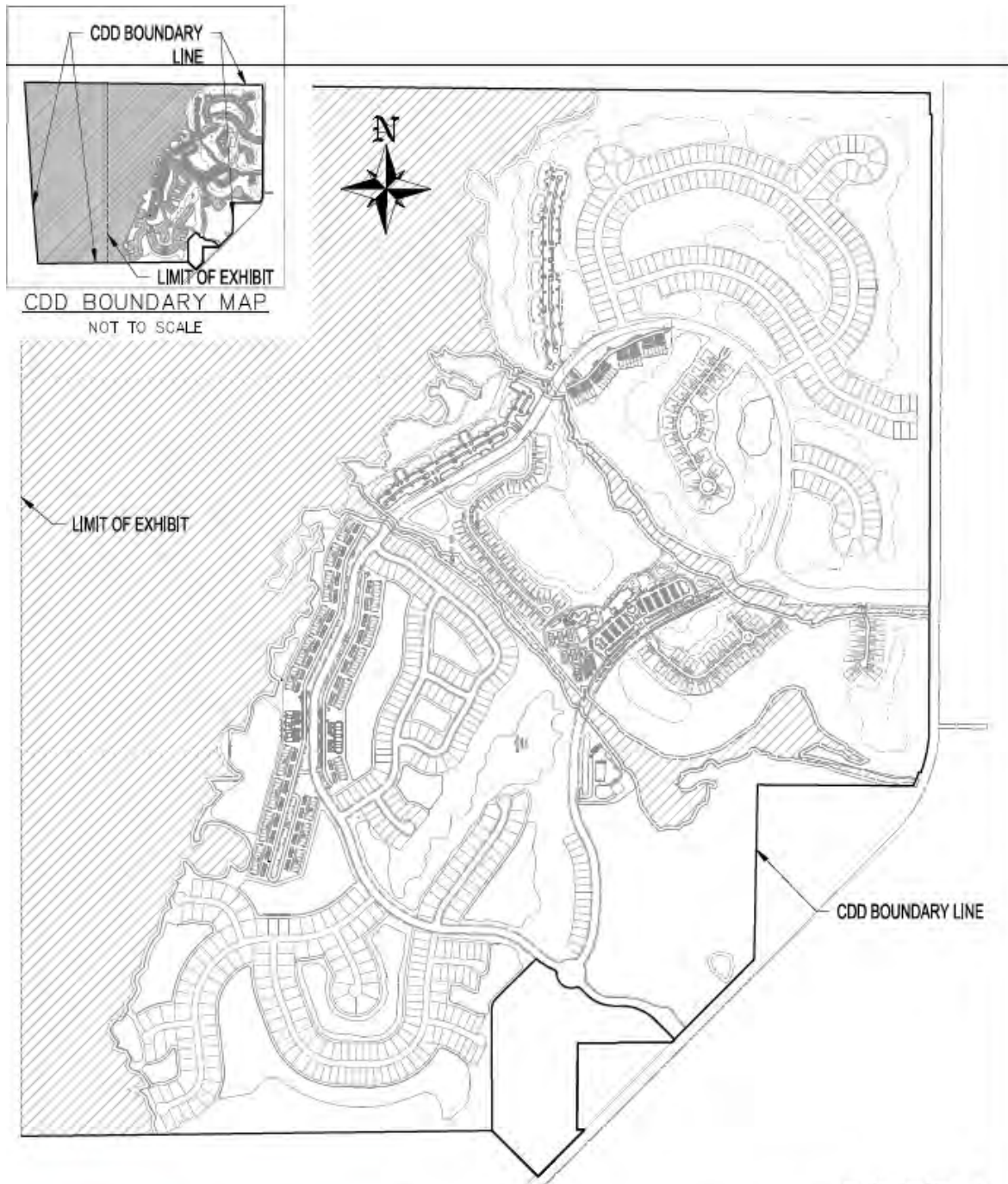


EXHIBIT 4



IRRIGATION FACILITIES
TERN BAY CDD
 CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE	PROJECT	DRAWN BY	DESIGNED BY	REVIEWED BY	SHEET
3-21-20	2242020	TBV		TR	4



