

Tern Bay

Community Development District

*Meeting Agenda
January 6, 2026*

*JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900*

MEETING AGENDA

Board of Supervisors

**Tara Brady, Chairman
Denise Blakely, Vice-Chairman
Vickey DeLuca, Assistant Secretary
Robert D. Brady, Assistant Secretary
Gary Hamilton, Assistant Secretary**

**James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
JimWard@JPWardAssociates.com
Phone: (954) 658-4900**

The Public is provided with 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 unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=m44ee13958e4a4fb60c40813668633705>
Phone: (408) 418-9388 Code: 2345 022 6886 Event Password Jpward

JANUARY, 2026

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AGENDA

1. Call to Order & Roll Call

2. Public Comments for Non-Agenda items.

These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

3. Consideration of Minutes:

I. December 2, 2025 - Regular Meeting.

Pages 5-22

4. Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year 2025.

Pages 23-54

5. Consideration of Ranking and Award of Bid for Landscaping Services for the District for the three-year period March 1, 2026 through September 30, 2029 (three (3) year contract) and authorizing the District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor.

I. Ranking of Landscaping proposals.

II. Consideration of Ranking and award of Bid for Landscaping services for the District for the three-year period March 1, 2026, through September 30, 2029 (three (3) year contract), authorize the District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor.

Pages 55-115

6. Staff Reports.

I. District Attorney.

II. District Engineer.

III. District Manager.

a) **Important Meeting Dates for Fiscal Year 2026:**

- Tuesday, February 3, 2026 - Public Hearing: Rules of Procedure revisions.
- Tuesday, February 3, 2026 - Public Hearing: Establishing Fee For Vehicle Registration And Gate Access.

b) Asset Managers Report November 2025.

c) Financial Report for the period ending November 30, 2025 (unaudited).

Pages 116-144

7. Supervisor's Requests:

8. Public Comments.

9. Adjournment.

AGENDA

Meeting Schedule - FY 2026	Tuesday, October 7, 2025	Tuesday, November 4, 2025
	<u>Tuesday, December 2, 2025</u>	<u>Tuesday, January 6, 2026</u>
	<u>Tuesday, February 3, 2026</u>	<u>Tuesday, March 3, 2026</u>
	<u>Tuesday, April 7, 2026</u>	<u>Tuesday, May 5, 2026</u>
	<u>Tuesday, June 2, 2026</u>	<u>Tuesday, July 7, 2026</u>
	<u>Tuesday, August 4, 2026</u>	<u>Tuesday, September 1, 2026</u>

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 2: Public Comments for Non-Agenda items.

These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

Item 3: Minutes - December 2, 2025 - Regular Meeting.

Item 4: Consideration and acceptance of the Audited Financial Statements for Fiscal Year 2025, covering the period October 1, 2024, through September 30, 2025. A representative of the Audit Firm Grau & Associates will join the meeting to fully review the audit with the Board.

Item 5: Consideration of Ranking and the Award of Bid for Landscaping Services for the District for the three-year period March 1, 2026 through September 30, 2029 (three (3) year contract) and authorizing the District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor.

The professional staff will provide their recommendations of the proposals submitted during the meeting.

Item 6: Staff Reports: - Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

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

6 The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development
7 District was held on Tuesday, December 2, 2025 at the Heritage Landing Amenity Center,
8 14571 Heritage Landing Boulevard, Punta Gorda, Florida 33955. It began at 10:00 a.m. and
9 was presided over by Ms. Tara Brady, Chairperson, and James P. Ward as Secretary.

10
11 **Present and constituting a quorum:**

12 Tara Brady Chairperson
13 Denise Blakely Vice Chairperson
14 Robert Brady Assistant Secretary
15 Vickey DeLuca Assistant Secretary
16 Gary Hamilton Assistant Secretary

17
18 **Also present were:**

19 James P. Ward District Manager
20 Greg Urbancic District Counsel
21 Clay Rebol District Engineer

22
23 **Audience:**

24 Mary Longares w/Heritage Landing Amenity Center
25 John Katrich Steve Basil
26 Michael Sands Barb Knepper
27 Bradley R. Helneke Kevin Knepper
28 Rick Dehlinger Rich Gase
29 Linda Carlton Beth Quinn
30 Carol Amundson Brian Quinn
31 Larry Graham Danielle Gesquiere
32 Jean Guise Paul DeLuca

33
34 All residents' names were not included with the minutes. If a resident did not
35 identify themselves or the audio file did not pick up the name, the name was
36 not recorded in these minutes. Portions of these minutes may be transcribed in
37 verbatim.

38
39 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

40 The meeting was called to order at approximately 10:00 a.m. All Members of the Board were
41 present, constituting a quorum. Supervisor Hamilton was present via video.

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43
44
45 **SECOND ORDER OF BUSINESS**

Consideration of Minutes

46
47
48 **November 4, 2025 - Regular Meeting Minutes**

49
50 Chairperson Brady asked if there were any additions, corrections or deletions to the Minutes;
51 hearing none, she called for a motion.

52
53 **On MOTION made by Vickey DeLuca, seconded by Robert**
54 **Brady, and with all in favor, the November 4, 2025 Regular**
55 **Meeting Minutes were approved.**

56
57 Chairperson Brady reviewed the Agenda and asked if there were any public comments
58 regarding the agenda; there were none.

59
60
61 **THIRD ORDER OF BUSINESS** **Consideration of Resolution 2026-2**

62
63 **Consideration of Resolution 2026-2, a Resolution of the Tern Bay Community**
64 **Development District Amending the Fiscal Year 2025 Budget which began on October**
65 **1, 2024, and ended September 30, 2025, and Fiscal Year 2026 Budget which Began on**
66 **October 1, 2025 and Ends on September 30, 2026; Providing a Severability Clause;**
67 **Providing for Conflict and Providing an Effective Date**

68
69 Mr. Jim Ward: These are two budget amendments, one for fiscal year 2025. As you know we
70 started the transition from the developer to the resident board and we started our operations
71 in the last month or so of fiscal year 2025. Fiscal year 2025 runs from October 1, 2024 through
72 September 30 of 2025, so exhibit A to the resolution simply aligns what was the original
73 budget, which was done more than a year in advance, to the actual expenditures through
74 September 30, 2025. Everything else in the budget amendment, specifically the rates, stay
75 exactly the same. The second portion of this resolution, which is exhibit B, amends the
76 adopted budget for fiscal year 2026. As you recall, when we were doing the 2026 budget, we
77 were just starting operations, and we were kind of guessing at a lot of the numbers we were
78 using for all of the operations within the District. Now that we are in November and we have
79 had a couple of months of operations, I will tell you we will probably end up doing another
80 budget amendment with you in 2026 later in the year because we are still finalizing and
81 finding the costs associated with the operations itself. This budget amendment simply is
82 intended to better reflect what the actual costs are going to be based upon some of the new
83 contracts that we have. For example, the new Entrance IQ and Allied contract. We have added
84 a lot of utility costs to this budget and are finally transitioning the electric meters, the water
85 meters, those kinds of things that are still transitioning, but we are starting to see some of the
86 costs with that. Then we are also refining the budget, for example for the repairs and
87 maintenance of your front entrance. That goes on throughout the budget for your stormwater
88 management system. We have contracts in place for your preserve area maintenance, also for
89 your road scape and your landscaping budgets. As a side note, with respect to the
90 landscaping, we did take bids that were opened yesterday afternoon. We had two bidders. It
91 will require an adjustment to the budget based upon those numbers, but at the end of the
92 day, they were good numbers. A third bidder was unable to bid on a project of this size. At the
93 end of the day, Sunny Grove is the best priced. This was bid the same way we did the Entrance
94 IQ system, where it is a qualification based bid system, so when you actually get these bids
95 next month you will see that, and you will go through and do a full recommendation and the
96 best bidder will be based on both price and qualifications of the bidder that submitted the

97 bids. Other than that, the budget amendment, I think there are no other changes to it. These
98 numbers are much higher than originally anticipated when we did the fiscal year 2025 budget.
99 You can shoot arrows now, but at the end of the day, the \$800 dollar number which we are
100 living with in the current year, that's not going to be the number going into 2027. I want you to
101 think about that. I anticipate you will have your 2027 budget at your February meeting. We will
102 give you a little longer timeframe to look at it, but it will be substantially more detailed than
103 what you saw last year now that we have a couple of months of real costs. We will also be
104 adding a more robust capital program to the 2027 budget on things we know you are going
105 to have to do which we are not doing now, i.e., during the last couple of months we figured
106 out there are many lake banks in the community that need some restoration work done. That's
107 not an inexpensive project, so we are going to capitalize that over a 4 or 5 year period based
108 upon what we know today and a few other things of that nature.

109
110 Ms. Blakely: Can I have a hint about the bids?

111
112 Chairperson Brady: That will be a little later. The conversation needs to be about this
113 resolution right now.

114
115 Ms. Deluca: This is on the 2025 budget we are closing out on. Since this is the first time we
116 have gone through this. Do you amend the previous budget, so that when we do the audit, we
117 are in alignment? I'm trying to understand the process.

118
119 Mr. Ward: So, to directly answer your question, that's exactly what we are doing. Every year we
120 will make an amendment to the prior year's budget to line it up for audit purposes.

121
122 Ms. Deluca: Perfect. And then, I know how critical our legal services and engineering services
123 are, and I see we have some large one-time expenses in the 2025 budget for both of them
124 which do not carry forward to the new budget in 2026. Was that a one time expense for when
125 we were taking over those services?

126
127 Mr. Ward: From a legal perspective, the \$6,500 dollars is a really low number. I have some
128 CDDs that haven't transitioned yet that have legal expenditures based on the actual work that
129 needs to be done. We have done a lot of bidding this year which has caused a lot of legal
130 expenditures. Going into next year I would probably up your budget for legal services to a
131 more reasonable number for legal, but it's a little hard to guess what the number is going to
132 be when we don't know what the work is going to be for the year in advance. I will raise it next
133 year and will adjust it year to year accordingly. From an engineering perspective, in the 2025
134 year, we have talked to our District Engineer a lot. Specifically, I have, and I know the
135 Chairman has also, and I never talk to engineers on districts that have not transitioned because
136 we are not doing anything at that point. Your engineering budget is going to go up, and it's
137 going to be based upon what we are doing. I will tell you in about a year and a half, once we
138 get all of the questions answered, where all the land is, who owns what, where the roads are,
139 all the little details, that is going to curve back down again, but at least for the balance of this
140 year and somewhat into next year, you are going to see engineering numbers a little on the
141 higher side.

142
143 Ms. Deluca: With engineering, we still have the outstanding question on the pumps and the
144 wells.

145
146 Mr. Ward: That's part of the plat process and as soon as that plat has been recorded we will go
147 through the process of transitioning that from wherever it is to the CDD at that point.
148
149 Mr. Gary Hamilton: I've done some research on our pumps and wells. I think we might be light
150 on that line item, but as you said going forward, we will probably redo another one of these
151 budget alignments.
152
153 Mr. Ward: Correct. I do agree with Gary. We just don't know what the numbers are going to
154 be. I know whoever handles that now has been having some issues with the pumps and the
155 irrigation system. They are expensive to repair and expensive to replace and expensive to
156 maintain, so I assume we are going to have an alignment this year and then going into 2027.
157
158 Mr. Hamilton: I think once the plat is done and we find out where it is all going, if it does come
159 back to the CDD at some point, we are going to need some significant additional dollars. We
160 do have pump A, which is pump 1, way up in the north corner. It's functioning on a 15
161 horsepower pump, and it should be a 40. As we move forward it is going to get changed. That
162 was a Lennar thing at the beginning. They tried to save some money and went with a different
163 company who wasn't really capable of doing what we needed done. The good news is, we are
164 flowing.
165

166 Chairperson Brady asked if there were any additional questions; hearing none, she called for
167 a motion.
168

169 **On MOTION made by Robert Brady, seconded by Gary**
170 **Hamilton, and with all in favor, Resolution 2026-2 was**
171 **adopted, and the Chair was authorized to sign.**

172
173
174 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2026-3**
175

176 **Consideration of Resolution 2026-3, a Resolution of the Tern Bay Community**
177 **Development District to Designate Date, Time and Place of Public Hearing and**
178 **Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of**
179 **Procedure; and Providing an Effective Date**
180

181 Mr. Ward: This will cover Resolution 2026-3 and Resolution 2026-4. Districts have a process
182 that you can go through to put a rule in place. It is a more substantive process than just using a
183 resolution which you can rescind or amend on a regular basis. The rule process that we use is
184 for more substantive items that we have within a Community Development District. For
185 example, establishing a rate or fee, which is what one of these resolutions is referring to, or
186 that we use to refine a set of rules that are already in place and related to more substantive
187 issues related to the CDD itself. The process that we go through is pursuant to the
188 administrative procedures act here in the state of Florida, which requires us to advertise these
189 proposed rules. I think there is a 60 day advertising period and then you will have a public
190 hearing when the adoption of the rule moves forward. Both of these are scheduled for
191 February 3, 2026 at 10:00 a.m. here at the Heritage Landing Amenity Center. The first
192 resolution is essentially amending a rule that was done before Lennar took on the CDD. There

193 is an old set of rules from the 2008 time schedule which is really outdated and inconsistent
194 with what the current law is and has some old procedures in it that we don't need to do. The
195 only thing this first resolution is going to do is just get rid of a lot of that extraneous
196 information and leave in a few points related to the actual administrative operating items that
197 are more substantive. The second resolution does basically the same thing, but this is only
198 going to be related to the access control system. This will provide a public hearing where you
199 will be able to charge a fee, I think we have \$25 dollars in the rule, to register your vehicle in
200 the Entrance IQ system. The rule will be effective like March 15 of next year, so you will have
201 time to put all your vehicles in, but after that time if you, for example, change your cars, and
202 you get a new license plate, and you need to register that new vehicle, or that new license
203 plate, there is a fee of \$25 dollars to do that, per vehicle. That's in part 2 of this resolution.
204 There are no decisions you need to make today. I'm just giving you the prelude of what it is.
205 The public hearings are scheduled for February 3rd of 2026. That is the time when you will
206 take individual public comments on each of those rules from your residents, we will close your
207 public hearing, and then you will deliberate and make a decision regarding whatever aspect
208 of the rule you want to implement or not implement as the case may be. These two resolutions
209 simply allow us to move the process forward toward your public hearings in February.
210
211

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-4**

212
213
214 **Consideration of Resolution 2026-4, a Resolution of the Tern Bay Community**
215 **Development District to Designate Date, Time and Place of Public Hearing and**
216 **Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of**
217 **Procedure Relating to Vehicle Registration Fee; and Providing an Effective Date**

218 Chairperson Brady noted the location for the public hearing needed to be changed from the
219 Amenity Center to the Club Room.

220 Mr. Ward indicated the change would be made.

221 Chairperson Brady called for a motion for both Resolution 2026-3 and Resolution 2026-4.

222
223
224
225
226 **On MOTION made by Robert Brady, seconded by Denise**
227 **Blakely, and with all in favor, Resolution 2026-3 and**
228 **Resolution 2026-4 were adopted, and the Chair was**
229 **authorized to sign.**

SIXTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

230
231
232
233
234 Mr. Greg Urbancic: The Legislative Session is about a month away, so we will be
235 updating you once that gets rolling, probably more in the first quarter of the year once
236 we get a fix on what's being proposed. There are a couple bills out there which will affect
237 us and there is still one pending that would get rid of the goals and objectives process
238 we have in place. We will see if that one passes. I will update you on anything else. I
239
240

241 know Jim has a final reminder on ethics training for this calendar year. I haven't seen a
242 bill yet that touches that, so we might be stuck with that again for next year.
243

244 **II. District Engineer**

245
246 Mr. Clay Rebol: We are in final plat review at the County and Staff has said we have a
247 good chance to get it recorded before the end of the year. We are working on a couple
248 minor items with them, so we are working through those and will hopefully get that
249 wrapped up here soon.
250

251 Mr. Hamilton: What's the real issue? We have been hearing about this plat and going
252 through the committees and getting signatures for months now. It seems every time we
253 come up with our meeting it's going to be "by the end of the month." What's going on?
254

255 Mr. Rebol: There are a couple of things, Gary. Number 1, it's a very complicated plat for
256 the County. Number 2, they have had a complete turnover of Staff at the County in the
257 platting department, so they have all new people reviewing a complicated plat that they
258 haven't done before. It's really just been dragging. We have had meetings with them to
259 stay on top of them. I don't like to point the finger, but it's been a County issue with
260 regard to getting the plat through.
261

262 Mr. Hamilton: And we are thinking it's going to be the end of the year?
263

264 Mr. Rebol: We had a meeting with them a month ago, and we had some minor
265 comments; we resubmitted; it's in their hands. I know we have Christmas break in there,
266 so that could create a problem, but yes, they thought it could be recorded before the
267 end of the year.
268

269 **III. District Manager**

270

- 271 **a. Annual Ethics Training Reminder - due before December 31, 2025.**
- 272 **b. Asset Managers Report - November 2025**
- 273 **c. Access System Transition Update**
- 274 **d. Financial report for the period ending October 31, 2025 (unaudited)**

275
276 Chairperson Brady reported the holiday lights were up; the access system emails were
277 sent; eight cameras were installed; the license plate reader, additional equipment,
278 new gates, signs, etc., were installed. She reported the old sales center would be the
279 welcome center for now and would house security personnel who would help
280 residents with setting up if needed and answer any questions. She reported regarding
281 signage, new speed limit signs were going up (25 mph throughout the community
282 except 15 mph at roundabouts). She said she believed the golf cart community
283 application would be on the County Commission Agenda in January. She reported
284 the bridge repairs were on schedule to be completed in January or February; the
285 landscaping contract went out; and there was a new map for landscaping. She
286 discussed the landscaping boundaries on the map. She indicated a couple lake banks
287 were repaired; there were many more in need of repair and the CDD was working on
288 the issue. She stated the algae was low, shoreline growth was being treated, and work

289 would be done to remove the construction debris from the lakes moving forward. She
290 reported the USDA removed 32 hogs thus far; the USDA came out a couple times a
291 week checking the areas for damage and continued efforts to trap the feral hogs. She
292 stated the cane toad and tadpole activity slowed with the cooler weather and over
293 10,000 tadpoles, baby toads, adult toads, and egg strands were removed from the
294 lakes. She noted midge fly spraying commenced.

295
296 *Ms. Deluca: Thank you for the maps. It appears as if the only littoral shelves in Tern Bay*
297 *are on phase 1 which is on the front as indicated for these maps.*

298
299 *Chairperson Brady: The maps are incorrect. He has to add the rest of them in there.*
300 *They missed the whole lake number 8, between 8 and 9, it is not there. And I'm pretty*
301 *sure there is a littoral shelf on 7, and there is one other one. They are working on*
302 *adjusting that, looking at the plans and getting that corrected.*

303
304 *Ms. Deluca: Okay. That would be great. I've downloaded phase 2 and it's not indicated*
305 *on the plots with Southwest Florida Water Management that those are littoral shelves,*
306 *so I just wanted -*

307
308 *Chairperson Brady: The golf course lakes were part of phase 1, not phase 2.*

309
310 *Mr. Ward: We will check that out. We will check the permit and see what it says.*

311
312 *Mr. Hamilton: Are the lake numbers on the map that you sent out correct?*

313
314 *Chairperson Brady: Those are just numbers that we put on there so everybody had one*
315 *map with the same numbers on it. Those are numbers we just gave them.*

316
317 *Mr. Hamilton: Are we going to get those accepted or is it going to be a part of the plat*
318 *we are waiting on?*

319
320 *Chairperson Brady: Those are just numbers for your personal use and for when we are*
321 *talking about lakes, so everybody is talking about the same lake.*

322
323 *Mr. Ward: We will put those maps on the website, so residents will be able to get the*
324 *maps, and everybody will be talking on the same page. That's the idea.*

325
326 Discussion ensued regarding the maps and the lake numbers.

327
328 Mr. Ward reminded the Board to complete the ethics training before the end of the
329 calendar year. He noted the ethics training was self-reporting and should be indicated
330 as completed upon the Form 1 filed in 2026. He stated the transition to the Access
331 Control System was approximately 90% completed; all the new facilities for Entrance
332 IQ and Allied personnel were in place. He reported the Welcome Center was open
333 and ready and Sunday would be an open house from 9 a.m. until 2 p.m.; there would
334 be 6 or 7 Allied personnel on site to answer questions in the Welcome Center (the old
335 Lennar Sales Center). He indicated the Welcome Center would be manned Monday
336 through Friday from 9 a.m. until 5 p.m. with Allied personnel. He said hopefully the

337 transition would start at midnight on Sunday; the old Ramco system would be out of
338 operation as of Sunday night and the new Entrance IQ system would be in place at
339 12:01 a.m. Monday morning.

340

341 Chairperson Brady asked if staff would change on Sunday as well.

342

343 Mr. Ward explained the staff change from Ramco to Entrance IQ and Allied was being
344 worked out with Ramco and it should be at some time on Sunday.

345

346

347 **SEVENTH ORDER OF BUSINESS**

Public Comments

348

349 Chairperson Brady asked if there were any resident comments. She discussed the standard 3
350 minute protocol for residents' comments. She indicated she would listen to all comments,
351 make note of questions, and then answer the questions after all public comments were
352 finished.

353

354 Ms. Jean Guise asked if the transponder would remain the same with the transition to Allied
355 from Ramco. She asked if the only change would be the app. She asked if the budget was
356 provided to the residents before the meeting and where she could find the budget for
357 review.

358

359 Mr. Brad Helneke asked if the CDD had a balance sheet and a month to month statement
360 which was accessible to residents. He asked if the CDD owned assets and/or liabilities; if so,
361 how long would the CDD be required to pay for said assets and/or liabilities. He asked if
362 there was an election for CDD Supervisors.

363

364 Mr. _____ asked when and if the wall would be built on hole 8.

365

366 Ms. Danielle Gesquiere asked if there would be a community vote regarding whether or not
367 the dock would be built; she asked if building the dock would be an additional liability to the
368 community and would increase insurance costs.

369

370 Mr. Larry Graham stated Sunny Grove mowed his yard but did not do a very good job; he
371 recommended the CDD select a different company who might do a better job to manage the
372 community's landscaping.

373

374 Mr. Paul DeLuca asked for clarity regarding who mowed around the ponds and who was
375 responsible for this landscaping.

376

377 Mr. Kevin Knepper asked if the CDD was arranging for the planned paving for Heritage
378 Landing Blvd and if so, when would it be done. He asked about the road reflectors. He noted
379 the transition to Entrance IQ would require homeowners to send out QR codes to all visitors
380 to register for entry. He asked if there was an easier method of visitor enrollment. He stated in
381 terms of the number 8 pond, no one understood where the line was and getting the engineer
382 to assist would help move the project forward.

383

384 Mr. Brian Quinn asked if the collection of 32 feral hogs was for the entire year. He asked
385 which lakes or ponds had bank repairs done. He asked when the map with the lake numbers
386 would be available on the CDD website. He asked if the CDD acquired the Welcome Center.
387

388 Mr. Rich Gase asked how Lennar could build a community in which it was not clearly
389 understood who owned and was responsible for which amenities/property.
390

391 Ms. Carol Amundson asked if obtaining a single landscaping estimate for the entire
392 community was considered; after which the expenses could be allocated to the CDD and the
393 HOA as appropriate.
394

395 Ms. Linda Carlton asked if the CDD Board would be present at the meet and greet on Sunday
396 December 7. She asked about how much the 30-year bond payment assessment was, as well
397 as the admin cost. She asked whether the admin cost covered every other CDD expense. She
398 asked if all past meetings were recorded and whether the residents had access to these
399 recordings.
400

401 Mr. John Katrich noted the CDD website was still not functioning properly. He stated he did
402 not receive an email about today's CDD meeting with a link to attend. He indicated he did
403 not see any information about today's meeting on Facebook either. He said he felt this was a
404 problem in terms of encouraging owners to participate.
405

406 Chairperson Brady stated she would now answer questions. She indicated meetings were
407 typically included in the HOA emails, but she noticed Mary did not include today's meeting in
408 the Friday email. She said the CDD would ask Mary again to include future meeting dates in
409 the newsletter email. She noted the meeting dates and agendas were also posted on the
410 CDD website; the CDD chose to stay off Facebook. She noted all past meeting minutes were
411 available for perusal on the CDD website. She noted in terms of taxes (bond payments),
412 different homes paid different amounts depending on property size. She indicated \$800
413 dollars of the bill was for maintenance costs which was for everything the CDD maintained.
414 She noted this amount would likely go up a little next year based on the increased costs for
415 maintenance. She indicated Ms. Carlton could reach out to Mr. Ward who could tell her how
416 much remained on the bond and how many more years of payment were left. She stated the
417 CDD would not be at the meet and greet as the CDD was a government agency and could
418 not gather outside of an advertised meeting; the meet and greet was not an authorized,
419 advertised CDD meeting. She indicated the CDD did not look at obtaining a single quote for
420 landscaping the entire community, but possibly in the future this could be considered. She
421 explained the Lennar plat process: the first part of the development was platted over 20 years
422 ago through a different developer; the CDD had a basic idea what was the CDD's and what
423 was the HOA's but until the plat was finalized and recorded some of the actual lines were not
424 set in stone. She noted the CDD owned every lake, the HOA owned the lake banks, the CDD
425 owned the streets to the edge of the right-of-way, etc. She stated the CDD owned the streets,
426 but not the parking easements in front of the condominiums or Coach Homes. She stated the
427 CDD did not own Coach Home streets. She asked Clay Rebol if Lennar planned to give the
428 Coach Home streets to the condos or the Master HOA.
429

430 Mr. Rebol responded the Master HOA would be taking the Coach home streets.
431

432 Chairperson Brady stated the Coach Home streets were not platted as public roads;
433 therefore, the Master HOA would take on responsibility for them.

