

Tern Bay

Community Development District

Meeting Agenda

March 3, 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 at the beginning of the meeting, 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=maefbf3ad309107559c06784ff6ba9400>

✓ Phone: (408) 418-9388 Code: 2346 457 6679 Event Password Jpward

MARCH, 2026

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AGENDA

1. Call to Order & Roll Call
2. Public Comments for Agenda items.
These are limited to three (3) minutes and individuals are permitted to speak on items included in the agenda.
3. Consideration of Minutes:
 - I. February 3, 2026 - Regular Meeting.

Pages 7-30
4. **PUBLIC HEARING (Continued from February 3, 2026).**
 - I. **RELATED TO THE ADOPTION OF REVISED RULES OF PROCEDURE**
 - a) Public Comment
 - b) Board Comment and Consideration.
 - c) Consideration of **Resolution 2026-5**, a Resolution of the Board of Supervisors Adopting Rules of Procedure; Providing for Severability, Conflicts and an Effective Date.

Pages 31-60
5. Consideration of **Resolution 2026-6**, a Resolution of the Tern Bay Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting Public Hearing for **Tuesday, June 2, 2026, at 10:00 A.M.** at the **Heritage Landing Amenity Center, 14571 Heritage Landing Boulevard, Punta Gorda, Florida 33955.**

Pages 61-74
6. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) Asset Managers Report
 - b) Reminder: Watering Restrictions in place till July 1, 2026.
 - c) Financial Report for the period ending February 23, 2026 (unaudited).
 - d) **Important Meeting Dates for Fiscal Year 2026:**
 1. Next Meeting: **Tuesday, March 11, 2026, at 10:00a.m.**

Pages 75-95
7. Supervisor's Requests:
 - I. Supervisor Tara Brady:
 - a) Discussion on opening Metal portion of entrance and exit gates during the day, closed Dusk to Dawn.
 - II. Supervisor Vickey DeLuca:
 - a) Florida Statute 278.055 (195k spending limit).
 - b) Golf Cart Community Overview.

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AGENDA

8. 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.

9. Adjournment.

Meeting Schedule - FY 2026	Tuesday, October 7, 2025	Tuesday, November 4, 2025
	Tuesday, December 2, 2025	Tuesday, January 6, 2026
	Tuesday, February 3, 2026	<u>Tuesday, March 3, 2026</u> Tuesday, March 11, 2026
	Tuesday, April 7, 2026	Tuesday, May 5, 2026
	Tuesday, June 2, 2026	Tuesday, July 7, 2026
	Tuesday, August 4, 2026	Tuesday, September 1, 2026

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 Agenda items.

These are limited to three (3) minutes and individuals are permitted to speak on items included in the agenda.

Item 3: Minutes - February 3, 2026 - Public Hearing and Regular Meeting.

Item 4: Public Hearings continued from February 3, 2026, to consider: (a) the adoption of the District's revised administrative Rules of Procedure (Resolution 2026-5).

Each Public Hearing is conducted in parts. First, the District's Staff will make a presentation on the purpose of the Public Hearing itself. At the completion of the staff presentation, the Board will be asked by the District's Staff to open the Public Comment/Testimony portion of the hearing. This is the time that any member of the public will be asked if he/she has any comments, questions, and/or testimony to provide to the Board. All questions will be limited to ONLY this item, and speakers will be asked to state their name of record, and to ask questions or make comments related to the assessments and/or financing, and then the Board or Staff will respond accordingly.

AGENDA

Generally, the Board will limit a speaker to no more than three (3) minutes, to afford the opportunity for all to be heard during the Public Comment portion of the hearing.

At the conclusion of the Public Comment/Testimony portion, the Board will close the Public Hearing, and no further comments, questions, and/or testimony will be heard by the Board at the close of the hearing.

The next portion of the Public Hearing will be for the Board Comment portion of the hearing, where the Board may fully discuss and make any comments that they determine appropriate or to ask the District's Staff any questions that they may have that either came up during the Public Comment/Testimony portion of the hearing, or that the Board may have related to the relevant resolution to be adopted. The staff will be prepared to address any questions from the Board.

At the conclusion of the Board Comment section of the Public Hearing, the final step in the process is to adopt the relevant resolution being presented, Resolution 2026-5.