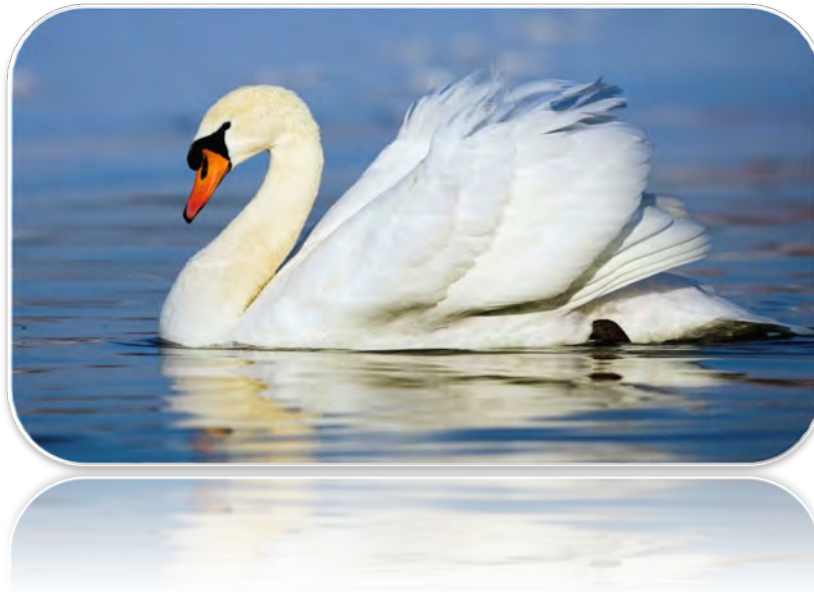
Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS™

1800 Eller Drive, Suite 600 · Fort Lauderdale, FL 33316
 (phone) 954.921.7781 · (fax) 954.266.6487

Certificate of Authorization #514

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – MAY 2025

FISCAL YEAR 2025

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

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Tern Bay Community Development District
Balance Sheet
for the Period Ending May 31, 2025

Description	Governmental Funds						Totals (Memorandum Only)		
	Debt Service Funds			Capital Project Fund					
	General Fund	Series 2005	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets			
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 1,379,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,379,073
Capital Project Fund									
Construction Account	-	-	-	4,346,899	-	-	-	-	4,346,899
Cost of Issuance Account	-	-	-	-	-	-	-	-	-
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account A	-	50,000	886,013	-	-	-	-	-	936,013
Reserve Account B	-	-	-	-	-	-	-	-	-
Revenue	-	89,138	1,867,131	-	-	-	-	-	1,956,269
Prepayment Account	-	1,919	-	-	-	-	-	-	1,919
Due from Other Funds		.	.	.					
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-	-	-
Capital Project Fund	-	-	-	-	-	-	-	-	-
Accounts Receivable-Bond Holder Funding	-	-	-	-	-	-	-	-	-
Accounts Receivable - Due from Lennar Homes	-	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	2,894,200	-	-	-	2,894,200
Amount to be Provided by Debt Service Funds	-	-	-	-	27,895,800	-	-	-	27,895,800
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	24,932,597	-	24,932,597
Total Assets	\$ 1,379,073	\$ 141,057	\$ 2,753,143	\$ 4,346,899	\$ 30,790,000	\$ 24,932,597	\$ -	\$ -	\$ 64,342,769

Tern Bay Community Development District
Balance Sheet
for the Period Ending May 31, 2025

Description	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund	Account Groups				
	General Fund	Series 2005	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets			
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Notes and Loans Payable - Current Portion									
Note Payable-Oppenheimer Funds	-	-	-	-	-	-	-	-	-
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-	-	-	-
Bonds Payable									
Current Portion (Due within 12 months)									
Series 2005A	-	-	-	-	55,000	-		55,000	
Series 2022	-	-	-	-	620,000	-		620,000	
Long Term									
Series 2005A	-	-	-	-	800,000	-		800,000	
Series 2022	-	-	-	-	29,315,000	-		29,315,000	
Unamortized Prem/Disc on Bonds Pyble	-	-	-	-	-	-		-	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 30,790,000	\$ -		\$ 30,790,000	
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	24,932,597		24,932,597	
Fund Balance									
Restricted									
Beginning: October 1, 2024 (Unaudited)	-	130,077	1,500,933	9,335,862	-	-		10,966,872	
Results from Current Operations	-	10,980	1,252,210	(4,988,964)	-	-		(3,725,774)	
Unassigned									
Beginning: October 1, 2024 (Unaudited)	1,083,580	-	-	-	-	-		1,083,580	
Results from Current Operations	295,493	-	-	-	-	-		295,493	
Total Fund Equity and Other Credits	\$ 1,379,073	\$ 141,057	\$ 2,753,143	\$ 4,346,899	\$ -	\$ 24,932,597		\$ 33,552,769	
Total Liabilities, Fund Equity and Other Credits	\$ 1,379,073	\$ 141,057	\$ 2,753,143	\$ 4,346,899	\$ 30,790,000	\$ 24,932,597		\$ 64,342,769	