434
435 Discussion ensued regarding the Coach Home streets; and Lennar not reaching out to the
436 Master HOA yet regarding the Coach Home streets.

437
438 Mr. Rebol indicated he would speak with Lennar regarding getting in contact with the Master
439 HOA.

440
441 Chairperson Brady explained the CDD purchased the Welcome Center from Lennar to
442 ensure a shopping center or other unwanted entity was never built on the Welcome Center
443 property.

444
445 Discussion ensued regarding the Welcome Center; Lennar offering the Welcome Center
446 trailer to the Master HOA but not the land; the CDD being a government entity and having
447 the ability to purchase land; the CDD paying \$80,000 dollars for the Welcome Center and
448 land.

449
450 *Mr. Ward: I discussed purchasing the Welcome Center with you several months ago. It is
451 coming out of the bond proceeds. It is not coming out of existing operating revenue. It is
452 within the constraints of what we can use existing bond proceeds for.*

453
454 Chairperson Brady agreed the CDD discussed this several months ago and had been
455 concerned about the parcel staying with Lennar and Lennar building something on the land
456 which would not benefit the community.

457
458 Ms. ____ 54:11: *What is your threshold to have Board approval for something like that?*

459
460 *Mr. Ward: Acquisition of infrastructure included in bond proceeds, just by virtue of the fact
461 that they are within the bond proceeds, does not require board action because bond
462 proceeds are already allocated for acquisition of infrastructure, such as a roadway, a
463 gatehouse, etc. If it's an acquisition of something inside our operating account then it gets
464 included in the budget. The Board includes it in the budget process, approves it, and then we
465 just implement that budget.*

466
467 Mr. ____ 55:01: *Since as of now, Sycamore Court, which I live on is not part of the CDD
468 maintenance, shouldn't my \$800 dollar maintenance cost be less than everyone else's?*

469
470 *Chairperson Brady: I would say no because, for example, I'm in a Verandah home and it
471 doesn't cover what's in front of my condo either. It's the CDD and every unit is part of the
472 CDD, so it would be the same thing as saying someone who doesn't live on a lake shouldn't
473 pay as much because they don't have a lake behind their property. It's not what your property
474 abuts, it's what the CDD owns and everything that they own they maintain. The asset doesn't
475 have to abut your specific property to give you a benefit.*

476
477 Mr. ____: *I get what you're saying, but you have to drive on the street to get to your garages.
478 I don't. I drive on Sycamore Court to get to my home.*

479

480 *Chairperson Brady: You have to drive on Heritage Landing Blvd to get to Sycamore Court, so
481 that's how you benefit. The Master HOA, as that gets done, will be the ones who actually do
482 the maintenance of Sycamore Court.*

483

484 *Mr. _____ 56:38: So, the CDD acquired the Welcome Center building and two acres? And are
485 there plans to do something with the two acres?*

486

487 *Chairperson Brady: Yes, the CDD acquired the building and two acres, but no, there were no
488 plans. For right now it's going to be used to house the Entrance IQ person who will help assist
489 people and nothing will be done to the land.*

490

491 Ms. Blakely asked if the CDD might sell the property to the Master HOA.

492

493 *Mr. Ward: Any government in Florida, if they want to dispose of an asset, the Board had to
494 declare it a surplus and then put it up for auction or sale but selling to a specific individual or
495 entity was not permitted under Florida Law.*

496

497 Ms. Blakely asked what would happen to the trailer (Welcome Center building) after the
498 transition to Allied was complete.

499

500 Mr. Ward stated the Allied transition would be ongoing; there would always be new residents
501 and renters coming into the community; Allied personnel would always be needed on site.

502

503 *Chairperson Brady noted it was important to have a separate location to send residents and
504 visitors aside from the guardhouse to prevent backup at the guardhouse gate entrance.*

505

506 *Discussion ensued regarding the Welcome Center; keeping the Welcome Center open to
507 provide a point of contact for residents and visitors alike; renters visiting the Welcome Center
508 to register their license plates for entry; and setting up an account on the app to include
509 vehicles, license plates, regular guests, etc.*

510

511 *Chairperson Brady: I set up my information on the app this morning. I got my code emailed to
512 me within minutes and I was all set up. It has the place in there for your vehicles, license plates,
513 and then your license plate reader is what will get you through. You can enter guest's names in
514 there. It does give you a QR code that you can give to your guest and then when they show up
515 to the gate, they just hold up that QR code and they scan it instead of pulling out their driver's
516 license and doing all of that. So, while yes, it's a QR code, it will go much faster than them
517 having to pull out their driver's license like they do now. The QR codes have to be refreshed. It
518 actually will send your guest a QR code and then when they get here, they can open it and use
519 that QR code, or they can present their driver's license and gain entrance in that way. Renters
520 are going to register with their license plate for the length of their rental contract.*

521

522 *Discussion ensued regarding rental agreements versus guests who stay for a week or so; how
523 long it took to approve license plate changes (1 hour to a day or two); the data in the Ramco
524 system being incorrect; correcting the incorrect Ramco data with the switch to the new
525 system; and the Allied personnel being on site to fix any issues.*

526

527 *Chairperson Brady: The blue road reflectors are for the fire hydrants and as far as the final lift,*
528 *that is a Lennar project. Lennar has to do the final lift. Clay, do you know if they have that*
529 *ready?*

530

531 *Mr. Rebol: I believe they have the contract awarded, but I do not have the exact timing on the*
532 *final lift.*

533

534 *Mr. _____: They told me it was scheduled to begin this week or next week.*

535

536 *Chairperson Brady: The next question was about the map of the lakes. It is on the Agenda*
537 *Packet for today which is posted on the website, but we will have a separate map posted by*
538 *the end of the week for the ponds with the lake numbers.*

539

540 *Mr. Ward: I think that's already on the website. Although, the website is down at the moment.*

541

542 *Chairperson Brady: Okay. If it is not on the website, it will be by the end of the week. The bank*
543 *repairs were not on a golf hole lake. It was on one of the other lakes. I will find exactly which*
544 *lake it was. It looks like it was on the back side of lake 12. There are several lakes where there*
545 *is a 2 foot washout on the side of the bank that just crumbles in. Technically, the banks are*
546 *owned by the Master HOA, but because they are crumbling into the lakes, we have gone in*
547 *and fixed those.*

548

549 Discussion ensued regarding the lake bank erosion.

550

551 *Chairperson Brady: The 32 hogs were collected by the USDA since the first of October when*
552 *the USDA took over the contract. They have gotten 32 hogs since then. I think our prior*
553 *contractor got around 40 hogs total over many months. So, since the CDD took it over, around*
554 *75 hogs were removed from the area. Mowing around the ponds is the Master HOA*
555 *responsibility. Normally the ponds should only be mowed, and I think all you guys were ever*
556 *doing before was once a month. The pond mowing is not like beautification mowing, so the*
557 *pond mowing should not be done as often as house mowing. Normally, to County standards,*
558 *retention ponds are mowed once a month.*

559

560 *Ms. DeLuca: At the Sunny Grove meeting here a couple of weeks ago, they confirmed it was*
561 *once a month. It's a Bahia grass which is different from the St. Augustine in our yard.*

562

563 *Chairperson Brady: What we have noticed, and one reason one of the contractors backed out*
564 *was he did not have the double equipment and what is happening, and you'll notice this*
565 *behind almost every house, Sunny Grove mows everything with the same mowers, so they*
566 *mow the Bahia, they have the seeds, they have the weeds, they have all of that, and then they*
567 *come up and mow the St. Augustine. If you go out behind the condos, it's all Bahia now. It's all*
568 *weeds and barely any of the St. Augustine is left because the mower mows the bank and then*
569 *comes up and mows the other lawn and they don't clean the machines. I will say personally, I*
570 *think Sunny Grove in the last month and a half has stepped up with how they are mowing*
571 *because they realized it was not being properly managed before and they were getting away*
572 *with stuff that they shouldn't, but as you leave the main entrance the first set of bushes, those*
573 *little wisps were about 3.5 feet long because they had not trimmed that and I kind of lost my*
574 *mind on them one day. I feel personally that it does look a little bit better than it had been. In*

575 terms of the dock and pathway, we have not made any decisions regarding putting a dock or
576 anything in like that. We have had residents come to meetings and ask if we were going to
577 build what is in the original plan and we talk about what we could put out there at the end of
578 the pathway, if we could do anything, but there is no future plans right now to put a dock or
579 anything out there, but we could contemplate doing the original plans. I don't know if we
580 would put it to a vote of the residents, but we would have conversations to see what the
581 residents would like.

582

583 Discussion ensued regarding the Lennar original plans for a lookout tower and dock; the
584 potential for a lookout tower and dock increasing insurance costs for liability; the CDD having
585 no plans to build a lookout tower or dock at this time; and the CDD doing due diligence in
586 terms of liability potential prior to making any plans to construct any docks or lookout towers.

587

588 Ms. ____ 1:14:01: Someone cut out a section of the trees, a path through the trees.

589

590 Chairperson Brady: We have to look at the plat to see who actually owns that land.

591

592 Mr. Ward: She is saying a resident did this?

593

594 Chairperson Brady: Yes, remember at the last meeting the property owner said he had to cut
595 back into that area a whole bunch. Now they are saying that he cut actual trees down.

596

597 Ms. DeLuca: I asked at the last meeting who owned that, and Jim, you said it looks like the Golf
598 Board, and so, again, we need to see the plat. The final plat, Clay, that you are working with,
599 does it still show the lighthouse and the dock on what we are waiting to get approved?

600

601 Chairperson Brady: The plat does not show it. The plat is different than plans. The plans and
602 everything originally showed it, but the plat shows what was actually developed. So, it only
603 shows the canoe launch, and because the canoe launch was already built we have to maintain
604 that pathway, so we will never let that pathway close. We have to maintain access to the
605 kayak/canoe launch. We don't have to build a dock or a tower of any kind. The wall on hole 8:
606 the conversation that has been had is that once engineer plans are done, those engineer
607 plans will come to the Board, the CDD will sign off on it, and then the Golf Board will get the
608 permits. As of right now, there are still no engineer plans, so the CDD is not holding anything
609 up. They surveyed the land but there are no plans. We are waiting for the Golf Board to hire an
610 engineer, create plans and get permit applications to submit to SWFMD and the County.

611

612 Discussion continued regarding the wall at hole 8; the Golf Board engineering plans; why the
613 Golf Board needs approval from the CDD, SWFMD and County; and the CDD not delaying
614 the Golf Board plans in any way.

615

616 Chairperson Brady: They do not have any plans. They have a hand drawing of what they want
617 to do, but you cannot take that to the County to get permits. You have to show what it's doing
618 to the water, is the pond still capable of maintaining what it was supposed to, is it going to
619 hold more water, all of that, based on what our permit requirements are, and they have to
620 have engineer designed plans. You can't just take a hand sketched drawing to the County to
621 get a permit.

622

623 Mr. Hamilton: Isn't Clay the engineer for both the CDD and the Golf Board?

624

625 Mr. Clay Rebol: Yes. We originally started with a hand sketch, but that doesn't work for what
626 we want to do. It's been a process. We've gone out there. We've gotten a survey. At that point,
627 they still couldn't show us where they needed the wall. So, that's when the stakes were put in
628 the ground, we went back out there, resurveyed those stakes that were put in the ground
629 (where they wanted to put the wall), so, now we have that information. We can compare that to
630 the track lines within the development, and we will have to put a full set of engineering plans
631 together to submit to the District and the County. We have the information now. I need to talk
632 to Jim and verify everything is good, and we will start to put the plans together.

633

634 Mr. Ward: Nobody is holding anybody up in this process. Clay just got the information, so
635 nothing has really started. He just got the information about where the wall is supposed to go.
636 He put survey stakes in to show where they are, and that's about as far as it's gone. He has to
637 make a full set of plans at this point. Nobody has held anything up. We just got this
638 information.

639

640 Mr. Rebol: To get all the permits to the District, we will need to put our plans and calculations
641 together, submit the report to the District (SWFMD); they have a 30 day review cycle. If they
642 make any comments, which they usually do, you're going to have another round of review
643 from them. You are probably looking at 3 to 4 months at least. I have to go through the Water
644 Management District first, get their approval, and then we would go to the County after that.

645

646 Chairperson Brady: Reality, I would estimate you are looking at 5 to 6 months before a final
647 permit is done for the project.

648

649 Ms. ____: How long before Clay gets the plans to the CDD for approval?

650

651 Mr. Ward: Clay is the District Engineer for the CDD. He does not have to submit it for approval.
652 He has to basically approve his own work. All he is really doing is working with the Golf Board
653 to make sure it gets done the way they want it done and he knows what the CDD requirements
654 are. The plans do not need to come to the CDD Board for review, but I don't care if they do if
655 you want them to.

656

657 Chairperson Brady: We don't have to have a Board vote to approve that. If the District
658 Engineer says it's okay, then it's fine. And as long as SWFMD approves the permit, because
659 that's in our name, then it's fine. Okay, continuing, election. The Board Members here are
660 elected on the ballot in November, when we have an election, in even years. Vickey, Gary and I
661 are up for reelection in 2026 and then Denise and Robert are up for reelection in 2028. We
662 are elected by voters.

663

664 Mr. Ward: You have to be a qualified elector who resides in the CDD District. A qualified
665 elector is a citizen of the United States, a resident of the State of Florida, not a convicted felon
666 and registered to vote here in Charlotte County.

667

668 Chairperson Brady: It's not like with the HOA where all 1,530 houses get a vote and it's not all
669 of Charlotte County. It's only residents of Tern Bay who are registered to vote.

670

671 Mr. Ward: If you vote and your husband votes, then your household gets two votes.

672

673 Chairperson Brady: You go wherever you normally vote during elections, and it will be on the
674 same big ballot. So, if they are not Florida residents or Florida voters or residents of Tern Bay,
675 they don't vote for the CDD Board Members.

676

677 A Male Audience Member asked: If you own several properties, so you get several votes?

678

679 Mr. Ward: No, you get one vote. It's just like a general election. You get one vote per person. If
680 you have four people in your home who are registered voters, that home will get four votes.

681

682 Ms. ____: Are there term limits?

683

684 Mr. Ward: Not for CDDs. Generally, not for local county or city either.

685

686 Chairperson Brady: The next question was the balance sheet, what we own, and liabilities. The
687 fiscal documents are all on the website. We own the roads. We own the pipes; we own all the
688 catch basins. We own basically all the infrastructure except for the water and sewer. When that
689 was built, that was turned over to Charlotte County.

690

691 Mr. Ward: You can get all that on the website. The audited financial statements are there. The
692 monthly financial statements for the CDD are there also. Sorry the website is down. We did not
693 get hacked; we got barraged with a ton of emails which took it down. The original bonds
694 which basically covered stage 1, I think the par amount of those is under \$1 million dollars at
695 this point. The remaining bonds, which covers essentially everything other than phase 1,
696 (phase 1 is the 69 or 70 units up there), the par debt is \$28 million dollars. We are taking in \$2
697 million dollars a year on those bonds, and the other is the maintenance part of it. The website
698 is www.ternbaycdd.org. The website should be up and running in the next hour or so.

699

700 Chairperson Brady: In June we held a special budget hearing. That budget, as well as that
701 notice, was mailed to every property owner at that time, and then we held a special meeting
702 just to go over that budget and that's where we had long in depth conversations about
703 increasing the rate, what we were going to do, what we were taking over. I think the original
704 proposal was to raise it to \$927 dollars for maintenance, and after discussion I recommended
705 we put the number at \$800, so again, the same thing will have to be done this year.

706

707 Mr. Ward: We do not mail the budget itself. We mail the notice.

708

709 Mr. ____: Is the CDD building up reserves?

710

711 Mr. Ward: Not yet. That's one of the things we will need to do going forward. There are not
712 enough reserves in the CDD now that we are handling all of these operations.

713

714 Discussion ensued regarding every resident registered through the Ramco system receiving
715 emails regarding the change over to Allied; the details of the change from the transponder to
716 license plate readers not being included in the email, but being on the app.

717

718 Chairperson Brady noted as long as your license plate number was in the app, the license
719 plate reader would pick up the number and allow entry without the need of a transponder.
720 She stated the transponders would no longer work after midnight Sunday night.

721
722 Mr. _____ noted the midge flies were back.
723

724 Chairperson Brady agreed noting spraying for midge flies would be part of ongoing
725 maintenance during midge fly season. She stated the spraying would not get rid of the midge
726 flies completely but would help manage them. She indicated review of the budget was a full
727 Board activity. She reviewed the difference between the Golf Board, HOA and the CDD; the
728 CDD was a government agency, and the Golf Board and Master HOA were not. *You have to
729 think of it like county commissioners with Jim as the city manager. Jim has certain duties he
730 just does daily to run the organization, and then we make the policy decisions. We will review
731 the bids and budget and do that kind of stuff, but the small dollar amount things Jim does on
732 his own as the manager. That's why we have to follow the Sunshine Law.*

733
734 A male Audience Member told a story in which he was pulled over for having a lightly tinted
735 cover over his license plate. He said new Florida Law indicated license plates were not
736 permitted to have anything covering or even surrounding license plates with a penalty up to
737 \$500 dollars and six months in jail.

738
739 Mr. _____ 1:35:58 asked if Clay had what he needed to make the engineering plans to submit
740 to the County. He asked if Clay could make the engineering plans a priority.

741
742 Mr. Ward explained the engineering plans would go to South Florida Water Management
743 District first and once approved by SFWMD the plans would go to the County. He noted
744 SFWMD could take 30 to 60 days to approve the plans, and then it would go to the County.
745 He stated he believed Clay understood the engineering plans were a priority, but he would
746 call Clay to be sure.

747
748 Chairperson Brady noted it was important to remember that the Golf Board was paying for
749 these plans, not the CDD; the CDD could not fund anything to do with the wall.

750
751

EIGHTH ORDER OF BUSINESS **Supervisor's Requests**

752
753 Chairperson Brady asked if there were any Supervisor's requests or questions.

754
755
756 *Ms. Vickie DeLuca: I wanted to mention, I did some research on Mr. Heller's comment at the
757 last meeting regarding draining of the pond on number 8 and 9, that he brought up that
758 Lennar destroyed that pond, and I did some research on SWFMD and I talked to Randy Clark.
759 Randy who is the golf pro here and has been here since we reopened and he gave me a
760 picture of the pond at hole 8 and 9, which is lake b in the SWFMD system, and in SWFMD
761 received two complaints in 2022 about Lennar draining pond 8 and I got the reports where
762 they came out and took pictures of it being drained down to the mud and the weeds grew
763 over. They actually plugged hole 8 in order to build the rest of phase 2. It's duly noted in
764 SWFMD, the destruction that Lennar did to hole 8. So, as you are trying to get permits there, I
765 wanted to share that with you. It's on record and it's on record as well that in phase 2 they have*

766 been moving pumps. To Gary's ear there is a laundry list of complaints that residents have
767 filed in phase 2. It is recorded and there are plenty of pictures of what it looked like before it
768 was drained. I don't know what the CDD should be doing about this because the literally
769 plugged it to build the infrastructure on the back. It is not still plugged. They got the
770 complaints, they refilled it, they plugged it again because they still had to finish phase 2, and
771 they got another complaint, and people were not closing homes because it was a mud pit.
772 Lennar filled it to get the homes closed, and then they put the plug back in to finish the
773 infrastructure that was needed on the back side. Lennar did fundamentally damage that and
774 changed the makeup of the pond.

775
776 Mr. Ward: Okay. Thank you. I understand what you're saying.
777
778 Ms. Denise Blakely: I have two things. One, the palm light is still out over by the roundabout.
779 And the other thing is the dog garbage bin is still at the (indecipherable).

780
781 Chairperson Brady: Yes, I have to give Mary a map of where you want it. She said she put it
782 where the residents asked her to place it.

783
784 Ms. Blakely: I would say, there are hedges by the electrical boxes there. Just put it by the
785 hedges by the electrical boxes.

786
787 Chairperson Brady: Can you put it on a map where you want it, give it to Jim, and Jim can
788 send it to everybody and then we can have it moved?

789
790 Ms. Blakely: Alright.

791
792 Mr. Ward: Gary was asking about the streetlights from last month.

793
794 Chairperson Brady: We were going to have them repaired, the 15 of them. In the report FPL's
795 lead time was still a long time for repair.

796
797 Mr. Ward: The streetlights, we tried to get an electrician out there to do the repairs ourselves.
798 We had one electrician who we thought was going to do it, but everybody declined saying
799 they will not touch an FPL system. The lights have all been reported to FPL, but it's FPL and
800 they will do them when they get to them. They have been taking months to get streetlights
801 repaired and there is nothing we can do other than put the tickets in for repair. There is not
802 even an individual we can call at this point. The lead time sometimes is one month, sometimes
803 it's 4 months. We put the tickets in and sometimes they will show up and sometimes it's
804 months before they show up.

805
806 Mr. ____: There is the base of a lightbulb in the bushes at the entrance. It looks like it has
807 been there for a while.

808
809 Mr. Ward: Okay. I did not know that. I will put in a ticket.

810
811 Mr. Hamilton: We were talking about at some point redoing the electrical wiring at the
812 entrance. One of the things, where I am up here, I've noticed that all the up lights on the trees
813 have been moved from the ground to the base of the trees. What that has done has eliminated

814 the landscapers from not getting the overgrown bushes away from the lights and also helps
815 prevent them from hitting the electrical cords. It may be something we want to consider as we
816 move forward with the electrical at the entrance.

817

818 Mr. Ward: Okay. Will do.

819

820

821 **NINTH ORDER OF BUSINESS**

Adjournment

822

823 Ms. Brady adjourned the meeting at approximately 11:51 p.m.

824

825 **On MOTION made by Robert Brady, seconded by Vickey**
826 **DeLuca, and with all in favor, the meeting was adjourned.**

827

828

829 Tern Bay Community Development District

830

831

832

833

834 James P. Ward, Secretary

Tara Brady, Chairperson

**TERN BAY
COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund, of Tern Bay Community Development District, Charlotte County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 4, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Grau & Associates

December 4, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Tern Bay Community Development District, Charlotte County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$2,702,346.
- The change in the District's total net position in comparison with the prior fiscal year was (\$2,676,967), a decrease. The majority of the decrease is the result of the conveyance of infrastructure improvements to other governmental entities for ownership and maintenance responsibilities. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$7,087,984, a decrease of (\$4,962,468) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance in the general fund which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,		
	2025	2024
Current and other assets	\$ 7,258,621	\$ 12,058,056
Capital assets, net of depreciation	26,516,908	24,932,597
Total assets	33,775,529	36,990,653
Current liabilities	522,303	366,042
Long-term liabilities	30,550,880	31,245,298
Total liabilities	31,073,183	31,611,340
Net Position		
Net investment in capital assets	(4,033,972)	3,023,161
Restricted	1,368,495	1,272,572
Unrestricted	5,367,823	1,083,580
Total net position	\$ 2,702,346	\$ 5,379,313

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

The District's net position decreased during the most recent fiscal year. The majority of the decrease is attributed to the conveyance of completed infrastructure to another entity for maintenance and ownership responsibilities.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 2,488,646	\$ 2,613,361
Operating grants and contributions	117,337	104,376
Capital grants and contributions	234,568	477,641
General revenues		
Unrestricted investment earnings	6,578	-
Total revenues	<u>2,847,129</u>	<u>3,195,378</u>
Expenses:		
General government	251,322	168,003
Maintenance and operations*	1,550,714	1,041,225
Interest	1,186,661	1,208,283
Conveyances of infrastructure	<u>2,535,399</u>	-
Total expenses	<u>5,524,096</u>	<u>2,417,511</u>
Change in net position	<u>(2,676,967)</u>	<u>777,867</u>
Net position - beginning	<u>5,379,313</u>	<u>4,601,446</u>
Net position - ending	<u>\$ 2,702,346</u>	<u>\$ 5,379,313</u>

*Includes depreciation expense of \$1,067,447 and \$951,833 in the current and prior fiscal years, respectively.