- 4.I. The first Public Hearing deals with the adoption of the District's revised administrative Rules of Procedure and shall repeal and supersede the Rules of Procedure previously adopted by the District on January 24, 2005, pursuant to Resolution 2005-29. These Rules of Procedure shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, Florida Statutes.

Once that is concluded, the Board will consider Resolution 2026-5, which adopts the revised administrative Rules of Procedure.

In addition to the adoption of the rules, the District Attorney will need to prepare the application and set a process for the implementation of the rules.

- Item 5: Is the beginning of the District's Budget review for the Fiscal Year 2027 Budget. The Budget timeline is as follows:

Date of Action	Action Required	Description
March 3, 2026	Discussion and Approve Budget for Setting the Public Hearing	Workshop / Approve Proposed Budget Required
April 7, 2026	None	Budget Discussion
May 5, 2026	None	Budget Discussion
June 2, 2026	Public Hearing to Adopt Proposed Budget	ADOPTION REQUIRED
Week of August 21, 2026	Adopted Assessment Rate to Property Appraiser/Tax Collector	Manager Responsibility

AGENDA

The Proposed Budget is recommended to be approved at the March 3, 2026, meeting to set the Public hearing only, however the approval does not bind the Board in any way to the Budget, it merely allows the District to move forward in the process to your Public Hearing. It is important to note, that if the District exceeds the cap rate, mailed notice to all residents is required thirty (30) days in advance of the public hearing.

Once approved - the District may NOT increase the Budget, but the District can decrease the budget, thereby decreasing the assessment rate during the review period of the Budget which must be completed by April 7, 2026, Board Meeting.

At the March 3, 2026 meeting the Board will consider Resolution 2026-6 to approve the proposed Budget for Fiscal Year 2027, which does not bind the Board.

The Public Hearing Date is proposed for **Tuesday, June 2, 2026**, at **10:00 A.M.** at the **Heritage Landing Amenity Center, 14571 Heritage Landing Boulevard Punta Gorda, Florida 33955.**

- 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**

10 The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development
11 District was held on Tuesday, February 3, 2026 at the Heritage Landing Amenity Center,
12 14571 Heritage Landing Boulevard, Punta Gorda, Florida 33955. It began at 10:00 a.m. and
13 was presided over by Ms. Tara Brady, Chairperson, and James P. Ward as Secretary.

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Present and constituting a quorum:

18 Tara Brady	Chairperson
19 Denise Blakely	Vice Chairperson
20 Robert Brady	Assistant Secretary
21 Vickey DeLuca	Assistant Secretary
22 Gary Hamilton	Assistant Secretary

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Also present were:

28 James P. Ward	District Manager
29 Greg Urbancic	District Counsel
30 Clay Rebol	District Engineer

Audience:

24 Mary Longares	w/Heritage Landing Amenity Center
25 Larry C.	Jeanne Parzcale
26 Jill Auger	Steve & Marna Basil
27 Dave	Larry & Darlene Graham
28 Joan & Roger Hess	Steve & A. Rusch
29 Bryan & Elaine Schumacher	Judy Desrochers
30 Donna Briere	Rod Bradtmueller

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The meeting was called to order at approximately 10:00 a.m.; all Members of the Board were present, constituting a quorum. Chairperson Brady noted Vickey DeLuca was present via Teams.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Public Hearings

THIRD ORDER OF BUSINESS**Public Comments****Public Comments for Agenda Items**

Chairperson Brady discussed public comment protocol. She asked if there were any public comments for Agenda Items (other than the public hearings); there were none.

FOURTH ORDER OF BUSINESS**Consideration of Minutes****January 16, 2026 - Regular Meeting Minutes**

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

On MOTION made by Gary Hamilton, seconded by Denise Blakely, and with all in favor, the January 16, 2026 Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS**PUBLIC HEARING****I. RELATED TO THE ADOPTION OF REVISED RULES OF PROCEDURE**

Chairperson Brady: These were old rules written back in 2002. Most of them are statutory requirements and never changed. Every time a statute changes you have to change these, so I'm assuming the attorney at the time just did that. Basically, what we have proposed is removing everything that's in the statute itself because it's covered under the statute and then we won't have to change it every time the statute changes.

a) Public Comment

Chairperson Brady opened public comments and asked twice if there were any public comments; there were none. She closed the public hearing.

b) Board Comment and Consideration

Mr. Greg Urbancic noted the revised rules of procedure in the agenda was not the most recent version. He asked if the most recent version was distributed to those present.