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue											
Special Assessments - On-Roll	8,306	31,052	273,004	185,105	15,152	8,171	16,722	3,028	540,540	572,192	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Interfund Group Transfers In	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts and Tax Collector Fees	-	-	-	-	-	-	-	-	-	(40,053)	0%
Total Revenue and Other Sources:	\$ 8,306	\$ 31,052	\$ 273,004	\$ 185,105	\$ 15,152	\$ 8,171	\$ 16,722	\$ 3,028	\$ 540,540	\$ 532,139	102%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's - Fees	-	-	400	200	600	-	600	-	1,800	1,600	113%
Executive											
Professional Management	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	31,500	47,250	67%
Financial and Administrative											
Audit Services	-	-	-	6,500	-	-	-	-	6,500	6,500	100%
Accounting Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	18,000	27,000	67%
Assessment Roll Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	18,000	27,000	67%
Arbitrage Rebate Services	-	-	500	-	-	-	500	-	1,000	1,000	100%
Other Contractual Services											
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	0%
Legal Advertising	-	-	225	-	127	-	236	-	588	2,500	24%
Property Appraiser & Tax Collector Fees	-	-	54	-	-	-	-	-	54	50	107%
Trustee Services	-	-	-	-	-	4,246	-	-	4,246	8,340	51%
Dissemination Agent Services	-	1,000	-	-	-	-	-	3,500	4,500	7,000	64%
Bond Amortization Schedules	-	-	-	-	-	-	100	-	100	-	0%
Bank Services	-	-	-	-	-	-	-	-	-	250	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services											
Telephone	-	-	-	-	-	-	-	-	-	-	0%
Postage, Freight & Messenger	-	-	-	-	-	-	911	12	923	150	616%

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Insurance	35,542	-	-	-	-	-	-	-	35,542	34,799	102%
Meeting Room Rental	-	-	-	-	-	-	-	-	-	475	0%
Printing & Binding	-	-	-	-	-	-	1,493	1,297	2,790	50	5580%
Web Site Development	-	-	-	300	-	-	-	-	300	2,000	15%
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	1,757	718	-	104	1,902	454	4,935	5,000	99%
Comprehensive Planning Services	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services											
Engineering Services - General Fund	-	-	-	-	4,422	5,230	3,340	3,925	16,917	10,000	169%
Other Public Safety											
Professional Services											
Charlotte County Sheriff's Patrol	-	-	-	-	-	-	-	-	-	-	0%
Guardhouse Operations											
Professional - Roving Patrol	-	-	-	-	-	-	-	-	-	-	0%
Professional - Gate Attendant	-	-	-	-	-	-	-	-	-	-	0%
Professional-Gate Hosting	-	-	-	-	-	-	-	-	-	-	0%
Guardhouse-Internet, IP & Data	-	-	-	-	-	-	-	-	-	-	0%
Utilities											
Electric	-	-	-	-	-	-	-	-	-	-	0%
Water & Wastewater	-	-	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance											
Guardhouse Janitorial	-	-	-	-	-	-	-	-	-	-	0%
Gate	-	-	-	-	-	-	-	-	-	-	0%
Wastewater Services											
Utility Services											
Electric Service	-	-	-	-	-	-	-	-	-	-	0%

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Stormwater Management System											
Repairs & Maintenance											
Lake Banks/Outfall Control Structures	-	-	-	-	-	-	-	-	-	-	0%
Aquatic Weed Control											
Lake Spraying	-	-	-	-	-	-	-	-	-	-	0%
Lake Vegetation Removal	-	-	-	-	-	-	-	-	-	-	0%
Upland Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	-	0%
Other Physical Environment											
Professional Services											
Field Manager Services	-	-	-	-	-	-	-	-	-	-	0%
Insurance	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	0%
Assessments-Charlotte County	-	-	-	-	-	-	-	-	-	-	0%
Road & Street Facilities											
Field Management Services	-	-	-	-	-	-	-	-	-	-	0%
Street Lights											
Electric Service											
Electric Service	7,533	7,052	7,533	7,636	15,410	8,050	8,541	8,521	70,278	101,000	70%
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	0%
Economic Environment											
Professional Services - Appraisal	-	-	-	-	-	-	-	-	-	-	0%
Landscaping Services											
Electric Service	-	-	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance											
Common Area Maintenance											
Routine Maintenance	-	-	-	5,900	-	-	-	-	5,900	-	0%
Wildlife Control - Hog Trapping	-	-	-	-	-	7,000	7,000	7,000	21,000	-	0%