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$5,524,096. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue is interest revenue and developer contributions. In total, expenses increased over the prior year primarily due to the conveyance of infrastructure improvements to other entities during the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by \$6,990 and increase appropriations by \$144,897.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$30,339,007 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$3,822,099 has been taken, which resulted in a net book value of \$26,516,908. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$30,170,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	<u>Governmental Activities</u>
ASSETS	
Cash and cash equivalents	\$ 234,982
Investments	756,578
Due from Developer	25,000
Prepaid items	99,750
Restricted assets:	
Investments	6,142,311
Capital assets:	
Nondepreciable	7,428,992
Depreciable, net	<u>19,087,916</u>
Total assets	<u>33,775,529</u>
LIABILITIES	
Accounts payable	170,637
Accrued interest payable	351,666
Non-current liabilities:	
Due within one year	695,000
Due in more than one year	<u>29,855,880</u>
Total liabilities	<u>31,073,183</u>
NET POSITION	
Net investment in capital assets	(4,033,972)
Restricted for debt service	1,368,495
Unrestricted	<u>5,367,823</u>
Total net position	<u>\$ 2,702,346</u>

See notes to the financial statements

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Program Revenues</u>				<u>Net (Expense) Revenue and Changes in Net Position</u>	
	<u>Expenses</u>	<u>Operating Charges for Services</u>		<u>Capital Grants and Contributions</u>		
		<u>Grants and Contributions</u>	<u>Governmental Activities</u>			
Primary government:						
Governmental activities:						
General government	\$ 251,322	\$ 251,322	\$ -	\$ -	\$ -	
Maintenance and operations*	1,550,714	296,282	25,000	234,568	(994,864)	
Interest on long-term debt	1,186,661	1,941,042	92,337	-	846,718	
Conveyance of infrastructure	2,535,399	-	-	-	(2,535,399)	
Total governmental activities	5,524,096	2,488,646	117,337	234,568	(2,683,545)	
General revenues:						
Investment earnings					6,578	
Total general revenues					6,578	
Change in net position					(2,676,967)	
Net position - beginning					5,379,313	
Net position - ending					\$ 2,702,346	

*Includes depreciation expense of \$1,067,447

See notes to the financial statements

TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 234,982	\$ -	\$ -	\$ 234,982
Investments	756,578	1,720,161	4,422,150	6,898,889
Due from Developer	25,000	-	-	25,000
Due from other funds	99,750	-	-	99,750
Prepaid items	-	-	99,750	99,750
Total assets	\$ 1,116,310	\$ 1,720,161	\$ 4,521,900	\$ 7,358,371
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 170,637	\$ -	\$ -	\$ 170,637
Due to other funds	-	-	99,750	99,750
Total liabilities	170,637	-	99,750	270,387
Fund balances:				
Nonspendable:				
Prepaid items	-	-	99,750	99,750
Restricted for:				
Debt service	-	1,720,161	-	1,720,161
Capital projects	-	-	4,322,400	4,322,400
Unassigned	945,673	-	-	945,673
Total fund balances	945,673	1,720,161	4,422,150	7,087,984
Total liabilities and fund balances	\$ 1,116,310	\$ 1,720,161	\$ 4,521,900	\$ 7,358,371

See notes to the financial statements

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 7,087,984

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

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

Cost of capital assets	30,339,007
Accumulated depreciation	<u>(3,822,099)</u>

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

Accrued interest payable	(351,666)
Unamortized original issue premium	(380,880)
Bonds payable	<u>(30,170,000)</u> (30,902,546)

Net position of governmental activities	\$ <u>2,702,346</u>
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See notes to the financial statements

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Special assessments	\$ 547,604	\$ 1,929,123	\$ -	\$ 2,476,727
Prepaid assessments	-	11,919	-	11,919
Developer contributions	25,000	-	-	25,000.00
Interest earnings	6,578	92,337	234,568	333,483
Total revenues	579,182	2,033,379	234,568	2,847,129
EXPENDITURES				
Current:				
General government	233,822	17,500	-	251,322
Maintenance and operations	483,267	-	-	483,267
Debt service:				
Principal	-	680,000	-	680,000
Interest	-	1,207,851	-	1,207,851
Capital outlay	-	-	5,187,157	5,187,157
Total expenditures	717,089	1,905,351	5,187,157	7,809,597
Excess (deficiency) of revenues over (under) expenditures	(137,907)	128,028	(4,952,589)	(4,962,468)
OTHER FINANCING SOURCES (USES)				
Interfund transfers in / (out)	-	(38,877)	38,877	-
Total other financing sources (uses)	-	(38,877)	38,877	-
Net change in fund balances	(137,907)	89,151	(4,913,712)	(4,962,468)
Fund balances - beginning	1,083,580	1,631,010	9,335,862	12,050,452
Fund balances - ending	\$ 945,673	\$ 1,720,161	\$ 4,422,150	\$ 7,087,984

See notes to the financial statements

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA**
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ (4,962,468)
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	680,000
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	5,187,157
Conveyances of infrastructure improvements to other governments and impairment loss on previously capitalized capital assets is recorded as an expense in the statement of activities.	(2,535,399)
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expenses in the statement of activities.	(1,067,447)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount/premium	14,418
Change in accrued interest	<u>6,772</u>
Change in net position of governmental activities	<u>\$ (2,676,967)</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Approving the hiring and firing of key personnel.
4. Financing improvements.

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

Assessments (Continued)

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Prepaid Items

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

Capital Assets

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

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

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

<u>Assets</u>	<u>Years</u>
Roadways	20
Stormwater management	25
Access control	25
Landscape and conservation	15

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

Unearned Revenue

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

Long-Term Obligations

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
Florida Municipal Investment Trust			Weighted average of the
Short Term Bond Fund	\$ 756,578	Fitch AAAf	fund portfolio: 2.1 years
US Bank Gcts 0490	<u>6,142,311</u>	N/A	N/A
	<u><u>\$ 6,898,889</u></u>		

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

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

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

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2025 were as follows:

Fund	Receivable	Payable
General	\$ 99,750	\$ -
Capital projects	-	99,750
Total	\$ 99,750	\$ 99,750

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the capital project fund relate to the bridge refurbishment project that was paid at year end through the general fund to be reimbursed from the capital projects fund.

Interfund transfers for the fiscal year ended September 30, 2025, were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ -	\$ 38,877
Capital projects	38,877	-
Total	\$ 38,877	\$ 38,877

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 7,428,992	\$ -	\$ -	\$ 7,428,992
Infrastructure under construction	-	2,535,399	2,535,399	-
Total capital assets, not being depreciated	7,428,992	2,535,399	2,535,399	7,428,992
Capital assets, being depreciated				
Roadways	11,663,470	2,005,433	-	13,668,903
Stormwater management	7,322,195	646,325	-	7,968,520
Access control	340,006	-	-	340,006
Landscape and conservation	932,586	-	-	932,586
Total capital assets, being depreciated	20,258,257	2,651,758	-	22,910,015
Less accumulated depreciation for:				
Roadways	1,749,213	675,089	-	2,424,302
Stormwater management	702,349	316,586	-	1,018,935
Access control	54,401	13,600	-	68,001
Landscape and conservation	248,689	62,172	-	310,861
Total accumulated depreciation	2,754,652	1,067,447	-	3,822,099
Total capital assets, being depreciated, net	17,503,605	1,584,311	-	19,087,916
Governmental activities capital assets, net	\$ 24,932,597	\$ 4,119,710	\$ 2,535,399	\$ 26,516,908

Total infrastructure improvements for the District were estimated to cost approximately \$33,850,000 of that amount, a portion was to be funded from the Series 2022 Bonds and the remainder (including an amenity center) would be funded by the Developer. In addition, upon completion, certain improvements are to be conveyed to other governments. The remainder of the infrastructure improvements will be owned or maintained by others. All of the current year capital asset additions were acquired from the Developer. During the current fiscal year, the District conveyed fixed assets in the amount of \$2,535,399 related to portable water and sewers to Charlotte County.

Depreciation expense was charged to the maintenance and operations function.

NOTE 7 – LONG TERM LIABILITIES

Series 2005

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

The Series 2005A Bonds are subject to redemption at the option of the District prior to their maturity as set forth in the Bond Indenture. The Series 2005A Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$10,000 of the Series 2005A Bonds.

NOTE 7 – LONG TERM LIABILITIES (Continued)

Series 2005 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to bill special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2022

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2005A	\$ 915,000	\$ -	\$ 60,000	\$ 855,000	\$ 55,000
Series 2022	29,935,000	-	620,000	29,315,000	640,000
Add: original issue premium	395,298	-	14,418	380,880	-
Total	<u>\$ 31,245,298</u>	<u>\$ -</u>	<u>\$ 694,418</u>	<u>\$ 30,550,880</u>	<u>\$ 695,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 695,000	\$ 1,185,789	\$ 1,880,789
2027	715,000	1,162,833	1,877,833
2028	745,000	1,139,251	1,884,251
2029	765,000	1,112,736	1,877,736
2030	795,000	1,085,541	1,880,541
2031-2035	4,455,000	4,965,791	9,420,791
2036-2040	5,135,000	3,999,250	9,134,250
2041-2045	6,060,000	2,907,600	8,967,600
2046-2050	7,405,000	1,592,200	8,997,200
2051-2052	3,400,000	205,400	3,605,400
	<u>\$ 30,170,000</u>	<u>\$ 19,356,391</u>	<u>\$ 49,526,391</u>

NOTE 8 – DEVELOPER TRANSACTIONS

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

In addition, the Developer has agreed to fund certain expenditures for the operations of the District. For the current fiscal year, Developer contributions to the general fund were \$25,000 which is recorded as a receivable as of September 30, 2025.

NOTE 9 – CONCENTRATION

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

NOTE 10 – MANAGEMENT COMPANY

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

NOTE 11 – RISK MANAGEMENT

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

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA**
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND**
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts	Actual	Variance with Final Budget -
	Original	Final	Positive (Negative)
REVENUES			
Assessments	\$ 572,192	\$ 547,604	\$ 547,604 \$ -
Developer contributions	-	25,000	25,000 -
Interest earnings	-	6,578	6,578 -
Total revenues	<u>572,192</u>	<u>579,182</u>	<u>579,182</u> -
EXPENDITURES			
Current:			
General government	221,192	233,822	233,822 -
Maintenance and operations	<u>351,000</u>	<u>483,267</u>	<u>483,267</u> -
Total expenditures	<u>572,192</u>	<u>717,089</u>	<u>717,089</u> -
Excess (deficiency) of revenues over (under) expenditures	-	(137,907)	(137,907) -
OTHER FINANCING SOURCES			
Carry forward	-	137,907	- (137,907)
Total other financing sources	-	<u>137,907</u>	<u>- (137,907)</u>
Net change in fund balances	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (137,907)</u> <u>\$ (137,907)</u>
Fund balance - beginning			<u>1,083,580</u>
Fund balance - ending			<u>\$ 945,673</u>

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by \$6,990 and increase appropriations by \$144,897.

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	0
Employee compensation	\$0
Independent contractor compensation	\$734,361
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$377.44 Debt service - \$995.68 - \$1,849.13
Special assessments collected	\$2,476,727
Prepaid assessments collected	\$11,919
Outstanding Bonds:	
Series 2005A, due May 1, 2037	\$855,000
Series 2022, due June 15, 2052	\$29,315,000



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Tern Bay Community Development District, Charlotte County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 4, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Grau & Associates

December 4, 2025



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

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

We have examined Tern Bay Community Development District, Charlotte County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

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

Grau & Associates

December 4, 2025



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Tern Bay Community Development District, Charlotte County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated December 4, 2025.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 4, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

Grau & Associates

December 4, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.



December 9, 2025

Building Code Services
Civil Engineering / Roadway & Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering & Inspection (CEI)
Construction Services
Data Technologies & Development
Electrical Engineering
Engineering
Environmental Services
Facilities Management
Grant Management & Writing
Geographic Information Systems (GIS)
Governmental Services
Indoor Air Quality (IAQ)
Landscape Architecture
Planning
Project Management
Redevelopment & Urban Design
Surveying & Mapping
Transportation & Mobility
Transportation Planning
Water / Utilities Engineering
Website Development

James P. Ward
Tern Bay Community Development District
District Manager
2301 Northeast 37th Street
Fort Lauderdale, FL 33308

RE: TERN BAY COMMUNITY DEVELOPMENT DISTRICT
Landscape and Irrigation Maintenance Services
Evaluation of Bidders

Dear Mr. Ward,

An Invitation to Bid for the preserve Landscape and irrigation to cover areas of maintenance at the Tern Bay Community Development District (District) a request for proposal was advertised on October 26th, 2025. Two bids were received and opened by the District on December 1st, 2025. District representatives reviewed the bids for completeness and that the required forms were provided. At the District's request, Calvin, Giordano & Associates, Inc. (CGA) reviewed the low Bidder's submittal for completeness, the bid form, past project experience, and contacted several of the provided references.

Per the requirements for the project, Sunny Grove Landscaping, the low Bidder, met the minimum qualifications, and the references that we contacted provided positive feedback on their past work. Sunny Grove Landscaping past projects also included similar work as that required for the subject project.

Therefore, based on our evaluation of Sunny Grove Landscaping bid submittal and the feedback from their references, Sunny Grove Landscaping is the lowest, most responsive, and responsible Bidder.

If you have any questions or require additional information, please do not hesitate to contact me at (954) 766-2752 or at rfreeman@cgasolutions.com.

Sincerely,

CALVIN, GIORDANO & ASSOCIATES, INC.

1800 Eller Drive
Suite 600
Fort Lauderdale, FL 33316
Tel: 954.921.7781
Fax: 954.921.8807

Richard Freeman
CDD Asset Manager

www.cgasolutions.com

SUMMARY OF BID PROPOSALS RECEIVED			12/9/2025	Prepared by Calvin, Giordano & Associates, Inc.		
FOR: Heritage Landing Common CDD Area - Tern Bay CDD			I hereby certify that the following is a true summary of proposals received:			
The term of the contract shall be three years with a renewal option not to exceed five (5) years						
Prices will increase at a rate of 3% annually.						
DESCRIPTION		QUANT.	Sunny Grove Irrigation & Landscaping Maintenance, LLC		Juniper	
			Oct 1, 2026 - Sept 30, 2027		Oct 1, 2026 - Sept 30, 2027	
			UNIT PRICE	TOTAL ITEM AMOUNT	UNIT PRICE	TOTAL ITEM AMOUNT
I.	General					
1.01	Lawn Maintenance Services	42	\$4,357.80	\$183,027.60	\$0.00	\$0.00
1.02	Bed Maintenance Services	8	\$7,913.45	\$63,307.60	\$0.00	\$0.00
1.03	Non-Selective Wed	12	\$1,000.00	\$12,000.00	\$0.00	\$0.00
1.04	Fertilization - Turf	4	\$7,204.52	\$28,818.08	\$0.00	\$0.00
1.05	Fertilization - Beds	2	\$4,448.19	\$8,896.38	\$0.00	\$0.00
1.06	Palms + Trees	2	\$767.81	\$1,535.62	\$0.00	\$0.00
1.07	Pest Control	6	\$3,473.19	\$20,839.14	\$0.00	\$0.00
1.08	Irrigation	12	\$1,758.75	\$21,105.00	\$0.00	\$0.00
1.09	General Maintenance Services				\$364,327.96	\$364,327.96
1.10	General Mowing Services - Peak	31				
1.11	Add'l visits in off mowing weeks	10				
1.12	General Mowing Services - OFF Peak	11				
1.13	General Detailing Services - Peak	6				
1.14	General Detailing Services - Off Peak	3				
1.15	Fertilization Program Turf	4				
1.16	Fertilization Program Shrub	3				
1.17	Insect and Disease Control-IPM	12				
1.18	Irrigation Wet Checks	12				
1.19	Dedicated Staff	52				
1.20	Juniper Sync					
1.21	Juniper Mapping					
1.22	Annual Terms					
Yearly Sub-total (Sum of all Preserve ID Areas)		Subtotal		\$339,529.42		\$364,327.96
Bid Total (Yearly Sub-total X 5 Years)		Grand Subtotal		\$1,697,647.10		\$1,821,639.80



DESIGN | BUILD | MAINTAIN

Tern Bay CDD

Juniper Landscaping of Florida, LLC.

4415 Metro Parkway Ste 300 Ft. Myers FL 33916

Federal ID# 26-4242641

FL ID # L09000012442

FL License #SCC131152351

239-561-5980

Michelle Cady 239-271-4055





Thank you for allowing Juniper Landscaping to be a part of your proposal process and provide you at Tern Bay CDD with a landscape maintenance proposal. Juniper Landscaping brings full-service landscaping services to you and your residents. We believe our guiding principles and commitment to quality will set us apart from other landscape companies. Moreover, our investment in experienced and talented irrigation, pest control, lawn care professionals, ensures that our clients receive the best care in Southwest Florida. Juniper Landscaping is solely dedicated to perform their tasks ensuring excellence and accuracy. We are passionate about providing extraordinary quality, first class service and personal commitment to honoring our word. We're professional, fair and honest, and we take tremendous pride in servicing our clients.

Juniper professionals have over 50 years combined of industry experience locally. We endeavor to maximize the value of our client's investments by enhancing appearance and function in a cost-effective manner. Again, I want to personally thank you for your time and commitment to the process. I promise you if you take the time to visit, talk and review our current projects you will be glad you have. Should you have any questions or to schedule an office and site tour please feel free to call me on my cell phone 239-271-4055.

With Sincere appreciation,
Michelle Cady

Michellec@juniperlandscaping.com
www.Junipercares.com

ROOTED IN FLORIDA

HOW IT ALL STARTED

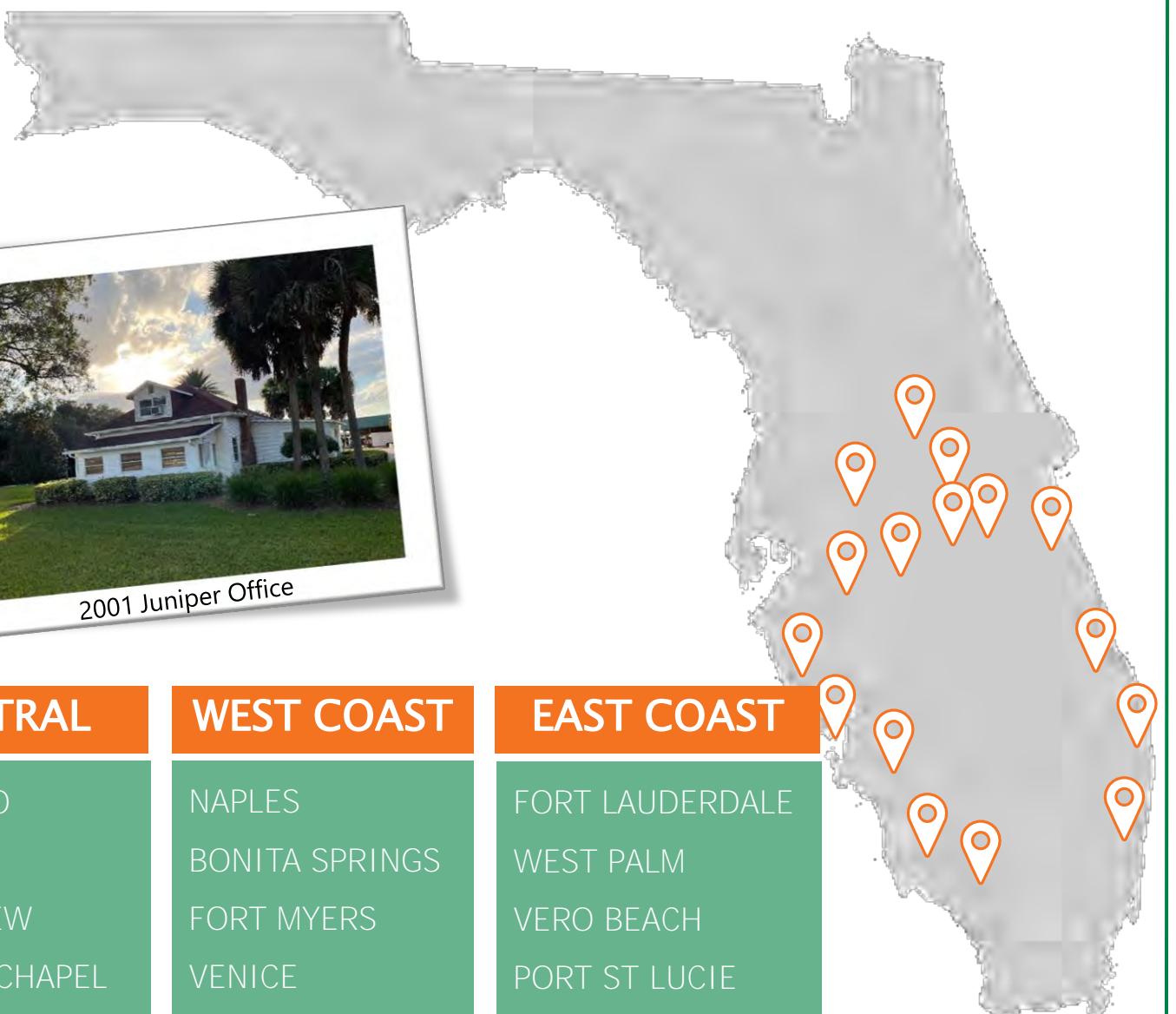


Juniper was founded in 2001 on a small farmhouse in Fort Myers, Florida. This location now serves as our corporate headquarters, though we have had to add a few more buildings. Over 20 years ago we started with the commitment to provide the best value and an on-time project. This commitment has helped Juniper grow from a small custom landscape operation with just a few employees to multiple locations throughout Florida. A lot has changed over the last 20 years, and we pride ourselves on the technology, service, and quality we continue to provide.

Juniper was founded in Florida and all our leadership team lives in-state.



2001 Juniper Office



CENTRAL

ORLANDO
OCALA
BELLEVIEW
WESLEY CHAPEL
LAKELAND
LITHIA

WEST COAST

NAPLES
BONITA SPRINGS
FORT MYERS
VENICE
SARASOTA
BRADENTON
TAMPA

EAST COAST

FORT LAUDERDALE
WEST PALM
VERO BEACH
PORT ST LUCIE
MELBORNE
VIERA

COMPANY OVERVIEW

SERVICES & QUALIFICATIONS



DESIGN



BUILD

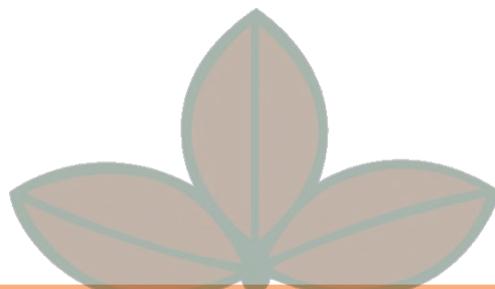


MAINTAIN



Resources & Qualifications

- 3,200+ Team Members
- Licensed Landscape Architects
- Certified Landscape Designers
- Certified Irrigation Designers
- Certified Pest Control Operators
- FNGLA Certified Horticultural Professionals
- FNGLA Certified Landscape Contractors
- ISA Certified Arborists
- State of Florida Irrigation License
- Certified Hunter IMMS Installer
- Certified Rain Bird IQ Installer



LOCAL BRANCHES

YOUR LOCAL LANDSCAPE EXPERTS

FORT MYERS

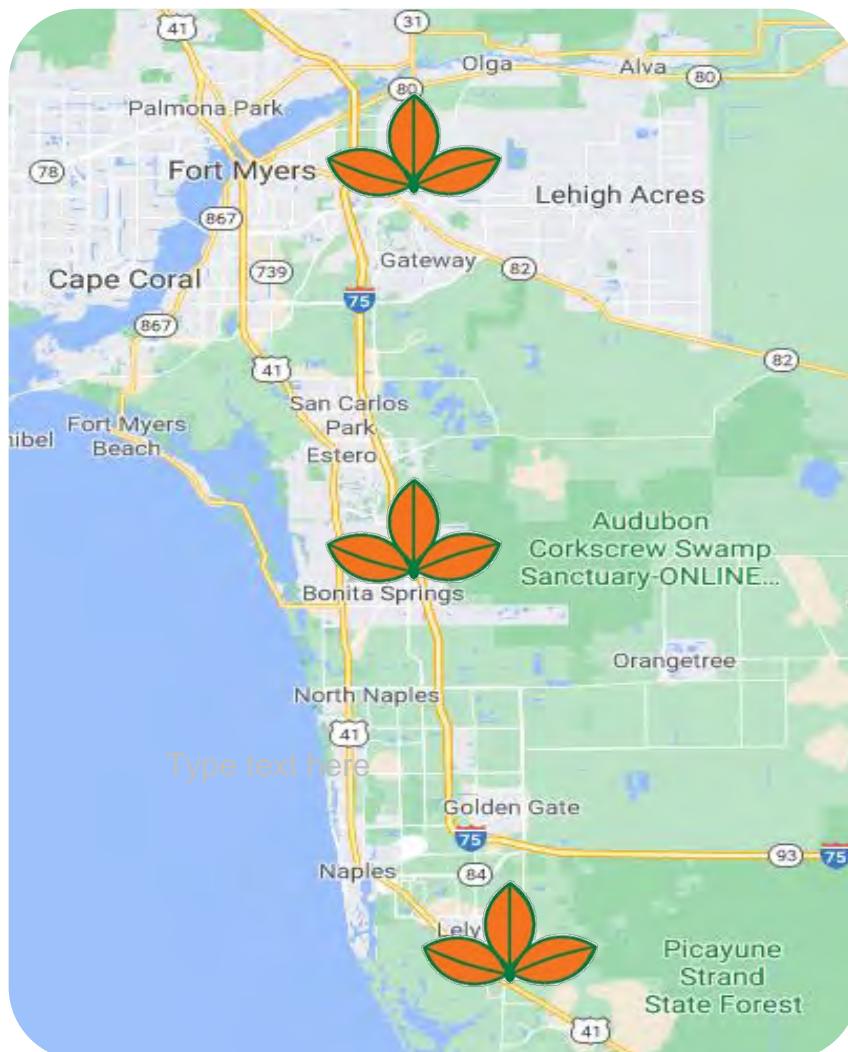
5880 Staley Rd.
Fort Myers, FL 33905

BONITA SPRINGS

12450 Tower Rd.
Bonita Springs, FL 34135

NAPLES

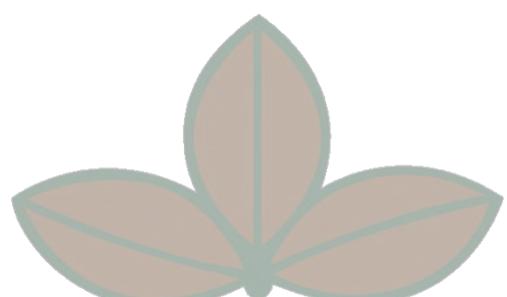
212 Price Street
Naples, FL 34113



Our Juniper team members live in your area and are familiar with the local landscape palette.