Mr. Ward stated the version in the Agenda was the one being considered.

Mr. Urbancic noted it was the wrong version. He recommended continuing the public hearing and returning with the correct version.

Mr. Ward indicated that was fine; however, he wished to proceed with Board comments. He asked Mr. Urbancic to redline the final version of the revised rules of procedure for consideration at the next public hearing.

Chairperson Brady stated the revised rules of procedure removed everything found in Florida State Statutes; it left in what should be done if a Board Member inadvertently voted on a matter for which they had a conflict of interest; the charge of \$0.25 per page for public records; and public comment protocols.

Mr. Gary Hamilton asked what the CDD charged for PDF files for public records.

Mr. Ward noted the CDD did not charge for PDF copies because it was an electronic transfer.

Mr. Hamilton asked if this needed to be included in the revised rules of procedure.

Mr. Urbancic indicated the final version indicated that public records would be provided according to state statutes and did not refer to charges for public records.

Ms. Vickey DeLuca stated she had a question about statute 190. She asked about the reference indicating the Board was responsible for approving all spending below \$195,000 dollars. She noted she could not find anything included in the rules of procedure regarding this. She stated she could not find anything which gave the District Manager the authority to make expenditures, only the full Board.

Mr. Urbancic: Ultimately, you are going to approve whatever contracts come forward unless you have delegated authority to the Manager, so starting at \$195,000 dollars, that is a competitive bidding threshold, and that's what was left out of these rules effectively. The only thing that the statute doesn't provide is maintenance bidding procedures and that's what will be in the revised rules of procedure, the procedure which will apply to purchases over \$195,000 dollars or whenever else you want to provide them. In terms of delegating authority, it happens in various ways in various districts. It can happen through a general grant of authority by the Board at a meeting. I think we usually put something in the budgetary adoption which gives certain authority. I have other Districts that have emergency spending authority resolutions they put into place. There are various ways that can be done. I can ask Jim what we have in this District, but there are various ways that we get there. More often than not we do a delegation of authority at a meeting to sign contracts or enter into various purchase orders.

Ms. DeLuca: That would be great. I can't find anything on record for us, and I went through the minutes. If we are doing rules of procedure, I think we need to clean this up and talk about what that delegation of authority is, meaning what's that dollar amount because right now the Board is not approving those expenditures.

Mr. Ward: We do a delegation of authority each year in the budgetary adoption resolution. If we want a specific rule we can do that, or we can leave it in the budgetary adoption resolution, or we can indicate in the rule that it will be in the budgetary adoption resolution.

Ms. DeLuca: You are saying if we pull up the budgetary adoption resolution it gives you authority to spend any amount under \$195,000 dollars without asking the Board of Supervisors?

Mr. Ward: As long as it is consistent with the budget, yes. We can flesh that out either in the rules of procedure or the budgetary adoption resolution as we move forward.

Ms. DeLuca: I would like to see that wording exactly.

Mr. Hamilton: To follow up with that, I was (indecipherable). Do we have a Treasurer?

Mr. Ward: Yes. That's me. I'm the Secretary and Treasurer. It's not like an HOA, it's a government entity, so in the sense that you operate as a government entity you appoint those positions to staff level members for CDDs because they are so small, I end up having the role as the records custodian, the treasurer, the secretary of the Board, that sort of thing. In larger governments you have a City or County Clerk, and sometimes the Clerk is the Treasurer of the County. Larger organizations spread those positions out separately. Simply because you have rules under the Sunshine Law, and you cannot talk to each other, you have very little ability to handle a managerial role as a Board Member in a government.

Chairperson Brady: It's in the resolution when we appoint the Board Member positions every year.

Ms. DeLuca: When do we do that?

Mr. Ward: You usually do the resolutions appointing your officers after elections. Your next election will be November of this year. Right after that election, if you add a new board member, the board members become a Chairperson, Vice Chairperson, Assistant Secretaries, and I become the Secretary and Treasurer. That's just normal sequence, but you can do it any time. The statute doesn't limit you to just those times.