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Irrigation System											
Pumps & Wells & Line Distribution System											
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	0%
Well Testing/Meter Reading	-	-	-	-	-	-	-	-	-	-	0%
Line Distribution System											
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	0%
Reserves											
Extraordinary Capital/Operations	-	-	-						-	250,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	0%
	\$ 51,513	\$ 16,665	\$ 18,906	\$ 29,691	\$ 28,996	\$ 33,068	\$ 33,060	\$ 33,147	\$ 245,047	\$ 532,139	46%
Net Increase/ (Decrease) in Fund Balance	(43,207)	14,387	254,098	155,413	(13,845)	(24,897)	(16,338)	(30,120)	295,493	-	
Fund Balance - Beginning	1,083,580	1,040,373	1,054,761	1,308,859	1,464,272	1,450,428	1,425,531	1,409,193	1,083,580	1,083,580	
Fund Balance - Ending	\$ 1,040,373	\$ 1,054,761	\$ 1,308,859	\$ 1,464,272	\$ 1,450,428	\$ 1,425,531	\$ 1,409,193	\$ 1,379,073	\$ 1,379,073	\$ 1,083,580	

Tern Bay Community Development District
Debt Service Fund - Series 2005 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	
Interest Income											
Reserve Account	204	205	185	184	179	155	170	163	1,445	-	0%
Prepayment Account	-	-	-	-	-	20	41	39	99	-	0%
Revenue Account	325	331	214	256	374	480	536	524	3,040	3,600	84%
Sinking Account	-	-	-	-	-	-	-	-	-	-	
Special Assessment Revenue											
Special Assessments - On-Roll	1,593	5,955	52,354	35,497	2,906	1,567	3,207	581	103,659	109,006	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	11,919	-	-	-	11,919	-	0%
Other Fees and Charges											
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	(7,131)	0%
Extraordinary Items (Gain)	-	-	-	-	-	-	-	-	-	-	
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,121	\$ 6,491	\$ 52,753	\$ 35,936	\$ 15,377	\$ 2,221	\$ 3,954	\$ 1,306	\$ 120,161	\$ 105,475	114%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2005 Bonds	-	-	-	-	-	-	-	50,000	50,000	50,000	100%
Principal Debt Service - Early Redemptions											
Series 2005 Bonds	-	-	-	-	-	-	-	10,000	10,000	-	0%
Interest Expense											
Series 2005A Bonds	-	24,591	-	-	-	-	-	24,591	49,181	49,182	100%
Series 2005B Bonds	-	-	-	-	-	-	-	-	-	-	0%
Trustee Services	-	-	-	-	-	-	-	-	-	-	
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 24,591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,591	\$109,181	\$ 99,182	110%
Net Increase/ (Decrease) in Fund Balance	2,121	(18,099)	52,753	35,936	15,377	2,221	3,954	(83,284)	10,980	6,293	
Fund Balance - Beginning	130,077	132,199	114,099	166,853	202,789	218,166	220,387	224,341	130,077	130,077	
Fund Balance - Ending	\$ 132,199	\$ 114,099	\$ 166,853	\$ 202,789	\$ 218,166	\$ 220,387	\$ 224,341	\$ 141,057	\$ 141,057	\$ 136,370	