We provide you with complete landscape services:

- Maintenance
- Irrigation
- Fertilization
- Pest Control
- Arbor Care
- Seasonal Color
- Storm Prep/Recovery
- Landscape Design
- Installation



Company Overview



Landscape Maintenance Agreement

Property Name: Tern Bay CDD - Maintenance

Billing Company Name: Calvin, Giordano & Associates

Term of Agreement

This Agreement shall commence on **January 1, 2026** ("Commencement Date") and shall remain in full force and effect for a period of **three (3) years**, terminating on **December 31, 2028**, unless otherwise terminated in accordance with the provisions of this Agreement.

Annual Price Adjustments (Years 2 & 3)

The Contract Price for maintenance services shall increase by **three percent (3%)** beginning **January 1, 2027** (Year 2), and again by **three percent (3%)** beginning **January 1, 2028** (Year 3). These adjustments shall be applied to the prior year's annual contract amount.

Optional Renewal Terms (Years 4 & 5)

At the sole discretion of the Tern Bay Community Development District, the District may elect to extend this Agreement for up to **two (2) additional one-year renewal terms** (Year 4 and Year 5), commencing **January 1, 2029** and **January 1, 2030** respectively.

Any renewal term shall be exercised in writing no fewer than **ninety (90) days** prior to the expiration of the then-current term.

Pricing for Optional Renewal Terms

Pricing for Years 4 and 5 shall be negotiated in good faith based on market conditions, service level adjustments, and mutual agreement between the Contractor and the District. If the parties do not reach agreement on renewal pricing, the Agreement shall expire at the end of the then-current term with no penalty to either party.

Description of Services	Frequency
General Maintenance Services	
General Mowing Services- Peak	31
Add'l visits in off mowing weeks	10
General Mowing Services- OFF Peak	11
General Detailing Services- Peak	6
General Detailing Services- OFF Peak	3
Fertilization Program Turf	4
Fertilization Program Shrub	3
Insect and Disease Control- IPM	12
Irrigation Wet Checks	12

Dedicated Staff	52
Juniper Sync	
Juniper Mapping	
Service Terms	
Annual Maintenance Price	\$364,327.96

Optional Services

Description of Services	Frequency	Cost per Occ.	Annual Cost
Mulch (1,380 Yds @ 1.5")	1	\$89,700.00	\$89,700.00
Irrigation Repairs		\$0.00	\$0.00
Annual Flower Installation		\$0.00	\$0.00

Services

Mowing:

Mowing shall be performed with commercial grade mower types and blades to provide a quality cut. Mower blades will be sharpened between each mowing to prevent tearing of grass blades. Mowing patterns shall be rotated to minimize scalping and rutting by mower wheels and to minimize soil compaction. Bahia & Saint Augustine Turf shall be mowed at a height of 3- 4". Zoysia Turf will be mowed at 1.5-2". All turf shall be mowed weekly during the growing season of May through October and bi-weekly during the slow growing season of November through April. Should the association request additional cuts, a separate proposal can be provided at the time service is requested. Clippings shall be left on the lawn as long as no visible clumps remain on the grass surface 24 hours after mowing; otherwise, Contractor will collect and dispose of clippings.

Edging:

All hard surfaces shall be edged at every mowing. All soft surfaces (landscape beds), shall be edged every other visit to maintain a clean edge.

Debris Removal:

Contractor shall be responsible for the removal of all lawn debris and visible clippings with each site visit and blowing off all walks, driveways, and street area where debris may be visible.

Bed Weed Control:

All landscape bed areas where weeds are evident will be treated with herbicide to keep these areas relatively weed free. Large weeds will be pulled by hand so as not to be allowed to have enough established quality to detract from the overall aesthetics of the landscape.

Safety Border:

Unless otherwise agreed upon, a 6 inch safety border will be sprayed around all areas where grass grows up to a structure or building, light poles, back flow preventer, screens and other equipment or structures. This safety border is intended to prevent damage to equipment and structure. If the community does not want the safety border, Juniper Landscaping will not be held responsible for damages to these areas.

Pruning:

Shall be performed to maintain the natural shape and plant palette characteristics. Pruning shall include, but not limited to, the removal of vegetation that is dead, damaged, or diseased. When diseased vegetation is removed, the pruning cuts shall be made deep into the healthy plant tissue to re-establish healthy growth. Should flat tops and sides be desired, this will be achieved by the use of gas-powered shears. Should the association request additional trims, an additional services proposal can be provided at the time service is requested. All trimming and pruning shall be subject to all applicable State, Federal, and ANSI (American National Standards Institute) regulations.

Arbor (Below 12 FT):

Trees: Pruned to remove any dead or damaged branches. This will include cross- branching and the raising of

canopies to allow safe pedestrian movement on sidewalks and driveways in accordance to good canopy structure. Trees over 12 feet in overall height requiring service at canopies shall be performed at the Owner's request and expense.

Palms: Fronds shall be removed when frond tips are brown and or damaged with the clean edge cuts made as close to the trunk as possible. Careful trimming procedures shall be followed to prevent damage to any portion of the tree, especially in the crown shaft and bud area. Inflorescence or seedpods and fruit shall be removed on a set cycle. Palms over 12 feet in overall height requiring service at canopies shall be performed at Owner's request and expense.

Fertilization:

Fertilizer services will be overseen by a manager with a Certified Pest Control Operator license. Fertilization will be performed by a technician who is BMP certified and holds a Limited Commercial Fertilizer License issued by the Florida Department of Agriculture and Consumer Services. All fertilizers utilized under this program will be a balanced nutrient package. Only professional commercial grade fertilizers will be used with no less than 50% slow-release nitrogen. Contractor will follow Green Industry Best Management Practices and all state and local fertilizer ordinances. Lawn & ornamentals shall be fertilized as warranted with a commercial fertilizer. The number of applications will be dependent on plant species, site conditions, and fertilizer blends used. Regardless of blends used, Contractor will apply, at a minimum, 4 pounds of nitrogen per 1000 square feet for turf. Ornamentals will vary by species and size. The application of Nitrogen (N) & Phosphorus (P) is prohibited in Florida from June 1st until September 30th. Changes in regulation, outside of Contractor's control, may affect service.

Fertilization

1st Qtr. Application - Turf & Ornamental

2nd Qtr. Application - Turf & Ornamental

3rd Qtr. Application - Turf

4th Qtr. Application - Turf & Ornamental

Pest, Weeds & Disease:

Spray services will be overseen by a manager with a Certified Pest Control Operator license. Spraying will be performed by a technician who holds a Spray ID card issued by the Florida Department of Agriculture and

Consumer Services. The control of weeds will be a utilization of liquid and granular applications to areas of infestation. Inspection of the turf and plant material shall be done regularly, with applications performed on a 4-6 week cycle as needed to treat various, controllable pests. Areas will be treated as problems occur. Changes in regulation, outside of Contractor's control, may affect service.

Weed: Weed control will be rotated on an 4-6 week cycle and can only be applied safely when wind drift is at a minimum, and in some cases, when average ambient temperature does not exceed manufacturer's label recommended maximum. The control of Crab, Common Bermuda, Torpedo, Tropical Signal and other true grasses in turf excluded from this Contract. In some cases, regulation prevents ability to control and in others there is no permanent eradication and control product. Preemergent applications are not included in this contract unless otherwise agreed upon by Owner & Contractor.

Pest: Preventative Grub, Chinch Bug & Fire Ant control is excluded from this Contract unless otherwise agreed upon by Owner & Contractor. A preventive application reduces but does not eliminate the potential of an outbreak. Areas will be spot treated, when identified, as part of an inspection. A proposal will be provided by Contractor, on request from Owner, for preventative treatment options. Nematode, Tuttle Mealybug & Stunt Mite, Azalea Lace Bug, Royal Palm Bug & White Fly control are entirely excluded from this Contract though some may have treatment options. Those treatments will be proposed at request from Owner.

Disease: Preventative fungal turf diseases are excluded from this contract unless otherwise agreed upon by Owner & Contractor. Preventive applications for certain diseases can be made to reduce the potential of an outbreak and will be proposed on request from Owner. A preventive application reduces, but does not eliminate, the potential of an outbreak. Lethal Virus Necrosis, Take All Root Rot, Large Patch. Sphaeropsis Gall, Fusarium Wilt, Ganoderma Butt Rot, Lethal Bronzing & Bothryosphaeria Canker are entirely excluded from this Contract. Curable disease treatments will be proposed at request from Owner.

Irrigation:

Wet Checks: Contractor shall perform a routine monthly maintenance inspection of the irrigation system consisting of the following: Activate and inspect each zone of the existing system, visually inspect surface for leaks, adjust and clean sprinkler heads where needed & inspect control valves and valve boxes.

Technician Adjustments: Adjust controller to the watering needs and in accordance with state and local ordinances as dictated by site conditions.

All parts needed to maintain functionality of the system will be proposed when exceeding \$500.00. All repairs made, under \$500.00 will be scheduled as discovered. Owner authorizes all repairs under this threshold as part of this Contract. This is a per service threshold, not cumulative. For all repairs in excess of \$500.00, work will not commence until signed off by an authorized representative of the Owner. Irrigation service calls required between scheduled visits will be billed on a time and material basis unless otherwise agreed upon by Owner & Contractor. Emergency service calls, defined as repairs that are not within normal operating hours (Monday through Friday 8:00am-4:00pm) and on holidays, will be billed on a time and material basis but at time and a half rate. There is a minimum \$200.00 service fee which includes the first 2 hours of service.

By state law, any rain sensors found to be in non-working order will be replaced at Owner's expense. Contractor shall not be responsible for the maintenance or performance of the water source. Contractor is

not responsible for the availability of water or the quality of water which results in insufficient volume, pressure, or excessive clogging of nozzles and filters. In instances where poor water quality diminishes the performance of the system, Contractor will propose remedy. Contractor will not be liable for damages as a result insufficient water volume, pressure or quality. In extreme cases, it may be necessary to increase the number of contractual wet checks to keep up with the obstructions in the system. Contractor shall perform a full irrigation audit for the purpose of budgeting long term repairs and renovations at Owner's request and expense.

JuniperSync: If offered by Contractor and elected by Owner, Contractor will provide property specific access to and training for web-based Client Portal for the purpose of managing and tracking service ticket requests. Thirty (30) days after Contract commencement, Owner & Contractor will establish protocols for workflow and approval of various types of service tickets. Contractor will not be liable for damages occurring from Owner delays in service authorizations. If offered by Contractor and elected by Owner, Contractor will provide a dedicated Customer Service representative and phone number for calling in service tickets.

Contractor does not authorize users to create service tickets for wellness checks to irrigation system outside of the normal wet check rotation schedule. Wellness checks are part of the routine monthly maintenance these service tickets will be closed without action unless user photo documents the damage or break in the service request. Normal seasonal dry conditions do not constitute a service request. Service tickets that result in confirmation of irrigation functionality will result in a billable trip charge of one (1) hour when performed outside of Contracted wet check schedule.

Service tickets will be addressed on a priority basis. Priority is determined as threat to safety first, threat to property damage second, and all others third. It is the responsibility of the Owner and its representatives to enforce adherence to Contractor's policy on this service for it to be beneficial and affective. Contractor will post seasonal bulletins on what users should expect to see to curtail service tickets for normally occurring issues.

Standard Customer Service Tickets: For all properties not enrolled in JuniperSync, Contractor will provide a general customer service contact

Juniper Mapping: If elected by Owner, Contractor will provide initial ortho-mosaic drone map imaging to document the entire property prior to contract commencement and again at a frequency agreed upon, by Owner and Contractor, to measure the improvement to the property under Contractor's care. These documents can be used as a base layer to generate other documents for the property including, but not limited to, irrigation maps, tree surveys, service schedules, drainage flow and other layers not associated with landscape services such as signage, roof damage and street and paver repair. Additional work to create these layers and reports are not included in the Contract unless otherwise agreed upon by Owner & Contractor.

Non-Contractual Services:

Unless otherwise agreed upon, in writing, by Owner & Contractor, these services include, but are not limited to, tree, palm, plant or turf replacements, irrigation or landscape lighting repairs, mainline, pump station, or water source repairs, drainage work, arbor work, preventative disease & pest treatment, pre-emergent weed control, annual flower rotations, mulch applications, additional services above and beyond contracted frequency, storm preparation or reparation or any requested changes or enhancements to property.

Contractor will make recommendations as needed as well as act on recommendations from Owner. These services will be proposed and billed on a time and material basis. All non-contractual services will not commence without signed, written permission from authorized representative of Owner. In some cases, proposals can be definitive and in others where discovery is involved, Contractor will provide best estimate of cost but will vary based on the work involved. In these cases, detail will be provided to support the cost. Due to the volatility in labor and material cost, and Contractor's inability to budget for non-contractual services, pricing will always be based on cost at time of service.

Discovery Period:

As part of the discovery period, Contractor will provide to Owner, a start-up plan detailing first 90 days of service. This will include the existing deficiencies report, described below, as well as expectations for milestones achieved in each of the thirty (30), sixty (60) & ninety (90) day periods. Start up plan may vary on smaller properties.

Contractor will utilize the first ninety (90) days of service to identify existing deficiencies on site. Issues include, but are not limited to, negligent pruning or mowing, excessive debris, high or low pH in soil, insufficient cation exchange rate, poorly drained areas, all malfunctioning or non-operational irrigation or landscape lighting, water quality, volume or pressure issues and active disease or pests affecting trees, palms, ornamentals or turf. Depending on the level of deficiency and property size this may be completed sooner but it may also exceed the ninety (90) day benchmark. In the event evaluation will exceed ninety (90) days, Contractor will notify Owner and set a new expectation.

Once evaluation is complete, Contractor will provide a detailed issues report along with proposals for remediation. Owner has an obligation to either approve remediation work or waive Contractor's liability for pre-existing deficiencies, including future damages they may cause.

Terms & Conditions:

This Contract is for an initial term of twelve (12) months, with two twelve (12) month renewals, beginning with the contractual start date on this agreement. Owner or Contractor may terminate this agreement at any time with (30) day certified mail notice for cause. In the event neither party terminates this agreement, it will automatically renew with 5% increase for the next twelve (12) months. In the event Contract is terminated prematurely, Owner is responsible for actual costs incurred, rather than the level billing. Level billing is only done out of convenience to the Owner and does not reflect where costs are accrued.

Contractor reserves the right to terminate Contract or stop service after Owner is thirty (30) days past due. In the event of a dispute on Contracted services. Under no circumstances is Owner permitted to hold payment for Contracted services rendered. The Owner may terminate this agreement for cause as provided herein: 1. Owner shall provide Contractor written notice by certified mail of deficiencies in the performance of the contracted scope. 2. Contractor shall have fifteen (15) days after receipt of notice to remedy deficiencies referenced in the notice. 3. If the remediation period expires and deficiencies are not corrected, Owner may send termination notice by certified mail. Termination shall be effective thirty (30) days after receipt of termination notice. In the event of a mid-term Contract termination Owner agrees to pay for services rendered in lieu of the level billing structure established for convenience to the Owner.

Standard Warranty:

Contractor agrees to warranty Juniper installed irrigation, drainage and lighting for one (1) year, trees and palms for six (6) months, shrubs and ground cover for three (3) months, and sod for thirty (30) days. All products used by Contractor in the service of executing Contract scope are purchased from professional green industry vendors and manufacturers. Contractor is not responsible for damages due to acts of God or damages by others. This includes, but is not limited to freeze damage, tornadoes, hurricanes, strong winds, lightning, excessive water, insufficient water, poor existing soil conditions, poor drainage, disease, pest. Any losses due to Acts of God or damages by Others, whether primary or secondary are the sole liability of the

Owner. Warranty is not valid for any relocated materials, materials provided by others or and materials that do not have an automatic irrigation system supplying supplemental water. Warranty is not valid for failure of water or power supply. Juniper is not responsible for damage to non-located underground. Juniper maintaining a property, alone, does not constitute warranty of issues on that property.

Fees and Costs:

In the event of a payment default, Owner shall be responsible for paying the costs Contractor incurs to collect any unpaid balance, including but not limited to, attorney's fees and court costs. Past due, unpaid balance shall accrue interest at the highest lawful rate specified in the Florida statutes until paid in full.

PAYMENT SCHEDULE

SCHEDULE	PRICE	SALES TAX	TOTAL PRICE
	\$0.00		
	\$0.00	\$0.00	\$0.00

By _____

By _____

Print Name _____

Print Name _____

Date _____

Date _____

Juniper Landscaping of Florida LLC

Tern Bay CDD - Maintenance

MANAGEMENT APPROACH

RESOURCES



OUR CORE VALUES

- A Sense of Urgency
- A Constant Communicator
- Mission Over Ego
- We Do What We Say
- Relentless
- Grow and Adapt

DESIGN - SUPPORT TEAM

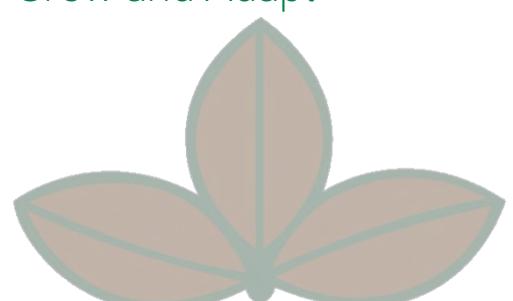
- IA Certified Irrigation Designers
- Landscape Designers
- Landscape Architects

BUILD - SUPPORT TEAM

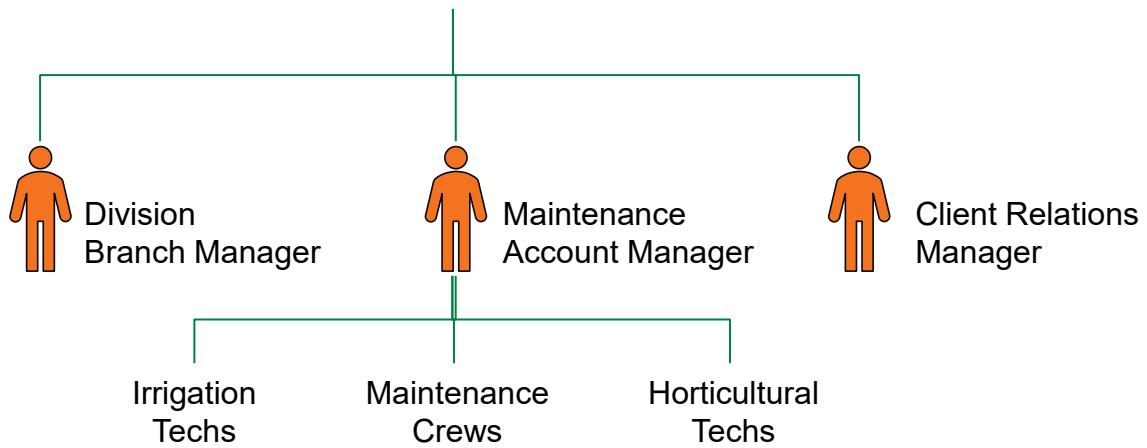
- State Licensed Irrigation Designers
- Licensed Hunter & Rain Bird Installer
- Certified Landscape Contractors

MAINTAIN - SUPPORT TEAM

- Certified Horticultural Professional
- State Licensed Certified Pest Control Operator
- State Licensed Irrigation Contractor
- ISA Certified Arborists



MANAGEMENT APPROACH



BRANCH MANAGER

Oversees the overall quality of the project, ensures contract items are completed timely and communication reports are being completed. Works with account manager on managing all tree pruning and enhancements.

ACCOUNT MANAGER

Works with association manager on updating of schedules and the quality control and verification of completion of work orders. Manages all service requests related to maintenance services and manages crews to meet scheduled services.

IRRIGATION TECHNICIAN

Performs inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned into the property manager for authorization.

FERTILIZATION & PEST CONTROL TECHNICIAN

Performs regular inspections for shrub and lawn damaging insects such as mealybugs, aphids, spider mites, chinch bugs, sod webworms, and grubs.

TURF MANAGEMENT

Our account managers perform regular inspections for lawn damaging insects such as chinch bugs, sod webworms, and grubs. This, combined with our comprehensive irrigation and fertilization program, will keep turf areas thick and healthy.

SHRUB MANAGEMENT

Detailing includes trimming and pruning of all shrubbery, ornamental trees, and groundcover, removal of tree suckers, as well as the defining of bed lines and tree saucers. Our “weed first” approach ensures the spraying of pre and post emergent herbicides and pulling existing weeds is the project foreman’s priority.

FERTILIZATION & PEST CONTROL

Our training program equips technicians and foreman to apply fertilizer as well as identify and correct plant material problems. Our management team and technicians have specialized training and GI-BMP Certifications from the University of Florida Extension Office, enabling us to be more proactive.

WATER MANAGEMENT

Juniper’s water management team will effectively work to conserve your water supply. Water management is the key to a healthy landscape. By properly monitoring water quality and output, Juniper is able to establish a resilient root system while minimizing disease and pests. This multi-step process requires continuous review from environmental, operational, and management teams.

TOTAL QUALITY MANAGEMENT: SERVICE REPORTS & MAPS - SAMPLES

Fertilization & Pest Reports

Horticulture		Client Name:					
Maintenance		Client Address:					
Check		Job #:					
		Technician:	Date: _____				
LAWN CHECKLIST		SHRUBS CHECKLIST		Products Used			
Granular Fertilizer		Micro Nutrients		Granular Fertilizer		City _____	
Liquid Fertilizer		Iron		Irrigation		Date _____	
WEED CONTROL		INSECT CONTROL		INSECT CONTROL		Reason _____	
Broadleaf		Chinch Bugs		Scale		Temp _____	
Sedge		Mole Crickets		Spider mites			
Grassy		Soil nematodes		Lace bugs			
Other		Army worms		Aphids			
DISEASE CONTROL		Fire ants		Caterpillars			
Brown patch		Other:		White flies			
Leaf spot				Thripa			
Dollar spot				Other			
Other							
DISEASE CONTROL							
Brown patch		Leaf spot		Root rot			
Leaf spot		Sooty mold		Powdery mildew			
Dollar spot		Other					
Other							
NOTES: _____							
TECHNICIAN'S SIGNATURE: _____							

Regular service schedule maps are created for each community.