Discussion continued regarding when the Officers of the Board were appointed; and having the ability to reappoint the Officers of the Board at any time.

Ms. Denise Blakely asked if the \$195,000 dollar cap amount could be lowered to provide the Board with more awareness about spending.

Chairperson Brady: You can, but I want to be very cautious. You could turn around and say Jim doesn't have approval to do anything without full Board approval, but we will get absolutely nothing done because we have to meet to do that approval and we are not an HOA, so we can't talk to each other. The way we want to run this is like a government. If you think about it as a government, you have your board of commissioners or city council, and you have a city manager who is responsible for the day to day. We as the Board set policies and then you give your day to day staff the approval to go do what we are saying to do. That's how it has been run. That's personally how I would want to continue to run it because I don't want to tie hands and not be able to get things done because we didn't have a meeting or couldn't get a quorum and frankly, we are

volunteers who sit here and do policy. They do this for a living and do this every day. You have faith in that person doing that job. But that is a discussion you could have, and you could set it up however you want to set it up.

Ms. Blakely stated she felt the Board needed more awareness about what was going on financially.

Ms. DeLuca agreed. She noted it was a very different board than it was 18 months ago when there were virtually no expenses. She said she spent hours researching statute 190 trying to better understand what it was and what her responsibilities were. She noted the Board was responsible to the residents and transparency was important.

Chairperson Brady stated the Board received financial data monthly. She noted the public hearing would be continued to the next meeting and more discussion could be had under Supervisor's Requests.

Ms. DeLuca asked if this resolution established a spending budget for Jim or was it in a purchasing power or spending resolution. She noted it sounded like a spending limit should be in the rules of procedure.

Mr. Urbancic explained the Board could do either. He said most boards established the spending limit in a separate resolution because it may change over time and you may find it was not working, and having to come back and do another public hearing and advertise for a public hearing became a little tedious. He indicated typically it would be established in the budget resolution passed for a particular fiscal year, or there was a separate resolution which discussed what authority the Manager had, or the Chair had to deal with emergency expenditures or expenditures that might happen between meetings. He would recommend creating a separate resolution for ease of amendment if deemed appropriate.

c) Consideration of Resolution 2026-5, a Resolution of the Board of Supervisors Adopting Rules of Procedure; Providing for Severability, Conflicts and an Effective Date

Chairperson Brady called for a motion to continue.

On MOTION made by Denise Blakely, seconded by Vickey DeLuca, and with all in favor, the Public Hearings were continued to March 3, 2026.

II. RELATING TO ESTABLISHING A FEE FOR VEHICLE REGISTRATION AND GATE ACCESS

Chairperson Brady noted this public hearing was regarding establishing a fee for vehicle registration and gate access after April 1, 2026. She noted this fee would not apply to anyone who was registered in the system before April 1, 2026.

Mr. Ward: The way this was intended to work, within the EntrancelQ system you can put in your new car, if you buy a new car or rental vehicle or whatever it is, so as long as you are putting it in the EntrancelQ system there is no fee. None whatsoever if you change your car or whatever, as long as you have the same plate you are good to go. Even if you get a new plate, if you put it in the EntrancelQ system you are good to go. If you are a new resident coming in, you just bought your house or you are renting, we have to set you up in the EntrancelQ system, so that's the only time you would make the payment to the CDD. It is extremely limited.

a) Public Comment

Chairperson Brady asked if there were any public comments or questions.

Ms. ____ asked if the fee was \$10 or \$25 dollars.

Chairperson Brady responded the fee was \$25 dollars.

Ms. ____ asked who oversaw the security company.

Mr. Ward responded he oversaw the security company.

Ms. ____ asked about trespassers. She noted anyone could get in the gate regardless of registration with EntrancelQ.

Chairperson Brady explained this public hearing was specifically for new owners or renters registering cars into the system. She stated while it was not part of the public hearing, yes, the roads were public roads and anyone could gain entry; however, this did not make them trespassers because the roads were public roads. She said homeowners were not required to register with EntrancelQ; homeowners could stop at the security gate to gain access to the development as opposed to registering with EntrancelQ. She noted registering with EntrancelQ was simply a way to gain entry without having to stop at the security gate and provide identification and any new residents registering after April 1, 2026 would have to pay \$25 dollars.