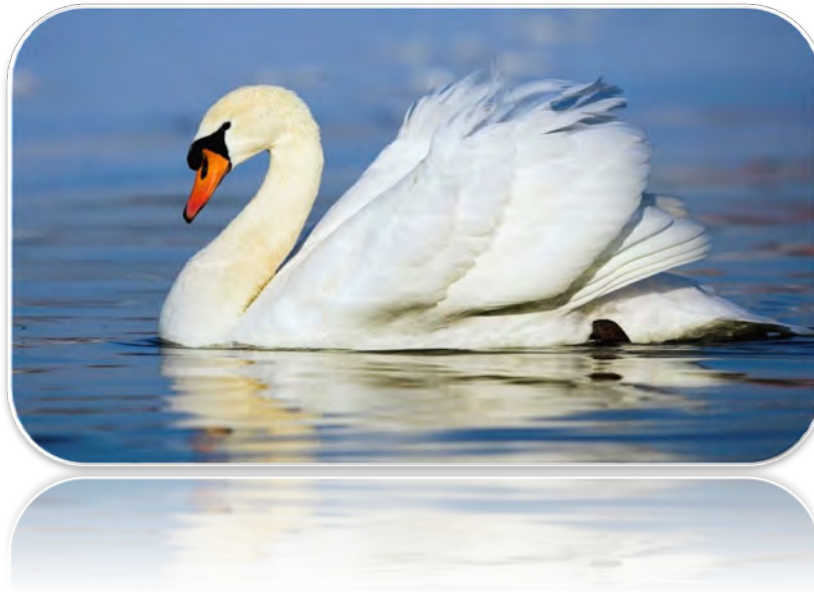
Tern Bay Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	3,665	3,562	3,309	3,296	3,196	2,886	3,195	3,092	26,202	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	2,543	2,482	2,399	2,028	3,125	5,659	6,389	6,343	30,968	45,000	69%
Sinking Account	-	-	-	-	-	-	-	-	-	-	
Special Assessment Revenue											
Special Assessments - On-Roll	27,667	103,437	909,397	616,597	50,472	27,220	55,702	10,085	1,800,578	1,896,067	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	(124,042)	0%
Debt Proceeds											
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 33,875	\$ 109,481	\$ 915,105	\$ 621,920	\$ 56,793	\$ 35,765	\$ 65,286	\$ 19,521	1,857,747	\$ 1,817,025	102%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	620,000	0%
Principal Debt Service - Early Redemptions											
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense											
Series 2022 Bonds	-	-	579,335	-	-	-	-	-	579,335	1,158,670	50%
Trustee Services											
Operating Transfers Out (To Other Funds)	3,665	3,562	3,309	3,296	3,196	2,886	3,195	3,092	26,202	-	0%
Total Expenditures and Other Uses:	\$ 3,665	\$ 3,562	\$ 582,644	\$ 3,296	\$ 3,196	\$ 2,886	\$ 3,195	\$ 3,092	\$605,537	\$ 1,778,670	34%
Net Increase/ (Decrease) in Fund Balance	30,210	105,919	332,461	618,625	53,597	32,879	62,091	16,428	1,252,210	38,355	
Fund Balance - Beginning	1,500,933	1,531,143	1,637,062	1,969,523	2,588,147	2,641,745	2,674,624	2,736,715	1,500,933	1,500,933	
Fund Balance - Ending	\$ 1,531,143	\$ 1,637,062	\$ 1,969,523	\$ 2,588,147	\$ 2,641,745	\$ 2,674,624	\$ 2,736,715	\$ 2,753,143	\$ 2,753,143	\$ 1,539,288	

Tern Bay Community Development District
Capital Projects Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	-	-	-	-	-	-	-	-	\$ -	\$ -	0%
Interest Income											
Construction Account	38,600	37,698	19,834	15,824	15,412	13,979	15,538	15,106	171,991	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	3,665	3,562	3,309	3,296	3,196	2,886	3,195	3,092	26,202	-	0%
Total Revenue and Other Sources:	\$ 42,265	\$ 41,260	\$ 23,143	\$ 19,120	\$ 18,608	\$ 16,865	\$ 18,734	\$ 18,199	\$ 198,193	\$ -	0%
Expenditures and Other Uses											
Executive											
Professional Management	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services											
Trustee Services	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay											
Water-Sewer Combination	-	2,535,399	-	-	-	-	-	-	2,535,399	-	0%
Stormwater Management	-	646,325	-	-	-	-	-	-	646,325	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	1,246,233	-	-	-	-	-	-	1,246,233	-	0%
Cost of Issuance											
Legal - Series 2022 Bonds	-	759,200	-	-	-	-	-	-	759,200	-	0%
Engineering - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 5,187,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,187,156	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	42,265	(5,145,896)	23,143	19,120	18,608	16,865	18,734	18,199	(4,988,964)	-	
Fund Balance - Beginning	9,335,862	9,378,128	4,232,232	4,255,374	4,274,494	4,293,101	4,309,966	4,328,700	9,335,862	-	
Fund Balance - Ending	\$ 9,378,128	\$ 4,232,232	\$ 4,255,374	\$ 4,274,494	\$ 4,293,101	\$ 4,309,966	\$ 4,328,700	\$ 4,346,899	\$ 4,346,899	\$ -	

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – JUNE 2025

FISCAL YEAR 2025

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

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Tern Bay Community Development District
Balance Sheet
for the Period Ending June 30, 2025

Description	Governmental Funds							
	Debt Service Funds			Capital Project Fund	Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2005	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets		
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 1,345,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,345,540
Capital Project Fund								
Construction Account	-	-	-	4,365,768	-	-	-	4,365,768
Cost of Issuance Account	-	-	-	-	-	-	-	-
Debt Service Fund								
Interest Account	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account A	-	50,000	886,013	-	-	-	-	936,013
Reserve Account B	-	-	-	-	-	-	-	-
Revenue	-	89,897	679,442	-	-	-	-	769,339
Prepayment Account	-	1,919	-	-	-	-	-	1,919
Due from Other Funds		.	.	.				
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-	-
Capital Project Fund	-	-	-	-	-	-	-	-
Accounts Receivable-Bond Holder Funding	-	-	-	-	-	-	-	-
Accounts Receivable - Due from Lennar Homes	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,707,270	-	-	1,707,270
Amount to be Provided by Debt Service Funds	-	-	-	-	28,462,730	-	-	28,462,730
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	24,932,597	-	24,932,597
Total Assets	\$ 1,345,540	\$ 141,815	\$ 1,565,455	\$ 4,365,768	\$ 30,170,000	\$ 24,932,597	\$ -	\$ 62,521,175