Irrigation Reports

Design - Build - Maintain

Job Name: _____
Controller Name: _____
Date: _____ Page # _____ of _____

Start Time:	Seasonal Adjust:	Run Days:
Program A	%	M T W T F S S
Program B	%	M T W T F S S
Program C	%	M T W T F S S
Program D	%	M T W T F S S

Checked Weather Sensor:
YES NO
Weather Sensor:
Working Not Working

Controller Make & Model:

Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number				
Spray, Rotor, MP, Drip, or Bubbler				
Run Time [Program:]				
Run Time [Program:]				
Battery Pack/Doubler/Add-a-Zone				
Zone Faults or Alarms				

Contract/Maintenance [No Charge]:

Maintenance Repairs				
Clogged Nozzles				
Head Straightened/Adjusted				
Billable Repairs or Upgrades:				

Head Broken - 6" spray				
Head Broken - 12" spray				
Head Broken - 6" rotor				
Head Broken - 12" rotor				
Broken Riser				
Upgrade 4" to 6" Pop Up				
Upgrade 6" to 12" Pop Up				
Nozzle - MPR				
Nozzle - MP rotator				
Severe Line Clog				
Lateral Line Break				
Relocation				
Head Raised or Lowered-Turf				
Head Raised or Lowered-Shrub				
Damaged Valve Box				
Valve - Inoperative/Sticking				
Additional Labor/Troubleshoot				
Other-See Comments				

Additional Comments:

Technician Name:

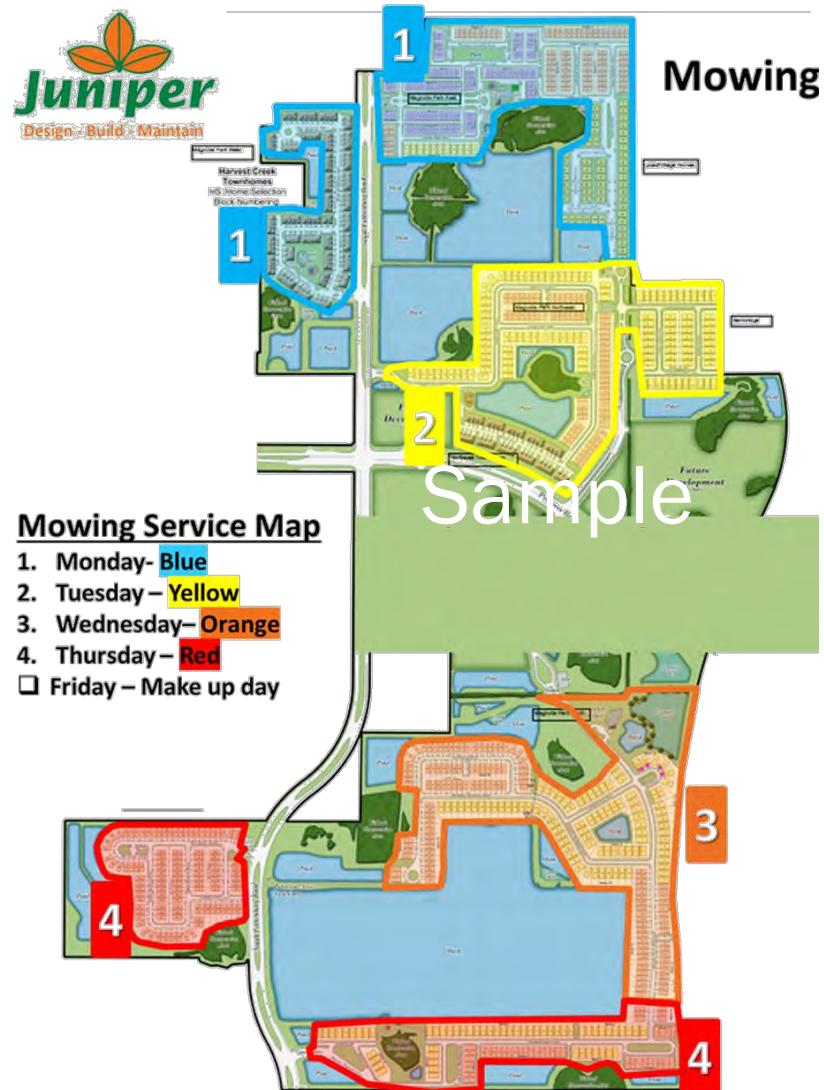
Signature

Did you contact the Account Manager? YES / NO

What time? _____

Did you leave a VOICEMAIL / TEXT / EMAIL YES / NO

Service Rotation Map





MESSAGE FROM JUNIPER MANAGEMENT:

STANDARD SERVICES UPDATE

SERVICE	ANNUAL SERVICE AGREEMENT	COMPLETED SERVICES (YTD)	WEEKLY PROGRESS NOTES
Mowing	42	42	<ul style="list-style-type: none"> All mowing services for the week have been completed on time. Additional to bed edging, we have been continuing with hard edging and weeding.
Pruning	10	10	<ul style="list-style-type: none"> The entire waterside pruning for this trim cycle is now complete, including the cleaning of any tree/palm under 14' Shell Point BLVD from Waterside to the entrance to Coastal Links was pruned this week Next week they will work there way through the Estuary and then to the Clubhouse when the Estuary is completed
IPM (Fungus & Weed Control)	12	12	<ul style="list-style-type: none"> IPM was performed 1ST and 2ND week of November . We apply a Post Emergent Liquid Herbicide targeting broadleaf weeds in the turf. If you see dark patches, this means the treatment is working, and not to worry.
Shrub Fertilization	3	3	<ul style="list-style-type: none"> App 1 - 1/23-1/26 App 2 - 04/03-04/06 8-10-10 With palm micro package Completed in December 2023
Turf Fertilization	4	4	<ul style="list-style-type: none"> App -1 completed week of 10/6/2023 App 2 - 11/11 Third application completed the week of 1-12-24 Fourth application completed 3-22-24
-Irrigation Wet /Check	12	12	<ul style="list-style-type: none">
Ornamental Bed Treatment	12	12	<ul style="list-style-type: none">

TQM: Integrated Pest Management



Steps to our Integrated Pest Management Program:

1. Scouting - Identify Pest
2. Monitor Pest Population and Locations
3. Develop a Plan/Intervention
4. Implement IPM Plan Program
5. Record and Evaluate Results
6. Follow-up and re-apply if needed
7. Document and add to weekly/monthly reports

THE JUNIPER DIFFERENCE

Juniper Fully Integrated Management Plan

"One STOP SHOP"

Storm Recovery Services

- Mowing**
- Edging**
- Blowing**
- Pruning**

Irrigation Wet Checks & Service

- Weed Control**

Integrated Pest Management

- Fertilization Program**

Access to Trained/Skilled Labor

Juniper Sync (Service Request Portal)

- Juniper Mapping**

Access to Landscape Architectural Team

- Access to Horticulture Experts**

- Access to Agronomic Experts**

- Access to Irrigation Experts**

- Access to Arbor Experts**

Long Term Community Planning

- Renovation/Refresh Program**

We have hundreds of team members within a few miles that can be there if needed

Fully Accountability on Service Provider Volume

Discounts for Enhancement Projects Significant

We bring issues to you, not vice versa

START UP: COMMUNICATION



At Juniper, we know an effective communication plan is essential for a smooth start up and the key to delivering superior customer service.

COMMUNICATION PLAN

Juniper schedules and hosts recurring 30-minute TEAMS meetings (prior to actual startup and ongoing afterward). In addition to the above we have in person meetings with Account Manager and Branch Manager to include walking and reporting issues and timelines. These meetings will be with your Propety Manager and your landscape committee.

SCHEDULE

- 30 days prior to start date – Every other week TEAMS (20-30 Minutes)
- First 90 days after start date – Every Other Week TEAMS (20-30 minutes)
- 4th- month thru 6th month – Monthly TEAMS (20-30 minutes)

ATTENDEES

Who is typically included in these meetings?

Juniper

- Account Manager
- Branch Manager
- Other Juniper staff depending on current issues

Your Association (You Choose)

- Property Management
- Interested Key Landscape Committee Members
- Interested Board Members

PURPOSE

- The intent of the TEAMS meeting is to create and maintain a convenient way for Juniper to provide quick updates, get quality feedback, identify issues, generate ideas, create strong communication and set us all up for success.
- These meetings are in addition to any regularly scheduled walk-thrus or onsite meetings between Manager/BOD and Juniper.

AGENDA

- Juniper Account Manager & Branch Manager - Operations update
- Manager/BOD – Feedback, requests, suggestions, immediate issues/concerns
- Identify clear next steps

START UP: FIRST 60 DAYS



LANDSCAPE MAINTENANCE

- **Send welcome email blast to homeowners to introduce team and talk about what to expect – start the education process**
- **SERVICE REQUEST MEETING**
- **Plan Town Hall Meeting with Homeowners**
- **Set up Education dates for homeowners**

Meet with association management to review and prioritize all open service requests and any outstanding work orders.

■ **JUNIPER ADVANCE PROPERTY MAPPING**

Complete drone flight of community and upload mapping to include full report on all issues.

■ **DETAILED PROPERTY REPORT**

A detailed report with photos will be submitted to the BOD/Manager to provide insight into the areas that can be improved quickly, as well as those that may take additional work. This thorough report will give a point of reference of where the property was at take over and act as a benchmark for future performance.

■ **SCHEDULE OF SERVICES MAP**

Production team is working on the schedules that will be provided to the HOA.

- Irrigation Wet Check Schedule
- Mowing Schedule
- Shrub Pruning Schedule

■ **PROPERTY MOWING TECHNIQUES**

Uniformed crews begin proper and corrective mowing techniques using daily sharpened and clean blades, mowing at a proper height for the St. Augustine turf areas.

■ **PROPER PRUNING TECHNIQUES**

Uniformed crews begin proper and corrective pruning techniques, using clean, sharp shears and loppers.

■ **WEED CONTROL**

Uniformed crews begin weeding and cleaning of beds, applying herbicides, and correcting bed lines.

■ **IRRIGATION**

Set meeting with management and landscape/irrigation committee to discuss open items along with any concerns, and to set the starting point for the irrigation maintenance check.

START UP: FIRST 60 DAYS



FERTILIZATION AND PEST CONTROL

■ ADDRESS IMMEDIATE ISSUES

Areas with active pest issues will be addressed *immediately*.

■ **Lawn & Ornamental EVALUATION REPORT**

A detailed report which evaluates the property based on the health and vigor of the lawn and landscape will be submitted to the BOD/Manager.

■ **SOIL TESTING**

Collect soil samples from various locations of the property to send to A&L Labs or to the University of Florida for analysis. This data is the basis of how we will tailor the fertilization program going forward.

■ **CORRECTIVE PLAN**

Areas with pest, fungus, or weeds will be documented with pictures and a corrective plan will be put in place. Weed varieties or pest issues that cannot be eliminated due to environmental conditions and/or restrictions will also be documented and brought to the BOD/Property Manager's attention.

- ❑ Begin treatment of turf/shrub damaging insects
- ❑ Begin treatment of turf/shrub disease
- ❑ Begin fertilization of turf areas.
- ❑ Begin fertilization of shrub bed areas, trees and palms

ANNUAL FLOWER DISPLAY

■ **PLAN TO IMPROVE ANNUAL FLOWER DISPLAYS**

- ❑ Review soil conditions (soil amendments may be needed).
- ❑ Provide options based on season.
- ❑ Work with landscape committee to develop plan for the entire year so we can look at contract growing flowers.

START UP: FIRST 60 DAYS



INITIAL IRRIGATION INSPECTION

Evaluation of all key elements of the irrigation system with an Initial Irrigation Evaluation Report to be submitted to the BOD/Manager.

Our irrigation team along will inspect all irrigation controllers & review functionality.. We will be looking for faulted communication errors & abnormal milliamp usage which could also cause intermittent communication issues between controllers & valves. Controllers will also be inspected for proper grounding & grounding rods.

FIELD INSPECTIONS

- Inspect for faulty zones.
- Inspect all wire connections.
- Once functioning, inspect zone for functionality & coverage.
- Check if components are still under manufacture warranty.
- All sprinkler heads will have been cleaned or nozzles replaced and adjusted per contract.
- Any immediate changes made during the evaluation per our contract will be noted and reported.
- Increase runtimes for zones that have been showing signs of drought stress.
- Any major repairs that may be needed will be submitted in the form of a proposal.

PROGRAMMING & OPTIMIZATION

- Review all run time programming.
- Review system pressure and typical zone GPM.
- Make suggestions for optimization to improve communication & efficiencies.
- Optimize program run times.
- Begin to identify/label the irrigation zones.

CUSTOMER SERVICE

ON-SITE MANAGEMENT

People make the difference. We understand that for many residents, speaking in person with a manager is preferable. For this reason, a manager always accompanies Juniper crews & is available on-site for communication & problem-solving.

24/7 EMERGENCY SERVICES

When the unforeseen happens, we will be there when you need us. Call our dedicated number for 24/7 support.

IN-HOUSE CUSTOMER CARE TEAM

We believe that providing great customer service is key providing the best in landscape services. To that end we create department dedicated to supporting residents, account managers & field teams.

To assist owners with maintenance and irrigation concerns, Juniper offers homeowners multiple options:

Option 1:

Visit www.junipercares.com and click on "Community Service Request." Create a ticket by following the simple prompts.

Option 2:

Email customerservice@juniperlandscaping.com, noting the concern.

Option 3:

Call Customer Service at (239) 561-5980 to speak with a representative.



JUNIPER SYNC WORK ORDER SYSTEM

Utilize our online work order system to create & track work orders for your property. Managers & residents can easily create an account to use immediately.

Highlights

- Live Dashboard/ Ticket Summary
- Ticket Aging
- Custom Filters
- Detailed Reporting
- Community Maps
- Knowledge Base
- Give a Gold Star



CUSTOMER SERVICE

JUNIPER SYNC/Computer
Management System



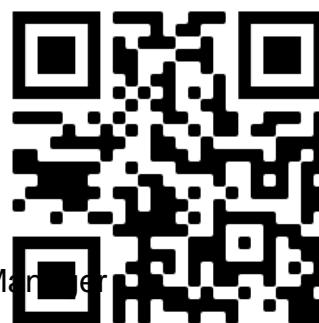
SERVICE BUILT FOR ASSOCIATIONS

We take great pride in Juniper Sync, our proprietary customer service software. We created this system with the goal to make it easy for residents to communicate with our team. It was designed with large, full-service communities in mind. Our web-based portal allows for residents to inform Juniper of issues that need to be addressed.



HIGHLIGHTS

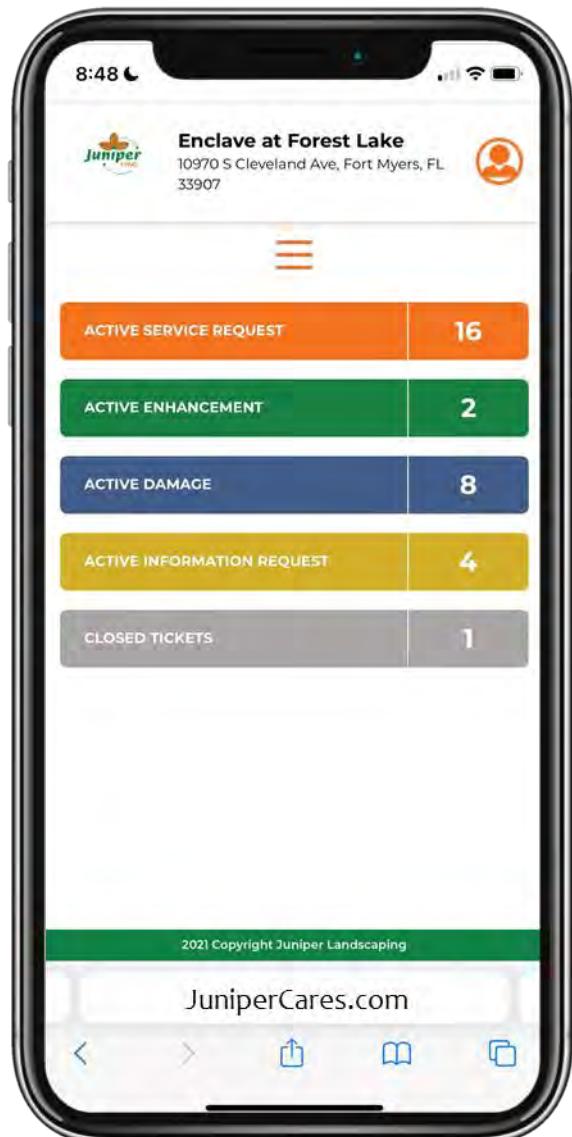
- Live Dashboard
- Ticket Summary
- Ticket Aging
- Custom Filters
- Detailed Reporting
- Knowledge Base
- Give a Gold Star
- & Much More



Scan QR Code: Juniper Sync Full Tour

CUSTOMER SERVICE

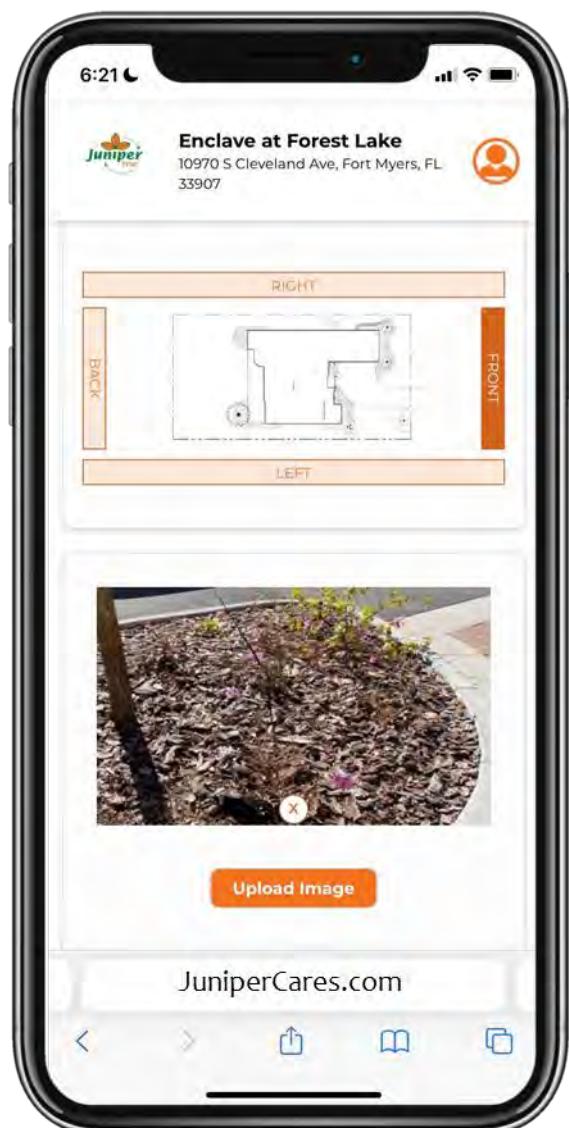
JUNIPER SYNC



WORK ORDERS SIMPLIFIED

- Residents can view the status and act on all their tickets.
- Designed to provide the information needed to handle requests quickly.
- We provide in person training along with videos that can be easily shared with residents.

**Submit a
ticket in 60
seconds!**
*Scan QR
Code Below*



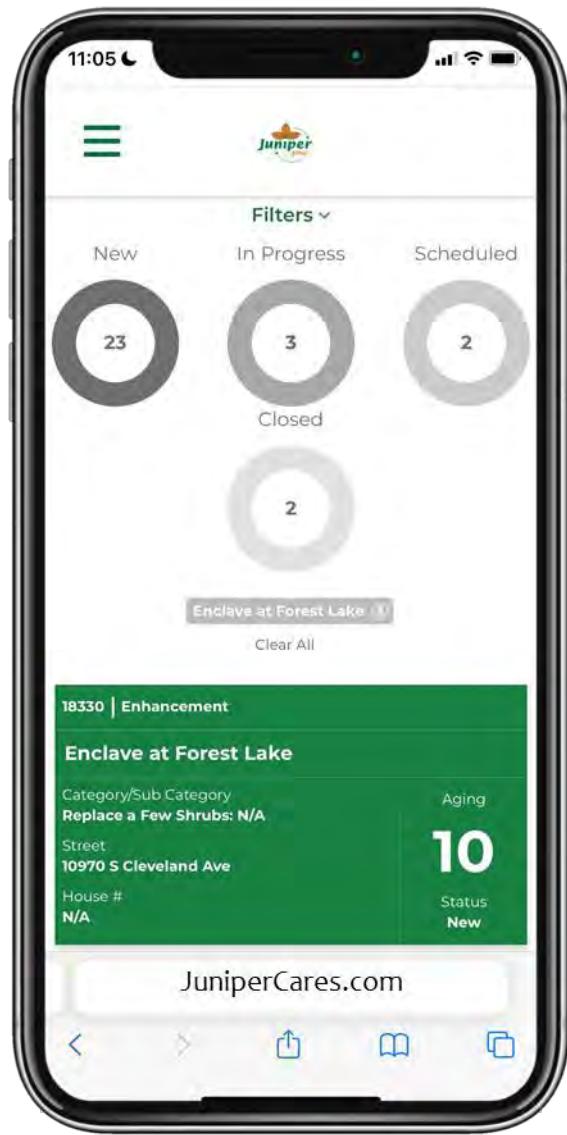
Notifications

Status updates from our team are sent to directly residents via:

- Text Message
- Email

CUSTOMER SERVICE

JUNIPER SYNC



INFORMATION AT YOUR FINGERTIPS

- Community managers can see work order statuses on one page.
- Customer filters make it easy to organize
- Ticket ageing on tickets allows for managers to quickly see real time aging on all work orders.

See How it Works!
Scan QR Code Below



Ticket Information

- Issue category
- Ticket age
- Location of request
- Images of request
- Description, contact info, replies and related tickets



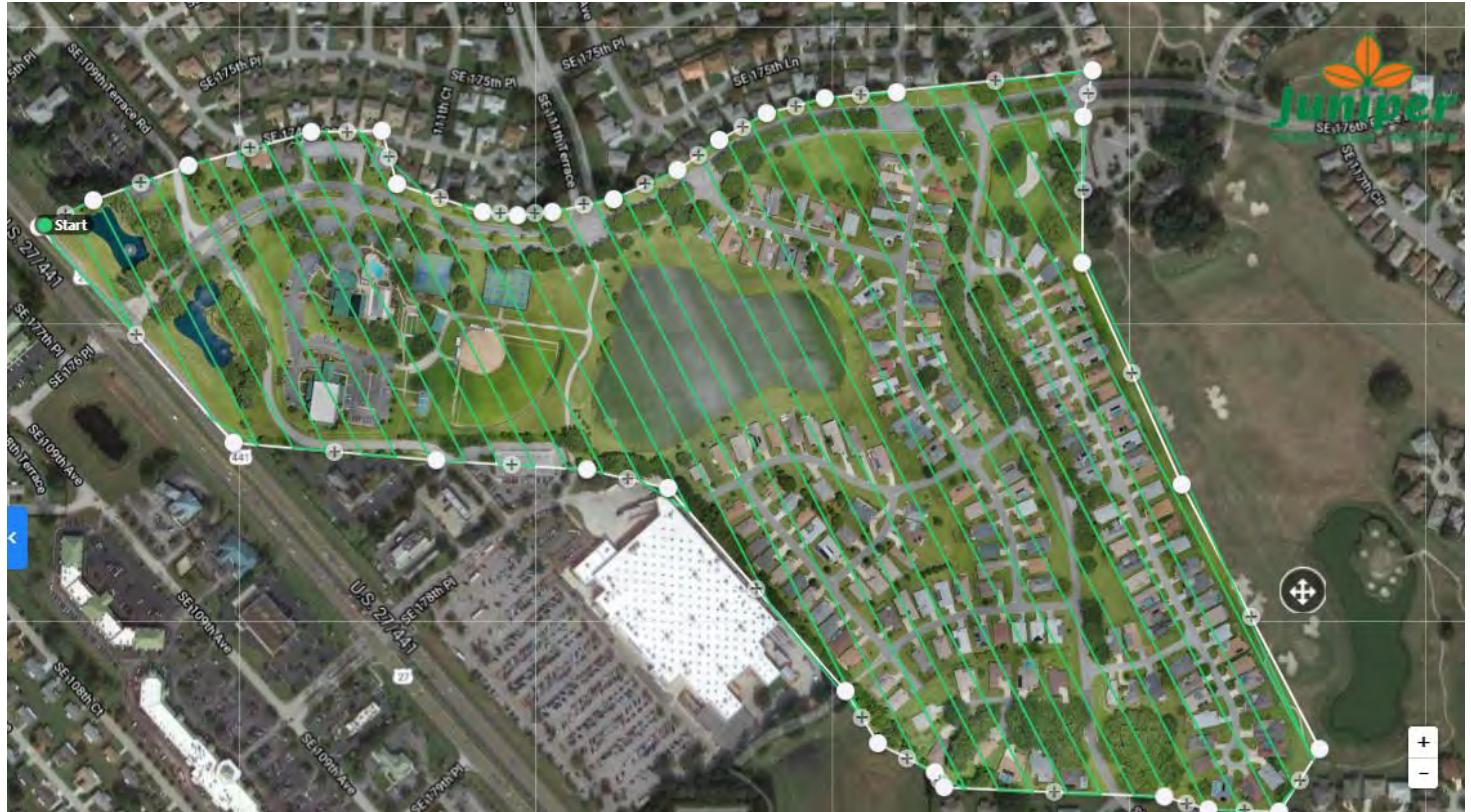
JUNIPER MAPPING - Value Added Feature



TECHNOLOGY THAT MAKES A DIFFERENCE!

Juniper Mapping uses drone imaging software to create an Orthomosaic image from hundreds and sometimes thousands of high-resolution images. This gives us the ability to evaluate the property at a deeper level, which allows us to provide our clients the following:

- Proactively identify potential issues
- Property specific reporting
 - Plant Health
 - Elevation
 - Annotation
 - Issues
- Documentation of improvement



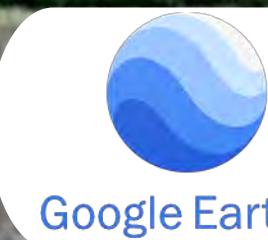
JUNIPER MAPPING



IMAGE QUALITY COMPARISON



Juniper Mapping provides the community with high resolution photos that provide more detail than Google Earth.



Added Value/Quarterly Drone

JUNIPER MAPPING



TRACK IMPROVEMENTS SIDE-BY-SIDE

JULY



With Juniper Mapping, you can see the quality improvements to the community landscape side-by-side.

