

**JPWard and Associates, LLC**

**TERN BAY  
COMMUNITY DEVELOPMENT DISTRICT**

**REGULAR MEETING**

**AGENDA**

**June 13, 2017**

**Board of Supervisor's**

**Michael Dady, Chairperson  
Neale Montgomery, Vice  
Richard Brylanski, Assistant Secretary  
Adam Lerner Assistant Secretary  
Leah Phpelka, Assistant Secretary**

**[www.ternbaycdd.org](http://www.ternbaycdd.org)**

James P. Ward  
District Manager  
2041 N.E. 6th Terrace  
Wilton Manors, Florida 33305

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**Prepared by:  
JPWard and Associates, LLC  
TOTAL Commitment to Excellence**

# TERN BAY COMMUNITY DEVELOPMENT DISTRICT

May 25, 2017

Board of Supervisors  
Tern Bay Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development District will be held on **Tuesday, June 13, 2017 at 9:30 a.m.** at the **Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954**

**PLEASE NOTE THE NEW LOCATION FOR THE MEETING.**

1. Call to Order & Roll Call
2. Consideration of Minutes
  - a) November 8, 2016 - Regular Meeting
  - b) November 8, 2016 – Landowner’s Meeting
3. Consideration of Resolution 2016-3 Approving the Proposed Budget for Fiscal Year 2018 and Setting a Public Hearing for **Tuesday, September 12, 2017 at 9:30 A.M. at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.**
4. Staff Reports
  - a) Attorney
  - b) Engineer
  - c) Manager
    - I. Field Management Report
    - II. Report on the Number of Registered Voters – As of April 15, 2017
5. Supervisor’s Requests and Audience Comments
6. Adjournment

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The second order of business is consideration of the minutes of the November 8, 2016 Regular meeting, and Landowner’s meeting.

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Next, the District’s enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15<sup>th</sup> of each year for your review and approval. The approval of the budget is only intended



*James P. Ward*  
*District Manager*

2041 NORTHEAST 6<sup>TH</sup> TERRACE  
WILTON MANORS, FL. 33305  
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to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for the **Tuesday, September 12, 2017** meeting of the Board of Supervisor's.

The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to any of the Assessment Rates contemplated as a result of the preparation of the Budget.

It does, however, set the maximum rate at which assessments may be levied at the proposed rate of \$129.66 (For FY 2017 - \$168.19 per unit for all units.

In FY 2012 the District set a Cap Rate which is a rate that the District could establish that would advise all property owner's of the maximum rate that the District could levy without having to send out mailed notices each year, as such, and for FY 2018 the proposed budget does not exceed the cap rate, and individual mailed notice will not be required for the Fiscal Year 2018 Public Hearing.

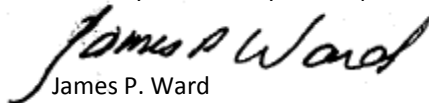
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Under my report, is the statutory requirement that the District determine as of April 15<sup>th</sup> of each year the number of registered voter's residing with the District. The Statute provides that the Supervisor of Elections in the County where the District is located (Charlotte County) provides that information from the voter rolls of the County. The significance of the report is based on the transition date and number of qualified electors residing in the District which are enumerated in the Statute for the District to begin the transition from a landowner's election to a qualified elector based election. The two thresholds are six years from the date of establishment which for the District is September 15, 2004 and the second is at least 250 qualified electors. There is no required action of the Board for this item, it is provided as a matter of law and placed into the District's records.

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The balance of the Agenda is standard in nature and I look forward to seeing you at the meeting, and if you have any questions and/or comments, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,  
Tern Bay Community Development District



James P. Ward  
District Manager  
Enclosures



*James P. Ward*  
*District Manager*

2041 NORTHEAST 6<sup>TH</sup> TERRACE  
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**THE MINUTES OF MEETING  
TERN BAY COMMUNITY DEVELOPMENT DISTRICT**

The Regular Board Meeting of the Tern Bay Community Development District's Board of Supervisors was held on **Tuesday, November 8, 2016, at 9:30 a.m.**, at the **Offices of Berntsson, Ittersagen, Gunderson & Wideikis, LLP, 18401 Murdock Circle, Suite C, Port Charlotte, Florida 33948.**

**Present and constituting a quorum were:**

Neale Montgomery	Chairperson
Mike Dady	Assistant Secretary
Rick Brylanski	Assistant Secretary

**Also Present were:**

James Ward	District Manager
Scott Clark (on phone)	District Counsel (telephonic)
Bill Riley	CAS Asset Management
Mat Morris	District Engineer

**Absent were:**

Leah Popelka  
Adam Lerner

**Audience:**

Ceil Fillenworth  
Tom Fillenworth  
Kathy Karlen  
Bill Karlen

**1. Call to Order & Roll Call**

Mr. Ward called the meeting to order at 9:37 a.m., and roll call determined that all members of the Board were present with the exception of the two supervisors who were newly elected at the landowners' meeting, Ms. Leah Popelka and Mr. Adam Lerner.

**2. Administration of the Oath of Office for the Newly Elected Supervisors from the Landowners' Meeting**

Mr. Ward stated that at the landowners' meeting prior to the regular meeting, the landowner's had elected Mr. Michael Dady, Ms. Leah Popelka, and Mr. Adam Lerner. Mr. Ward said he would administer the Oath of Office to Mr. Dady and did so and had

Mr. Dady sign the appropriate documents. Mr. Ward stated that he was a Notary for the State of Florida and was authorized to administer the Oath.