Tern Bay Community Development District
Balance Sheet
for the Period Ending June 30, 2025

Description	Governmental Funds							
	Debt Service Funds			Capital Project Fund	Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2005	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets		
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Notes and Loans Payable - Current Portion								
Note Payable-Oppenheimer Funds	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2005A	-	-	-	-	55,000	-	55,000	
Series 2022	-	-	-	-	640,000	-	640,000	
Long Term								
Series 2005A	-	-	-	-	800,000	-	800,000	
Series 2022	-	-	-	-	28,675,000	-	28,675,000	
Unamortized Prem/Disc on Bonds Pyble	-	-	-	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 30,170,000	\$ -	\$ 30,170,000	
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	24,932,597	24,932,597	
Fund Balance								
Restricted								
Beginning: October 1, 2024 (Unaudited)	-	130,077	1,500,933	9,335,862	-	-	10,966,872	
Results from Current Operations	-	11,738	64,522	(4,970,095)	-	-	(4,893,835)	
Unassigned								
Beginning: October 1, 2024 (Unaudited)	1,083,580	-	-	-	-	-	1,083,580	
Results from Current Operations	261,960	-	-	-	-	-	261,960	
Total Fund Equity and Other Credits	\$ 1,345,540	\$ 141,815	\$ 1,565,455	\$ 4,365,768	\$ -	\$ 24,932,597	\$ 32,351,175	
Total Liabilities, Fund Equity and Other Credits	\$ 1,345,540	\$ 141,815	\$ 1,565,455	\$ 4,365,768	\$ 30,170,000	\$ 24,932,597	\$ 62,521,175	

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue												
Special Assessments - On-Roll	8,306	31,052	273,004	185,105	15,152	8,171	16,722	3,028	1,480	542,020	572,192	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	0%
Interfund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges												
Discounts and Tax Collector Fees	-	-	-	-	-	-	-	-	-	-	(40,053)	0%
Total Revenue and Other Sources:	\$ 8,306	\$ 31,052	\$ 273,004	\$ 185,105	\$ 15,152	\$ 8,171	\$ 16,722	\$ 3,028	\$ 1,480	\$ 542,020	\$ 532,139	102%
Expenditures and Other Uses												
Legislative												
Board of Supervisor's - Fees	-	-	400	200	600	-	600	-	1,800	3,600	1,600	225%
Executive												
Professional Management	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	35,438	47,250	75%
Financial and Administrative												
Audit Services	-	-	-	6,500	-	-	-	-	-	6,500	6,500	100%
Accounting Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	20,250	27,000	75%
Assessment Roll Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	20,250	27,000	75%
Arbitrage Rebate Services	-	-	500	-	-	-	500	-	-	1,000	1,000	100%
Other Contractual Services												
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Advertising	-	-	225	-	127	-	236	-	103	691	2,500	28%
Property Appraiser & Tax Collector Fees	-	-	54	-	-	-	-	-	-	54	50	107%
Trustee Services	-	-	-	-	-	4,246	-	-	-	4,246	8,340	51%
Dissemination Agent Services	-	1,000	-	-	-	-	-	3,500	-	4,500	7,000	64%
Bond Amortization Schedules	-	-	-	-	-	-	100	-	-	100	-	0%
Bank Services	-	-	-	-	-	-	-	-	-	-	250	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services												
Telephone	-	-	-	-	-	-	-	-	-	-	-	0%
Postage, Freight & Messenger	-	-	-	-	-	-	911	12	-	923	150	616%