NOVEMBER



JUNIPER MAPPING

TOOLS

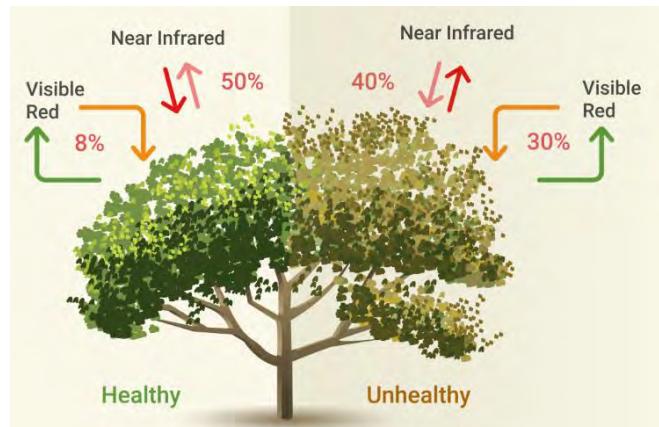


PLANT HEALTH ASSESSMENT



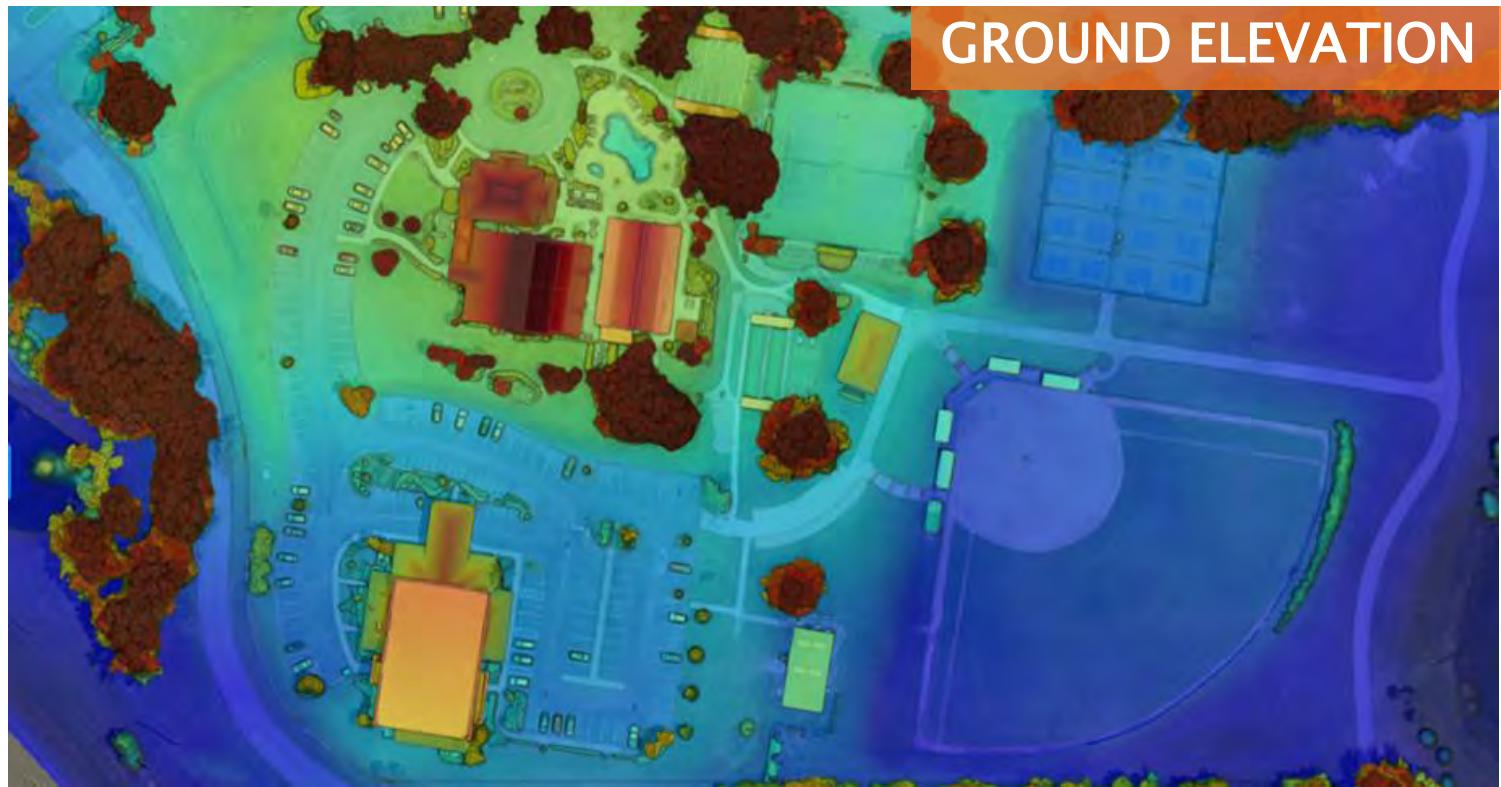
Healthy vegetation reflects more of certain types of light than unhealthy vegetation. Juniper Mapping creates a map that highlights differences within your area of interest.

This tool allows us to quickly identify areas of concern at start-up to begin treatments and track progress.

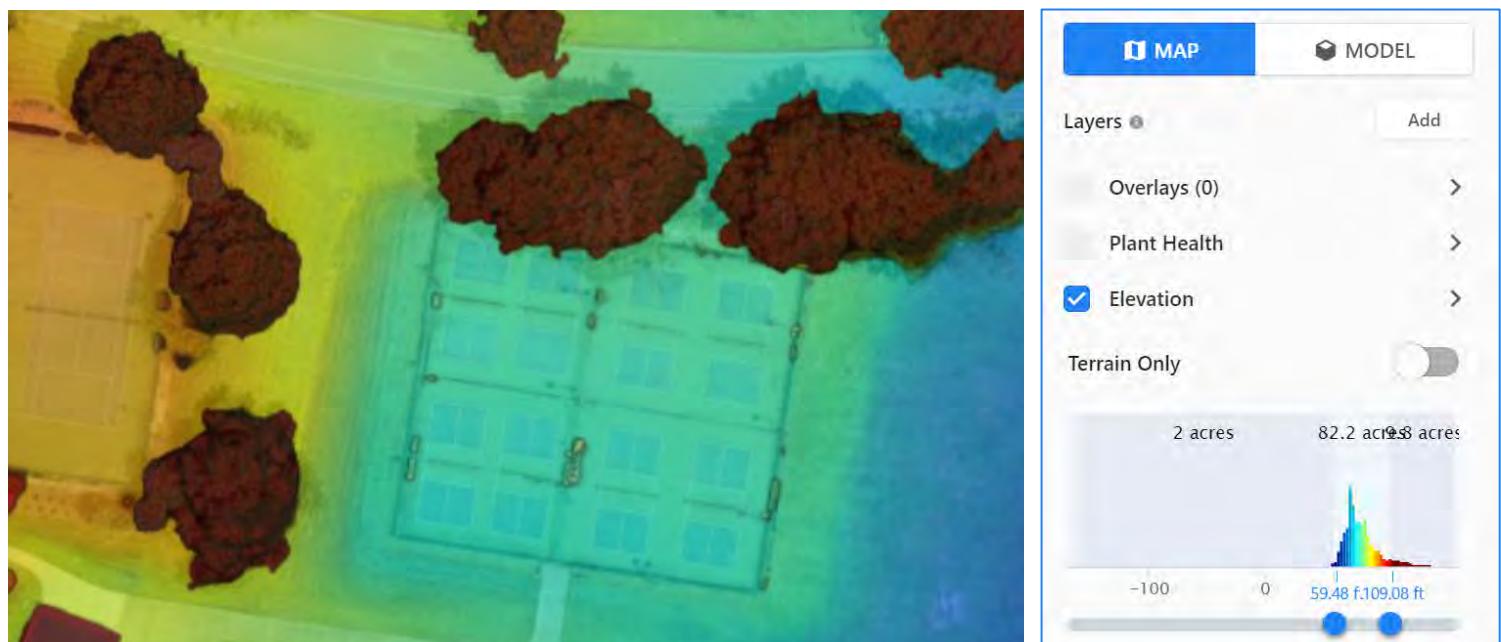


JUNIPER MAPPING

TOOLS



Juniper Mapping provides a complete elevation map, allowing us to make better decisions when it comes to the draining and movement of water.



Added Value

JUNIPER MAPPING

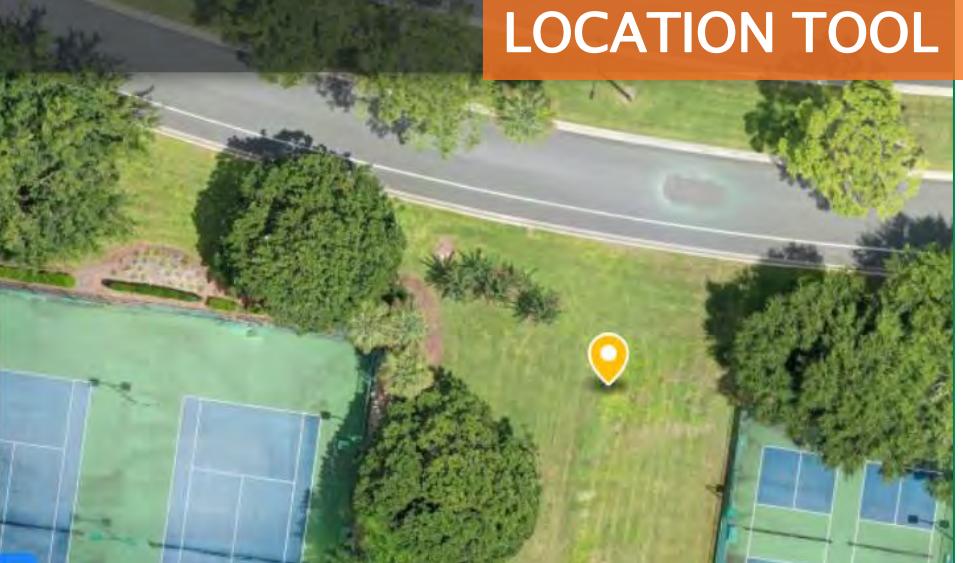
TOOLS



The Location Tool allows us to GPS locate/document anything in the community.

This is great for irrigation controllers, flush points, filters, valves, & shut offs.

LOCATION TOOL



← Edit

Title: Valve Box Location

Date: August 13, 2021

Coords: 28.9654104, -81.9668117

Elevation: 77.53 ft

Images of Location:



LOCATION TOOL

The Count Tool makes creating an inventory of anything easy.

COUNT TOOL



← Edit

Title: Sabal Palms

Date: August 13, 2021

Quantity: 6

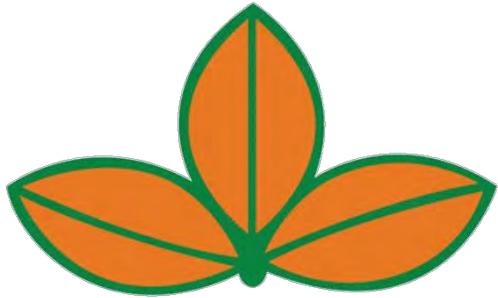
DroneDeploy offers automated tools for counting hundreds or thousands of objects using machine learning. [Learn more.](#)

Add Issue 

COUNT TOOL

Added Value

LANDSCAPE IRRIGATION



STATE LICENSED IRRIGATION CONTRACTOR

What is a certified irrigation specialty contractor's license?

An irrigation specialty contractor's license is a certified (state-wide) specialty license developed by the Construction Industry Licensing Board to permit contractors to install, maintain, repair, alter, extend, manage, monitor, audit, or, if not prohibited by law, design irrigation systems.

WATER MANAGEMENT

Our industry experts can help guide you on the most effective way to use your water resources.

- Central control management
- Converting beds to drip irrigation
- E/T weather-based controllers
- Soil moisture sensors
- Pressure regulated components
- High efficiency sprinklers



OUR SERVICES

LANDSCAPE IRRIGATION



Juniper's certified technicians perform monthly inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned in to the property manager for authorization.



MAINTENANCE

- Water Management
- Repairs
- Water Monitoring
- Reporting
- Wet Checks

INSTALLATION

- Infrastructure
- Pump Stations
- Central Control
- Residential
- Commercial

OUR SERVICES

LANDSCAPE MAINTENANCE



JUNIPER HAS BEEN EXCEEDING INDUSTRY STANDARDS IN THE AREA OF QUALITY AND DEPENDABILITY IN FLORIDA SINCE 2001

Our landscape maintenance teams work closely with the irrigation and horticultural teams. This, combined with regular inspections from our dedicated account managers, helps ensure the job quality our clients have come to expect.



OUR SERVICES

LANDSCAPE INSTALLATION



OUR DESIGN & INSTALLATION TEAMS MAKE AN AWARD-WINNING COMBINATION!

Our teams work hard to deliver a quality project on time and on budget.

- Landscape Design Firm of the Year
- Best Landscape Design Custom Home
- Merit Award Design Residential
- Award Best Landscape Design



OUR SERVICES

LANDSCAPE HORTICULTURE



Our training program equips technicians and foreman to apply fertilizer as well as identify and correct plant material problems. Our management team and technicians have specialized training and GI-BMP Certifications from the University of Florida Extension Office, enabling us to be more proactive.



NURSERY & TREE FARM



**We know it because
we grow it!**



With our over 200 acres of nursery & tree farms we can deliver custom, quality plant material to fit the individual needs of our clients. Additionally, our dedicated plant buyer travels throughout the state in search of the best plant material.

By keeping our finger on the pulse of the plant market, we can maximize value for each client.



OUR SERVICES

SEASONAL COLOR



We create custom schedules for our communities on the annual color program. Our annual flower beds are designed and installed to emphasize color, profusion, and display in high profile areas.

SEASONAL FLOWER PROGRAM

- Contract grown flowers
- Custom designed displays
- Scheduled installation
- Fresh look all year
- Best in quality annuals
- Enhanced landscape areas
- Additional fertilization keeps flowers looking great



ARBORICULTURE



JUNIPER has multiple ISA certified Arborists that are available for everything you may need for your tree health care. Preventive maintenance helps keep trees in good health while reducing any insect, disease, or site problems.

WHY HIRE AN ARBORIST?

Arborists specialize in the care of individual trees. They are knowledgeable about the needs of trees and are trained and equipped to provide proper care. Hiring an arborist is a decision that should not be taken lightly. Proper tree care is an investment that can lead to substantial returns. Well cared-for trees are attractive and can add considerable value to your property.



OUR SERVICES

STORM RESPONSE



RESOURCES WHEN YOU NEED THEM MOST!

In preparation for and after a storm, Juniper has additional team members that are critical resources during storm events. They provide not only added manpower but bring with them the trucks and heavy equipment needed to handle storm clean up.



COMPANY RESOURCES

- 2,200+ team members statewide
- 20 locations throughout Florida
- 10,000+ gallons of onsite fuel
- 300+ trucks in our fleet
- ISA Certified Arborists
- Landscape Designers & Architects
- Teams throughout Florida
- Extensive supply of heavy equipment



AWARD WINNING LANDSCAPES



EXCEEDING INDUSTRY STANDARDS!



PINNACLE AWARDS

- Best Landscape Design Custom Home
- Award Best Landscape Design
- Merit Award Design Residential
- Landscape Design Firm of the Year

SAND DOLLAR AWARDS

- Best Community Feature of the Year
- Best Landscape Design 30-50k
- Best Landscape Design under 30k
- Best Landscape Design over 50k

AURORA AWARDS

- Landscape Design/Pool Design
- Best Custom home for “La Castille”

SUMMIT AWARDS

- Best Contracting Landscape 5-8 million+
- Merit Award for Infrastructure & Landscape



We hold the safety of our clients & our team members in the highest regard. We have implemented a company wide safety program that is administered through our safety coordinator & local branch managers.



Personnel Selection Process

- Recruitment Department
- Qualified based on experience, education, references.
- Background and drug testing
- E-verify
- Safety rules
- New hire safety orientation
- Required & use of PPE

Benefits and Retention

- Competitive Pay
- Insurance Benefits
- 401k
- Recognition Programs
- Paid Vacation and Paid Holidays



Safety, Development & Training Program

- Equipment certifications
- Weekly safety meetings
- Daily jobsite reviews
- Traffic control systems
- Best practices training
- Safety rewards/swag based on safety performance
- Online training tools
- Juniper University

CERTIFICATIONS & LICENSES



OUR QUALIFIED TEAM – ALL OF OUR TEAMS ARE HERE IN FLORIDA!

At Juniper, many of our team members hold valuable certifications and licenses.

Their years of experience, along with additional training, enables them to provide our customers with answers they can trust.

CERTIFICATIONS & LICENSES

- Licensed Landscape Architects
- Certified Landscape Designers
- Certified Irrigation Designers
- Certified Pest Control Operators
- FNGLA Certified Horticultural Professional
- FNGLA Certified Landscape Contractor
- ISA Certified Arborist
- State of Florida Irrigation License
- Certified Hunter IMMS Installer
- Certified Rain Bird IQ Installer
- Best Management Practices (BMPs)



CERTIFICATIONS & LICENSES



The International Society of Arboriculture

Hereby Announces That

Wesley L. Mals

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Cathy Ivitan
CEO & Executive Director

6 April 2019 30 June 2023 MI-0524A
Issue Date Registration Date Certification Number

ANAB
ACCREDITED
PERSONNEL CERTIFICATION
UNIT
NASC
ISA Certified Arborist



CERTIFIED PEST CONTROL OPERATOR

Number: JF319574

CBR/STOPHER CARL RICHARDS

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Law and Ornamentals

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

At Tallahassee, Florida on December 15, 2021
Nicole Fried
Signature of Nicole Fried
Asst. Director of Agriculture

PPAC 15012, 06-01



The Florida Nursery, Growers & Landscape Association
Confers on

Kyle Leverette H62 12112

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 6/30/2022
Certified Since: 5/24/2019

Ed Rizzo, FNGLA President Merry Mott, FNGLA Certification Director



The Florida Nursery, Growers & Landscape Association
Confers on

Nicholas Salerno H69 09432

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 6/30/2019
Certified Since: 6/20/2013

Robert Shadron, FNGLA President

Merry Mott, FNGLA Certification Director

North Carolina State University Agricultural Institute

On the recommendation of the Faculty and by virtue of the authority vested in them, the Trustees of the University have conferred upon

Kyle James Leverette

the degree of

Associate of Applied Science
in Turfgrass Management

In testimony whereof, the seal of the University and the signatures of its officers are herewith affixed
this the fifteenth day of May, two thousand four.

Mary Anne For
Signature

Johnny C. Wyman
Signature

Johnny C. Wyman
Assistant Dean of the College of Agriculture and Life Sciences

Kenneth L. Edwards
Associate Dean and
Director of Academic Programs

John C. Compton
Associate Director of Academic Programs
and Director of the Agricultural Institute



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE IRRIGATION SPECIALTY CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

STANLEY, DARRELL EUGENE

JUNIPER LANDSCAPING OF FLORIDA, LLC
5880 STALEY RD
FORT MYERS FL 33905

LICENSE NUMBER: SCC131152351

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

QUALIFICATIONS

CLIENT REFERENCES



Jonathan Pentecost
Division President
SW FL

“Since 2005, Juniper Landscaping has provided quality material and workmanship for thousands of homes built for DR Horton and our brands in Southwest Florida. I have found not only their prices to be competitive, but they are highly skilled operators with excellent execution in their business from first negotiation to last install and warranty.”

Rhonda Brewer
V.P. Community
Development

“Juniper is a full service landscape, irrigation, and maintenance company with exceptional customer service and quality. They have the expertise and attention to detail which make working with them a pleasure and our projects a success. I would highly recommend Juniper for any landscape or irrigation project.”

Mike Lewis
V.P. Purchasing,
Design &
Architecture

“Juniper Landscaping is truly a full service operation. From incredible landscape designs by the team at Botanics Design Group to top quality material and installation services to best in class maintenance operations keeping the landscaping looking beautiful long after the initial install, Juniper does it all with some of the best people in the business.”

John R. Peshkin
Managing Principle

“Juniper is a first-class organization focused on customer satisfaction. The turn-key services they provide us from preliminary design and budgeting to construction and long-term maintenance have helped streamline our land development efforts. Juniper provides excellent quality work and is a trusted and valued trade partner.”

Bob Koenig
Vice President

“Juniper has successfully completed a diverse range of projects for our company such as an addition to a high end resort hotel, a custom home whose owners wanted their landscaping to make a statement, institutional work, a streetscape project on 47th Terrace in Cape Coral and code minimum projects for warehouses and manufacturing. Throughout each of these projects Juniper Landscaping has been able work effectively with our team on site to meet the demands of the budget and the schedule required for each project while providing a quality project. I highly recommend Juniper.”

JUNIPER CARES



The Industry COLLECTIVE is a movement of landscapers, lawn care companies, and suppliers who are unified in their efforts to impact their local communities.

Imagine an entire industry coming together, to serve and to give, for the sole purpose of creating a positive impact locally and around the world. This is Industry Collective.

Industry Collective has designed practical, on-site community service events to minimize headache and maximize IMPACT. This makes it easier than ever to build team morale while serving the needs of communities everywhere.



[ADDITIONAL INFO](#)



DESIGN | BUILD | MAINTAIN



junipercares.com



SunnyGrove Landscape & Irrigation Maintenance, LLC

P.O. Box 347
Estero, Florida 33928
(239) 992-1818 Fax: (239) 992-3564

Landscape Management Services Specifications and Proposal

For

**Tern Bay Community Development District
Common Areas No Bahai
Burnt Store Rd
Punta Gorda FL 33955**

12-1-2025

MAINTENANCE OPERATIONS

General Duties

- An Account Manager will maintain a means to be available to complete a physical property inspection and review with the Property Manager as needed; be available to meet with executive, administrative, or other company personnel connected to the project as needed; be available to answer questions, and respond to requests for service, in relation to the project in a timely manner; and provide detailed reports to the Property Manager outlining work progress.
- Litter and debris pickup will be removed in all responsible areas including medians, sidewalks, nature trails, and around holding ponds
- All machinery and tools will be cleaned and serviced daily

Routine Services and Lawn Maintenance

- Routine Services and Lawn Maintenance to follow provided schedule:
 - **Turf Areas – 42 Total Services**
 - November – March: Bi-Weekly Services
 - April – October: Weekly Services
 - Additional Mowing or labor will be charged at \$75.00/Man hr per request.
 - **Bahai Areas – Not Included In this Contract**
 - November – March: 0X per month
 - April – October: 0X per month
 - Additional Mowing or labor will be charged at \$75.00/Man hr per request.
- All turf in developed responsible areas will receive complete lawn maintenance, including mowing; edging curbs and walks; trimming around trees, posts, lights, etc.; and blowing off hard surfaces.
- Hard/Soft Edging: To maintain nice healthy turf along hard and soft edges the schedule will follow this schedule:
 - Hard edging one service, next service soft edging. This is to let the turf keep a nice healthy thick border on all edges of turf grass areas.
- This agreement includes blowing of ground level breezeways throughout the community at time of routine services.
- The following standards will apply to lawn maintenance operations:
 - Mower blades will be sharpened weekly.
 - Turf will be maintained at the following heights:
 - St Augustine, Floratam – 4"
 - Mowing patterns will be adjusted for each service, where applicable, so as to avoid rutting and tire marks.
 - Small medians, hills, and slopes will be maintained with smaller equipment and/or string trimmers so as to avoid scalping or damage from mower frames.
 - Use of mulching blades will be employed where applicable to avoid extensive thatch build up.
 - All clippings will be blown back into turf areas and will be directed away from streets, curbs, and storm water catch basins
 - Any weather events that require no service for a scheduled day, that day will be made up on that Saturday. If there are multiple days of inclement weather, the management company, the board and Sunnygrove will come up with an agreeable service make up schedule to complete the work.

Ornamental Bed Maintenance

- Bed Maintenance to follow schedule of **8 Services for Commons** throughout year.
- Detailing operations will include pruning, removal of dead wood, and sucker removal.
- Beds will be hand weeded and/or treated with an appropriate herbicide to eliminate weeds
- **Ornamental grasses will be cut back 2x per year, in late spring and fall.**
 - Pruning of grasses overhanging sidewalks and bed lines will be completed as needed.
- **Trees/Shrubs** will be shaped and maintained in a manner appropriate to enhance the natural and/or intended form of the species. **Height of cut not to exceed 8' for trees and 12' for palms. Formal pruning of palms is not included in this contract and is recommended annually. Only what we can reach from the ground with a pole saw we will be able to trim. A ladder will not be used to trim trees or palms.**
- **Diameter of cut not to exceed 3" on all hardwoods.**
- **Ground covers** will be edged off curbs, sidewalks and bed lines

- All **ornamental Shrubs** will be maintained and shaped in a manner appropriate to enhance the natural and/or intended form of the species.
- Vines, suckers, and undesirable vegetation will be removed from in and around planting beds
- The following standards will apply to all bed maintenance operations:
 - Pruning equipment and blades will be maintained in safe working order and sharp at all times.
 - Proper pruning cuts and techniques will be employed for the various species and situations
 - No clippings will be left on, in or around plant materials or trees
 - Larger limbs and debris will be removed from site
 - **Hard Cut Backs of plant material are not covered under this contract**

Fertilization

- Fertility will follow The Florida EPA Best Management Practices.
- Fertilization requirements of **Turfgrass** is included within this agreement and will be met through **4 applications** per year.
- Annual fertility requirements for **Ornamental trees and shrubs** will be met through **2 applications** per year.
- Annual fertility requirements for all **Palms, excluding Sabal Palmettos**, will be met through **2 applications** per year.
- Fertilizer will be applied at a rate of 1 pound of N and K per 1,000 square feet by means of a rotary spreader
- All plant material, seasonal plantings, turf and trees in developed areas will be treated with product recommendations based upon soil test results within the area.
- The following standards will apply to fertilizer application:
 - Technicians will insure thorough coverage in turf and planting beds by slightly overlapping spreader patterns and "cross-spreading"
 - Excess fertilizer will be blown off streets, curbs, walks, and driveways
 - Fertilizer will be irrigated in after application
 - Excess fertilizer/dust will be washed or blown off plant material after application
 - MSDS Sheets will be provided for the chemical substances used for this process as requested

Integrated Pest Management (IPM) Inspection

- The quality and health of all turf, ornamentals, ground cover, and seasonal plantings will be maintained through the development and constant application of "integrated pest management" principles, or IPM
- IPM is a holistic approach in regard to landscape pest management through the constant and detailed monitoring of plant materials, pest population, acceptable thresholds, properly timed chemical controls, and quality cultural, mechanical, and sanitary practices in the landscape
- Our IPM Program will include a **monthly check** and monitoring report of all plant materials within the area of responsibility by our licensed PCO. Our Project Manager will provide a detailed report of this monthly check to the Property Manager

Pest Control

- Pest Control to follow a schedule of 6 **visits** throughout year.
- Surface feeding Insect and weed outbreaks that require chemical control measures will be handled by our licensed PCO and or technicians as needed and are included herein.
- **NOTE:** Specialty treatments, including, but not limited to; tree injection, systemic applications, sub-surface pests (grubs) and disease/fungus outbreaks are not included in this agreement. If aforementioned pests are noted during IPM inspections, a proposal will be provided. Work will only be executed following receipt of authorized proposal.
- All current standards in the EDIS/IFAS guidelines for sound horticultural practices will apply
- Fire ant mounds will be treated as an as needed basis based upon observations or request. To fully eradicate or keep a fire ant free turf grass area, a proposal for Topchoice Insecticide treatment will have to be presented for approval.
- Sedge control is included with our services. Sedge is a hard weed to keep eradicated. We offer suppression services only for this. If the community would like a full eradication program, a separate proposal will have to be presented for this service.
- Damage caused to turf by grubs and other sub terranean pest are not covered by any warranty or guarantee by Sunnygrove. Damage to turf occurs before any treatment can be applied for these pests. If the community would like a preventative insecticide for grubs a separate proposal, will be presented for this service. Just as a fyi, it is a very costly treatment and small turf replacement is much more economical.