**3. Consideration of Resolution 2017-1 Canvassing and Certifying the Results of the November 8, 2016 Landowners' Election**

Mr. Ward stated that in Section 1, Ms. Leah Popelka received 1,004 and will sit in Seat 1 and Mr. Adam Lerner will sit in Seat 4 and received 1,003 votes and Mr. Dady will sit in Seat 5 and received 1,004. In Section 2, Mr. Dady and Ms. Popelka will serve the four-year terms and Mr. Lerner will serve the two-year term.

**Motion was made by Mr. Dady and seconded by Ms. Montgomery to approve Resolution 2017-1 as described above, and with all in favor the motion was approved.**

**4. Consideration of Resolution 2017-2 Re-Designating the Officers of the Tern Bay Community Development District**

Mr. Ward explained that currently Ms. Montgomery served as Chairperson, the Vice Chairperson was now an empty position, and the balance of the Board served as Assistant Secretaries. Mr. Ward stated he generally served as the Secretary/Treasurer. The Board nominated Mr. Dady as Chairperson, Ms. Montgomery as Vice Chairperson, and Leah Popelka, Adam Lerner, and Rick Brylanski as Assistant Secretaries.

**Motion was made by Ms. Montgomery and seconded by Mr. Dady to approve Resolution 2017-2 as described above, and with all in favor the motion was approved.**

**5. Consideration of Minutes: September 20, 2016 Regular Meeting**

Mr. Ward called for any additions, corrections or deletions to the minutes and none were put forth.

**Motion was made by Mr. Montgomery and seconded by Mr. Brylanski to accept the Meeting Minutes of September 20, 2016, and with all in favor the motion was approved.**

**6. Consideration of Proposals for the continuation of Dissemination Agent Services for the Tern Bay CDD**

Mr. Ward gave some background on this proposal and said that when the District issued its bond, they were done by the firm of Prager and Company and that Prager has

changed their name to MBS Capital Markets. Mr. Ward further stated that the disclosure services remained with the firm of Prager and Company, but it no longer provided that service. He said MBS Capital has created a new company call Disclosure Services, LLC, and they have given a proposal to provide the services along with Lerner Reporting Services. He said both services fee schedules are exactly the same. Ms. Montgomery asked if the fee was a thousand dollars a year, and Mr. Ward responded in the affirmative. Mr. Ward said both firms are qualified. Mr. Brylanski recommended Lerner Reporting Services.

**Motion was made by Mr. Brylanski and seconded by Ms. Montgomery accept the Proposal of Lerner Reporting Services, and with all in favor the motion was approved.**

## 6. Staff Reports

- a) District Attorney – No report.
- b) District Engineer

Mr. Morris reported that he is working with the group on the NOPC, and they will be meeting with Charlotte County next week to review the latest update from Charlotte County Public Works to make sure they have an understanding of the progress of the Burnt Store Road Project. He also added they would determine if modifications would need to be made based on a potential new direction in which the County might be moving.

Ms. Montgomery asked on which side the County wanted to take the right of way. Mr. Morris said the latest plan that they had received from Charlotte County actually showed taking right of way from both sides of the road, but now he has heard that there may have been some changes. Ms. Montgomery asked whose property they were wanting to take. Mr. Morris said there were some CDD owned and also some commercial areas and he added there is also some shared storm water.

Another Board member added that the County is currently experiencing pre-eminent domain on other parcels, and they have taken the position that this land in Tern Bay is ostensibly pre-negotiated per the developer's agreement. He added that agreement is no longer in effect and has expired. He said they are asking the County to negotiate their position. He added it is not clear yet where they want to build the road.

- c) District Manager

Mr. Ward told the Board that Mr. Berntsson has advised that he was closing the office on December 31, 2016, and it will no longer be available for their meetings. Mr. Ward said begin looking for a new location.

**8. Supervisor's Requests and Audience Comments**

It was suggested that an American Comfort Inn on Mack Road right off I-75 might be a good meeting place. Mr. Ward said he would look into it. There were no comments from the audience.

**9. Adjournment**

**Motion was made by Ms. Montgomery and seconded by Mr. Dady to adjourn the meeting, and with all in favor was approved.**

The meeting was adjourned at 9:50 a.m.

Tern Bay Community Development District

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Michael Dady, Chairperson

**THE MINUTES OF THE LANDOWNERS' MEETING  
TERN BAY COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' Meeting of the Tern Bay Community Development District was held on **Tuesday, November 8, 2016, at 9:30 a.m.**, at the **Offices of Berntsson, Ittersagen, Gunderson & Wideikis, LLP, 18401 Murdock Circle, Suite C, Port Charlotte, Florida 33948.**

**Landowners Present:**

Mike Dady  
Ceil Fillenworth  
Tom Fillenworth  
Kathy Karlen  
Rick Karlen

**Board Members Present:**

Neale Montgomery	Chairperson
Rick Brylanski	Assistant Secretary
Mike Dady	Assistant Secretary

**Also Present were:**

James Ward	District Manager
Scott Clark (via telephone)	District Counsel
Bill Riley	
Mat Morris	District Engineer

**1. Call to Order**

Mr. Ward called the meeting to order at 9:30 a.m.

**2. Election of a Chairperson for the Purpose of Conducting the Landowner's Meeting**

Mr. Ward stated that the landowners present could select someone among them to conduct the meeting. The landowners asked that Mr. Ward do so.

**3 Election of Supervisors**

- a) Determination of the Number of Voting Units Represented or Assigned by Proxy

Mr. Ward announced that he had a proxy from Tern Bay Acquisitions LLC



appointing Michael Dady to vote 1,004 votes, and no other proxies had been provided.