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Insurance	35,542	-	-	-	-	-	-	-	-	35,542	34,799	102%
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	475	0%
Printing & Binding	-	-	-	-	-	-	1,493	1,297	-	2,790	50	5580%
Web Site Development	-	-	-	300	-	-	-	-	-	300	2,000	15%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	175	175	100%
Legal Services												
Legal - General Counsel	-	-	1,757	718	-	104	1,902	454	2,184	7,119	5,000	142%
Comprehensive Planning Services	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services												
Engineering Services - General Fund	-	-	-	-	4,422	5,230	3,340	3,925	6,956	23,873	10,000	239%
Other Public Safety												
Professional Services												
Charlotte County Sheriff's Patrol	-	-	-	-	-	-	-	-	-	-	-	0%
Guardhouse Operations												
Professional - Roving Patrol	-	-	-	-	-	-	-	-	-	-	-	0%
Professional - Gate Attendant	-	-	-	-	-	-	-	-	-	-	-	0%
Professional-Gate Hosting	-	-	-	-	-	-	-	-	-	-	-	0%
Guardhouse-Internet, IP & Data	-	-	-	-	-	-	-	-	-	-	-	0%
Utilities												
Electric	-	-	-	-	-	-	-	-	-	-	-	0%
Water & Wastewater	-	-	-	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance												
Guardhouse Janitorial	-	-	-	-	-	-	-	-	-	-	-	0%
Gate	-	-	-	-	-	-	-	-	-	-	-	0%
Wastewater Services												
Utility Services												
Electric Service	-	-	-	-	-	-	-	-	-	-	-	0%

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Stormwater Management System												
Repairs & Maintenance												
Lake Banks/Outfall Control Structures	-	-	-	-	-	-	-	-	-	-	-	0%
Aquatic Weed Control												
Lake Spraying	-	-	-	-	-	-	-	-	-	-	-	0%
Lake Vegetation Removal	-	-	-	-	-	-	-	-	-	-	-	0%
Upland Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	-	-	0%
Other Physical Environment												
Professional Services												
Field Manager Services	-	-	-	-	-	-	-	-	-	-	-	0%
Insurance	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	0%
Assessments-Charlotte County	-	-	-	-	-	-	-	-	-	-	-	0%
Road & Street Facilities												
Field Management Services	-	-	-	-	-	-	-	-	-	-	-	0%
Street Lights												
Electric Service												
Electric Service	7,533	7,052	7,533	7,636	15,410	8,050	8,541	8,521	8,531	78,809	101,000	78%
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	0%
Economic Environment												
Professional Services - Appraisal	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping Services												
Electric Service	-	-	-	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance												
Common Area Maintenance												
Routine Maintenance	-	-	-	5,900	-	-	-	-	-	5,900	-	0%
Wildlife Control - Hog Trapping	-	-	-	-	-	7,000	7,000	7,000	7,000	28,000	-	0%

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Irrigation System												
Pumps & Wells & Line Distribution System												
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	0%
Well Testing/Meter Reading	-	-	-	-	-	-	-	-	-	-	-	0%
Line Distribution System												
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	0%
Reserves												
Extraordinary Capital/Operations	-	-	-							-	250,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	0%
	\$ 51,513	\$ 16,665	\$ 18,906	\$ 29,691	\$ 28,996	\$ 33,068	\$ 33,060	\$ 33,147	\$ 35,012	\$ 280,060	\$ 532,139	53%
Net Increase/ (Decrease) in Fund Balance	(43,207)	14,387	254,098	155,413	(13,845)	(24,897)	(16,338)	(30,120)	(33,532)	261,960	-	
Fund Balance - Beginning	1,083,580	1,040,373	1,054,761	1,308,859	1,464,272	1,450,428	1,425,531	1,409,193	1,379,073	1,083,580	1,083,580	
Fund Balance - Ending	\$ 1,040,373	\$ 1,054,761	\$ 1,308,859	\$ 1,464,272	\$ 1,450,428	\$ 1,425,531	\$ 1,409,193	\$ 1,379,073	\$ 1,345,540	\$ 1,345,540	\$ 1,083,580	

Tern Bay Community Development District
Debt Service Fund - Series 2005 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	
Interest Income												
Reserve Account	204	205	185	184	179	155	170	163	169	1,614	-	0%
Prepayment Account	-	-	-	-	-	20	41	39	6	106	-	0%
Revenue Account	325	331	214	256	374	480	536	524	300	3,339	3,600	93%
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	
Special Assessment Revenue												
Special Assessments - On-Roll	1,593	5,955	52,354	35,497	2,906	1,567	3,207	581	284	103,942	109,006	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	11,919	-	-	-	-	11,919	-	0%
Other Fees and Charges												
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	-	(7,131)	0%
Extraordinary Items (Gain)	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,121	\$ 6,491	\$ 52,753	\$ 35,936	\$ 15,377	\$ 2,221	\$ 3,954	\$ 1,306	\$ 758	\$ 120,920	\$ 105,475	115%
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2005 Bonds	-	-	-	-	-	-	-	50,000	-	50,000	50,000	100%
Principal Debt Service - Early Redemptions												
Series 2005 Bonds	-	-	-	-	-	-	-	10,000	-	10,000	-	0%
Interest Expense												
Series 2005A Bonds	-	24,591	-	-	-	-	-	24,591	-	49,181	49,182	100%
Series 2005B Bonds	-	-	-	-	-	-	-	-	-	-	-	0%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 24,591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,591	\$ -	\$ 109,181	\$ 99,182	110%
Net Increase/ (Decrease) in Fund Balance	2,121	(18,099)	52,753	35,936	15,377	2,221	3,954	(83,284)	758	11,738	6,293	
Fund Balance - Beginning	130,077	132,199	114,099	166,853	202,789	218,166	220,387	224,341	141,057	130,077	130,077	
Fund Balance - Ending	\$ 132,199	\$ 114,099	\$ 166,853	\$ 202,789	\$ 218,166	\$ 220,387	\$ 224,341	\$ 141,057	\$ 141,815	\$ 141,815	\$ 136,370	