Non-Selective Herbicide

- Herbicide applications will be made to all trees, beds and paved areas **12 times** per year.
- Ornamental Beds will be treated with an appropriate herbicide to eliminate weeds.
 - Herbicide applications will be made on days when the risk of drift or runoff due to wind and/or rain is minimal

Irrigation System Check

- Monthly check clock/controller for proper operation and system programming. **12 times** a year scheduled check of the system.
- Verify proper field wiring and valve operation from clock/controller
- Check each zone for line breaks, damaged heads or rotors, clogged nozzles, and misadjusted streams or spray patterns
- Identify any miscellaneous problems
- Any new landscape or irrigation request that are made may be subject to a \$90 irrigation service call to come a review the concern/new plant material.
- Sunny Grove has an after-hours emergency phone number. A separate Irrigation policies sheet will be presented and needs to be signed and on file for use of this number.
- Any pool decks, patio installs, driveway extensions, sidewalks, etc. that homeowners install and the work is not done correctly. The HOA will pay Sunny Grove to repair the system to work and operate as designed. The HOA will be liable to collect the money from the homeowner for the repairs.
- Sunny Grove will adhere and schedule all our programs to adhere to any and all state or local watering restrictions. Any request to program outside of the water restriction all liability will fall on the association for this request. During these restrictions, homeowners may need to supplement. Water on their property by means of their potable water from their own homes. Sunny Grove will not be responsible for any additional charges on their monthly water bill because of this need. Homeowners will also need to purchase and apply their supplemental water at their expense and time.
- The pump and pump station are not maintained in this contract. The association will need to have a separate maintenance agreement with a pump service company.
- Sunny Grove will not be liable for poor water quality and the damage that may incur from poor water quality. If Bryozoa or snails become an issue, the Association will need to work with the pump and lake companies to rectify the issue. If wet checks are being delayed because of water quality issues, a proposal will be presented for additional time to clean and check the system due to this issue.

Specialty Palm Trees care

- Palms such as Medjool Date, Canary Island Date and Sylvester Palms require additional care such as bud drench, root drench and additional treatments that will require additional costs upon approval.
- Any palm effected by: Lethal bronzing. We will not replace, discount, or warranty any Sylvester or other palms that are infected with Lethal Bronzing (Phytoplasma).

Storm Cleanup

- Sunnygrove will assess and plan to clean up and reset any plants or trees within 24 hours after a storm event besides a hurricane.
- Hurricane process and procedures are on a separate agreement that is attached to this proposal. This gives pre agreed pricing and preferential response as being part of the pre-approval hurricane response plan.

TERMS AND CONDITIONS

This Proposal, together with these Terms and Conditions, shall constitute the agreement existing between Sunny Grove and Client.

Definition

The following landscape maintenance specifications establish the standard for grounds maintenance for your property. The intention of this specification is to set forth guidelines for a cost efficient, integrated landscape management program that ensures the continuing health and well-groomed appearance of all components of the landscape.

General Conditions

Sunny Grove Landscape and Irrigation Maintenance LLC. (“SG” or “Sunny Grove”) shall notify management of any impending non-routine work (such as fertilization, insect control measures, mulching, etc. depending on the scope of your contract). When arriving at the jobsite with materials or products intended for installation, SG shall allow management the opportunity to inspect the materials or products prior to installation.

Personnel

SG shall have an experienced supervisor responsible for the site and assigned for the duration of the contract. All personnel shall be familiar with the rules and regulations associated with your property and conduct themselves in a courteous and professional manner at all times.

All personnel shall be required to wear company uniforms while on site.

Client agrees that during the term of this agreement (or any extension thereof) and for two years following its termination for any reason, including expiration, it shall not directly or indirectly solicit, recruit, or hire any employee or agent of Sunny Grove who has provided services under this agreement.

Liabilities

Sunny grove will not be Liable for the following items though the course of this agreement.

- SG shall not be responsible for any gutter damages that happen due to normal routine maintenance in normal turfgrass areas. Any gutter or down spout that is protruding into the turfgrass and is not properly covered by a mulch bed or concrete splash block, will not be the responsibility of the contractor to fix or repair damages.
- Any fence that is added to a single-family home or common area will not be the responsibility of the contractor to repair any damages that happen from normal maintenance practices around the fence. Including but not limited to: Paint wearing from edger or weed eater, paint scratched from mower, fence entry locations that become ajar from the mower entering the area being fenced off.
- Any Comcast/Cable or Direct TV lines that are not properly buried or protected along a mount will not be the responsibility of the contractor to repair.
- Any yard decorations, concrete stepping stones or decorations, including landscape lighting that is not safely secured in the mulch bed area's (at least 2' from edge of turfgrass), will not be the responsibility of the contractor to repair or replace these items. This includes holiday decorations or extension cords that are placed in the turfgrass or shrubs during the holiday season.
- Objects placed in the yard need to have a mulch maintenance buffer to avoid damages. A 2-foot mulch buffer is what is recommended to make sure there is adequate room to maintain around the structures with no damage. Any object placed in the yard without a mulch maintenance buffer and is damaged form routine maintenance will not be subject to compensation. This includes but not limited to: Playsets, fire pits, fences, bbq grills, swings, etc.
- Landscape Lighting. All wires must be buried at least 10”. We use a hard metal blade to edge around mulch beds and hard surfaces. A wire that is cut because it was improperly installed will not be the responsibility of Sunny Grove to fix or compensate a homeowner for this repair. All other landscape light should be kept at least 2' inside mulch beds to avoid damage from mowers. Lights that are placed in the turf grass or on the edge of the beds will not be the responsibility of Sunny Grove to fix or replace.

Scope of work

SG shall furnish all labor, material, equipment and supervision to properly maintain all landscape areas within the contract limits, but not limited to, turf, trees, shrubs, groundcovers, vines and flowers. SG shall provide all licenses, permits and insurance necessary to perform landscape maintenance for the duration of the contract. SG shall submit certification of liability, auto and workman's compensation insurance coverage upon request. SG shall pay all sales, consumer, use, federal, state, social security, unemployment and other similar sales taxes required by law to be paid in respect to the production and delivery of the goods and/or the furnishing of services hereunder.

Workmanship

During maintenance operations, all areas shall be kept neat and clean. Care shall be taken to avoid damage to owner's property and the property of owners' tenants, vendors and patrons. Sunny Grove shall not be liable, under any circumstances, for special, indirect, incidental or consequential damages incurred by the Client or any other party, including but not limited to lost profits or revenues, which may arise out of or in connection with this contract.

All services are rendered on an as needed basis, weather permitting. Additional services (not included in this agreement) will be billed at our standard hourly rate with a minimum charge of one hour. Irrigation work will be billed at our current standard rate per hour plus materials. All standard rate pricing is subject to change. Sunny Grove will not be responsible for environmental cleanup work or repairs due to Acts of God, actions outside of our control, including, but not limited to, underground wiring or line damage, nematode damage, white grubs, White Fly, nutsedge, crab grass, creeping Charlie weeds, Ganoderma, lethal yellowing disease, freeze damage, strong winds, excessive water or lack of water, tornadoes, hurricanes, lightning, hail, winds vehicle damage, or vandals. Sunny Grove shall not be responsible for insects, weeds, and diseases that are not prevalent or problematic and/or if no treatment is available chemically or otherwise in the county where work is to be performed at the time this agreement commences. Additionally, Sunny Grove shall not be responsible for plant material that is planted in inappropriate locations or is inappropriate for the region of Florida where the property is located. Annual flowers and other plants and sod, which are not installed by Sunny Grove, are not guaranteed by Sunny Grove. Sunny Grove shall not be liable or responsible for excessive water or lack of water, when such action has been caused by actions of others (including but not limited to government agencies), outside of Sunny Grove's control including, but not limited to, such actions as changes in the watering schedule determined or made by Client without the approval of Sunny Grove or additional watering by a lot without the approval of Sunny Grove and/or drainage problems.

Holidays

Sunnygrove observes the following holidays: New Year's Day, Memorial Day, July 4th, Veterans day, Thanksgiving, Christmas eve, Christmas day and New Year's Eve.

Portal System

Sunny Grove has a work order portal system that is managed and communicated direct from homeowner to account manager. There is no additional fee for this service. The portal is monitored and responded to within 48 hours on most request.

Emergency Irrigation Line

There is a 24-hour emergency irrigation line that is available to our clients. A separate irrigation policy form is attached to this contract for rates and explanation of services. The number is 239-218-5528.

Duration; Renewal

This agreement is effective when signed by both the Client's Authorized Agent and Sunny Grove. This Proposal is valid for 30 days from the date of the Proposal. If the Proposal is not signed by Client and delivered to Sunny Grove on or before the day that is 30 days after the date of this Proposal, this Proposal is null and void. The duration of this agreement is for a period of 24 months. This agreement shall automatically renew for successive 24-month periods unless either party elects not to renew this agreement by giving written notice of non-renewal to the other party at least 90 days prior to the then expiration date.

Early Termination

Notwithstanding anything to the contrary contained in this agreement, either party may terminate by 30 day written notice with or without cause. Service performed and completed up to the termination date of the agreement will be submitted for payment by invoice. Payment is due upon receipt of the invoice.

Notice of Concerns; Remedies.

1. Client shall provide Sunnygrove written email notification to Jason@sunnygrove.com of any complaints pertaining to the scope of work outlined in the Contract. The notice shall provide specific reference to alleged problems so as to precisely and accurately inform Sunnygrove of Clients complaints and concerns.
2. Sunny Grove shall have thirty (30) days after receipt of the aforesaid notice from Client in which to address those items identified in the notice.

Payments

Payment terms will be as follows: SG shall state a lump sum for all landscape maintenance services based upon one-year duration. Billing shall be done monthly in amounts of 1/12 of the total with no retainer. Payments are due upon receipt. Interest in the amount of 18% per annum will be charged to all past due invoices from the due date until paid in full (including the interest thereon and the cost of collections, including attorneys' fees and costs). In the event of suit or action commenced to enforce the terms of this agreement, the prevailing party shall be entitled to attorney's fees and costs, including any appeal or bankruptcy proceeding, including attorneys' fees and costs incurred to collect prevailing party fees. All funds received by Sunny Grove shall be first applied to accrued but unpaid late interest, collection costs, including attorneys' fees and costs, then to the oldest invoice. Client shall not have the right to set off, withhold or to make any unilateral deductive charges against any invoice for services. All deductive charges or set-offs against any invoice for services shall only be made with the prior written agreement of Sunny Grove. Sunny Grove has the right to suspend all services until all unpaid invoices are paid in full (inclusive of late interest and collection costs, if applicable).

Other

Any dispute arising in connection with or related to the agreement, including any invoice for services, shall be governed by and construed in accordance with Florida law. The parties agree that all said disputes shall be resolved by the Courts and not by arbitration. The parties further agree that the exclusive venue for any legal action brought in connection with the agreement, including any invoice for services, shall be in the State Courts located in Lee County, Florida.

No modification, waiver, amendment, discharge or change of the agreement or any invoice for services shall be valid unless the same is in writing and executed by both Sunny Grove and Client. No terms, conditions and/or limitations included on any of Client's forms, purchase orders, delivery tickets, invoices or other writings are applicable to and/or binding on Sunny Grove or in any way modify, amend or supplement the agreement or any invoice for services. The agreement is binding upon and inure to the benefit of the parties hereto, their respective heirs, legal representatives, successors, and assigns. If any provision or any portion of any provision of the agreement is found by a court of competent jurisdiction to be invalid or unenforceable, the remaining portion of such provision, and the remaining provision of the agreement shall not be affected thereby. Client acknowledges that it has read the agreement and that it fully understands the totality of its responsibilities hereunder.

The agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original, but all such counterparts shall constitute one and the same instrument. PDF signatures shall be effective for binding Sunny Grove and Client to this agreement.

ACCEPTANCE OF PROPOSAL

The agreement, inclusive of all the above prices, specifications, and terms and conditions, are hereby accepted. Sunny Grove is authorized to do the work as specified for **Common Areas Tern Bay CDD** located in **Punta Gorda, FL** following specifications listed herein.

Heritage Landing Common CDD Areas			
Function	Cost per Occurrence	Frequency	Cost per Year
Lawn maintenance Services	\$4,357.80	42	\$183,027.60
Bed Maintenance Services	\$7,913.45	8	\$63,307.60
Non-Selective Weed	\$1,000.00	12	\$12,000.00
Fertilization			
Turf	\$7,204.52	4	\$28,818.08
Beds	\$4,448.19	2	\$8,896.38
Palms + Trees	\$767.81	2	\$1,535.62
Pest Control	\$3,473.19	6	\$20,839.14
Irrigation	\$1,758.75	12	\$21,105.00
Yearly Cost			\$339,529.42
Monthly Cost			\$28,294.12
Topchoice CDD Floratam	\$9,375.00	1	

Start Date: _____

Client: Tern Bay CDD

Authorized Signature: _____ Print Name: _____

Title of Authorized Signor: _____

Date: _____

Sunny Grove Irrigation & Landscape Maintenance, LLC

By: Jason Stafford

Print Name: Jason Stafford

Title: Maintenance General Manager

Date: 12-1-2025

IMPORTANT NOTE: This agreement, including the pricing and the proposal, is valid for 30 days from the date of the Proposal. If the agreement is not signed by Client and delivered to Sunny Grove on or before the day that is 30 days after the date of the Proposal, the agreement, including the pricing and the proposal, is null and void. The effective date of this agreement shall be the date the last of the parties to this agreement executes and delivers this agreement to the other party. This agreement is not a binding agreement until such time as that agreement is signed and delivered by both parties within the stated time period

**TERN BAY
COMMUNITY DEVELOPMENT DISTRICT**

**Monthly Asset Manager's Report
November 2025**

Prepared For:

James Ward
District Manager
Community Development District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

Project Number: 25-8498

December 1, 2025

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE

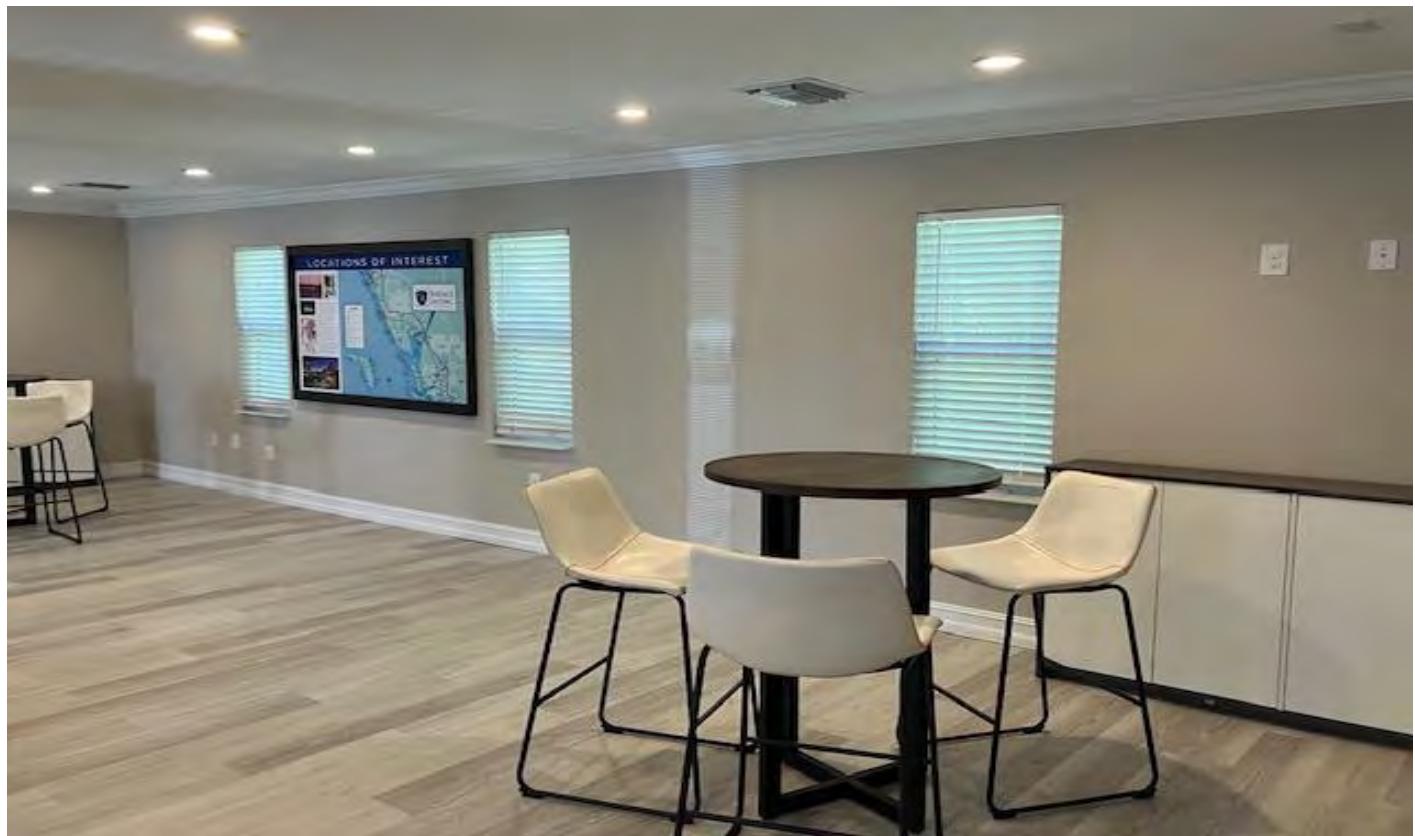
The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Entrance & Roadway Maintenance
2. Landscaping Maintenance
3. Aquatic Maintenance
4. Feral Hog Trapping Update
5. Cane Toad & Tadpole Update

1. Entrance & Roadway Maintenance

- **Holiday Décor:** Holiday lighting was completed during the first week of November, including the installation of remaining lighting, garland, and wreaths at the monument signs and guardhouse.
- **Access Control Systems:** New cameras have been installed at both the front and back gates. **This system includes:**
 - Eight total cameras,
 - License plate-reading capability for resident access at both gates,
 - Additional access-control equipment is currently in transit.
This new equipment will replace components the outgoing vendor will be removing upon their departure.
- **Welcome Center:** CDD staff has access to the former sales center, now the Welcome Center. Work included removing old signage, patching and painting drywall, and performing a full interior cleaning.
- **Traffic & Signage:** Speed Limit Update - The District conducted a community wide inventory of speed limit signs following the change to a 25-mph limit. Staff is now updating all signage to ensure consistency throughout the community.
- **Street Light Repairs:** CDD staff identified 15 non-functioning streetlights within the common areas. A repair request has been sent to FPL to replace ballasts and bulbs. FPL lead time on street lights repairs is taking a long time.
- **Gate & Infrastructure Updates:** Back Gate Improvements - Delineators have been installed to help prevent tailgating and reduce wear on gate equipment. An additional five delineators are planned for installation at the exit lane to further protect motors and moving components.
- **Timber Bridge Repairs** - All four timber bridges remain on schedule for repairs from late January to early February.
 - *Additional details:*
 - Vendor will provide a color palette in the coming weeks.
 - Extra crews will be assigned to expedite the work.
 - Each bridge is estimated to take up to two weeks for completion.
 - A full MOT (Maintenance of Traffic) plan and map will be released as the project nears.
- **General Maintenance:** The guardhouse exterior was cleaned of cobwebs, and the interior continues to be serviced weekly by janitorial staff.



New Welcome Center – After Repairs



New Welcome Center – After Repairs

2. Landscaping Maintenance

- **Landscape Contract** The District has completed an inventory of all District-maintained trees. A color-coded map and tree-count spreadsheet were created to support management efforts. A purchase order has been issued for trimming, and we are awaiting the vendor's scheduling.
- A purchase order has been approved for Pine Straw mulch installation along Heritage Landing Boulevard, expected mid-December.
- Holiday annuals have been installed at both the front and back entrances, as well as at the Welcome Center.

Heritage Landings Punta Gorda											Updated 11/11/25
	Sabal	Queens	Coconuts	Bismarck	Royals	Oaks	Shady Lady	Black Olives	Mahogany	Buttonwood	Map Color
Front Berm along Burnt Store North of main entrance	122					22		2			
Front Berm along Burnt Store South of main entrance	43					13					
Front Entrance from Burnt Store rd to Guard house, includes 12 in grass area in front of sales center near Heritage Landings Blvd.	25	3			9						
Sales Center around building and open area	9					4		2			
Heritage Landing Blvd from Guard House to first Roundabout.	25	5		1	13	9	6				
North End of Heritage Landing Blvd (Right side after roundabout) from Roundabout to 1st Bridge.	218	2			8	84	8	6			
North end of Heritage Landing Blvd from 1st bridge to 2nd bridge. Includes berm in front of terraces to berm side of parking lot.	148					65					
North end of Heritage Landing Blvd from 2nd bridge to back roundabout.	198		15			143		6			
Roundabout center island grass area	7				21						
Round about to back gate	25				8	33					
Round about to bridge to golf maintenance area, South end of Heritage Landing Blvd.	80					19	14	14	1	11	
Second Bridge on South end of Heritage Landing Blvd to Roundabout. Includes berm area in front of amenities center, berm in front of golf club parking to roundabout.	101					34	2		5		
4 Dumpster areas at the terraces on North end of Heritage Landing Blvd	12					11	1				
Pool at the terraces North end of Heritage Landings Blvd.	3		3			3	4				
Pool area coach homes on Black Beauty Dr.	11		2					10			3
Total	1027	10	20	1	59	440	45	30	6	14	1652

Tree-Count Quantity Spreadsheet

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New Holiday Annuals Installed at Front Entrance



New Holiday Annuals Holiday Lighting Installed at Front Entrance



New Holiday Annuals Holiday Lighting Installed at Front Entrance



Newly Installed Gate Equipment



Newly Installed Gate Equipment



Newly Installed Gate Equipment

3. Aquatic Maintenance

- **Lakes & Vegetation Management** - We continue to see strong, sustained improvements in overall lake health.
 - Algae levels remain low, largely due to the reduction of dying material (grasses and submerged weeds) that previously fueled algae growth.
 - Shoreline weed regrowth continues to be treated but is significantly reduced.
 - Four lakes received submerged weed treatments this month, which we anticipate will be the last needed for the near future.
 - Littoral plantings have now been completed on 11 lakes, and all plantings are performing well.
 - Midge fly treatments were completed on six lakes, with the second phase scheduled for 11/26. A noticeable reduction is already evident with the first application.
- As cooler weather continues, we expect slowed growth of algae, weeds, and submerged vegetation. Overall lake conditions continue to improve month over month.



Recently Repaired Lank Bank

4. Feral Hog Trapping Update

- Our goal is to locate damage on and around the property caused by feral swine and actively attract feral swine to bait sites on the outer edges of the property for removal. Bait site and trap locations are chosen based on the location of damage and created in discrete areas to avoid public encounters. This method helps to prevent damage to homeowners' properties and the golf course. The entire property is surveyed 1-2 times per week for sign and damage caused by feral swine.

Trap Location 1: (26.82339, -82.03476)

Total Feral Swine Removed: 15

Damage Report:

After the removal of 15 feral swine from this location, damage has come to a stop. The pictures below show rooting damage along the edge of the golf course prior to the removal of feral swine. As of November 20th, the damage has subsided.

Action Plan:

We will continue to bait and monitor this trap location to prevent future pigs from working their way onto the golf course.



Trap Location 2: (26.80918, -82.04065)

Total Feral Swine Removed: 17

Damage Report:

Slight damage from rooting has occurred 2-3 times per week in the large grassy area that borders the wood line.

Action Plan:

A bait site and trap have been established at this location with roughly 17 pigs showing up to this site. The pigs have become comfortable with the trap and removal is expected in the week following Thanksgiving.



Current Bait Site: (26.81433, -82,03816)

Damage Report:

Slight damage from rooting occurs 1-2 times per week at this location. 2-3 hogs have shown up on camera.

Action Plan:

A bait site has been created, as the pigs get comfortable at this location a trap will be placed for removal.