**b) Nominations for Supervisors**

Mr. Ward said that it would be appropriate for the landowners present to nominate three individuals to serve on the Board. Mr. Dady said he would consolidate all three in a single proxy and voted Michael Dady, Leah Popelka, and Adam Lerner.

**c) Casting Ballots**

He stated that his votes were registered on a ballot which he provided to Mr. Ward. Mr. Ward asked if any of the other landowners present wished to vote and none wished to do so.

**d) Ballot Tabulations and Results**

Mr. Ward stated that Mr. Dady's ballot indicated the votes were that Mr. Dady and Ms. Popelka received 1,004 votes and would serve four-year terms, and Mr. Lerner received 1,003 votes and would serve the two-year term.

**4. Landowners' Questions or Comments**

Mr. Ward asked for landowner questions or comments. One landowner asked what the backgrounds of the three elected individuals were. Mr. Ward stated the statute required those elected to be citizens of the US and residents of the State of Florida, and those elected did fill those qualifications.

**5. Adjournment**

The meeting was adjourned at 9:36 a.m.

Tern Bay Community Development District

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James P. Ward, Secretary

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Michael Dady, Chairperson

**RESOLUTION 2017-3**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TERN BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Tern Bay Community Development District (the "Board") prior to June 15, 2017, a proposed Budget for Fiscal Year 2018; and

**WHEREAS**, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

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

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

**SECTION 2.** The proposed Budget submitted by the District Manager for Fiscal Year 2018 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

**SECTION 3.** A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

<b>DATE:</b>	<b>Tuesday, September 12, 2017</b>
<b>HOUR:</b>	<b>9:30 A.M.</b>
<b>LOCATION:</b>	<b>Country Inn and Suites 24244 Corporate Court Port Charlotte, Florida 33954</b>

**SECTION 4.** The District Manager is hereby directed to submit a copy of the proposed budget to Charlotte County at least 60 days prior to the hearing set above.

**SECTION 5.** Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

**SECTION 6.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

**SECTION 7.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

**RESOLUTION 2017-3**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TERN BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**SECTION 8.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this day 13<sup>th</sup> of June, 2017

ATTEST:

**TERN BAY COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Michael Dady, Chairperson

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*JPWard and Associates LLC*

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*TOTAL Commitment to Excellence*

# *Tern Bay*

*Community Development District*

*Exhibit A*

*Proposed Budget*

*Fiscal Year 2018*



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*Tern Bay Community Development District*

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*JPWard and Associates LLC*

*TOTAL Commitment to Excellence*

**Tern Bay  
Community Development District**

**General Fund - Budget  
Fiscal Year 2018**

Description	Fiscal Year 2017 Adopted Budget	Actual at 02/28/2017	Anticipated Year End 09/30/17	Fiscal Year 2018 Budget	Proposed Reductions	Budget Items Charged to Foreclosure Units Only
<b>Revenues and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income - General Account</b>	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Special Assessment Revenue</b>					\$ -	N/A
Special Assessment - On-Roll	\$ 11,605	\$ 11,086	\$ 11,086	\$ 8,947	\$ (2,659)	N/A
Special Assessment - Off-Roll	\$ 310,148	\$ -	\$ -	\$ 239,094	\$ (71,054)	N/A
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 321,753</b>	<b>\$ 11,086</b>	<b>\$ 11,086</b>	<b>\$ 248,041</b>	<b>\$ (73,713)</b>	<b>N/A</b>
<b>Appropriations and Other Uses</b>						
<b>Legislative</b>						
Board of Supervisor's Fees	\$ 6,000	\$ 600	\$ 3,000	\$ 6,000	\$ -	N/A
<b>Executive</b>						
Professional - Management	\$ 31,300	\$ 8,625	\$ 31,300	\$ 31,300	\$ -	N/A
<b>Financial and Administrative</b>						
Audit Services	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ -	N/A
Accounting Services	\$ 12,000	\$ 3,000	\$ 12,000	\$ 12,000	\$ -	N/A
Assessment Roll Services	\$ 9,000	\$ 2,000	\$ 9,000	\$ 9,000	\$ -	N/A
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	\$ -	N/A
Financial & Administrative-Other						
<b>Other Contractual Services</b>						
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Legal Advertising	\$ 2,500	\$ 742	\$ 2,500	\$ 2,500	\$ -	N/A
Trustee Services	\$ 3,500	\$ 7,500	\$ 3,500	\$ 3,500	\$ -	N/A
Dissemination Agent Services	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	N/A
Bank Service Fees	\$ 500	\$ 225	\$ 500	\$ 500	\$ -	N/A
<b>Travel and Per Diem</b>	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Communications and Freight Services</b>						
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Postage, Freight & Messenger	\$ 450	\$ 63	\$ 400	\$ 450	\$ -	N/A
<b>Insurance</b>	\$ 8,900	\$ -	\$ -	\$ 8,900	\$ -	N/A
<b>Printing and Binding</b>	\$ 200	\$ 268	\$ 100	\$ 200	\$ -	N/A
<b>Web Site Development</b>	\$ 800	\$ -	\$ 800	\$ 800	\$ -	N/A
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	N/A
<b>Legal Services</b>						
General Counsel	\$ 20,000	\$ 17,281	\$ 22,000	\$ 10,000	\$ (10,000)	N/A
Foreclosure Counsel	\$ -	\$ 5,595	\$ 5,595	\$ -	\$ -	-
Trustee Counsel	\$ -	\$ 978	\$ 2,000	\$ -	\$ -	-
Litigation Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	-
DRI NOPC Counsel		\$ 6,525	\$ 6,525	\$ -	\$ -	-
Litigation - Property Appraiser	\$ -	\$ 3,874	\$ 3,874	\$ -	\$ -	-
Land Use Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Comprehensive Planning Services</b>		\$ 48,554	\$ 100,000	\$ -	\$ -	-
<b>Other General Government Services</b>						
Engineering Services - General	\$ 15,000	\$ 4,575	\$ 7,000	\$ 10,000	\$ (5,000)	\$ 10,000
<b>Other Public Safety</b>						
Charlotte Cty Sheriff's Patrol	\$ 25,200	\$ 2,160	\$ 4,500	\$ -	\$ (25,200)	N/A
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Wastewater Services</b>						