Tern Bay Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Income												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	3,665	3,562	3,309	3,296	3,196	2,886	3,195	3,092	3,195	29,397	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	2,543	2,482	2,399	2,028	3,125	5,659	6,389	6,343	6,717	37,685	45,000	84%
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	
Special Assessment Revenue												
Special Assessments - On-Roll	27,667	103,437	909,397	616,597	50,472	27,220	55,702	10,085	4,929	1,805,507	1,896,067	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges												
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	-	(124,042)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 33,875	\$ 109,481	\$ 915,105	\$ 621,920	\$ 56,793	\$ 35,765	\$ 65,286	\$ 19,521	\$ 14,842	1,872,589	\$ 1,817,025	103%
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2022 Bonds	-	-	-	-	-	-	-	-	620,000	620,000	620,000	100%
Principal Debt Service - Early Redemptions												
Series 2022 Bonds	-	-	-	-	-	-	-	-	579,335	579,335	-	0%
Interest Expense												
Series 2022 Bonds	-	-	579,335	-	-	-	-	-	-	579,335	1,158,670	50%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers Out (To Other Funds)	3,665	3,562	3,309	3,296	3,196	2,886	3,195	3,092	3,195	29,397	-	0%
Total Expenditures and Other Uses:	\$ 3,665	\$ 3,562	\$ 582,644	\$ 3,296	\$ 3,196	\$ 2,886	\$ 3,195	\$ 3,092	\$ 1,202,530	\$1,808,067	\$ 1,778,670	102%
Net Increase/ (Decrease) in Fund Balance	30,210	105,919	332,461	618,625	53,597	32,879	62,091	16,428	(1,187,689)	64,522	38,355	
Fund Balance - Beginning	1,500,933	1,531,143	1,637,062	1,969,523	2,588,147	2,641,745	2,674,624	2,736,715	2,753,143	1,500,933	1,500,933	
Fund Balance - Ending	\$ 1,531,143	\$ 1,637,062	\$ 1,969,523	\$ 2,588,147	\$ 2,641,745	\$ 2,674,624	\$ 2,736,715	\$ 2,753,143	\$ 1,565,455	\$ 1,565,455	\$ 1,539,288	

Tern Bay Community Development District
Capital Projects Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	-	-	-	-	-	-	-	-	-	\$ -	\$ -	0%
Interest Income												
Construction Account	38,600	37,698	19,834	15,824	15,412	13,979	15,538	15,106	15,674	187,665	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	3,665	3,562	3,309	3,296	3,196	2,886	3,195	3,092	3,195	29,397	-	0%
Total Revenue and Other Sources:	\$ 42,265	\$ 41,260	\$ 23,143	\$ 19,120	\$ 18,608	\$ 16,865	\$ 18,734	\$ 18,199	\$ 18,869	\$ 217,061	\$ -	0%
Expenditures and Other Uses												
Executive												
Professional Management	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services												
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay												
Water-Sewer Combination	-	2,535,399	-	-	-	-	-	-	-	2,535,399	-	0%
Stormwater Management	-	646,325	-	-	-	-	-	-	-	646,325	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	1,246,233	-	-	-	-	-	-	-	1,246,233	-	0%
Cost of Issuance												
Legal - Series 2022 Bonds	-	759,200	-	-	-	-	-	-	-	759,200	-	0%
Engineering - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 5,187,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,187,156	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	42,265	(5,145,896)	23,143	19,120	18,608	16,865	18,734	18,199	18,869	(4,970,095)	-	
Fund Balance - Beginning	9,335,862	9,378,128	4,232,232	4,255,374	4,274,494	4,293,101	4,309,966	4,328,700	4,346,899	9,335,862	-	
Fund Balance - Ending	\$ 9,378,128	\$ 4,232,232	\$ 4,255,374	\$ 4,274,494	\$ 4,293,101	\$ 4,309,966	\$ 4,328,700	\$ 4,346,899	\$ 4,365,768	\$ 4,365,768	\$ -	