5. Cane Toad & Tadpole Update

- Cane toad activity slowed noticeably throughout November, especially following the extended cold period from November 10–14, when nighttime temperatures dropped into the upper 50s. These conditions significantly reduced movement and limited new breeding across the community.
- Early in the month, light strand material and scattered tadpole pockets were still present, but both tapered off rapidly after the cold front. Baby toad activity was minimal and observed only in a few areas before temperatures declined. Adult movement also dropped off after mid-month.
- Unless nighttime temperatures return to the mid-60s or higher, continued tadpole development is unlikely as we move into December.
 - **November Activity Summary (Through Nov. 18)**
 - Egg Strands: ~51,000
 - Tadpoles Removed: ~10,500
 - Baby Toads: ~700
 - Adult Toads Removed: 50

III. LOCATION MAP

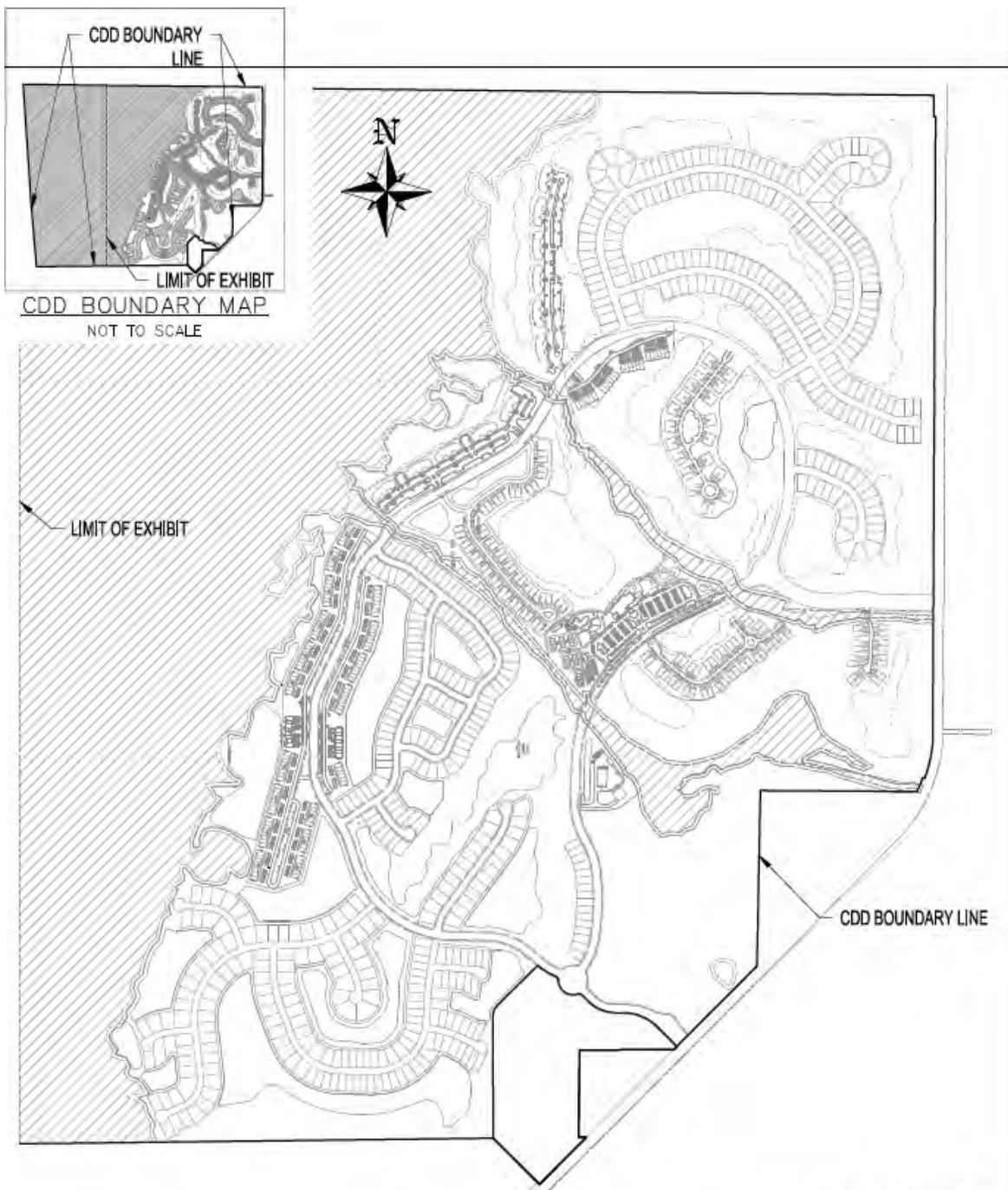


EXHIBIT 4

 ATWELL <small>866.850.4200 www.atwell.com 4101 TAMAHI TRAIL, BLDG 5, UNIT 301 FORT MYERS, FL 33952 941.825.1182</small>		IRRIGATION FACILITIES TERN BAY CDD <small>CHARLOTTE COUNTY, FLORIDA</small>					
		COMPLETION DATE	PRO-DET	DRAINED BY	DESIGNED BY	RE-DESIGNED BY	SPREAD SHEET
		3-31-25	2242020	TIV	TIV	TIV	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 CDD

Legend

Date: 11/6/2025

CDD Landscape Maintenance Responsibilities

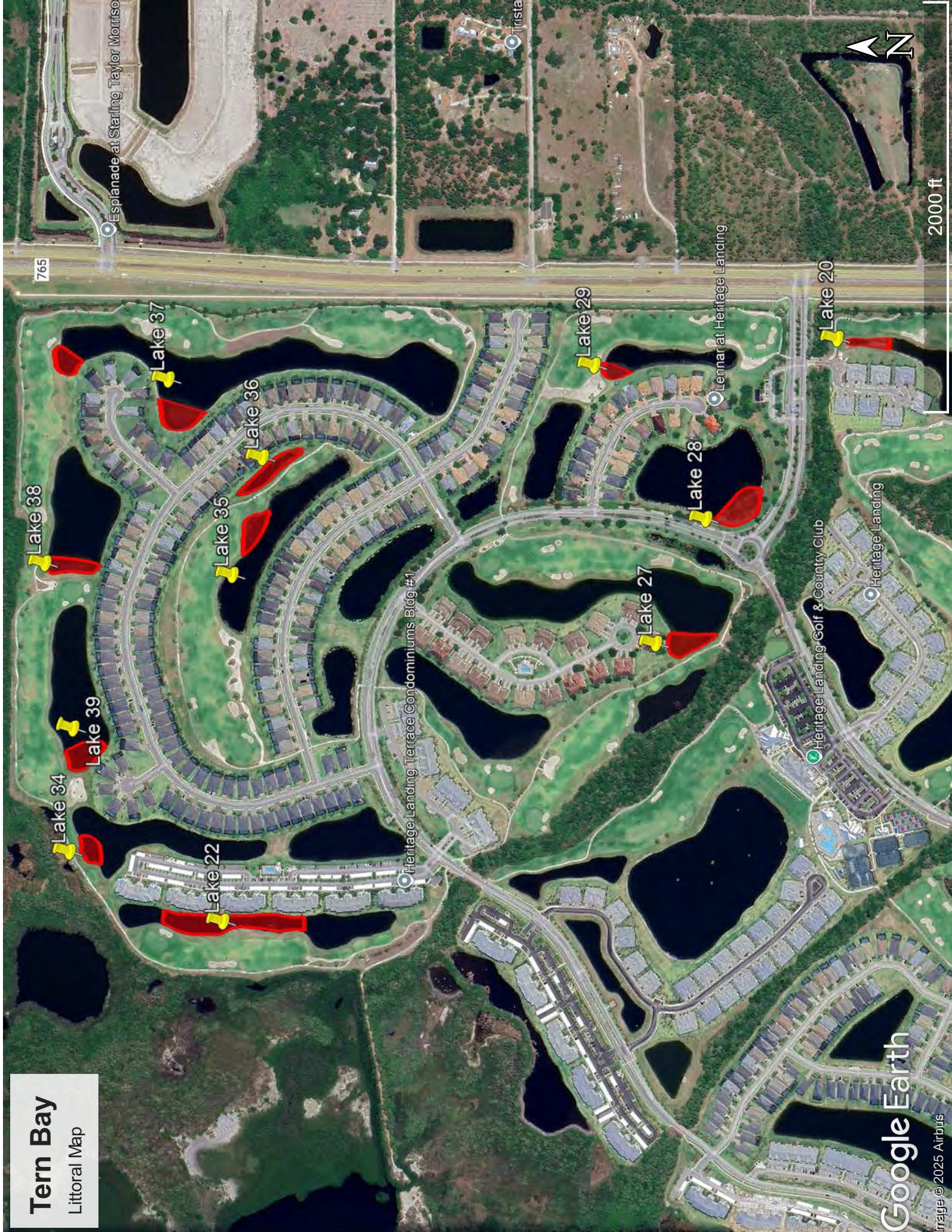
Parcel Outlines

Heritage Landing Boundary



Tern Bay

Littoral Map

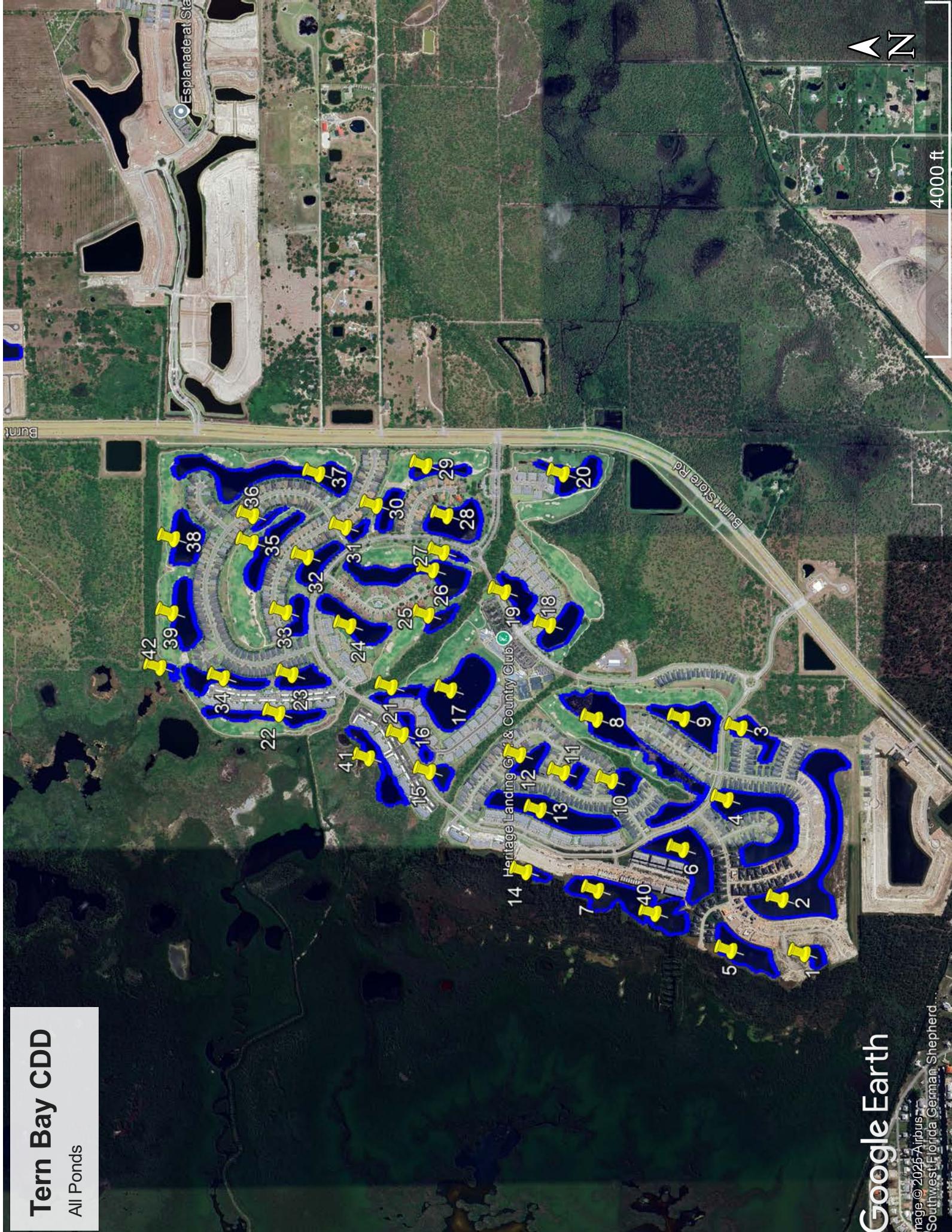


Google Earth

Image © 2025 Airbus

Tern Bay CDD

All Ponds



Tern Bay

Community Development District

*Financial Statements
November 30, 2025*

*JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900*

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

Description	Governmental Funds				Series 2022	Series 2022	Account Groups		Totals (Memorandum Only)			
	Debt Service Funds		Capital Project Fund				General Long Term Debt	General Fixed Assets				
	General Fund	Series 2005	Series 2022	Series 2022								
Assets												
Cash and Investments												
General Fund												
Truist - Checking Account	\$ 128,377	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ 128,377		
FMIT - Investment Account		560,005								560,005		
Capital Project Fund												
Construction Account		-	-	-		2,743,814				2,743,814		
Debt Service Fund												
Reserve Account A		-	50,000	886,013			-	-	-	936,013		
Revenue		-	56,562	783,189			-	-	-	839,752		
Prepayment Account		-	1,919	-			-	-	-	1,919		
Prepaid Expenditures	99,750		-	-			-	-	-	99,750		
Due from Other Funds												
General Fund		-	5,405	95,481			-	-	-	100,885		
Debt Service Fund		-	-	-			-	-	-	-		
Amount Available in Debt Service Funds		-	-	-			-	1,878,568	-	1,878,568		
Amount to be Provided by Debt Service Funds		-	-	-			-	28,291,432	-	28,291,432		
Investment in General Fixed Assets (net of depreciation)		-	-	-			-	-	24,932,597	24,932,597		
Total Assets	\$ 788,132	\$ 113,886	\$ 1,764,683	\$ 2,743,814			\$ 30,170,000	\$ 24,932,597		\$ 60,513,111		

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

Description	Governmental Funds				Series 2022	Series 2022	Account Groups		Totals (Memorandum Only)					
	Debt Service Funds		Capital Project Fund				General Long Term Debt							
	General Fund	Series 2005	Series 2022	Series 2022			Series 2022	Series 2022						
Liabilities														
Accounts Payable	\$ 2,983	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ 2,983				
Due to Other Funds														
General Fund	-	-	-	-			-	-	-	-				
Debt Service Fund	100,885	-	-	-			-	-	-	100,885				
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				
Total Liabilities	\$ 103,868	\$ -	\$ -	\$ -			\$ 30,170,000	\$ -	\$ -	\$ 30,273,868				
Fund Equity and Other Credits														
Investment in General Fixed Assets	-	-	-	-			-	24,932,597	-	24,932,597				
Fund Balance														
Restricted														
Beginning: October 1, 2025 (Unaudited)	-	126,610	1,593,549	4,422,150			-	-	-	6,142,310				
Results from Current Operations	-	(12,725)	171,133	(1,678,337)			-	-	-	(1,519,928)				
Unrestricted														
Beginning: October 1, 2025 (Unaudited)	945,673	-	-	-			-	-	-	945,673				
Results from Current Operations	(261,410)	-	-	-			-	-	-	(261,410)				
Total Fund Equity and Other Credits	\$ 684,263	\$ 113,886	\$ 1,764,683	\$ 2,743,814			\$ 24,932,597			\$ 30,239,242				
Total Liabilities, Fund Equity and Other Credits	\$ 788,132	\$ 113,886	\$ 1,764,683	\$ 2,743,814			\$ 30,170,000	\$ 24,932,597		\$ 60,513,111				

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

Description	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	1,535	3,427	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	93,042	106,994	1,249,598	9%
Special Assessments - Off-Roll	-	-	-	0%
Other Fees and Charges				
Discounts and Tax Collector Fees	-	-	(87,472)	0%
Total Revenue and Other Sources:	\$ 94,577	\$ 110,421	\$ 1,162,126	10%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	1,000	2,000	12,000	17%
Executive				
Professional Management	4,167	8,333	50,000	17%
Financial and Administrative				
Audit Services	-	-	6,600	0%
Accounting Services	2,275	4,550	27,300	17%
Assessment Roll Services	2,275	4,550	27,300	17%
Arbitrage Rebate Services	-	500	1,000	50%
Other Contractual Services				
Recording and Transcription	-	-	-	0%
Legal Advertising	-	286	1,500	19%
Property Appraiser & Tax Collector Fees	-	-	50	0%
Trustee Services	-	-	8,009	0%
Dissemination Agent Services	1,750	1,750	6,000	29%
Bond Amortization Schedules	-	-	-	0%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	150	0%
Web Site Development	-	-	2,400	0%
Insurance				
-	35,666	35,666	36,242	98%
Meeting Room Rental				
-	-	-	250	0%
Printing & Binding				
-	-	-	300	0%
Subscription & Memberships	175	175	175	100%
Legal Services				
Legal - General Counsel	2,422	2,422	6,500	37%
Legal - Series 2022 Bonds	732	732	-	0%
Other General Government Services				
Engineering Services - General Fund	3,060	3,060	15,000	20%
Canoe Path Improv (Permit Analysis)	-	-	2,500	0%

Prepared by:

JPWARD and Associates, LLC

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

Description	November	Year to Date	Total Annual Budget	% of Budget
Other Public Safety				
Guardhouse Operations				
Professional - Gate Attendant	22,649	36,046	-	0%
Resident Access Control System	843	1,348	-	0%
Guardhouse - Internet, IP & Data	376	376	-	0%
Contingencies	3,273	3,273	-	100%
Utilities				
Electric	-	-	-	0%
Water & Wastewater	-	-	-	0%
Repairs & Maintenance				
Guardhouse Janitorial	-	195	-	0%
Gate	1,211	1,834	-	0%
Miscellaneous Repairs	1,600	1,872	-	0%
Capital Outlay				
Guardhouse/Security	40,086	107,292	-	0%
Stormwater Management System				
Preserve Area Maintenance				
Professional Services				
Operations Management	252	252	10,000	3%
Repairs & Maintenance				
Clearing downed Trees/Cleanup	-	-	10,000	0%
Wetland Maintenance	4,800	4,800	-	0%
Preserve Path Maintenance	1,350	1,350	5,000	27%
Installation - No Trespassing Signs	-	-	15,000	0%
Removal of Wild Hogs	-	-	15,000	0%
Aquatic Weed Control				
Lake Vegetation Removal	13,500	17,250	-	0%
Lake, Lake Bank, Ltrl Shelf Maintenance				
Professional Services				
Operations Management	4,299	4,299	10,000	43%
Fountains/Bubblers	-	-	750	0%
Repairs & Maintenance				
Aquatic Weed Control	17,700	17,700	75,000	24%
Aerations System	-	-	500	0%
Ctrl Structures, Catch Basins, Outfalls	-	-	75,000	0%
Capital Outlay				
Aerations Systems/Fountains	-	-	15,000	0%
Littoral Shelf Planting	44,738	44,738	-	0%
Road & Street Facilities				
Professional Management				
Field Management	9,047	9,047	15,000	60%
Street Lights				
Electric Service				
Electric Service	8,531	17,063	101,000	17%

Prepared by:

JPWARD and Associates, LLC

Unaudited

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

Description	November	Year to Date	Total Annual Budget	% of Budget
Repairs & Maintenance				
Sidewalk Repairs	-	-	2,500	0%
Bridge	-	-	5,000	0%
Pavement Repairs	1,500	1,500	-	0%
Street Lights/Directional Signs	-	2,373	15,000	16%
Street Sweeping	-	2,850	5,000	57%
Annual Holiday Decorations	1,122	1,122	-	0%
Miscellaneous Repairs	10,886	12,663	10,000	127%
Contingencies	-	-	-	0%
Landscaping Services				
Professional Management				
Asset Management	3,123	3,123	25,000	12%
Repairs & Maintenance				
Common Area Maintenance	-	-	300,000	0%
Annual Holiday Decorations	-	7,250	12,000	60%
Annuals	6,461	6,461	-	0%
Landscape Lighting	1,731	1,731	-	0%
Wildlife Control - Hog Trapping	-	-	-	0%
Reserves				
Extraordinary Capital/Operations	-	-	236,850	0%
Total Expenditures and Other Uses:	\$ 216,931	\$ 371,831	\$ 1,162,126	32%
Net Increase/ (Decrease) in Fund Balance	(122,354)	(261,410)	-	
Fund Balance - Beginning	806,617	945,673	945,673	
Fund Balance - Ending	\$ 684,263	\$ 684,263	\$ 945,673	

Prepared by:

Unaudited

JPWARD and Associates, LLC

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

Description	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	169	337	-	0%
Prepayment Account	6	13	-	0%
Revenue Account	254	488	6,532	7%
Special Assessment Revenue				
Special Assessments - On-Roll	8,188	9,416	109,006	9%
Special Assessments - Off-Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
Other Fees and Charges				
Discounts and Other Fees	-	-	(7,131)	0%
Operating Transfers In (From Other Funds)				
Total Revenue and Other Sources:	\$ 8,617	\$ 10,253	\$ 108,407	9%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 Bonds	-	-	55,000	0%
Principal Debt Service - Early Redemptions				
Series 2005 Bonds	-	-	-	0%
Interest Expense				
Series 2005A Bonds	22,978	22,978	46,494	49%
Trustee Services				
Operating Transfers Out (To Other Funds)				
Total Expenditures and Other Uses:	\$ 22,978	\$ 22,978	\$ 101,494	23%
Net Increase/ (Decrease) in Fund Balance	(14,361)	(12,725)	6,913	
Fund Balance - Beginning	128,246	126,610	126,610	
Fund Balance - Ending	\$ 113,886	\$ 113,886	\$ 133,523	

Prepared by:

JPWARD and Associates, LLC

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

Description	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	2,995	5,988	-	0%
Revenue Account	2,400	4,789	81,466	6%
Special Assessment Revenue				
Special Assessments - On-Roll	144,653	166,344	1,930,204	9%
Special Assessments - Off-Roll	-	-	-	0%
Other Fees and Charges				
Discounts and Other Fees	-	-	(124,042)	0%
Operating Transfers In (From Other Funds)				
Total Revenue and Other Sources:	\$ 150,048	177,121	\$ 1,887,628	9%
 Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	-	-	640,000	0%
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	-	-	-	0%
Interest Expense				
Series 2022 Bonds	-	-	1,139,295	0%
Operating Transfers Out (To Other Funds)				
Total Expenditures and Other Uses:	2,995	5,988	-	0%
Net Increase/ (Decrease) in Fund Balance	147,053	171,133	108,333	
Fund Balance - Beginning	1,617,630	1,593,549	1,593,549	
Fund Balance - Ending	\$ 1,764,683	\$ 1,764,683	\$ 1,701,882	

Prepared by:

JPWARD and Associates, LLC

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

Description	November	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	-	\$ -	\$ -	0%
Interest Income				
Construction Account	11,660	26,593	-	0%
Operating Transfers In (From Other Funds)	2,995	5,988	-	0%
Total Revenue and Other Sources:	\$ 14,655	\$ 32,581	\$ -	0%
 Expenditures and Other Uses				
Capital Outlay				
Water-Sewer Combination	-	424,032	-	0%
Stormwater Management	-	122,966	-	0%
Roadway Improvement	-	1,163,920	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 1,710,918	\$ -	0%
 Net Increase/ (Decrease) in Fund Balance	14,655	(1,678,337)	-	
Fund Balance - Beginning	2,729,159	4,422,150	-	
Fund Balance - Ending	\$ 2,743,814	\$ 2,743,814	\$ -	

Prepared by:

JPWARD and Associates, LLC

Unaudited

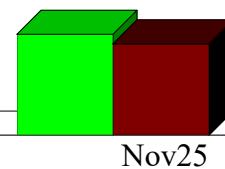
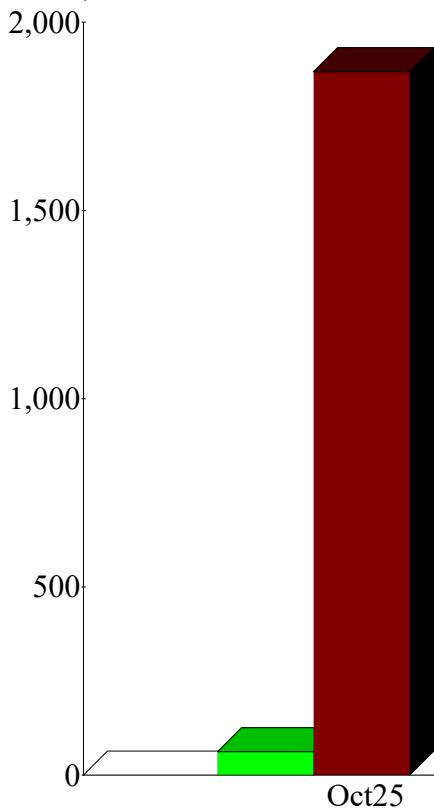
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Tern Bay Community Development District

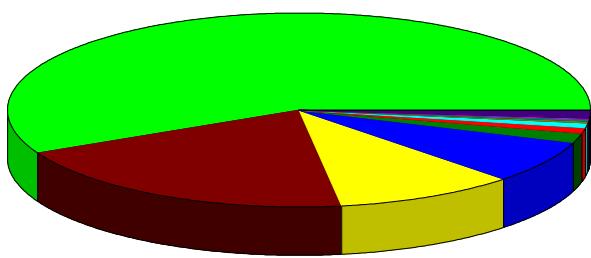
Income and Expense by Month
October through November 2025

Income
Expense

\$ in 1,000's



Expense Summary
October through November 2025



5410000 · Road & Street Facilities	57.32%
5360000 · Water-Sewer Combination	20.08
5380000 · Stormwater Management System	10.10
5290000 · Other Public Safety	7.21
5134500 · Insurance	1.69
5170000 · Debt Service	1.09
5790000 · Landscaping Services	0.88
5130000 · Financial and Administrative	0.45
5120000 · Executive	0.39
5810000 · Inter-Fund Group Transfers Out	0.28
Other	0.49
Total	\$2,111,714.64

By Account