**Tern Bay  
Community Development District  
General Fund - Budget  
Fiscal Year 2018**

Description	Fiscal Year 2017 Adopted Budget	Actual at 02/28/2017	Anticipated Year End 09/30/17	Fiscal Year 2018 Budget	Proposed Reductions	Budget Items Charged to Foreclosure Units Only
Electric Service	\$ 2,000	\$ 335	\$ 2,000	\$ 2,000	\$ -	N/A
<b>Stormwater Management Services</b>						
<b>Repairs &amp; Maintenance</b>						
Lake Banks/Outfall Control Structures	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ -	N/A
<b>Aquatic Weed Control</b>						
Lake Spraying	\$ 3,500	\$ 614	\$ 3,500	\$ 3,500	\$ -	N/A
Lake Vegetation Removal	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Upland Monitoring & Maint	\$ 5,000	\$ -	\$ -	\$ -	\$ (5,000)	N/A
<b>Other Physical Environment</b>						
<b>Professional Services</b>						
Field Manager Services	\$ 30,000	\$ 3,457	\$ 12,000	\$ 12,000	\$ (18,000)	N/A
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Assessments - Charlotte County</b>	\$ -	\$ 701	\$ 701	\$ -	\$ -	N/A
<b>Road &amp; Street Facilities</b>						
<b>Field Management Services</b>						
<b>Street Lights</b>						
Electric Service	\$ 9,500	\$ 2,941	\$ 9,500	\$ 9,500	\$ -	N/A
<b>Repairs &amp; Maintenance</b>	\$ 15,000	\$ 1,232	\$ 15,000	\$ 15,000	\$ -	N/A
<b>Economic Environment</b>						
Professional Services - Appraisal	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Landscaping Services</b>						
<b>Electric Service</b>	\$ 7,000	\$ 2,105	\$ 7,000	\$ 7,000	\$ -	N/A
<b>Repairs &amp; Maintenance</b>						
Common Area Maintenance	\$ 60,000	\$ 12,221	\$ 60,000	\$ 60,000	\$ -	N/A
Material Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Mulch Installation	\$ 10,300	\$ -	\$ -	\$ -	\$ (10,300)	N/A
Landscape Lighting	\$ 500	\$ -	\$ -	\$ 500	\$ -	N/A
<b>Irrigation System</b>						
<b>Pumps, Wells &amp; Line Distribution System</b>						
Routine Maintenance	\$ 30,000	\$ 17,342	\$ 30,000	\$ 30,000	\$ -	N/A
Well Testing/Meter Reading	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Line Distribution System</b>						
Routine Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Other Fees and Charges</b>						
Discounts and Tax Collector Fees	\$ 928	\$ -	\$ 928	\$ 716	\$ (213)	N/A
<b>Total Appropriations</b>	<b>\$ 321,753</b>	<b>\$ 153,686</b>	<b>\$ 362,898</b>	<b>\$ 248,041</b>	<b>\$ (73,713)</b>	<b>\$ 10,000</b>

The expenses shown are only related to the on-going operations of the CDD and do not reflect any expenses for professional consultants retained directly by the bondholder.

**Tern Bay  
Community Development District  
General Fund - Budget  
Fiscal Year 2018**

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**Revenues and Other Sources**

Carryforward	\$	-
Interest Income - General Account	\$	-

**Appropriations**

**Legislative**

Board of Supervisor's	\$	6,000
<p>The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District.</p>		

**Executive**

Professional - Management	\$	31,300
<p>The District retains the services of a professional management company - <b>JPWard and Associates, LLC</b> - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to Tern Bay.</p>		

**Financial and Administrative**

Audit Services	\$	6,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>		
Accounting Services	\$	12,000
<p>To provide all of the required financial accounting functions for the District, including but not limited to such items as Budget preparation, establishing Government Fund Accounting System, prepare all required state reports, preparation of daily accounting services, such as bill payments, assessment collection receipts, financial statement preparation.</p>		
Assessment Roll Services	\$	9,000
<p>To provide for the on-going maintenance of the District's Assessment Rolls and Lien Book.</p>		
Arbitrage Rebate Fees	\$	500
<p>Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.</p>		

**Other Contractual Services**

Recording and Transcription	\$	-
<p>This line item has been deleted and incorporated into the Management Fee.</p>		
Legal Advertising	\$	2,500
Trustee Services	\$	3,500
<p>With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.</p>		
Dissemination Agent Services	\$	1,000



**Tern Bay  
Community Development District  
General Fund - Budget  
Fiscal Year 2018**

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With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.

Bank Service Fees	\$	500
<b>Travel and Per Diem</b>	\$	-
<b>Communications and Freight Services</b>		
Telephone	\$	-
Postage, Freight & Messenger	\$	450
<b>Insurance</b>	\$	8,900
<b>Printing and Binding</b>	\$	200
<b>Web Site Development</b>	\$	800
<b>Office Supplies</b>	\$	-
<b>Subscriptions and Memberships</b>	\$	175
<b>Legal Services</b>		
General Counsel	\$	10,000
The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".		
Foreclosure Counsel	\$	-
Trustee Counsel	\$	-
The Trustee of the District's Bonds have retained Counsel to assist in certain matters related to the foreclosure action.		
Litigation Counsel	\$	-
DRI NOPC Counsel	\$	-
Litigation - Property Appraiser	\$	-
Land Use Counsel	\$	-
Their DRI and Development Order along with various permits for the project must be extended in order to preserve the entitlements for the project into the future.		
<b>Comprehensive Planning Services</b>	\$	-
<b>Other General Government Services</b>		
Engineering Services - General	\$	10,000
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.		
Engineering Services - Traffic	\$	-
For Engineering services related to perserving the DRI/Development Order Status		
NOPC Fees	\$	-
Contingencies	\$	-
<b>Other Public Safety</b>		
Charlotte Cty Sheriff's Patrol		\$0

**Tern Bay  
Community Development District  
General Fund - Budget  
Fiscal Year 2018**

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The District retain's an off-duty officer of the Charlotte County Sheriff's office to provide periodic nighttime patrols throughout the Community. The yearly hours are estimated at 750 hours per year.

<u>Yearly Hours</u>	<u>Hourly Rate</u>	<u>Total Cost</u>
0	\$45.00	\$0

Contingencies	\$	-								
<b>Wastewater Services</b>										
Electric Service	\$	2,000								
FP&L Service to three (3) Lift Stations										
<b>Stormwater Management Services</b>										
<b>Repairs &amp; Maintenance</b>										
Lake Banks/Outfall Control Structures	\$	5,000								
For wash-outs that may occur during the year (Anticipated one cleaning for FY 2016)										
Lake Spraying	\$	3,500								
Lake Vegetation Removal	\$	-								
Upland Monitoring & Maint	\$	-								
<p>In Fiscal Year 2011 the District requested and was granted an extention by the SWFWMD to provide the required monitoring reports on portions of the acres of wetlands of the District. This summer we will have an inspection, and further monitoring requirments will be determined at that time. As such, we recommend budgeting sufficient funds to carry out both the maintenance requirments and reporting requirements under the permit, if required.</p>										
<table style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Description of Event</u></th> <th style="text-align: right;"><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td>Ongoing Maintenance (two (2) Events Yearly)</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>Monitoring Report SWFMD (if required)</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td style="text-align: right;"><b>Total:</b></td> <td style="text-align: right;"><u><u>\$ -</u></u></td> </tr> </tbody> </table>			<u>Description of Event</u>	<u>Amount</u>	Ongoing Maintenance (two (2) Events Yearly)	\$ -	Monitoring Report SWFMD (if required)	\$ -	<b>Total:</b>	<u><u>\$ -</u></u>
<u>Description of Event</u>	<u>Amount</u>									
Ongoing Maintenance (two (2) Events Yearly)	\$ -									
Monitoring Report SWFMD (if required)	\$ -									
<b>Total:</b>	<u><u>\$ -</u></u>									
<b>Other Physical Environment</b>										
<b>Professional Services</b>										
Field Manager Services	\$	12,000								
<p>The District retains the services of CAS Asset Management to provide a variety of services, including but not limited to coordination of on-site vendors, inspections of District Assets, etc.</p>										
Insurance										
This line item has been deleted and incorporated into another Insurance line item as noted in this Budget.										
Contingencies	\$	-								
To account for any unforeseen expenses during the Year.										
<b>Assessments - Charlotte County</b>										
Charlotte County levies a stormwater assessment on certain property in the County and the property owned by the District is subject to the Assessments.										
<b>Road &amp; Street Facilities</b>										
Street Lights										
Electric Service		\$9,500								

**Tern Bay  
Community Development District  
General Fund - Budget  
Fiscal Year 2018**

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The District has installed Street Lights in a portion of the Community, the lights are leased from Florida Power & Light and the District pays a monthly fee to amortize the cost of the system. In addition, the District pays FP&L for the associated electric use.

Phase 1 - Lease Charges	\$6,500	
Phase 2 - Use Charges	\$3,000	
<b>Total</b>	<b>\$9,500</b>	

Repairs & Maintenance		\$ 15,000
Pavement Repairs	\$ 7,500	
This line item is for any miscellaneous road repairs required.		
Bridge Repairs	\$ 7,500	
The District owns four (4) wooden bridges, this covers cleaning and re-sealing.		

**Economic Environment**

Professional Services - Appraisal		\$ -
In Fiscal Year 2011 the Bondholder's retained a firm to provide certain information related to the valuation of the Tern Bay property, which was paid for from Trust Funds. The District is unaware of any other work being undertaken by the Bondholder's, a line item budget for this service will not be utilized.		

**Landscaping Services**

<b>Electric Service</b>		\$ 7,000
Florida Power & Light Costs associated with both the Pumps and Well system along with the Line Distribution System.		

**Repairs & Maintenance**

Common Area Maintenance		\$ 60,000
The District retains the services of a qualified landscape contractor to maintain certain landscaped area within the community.		
Material Replacement		\$ -
Mulch Installation		\$ -
Landscape Lighting		\$ 500

**Irrigation System**

**Pumps, Wells & Line Distribution System**

Routine Maintenance		\$ 30,000
Well Testing/Meter Reading		
This line item has been deleted and incorporated into the routine maintenance line item.		

**Line Distribution System**

Routine Maintenance		
This line item has been deleted and incorporated into the routine maintenance line item.		

**Other Fees and Charges**

Discounts and Tax Collector Fees		\$ 716
4% Discount permitted by law for early payment along with 2% each for the Tax Collector and Property Appraiser Fees.		

**Total Appropriations: \$ 248,041**

**Tern Bay  
Community Development District  
Debt Service Fund - Budget  
Fiscal Year 2018**

Description	Fiscal Year 2017 Adopted Budget	Actual at 02/28/2017	Anticipated Year End 09/30/17	Fiscal Year 2018 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>		\$ -	\$ -	
Deferred Cost Account		\$ -	\$ -	
Prepayment Account	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>	\$ -	\$ 46	\$ 30	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 93,961	\$ 89,782	\$ 89,782	\$ 93,959
Special Assessment - Off-Roll	\$ 2,170,006	\$ -	\$ -	\$ 2,169,964
<b>Operating Transfers In</b>				
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 2,263,967</b>	<b>\$ 89,828</b>	<b>\$ 89,812</b>	<b>\$ 2,263,923</b>
<b>Appropriations</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2005 A Bonds	\$ 745,000	\$ -	\$ -	\$ 785,000
Series 2005 B Bonds	\$ -	\$ -	\$ -	\$ -
<b>Principal Debt Service - Early Redemptions</b>				
Series 2005 A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2005 A Bonds	\$ 1,511,450	\$ -	\$ -	\$ 1,471,406
Series 2005 B Bonds	\$ -	\$ -	\$ -	\$ -
<b>Operating Transfers Out</b>				
Capital Projects Fund	\$ 93,961	\$ 190,000	\$ -	\$ 93,959
<b>Other Fees and Charges</b>				
Discounts and Other Fees	\$ 7,517	\$ -	\$ -	\$ 7,517
<b>Total Appropriations</b>	<b>\$ 2,357,928</b>	<b>\$ 190,000</b>	<b>\$ -</b>	<b>\$ 2,357,882</b>

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Par Debt Issued	\$ 33,280,000	5.375%		
11/1/2005			\$ 298,133.33	
5/1/2006	\$ -	5.375%	\$ 894,400.00	\$ 1,192,533
11/1/2006			\$ 894,400.00	
5/1/2007	\$ -	5.375%	\$ 894,400.00	\$ 1,788,800
11/1/2007			\$ 894,400.00	
5/1/2008	\$ 460,000	5.375%	\$ 894,400.00	\$ 2,248,800
11/1/2008			\$ 882,037.50	
5/1/2009	\$ 485,000	5.375%	\$ 882,037.50	\$ 2,249,075
11/1/2009			\$ 869,003.13	
5/1/2010	\$ 510,000	5.375%	\$ 869,003.13	\$ 2,248,006
11/1/2010			\$ 855,296.88	
5/1/2011	\$ 540,000	5.375%	\$ 855,296.88	\$ 2,250,594
11/1/2011			\$ 840,784.38	
5/1/2012	\$ 565,000	5.375%	\$ 840,784.38	\$ 2,246,569
11/1/2012			\$ 825,600.00	
5/1/2013	\$ 600,000	5.375%	\$ 825,600.00	\$ 2,251,200
11/1/2013			\$ 809,475.00	
5/1/2014	\$ 630,000	5.375%	\$ 809,475.00	\$ 2,248,950
11/1/2014			\$ 792,543.75	
5/1/2015	\$ 665,000	5.375%	\$ 792,543.75	\$ 2,250,088
11/1/2015			\$ 774,671.88	
5/1/2016	\$ 705,000	5.375%	\$ 774,671.88	\$ 2,254,344
11/1/2016			\$ 755,725.00	
5/1/2017	\$ 745,000	5.375%	\$ 755,725.00	\$ 2,256,450
11/1/2017			\$ 735,703.13	
5/1/2018	\$ 785,000	5.375%	\$ 735,703.13	\$ 2,256,406
11/1/2018			\$ 714,606.25	
5/1/2019	\$ 825,000	5.375%	\$ 714,606.25	\$ 2,254,213
11/1/2019			\$ 692,434.38	
5/1/2020	\$ 870,000	5.375%	\$ 692,434.38	\$ 2,254,869
11/1/2020			\$ 669,053.13	
5/1/2021	\$ 920,000	5.375%	\$ 669,053.13	\$ 2,258,106
11/1/2021			\$ 644,328.13	
5/1/2022	\$ 970,000	5.375%	\$ 644,328.13	\$ 2,258,656
11/1/2022			\$ 618,259.38	
5/1/2023	\$ 1,025,000	5.375%	\$ 618,259.38	\$ 2,261,519
11/1/2023			\$ 590,712.50	

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2024	\$ 1,080,000	5.375%	\$ 590,712.50	\$ 2,261,425
11/1/2024			\$ 561,687.50	
5/1/2025	\$ 1,140,000	5.375%	\$ 561,687.50	\$ 2,263,375
11/1/2025			\$ 531,050.00	
5/1/2026	\$ 1,205,000	5.375%	\$ 531,050.00	\$ 2,267,100
11/1/2026			\$ 498,665.63	
5/1/2027	\$ 1,270,000	5.375%	\$ 498,665.63	\$ 2,267,331
11/1/2027			\$ 464,534.38	
5/1/2028	\$ 1,340,000	5.375%	\$ 464,534.38	\$ 2,269,069
11/1/2028			\$ 428,521.88	
5/1/2029	\$ 1,415,000	5.375%	\$ 428,521.88	\$ 2,272,044
11/1/2029			\$ 390,493.75	
5/1/2030	\$ 1,495,000	5.375%	\$ 390,493.75	\$ 2,275,988
11/1/2030			\$ 350,315.63	
5/1/2031	\$ 1,575,000	5.375%	\$ 350,315.63	\$ 2,275,631
11/1/2031			\$ 307,987.50	
5/1/2032	\$ 1,665,000	5.375%	\$ 307,987.50	\$ 2,280,975
11/1/2032			\$ 263,240.63	
5/1/2033	\$ 1,755,000	5.375%	\$ 263,240.63	\$ 2,281,481
11/1/2033			\$ 216,075.00	
5/1/2034	\$ 1,850,000	5.375%	\$ 216,075.00	\$ 2,282,150
11/1/2034			\$ 166,356.25	
5/1/2035	\$ 1,955,000	5.375%	\$ 166,356.25	\$ 2,287,713
11/1/2035			\$ 113,815.63	
5/1/2036	\$ 2,060,000	5.375%	\$ 113,815.63	\$ 2,287,631
11/1/2036			\$ 58,453.13	
5/1/2037	\$ 2,175,000	5.375%	\$ 58,453.13	\$ 2,291,906
<b>Total:</b>	<b>\$ 33,280,000</b>		<b>\$ 37,612,996</b>	<b>\$ 70,892,996</b>

**Tern Bay  
Community Development District  
Debt Service Schedule - Series 2005 B**

Description	Mandatory Principal	Principal Pre-payments	Coupon Rate	Interest	Annual Debt Service
Par Debt Issued	\$ 24,660,000		5.000%		
11/1/2005				\$ 205,500.00	
5/1/2006	\$ -		5.000%	\$ 616,500.00	\$ 822,000
11/1/2006		\$ 695,000		\$ 616,500.00	
5/1/2007	\$ -	\$ 325,000	5.000%	\$ 599,125.00	\$ 1,215,625
11/1/2007		\$ 5,000		\$ 590,875.00	
5/1/2008	\$ -		5.000%	\$ 590,875.00	\$ 1,181,750
11/1/2008				\$ 590,875.00	
5/1/2009	\$ -		5.000%	\$ 590,875.00	\$ 1,181,750
11/1/2009				\$ 590,875.00	
5/1/2010	\$ -		5.000%	\$ 590,875.00	\$ 1,181,750
11/1/2010				\$ 590,875.00	
5/1/2011	\$ -		5.000%	\$ 590,875.00	\$ 1,181,750
11/1/2011				\$ 590,875.00	
5/1/2012	\$ -		5.000%	\$ 590,875.00	\$ 1,181,750
11/1/2012				\$ 590,875.00	
5/1/2013	\$ -		5.000%	\$ 590,875.00	\$ 1,181,750
11/1/2013				\$ 590,875.00	
5/1/2014	\$ -		5.000%	\$ 590,875.00	\$ 1,181,750
11/1/2014				\$ 590,875.00	
5/1/2015	\$ 24,660,000		5.000%	\$ 590,875.00	\$ 25,841,750
<b>Total:</b>	<b>\$ 24,660,000</b>	<b>\$ 1,025,000</b>		<b>\$ 11,491,625</b>	<b>\$ 36,151,625</b>

Tern Bay  
Community Development District  
Capital Projects Fund - Budget  
Fiscal Year 2018

Description	Fiscal Year 2017 Adopted Budget	Actual at 02/28/2017	Anticipated Year End 09/30/17	Fiscal Year 2018 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
Construction Account	\$ 408,541	\$ -	\$ -	\$ -
Working Capital Account	\$ -	\$ -	\$ -	\$ -
<b>Miscellaneous Revenue (Bondholder Funding)</b>		\$ 600		\$ 145,010
<b>Interest Income</b>				
Construction Account	\$ 125	\$ 14	\$ 200	\$ 125
Working Capital Account	\$ -	\$ 15	\$ -	\$ -
<b>Operating Transfers In</b>				
Debt Service Fund	\$ 93,208	\$ 190,000	\$ -	\$ 93,959
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 501,874</b>	<b>\$ 190,629</b>	<b>\$ 200</b>	<b>\$ 239,094</b>
<b>Appropriations and Other Uses</b>				
<b>Capital Outlay</b>				
<b>Construction In Progress</b>				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Legal Services	\$ -	\$ -	\$ -	\$ -
Construction in Progress	\$ -	\$ -	\$ -	\$ -
<b>Operating Transfers Out</b>				
General Fund	\$ 527,444	\$ 0	\$ -	\$ 239,094
<b>Total Appropriations and Other Uses</b>	<b>\$ 527,444</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ 239,094</b>



Tern Bay  
Community Development District  
Budget  
Fiscal Year 2018

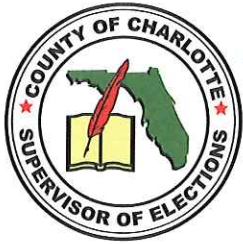
Land Use	Lot Size	General Fund Units		General Fund Assessment Per Unit			Total General Fund Assessment			Total General Fund Assessment By Roll		
		All Units	Foreclosure Units	All Units	Foreclosure Units	Total General Fund	All Units	Foreclosure Units	Total General Fund	On-Roll	Off-Roll	Total
60'	Single Family 60'	231	199	\$ 129.66	\$ -	\$ 129.66	\$ 29,951.60	\$ -	\$ 29,951.60	\$ 4,149.14	\$ 25,802.46	\$ 29,951.60
75'	Single Family 75'	129	129	\$ 129.66	\$ -	\$ 129.66	\$ 16,726.22	\$ -	\$ 16,726.22	\$ -	\$ 16,726.22	\$ 16,726.22
CH	Coach Home	208	188	\$ 129.66	\$ -	\$ 129.66	\$ 26,969.40	\$ -	\$ 26,969.40	\$ 2,593.21	\$ 24,376.19	\$ 26,969.40
COM	Commercial Office	17		\$ 129.66	\$ -	\$ 129.66	\$ 2,204.23	\$ -	\$ 2,204.23	\$ 2,204.23	\$ -	\$ 2,204.23
FC	Fitness Center	1	1	\$ 129.66	\$ -	\$ 129.66	\$ 129.66	\$ -	\$ 129.66	\$ -	\$ 129.66	\$ 129.66
GC	Garden Condo	738	738	\$ 129.66	\$ -	\$ 129.66	\$ 95,689.52	\$ -	\$ 95,689.52	\$ -	\$ 95,689.52	\$ 95,689.52
GCC	Golf Course / Clubhouse	25	25	\$ 129.66	\$ -	\$ 129.66	\$ 3,241.51	\$ -	\$ 3,241.51	\$ -	\$ 3,241.51	\$ 3,241.51
HR	Hotel Rooms	60	60	\$ 129.66	\$ -	\$ 129.66	\$ 7,779.64	\$ -	\$ 7,779.64	\$ -	\$ 7,779.64	\$ 7,779.64
MC	Mid Rise Condo	504	504	\$ 129.66	\$ -	\$ 129.66	\$ 65,348.94	\$ -	\$ 65,348.94	\$ -	\$ 65,348.94	\$ 65,348.94
		<b>1913</b>	<b>1844</b>				<b>\$ 248,040.73</b>	<b>\$ -</b>	<b>\$ 248,040.73</b>	<b>\$ 8,946.58</b>	<b>\$ 239,094.15</b>	<b>\$ 248,040.73</b>

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20

**Note:**

1. Commercial equals 1 unit per 1000 square feet.

Land Use	Lot Size	Debt Service Units		Debt Service Allocation by ERU Factor			Debt Service Fund Assessment Per Unit			Total Debt Service Fund Assessment			Total Debt Service Fund Assessment by Roll		
		Series A	Series B	ERU Factor	Total ERU's - Series A	Total ERU's - Series B	Series A	Series B	Total Debt Service Fund	Series A	Series B	Total Debt Service Fund	On-Roll	Off-Roll	Total
60'	Single Family 60'	231	199	1.00	231.00	199.00	\$ 1,402.37	\$ -	\$ 1,402.37	\$ 323,948.47	\$ -	\$ 323,948.47	\$ 44,875.98	\$ 279,072.49	\$ 323,948.47
75'	Single Family 75'	129	129	1.25	161.25	161.25	\$ 1,752.97	\$ -	\$ 1,752.97	\$ 226,132.86	\$ -	\$ 226,132.86	\$ -	\$ 226,132.86	\$ 226,132.86
CH	Coach Home	208	188	0.90	187.20	169.20	\$ 1,262.14	\$ -	\$ 1,262.14	\$ 262,524.47	\$ -	\$ 262,524.47	\$ 25,242.74	\$ 237,281.73	\$ 262,524.47
COM	Commercial Office	85	0	0.20	17.00	0.00	\$ 280.47	\$ -	\$ 280.47	\$ 23,840.36	\$ -	\$ 23,840.36	\$ 23,840.36	\$ -	\$ 23,840.36
FC	Fitness Center	1	1	2.00	2.00	2.00	\$ 2,804.75	\$ -	\$ 2,804.75	\$ 2,804.75	\$ -	\$ 2,804.75	\$ -	\$ 2,804.75	\$ 2,804.75
GC	Garden Condo	738	738	0.75	553.50	553.50	\$ 1,051.78	\$ -	\$ 1,051.78	\$ 776,214.18	\$ -	\$ 776,214.18	\$ -	\$ 776,214.18	\$ 776,214.18
GCC	Golf Course / Clubhouse	1	1	25.00	25.00	25.00	\$ 35,059.36	\$ -	\$ 35,059.36	\$ 35,059.36	\$ -	\$ 35,059.36	\$ -	\$ 35,059.36	\$ 35,059.36
HR	Hotel Rooms	60	60	0.15	9.00	9.00	\$ 210.36	\$ -	\$ 210.36	\$ 12,621.37	\$ -	\$ 12,621.37	\$ -	\$ 12,621.37	\$ 12,621.37
MC	Mid Rise Condo	504	504	0.85	428.40	428.40	\$ 1,192.02	\$ -	\$ 1,192.02	\$ 600,777.16	\$ -	\$ 600,777.16	\$ -	\$ 600,777.16	\$ 600,777.16
		<b>1957</b>	<b>1820</b>		<b>1614.35</b>	<b>1547.35</b>				<b>\$ 2,263,922.98</b>	<b>\$ -</b>	<b>\$ 2,263,922.98</b>	<b>\$ 93,959.08</b>	<b>\$ 2,169,963.90</b>	<b>\$ 2,263,922.98</b>



**HON. PAULA A. STAMOULIS**

**CHARLOTTE COUNTY  
SUPERVISOR of ELECTIONS**

226 Taylor Street, Unit 120  
Punta Gorda, FL 33950  
(941) 833-5400

April 18, 2017

Mr. James P. Ward  
Chief Operating Officer  
Tern Bay CDD  
2041 NE 6 Terrace  
Wilton Manors, FL 33305

Dear Mr. Ward;

Per your request for the number of registered voters within Tern Bay Community Development District as of April 15, 2017, the number is 89.

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

Sincerely,

Vincenza F. Treppiedi, MFCEP  
Qualifying Officer  
Vote By Mail Coordinator  
[vinnie@charlottevotes.com](mailto:vinnie@charlottevotes.com)  
Representing the Office of  
Hon. Paul A Stamoulis  
Supervisor of Elections  
Charlotte County, FL