Ms. Blakely noted the roads were public roads, but the amenities were not public amenities; anyone could drive on the roads, but only residents could use the amenities.

Chairperson Brady asked if there were any additional public comments; there were none. She closed public comments.

b) Board Comment and Consideration

Chairperson Brady asked if there were any Board comments.

Mr. Greg Urbancic asked if the intent was to modify the rules, changing the date from March 1, 2026 to April 1, 2026.

Chairperson Brady stated the resolution she was looking at had a blank for the date.

Mr. Urbancic noted the rules themselves, internally, had the determination date as March 1, 2026.

Mr. Ward indicated the date should be April 1, 2026.

Mr. Urbancic stated he would change the date.

Ms. DeLuca asked if vehicles should include golf carts. She said she felt golf carts should be included.

Chairperson Brady noted she used her golf cart to enter and exit the community regularly without accessing the gate, so she would not have thought to register her golf cart. She said if a resident wished to register a golf cart to access the gate then it should be registered.

Discussion continued regarding whether golf carts should be registered; golf carts did not have license plates; and golf carts used the bike path as opposed to the roads.

Ms. DeLuca stated the roads were public and golf carts should be registered.

Chairperson Brady stated golf carts did not have license plates and did not need to be registered.

Ms. DeLuca indicated county law required golf carts to have license plates.

Chairperson Brady indicated this was only if the golf carts were being driven on roads outside of the community. She noted the community would be a golf cart community and she felt it was unnecessary to register golf carts. She said if the community was deemed a golf cart community it would be unnecessary to have the golf carts registered with license plates.

Ms. DeLuca said she felt this needed to be verified and the community was not a designated golf cart community yet.

Mr. Ward asked Ms. DeLuca to clarify her position.

Ms. DeLuca: I'm saying that I did research on what it means to become a golf cart community within Charlotte County and what's needed. What Tara's saying is different than what I've found on Charlotte County's website. We should table this to a different discussion. I was just asking if vehicles should include golf carts. Then my only other question is, when we choose April 1, 2026, based on the latest information from EntrancelQ we are still missing 20% of our residents, which is about 300 residents. How are we going to notify them that the \$25 dollar fee will be in effect if they do not register in EntrancelQ by April 1, 2026. How are we taking care of that 20%?

Mr. Ward: That's why we moved it to April 1 to give a little more time to get some kind of a notification, whether it's electronic or by snail mail, out to those residents who have not signed up for the EntrancelQ system.

Ms. DeLuca: I'm very concerned about the 20% that we don't have and how we can get notice to them, so we don't get complaints that they did not know about the \$25 dollar charge.

Mr. Ward: I know Vicky raised the issue of golf carts, but within the context of this rule, it's covered, even though it's not explicit, because it says, "including without limitation a car, truck or motorcycle." I think it would cover it if needed to the extent that golf carts are going to have license plates and need to be put in the system. That's the way this rule reads.

Mr. Urbancic: I agree. If it's a motorized vehicle and it's required to have a license plate, then it's covered by that vehicle definition.

Mr. Ward: Yes, so if there is a new owner coming in with a golf cart or any other kind of motorized vehicle and they want it registered in the EntrancelQ system, then they would pay the fee.

Ms. ____ suggested stronger wording in the email communication with the residents who have not registered yet. She noted some residents did not understand the importance of registering with EntrancelQ.

Mr. Ward stated he would try to explain the importance of registering with EntrancelQ.

Discussion continued regarding the residents who had not yet registered; the need for a strongly worded communication; residents believing that they were already in the system and were automatically registered with Entrance IQ; residents finding out after April 1 the importance of registering when they could not get through the gate; not wanting to create a backup at the gate due to residents not being registered; the license plate reader being operational; the RFID reader being obsolete; RFID stickers could be removed from vehicles; the \$25 dollar fee going to the CDD; the \$25 dollar fee being in place to prevent abuse, not as a revenue generator; the residents entering the information into the EntrancelQ system via the app; registration with EntrancelQ not being labor intensive for employees; EntrancelQ verifying applicants' residency before approval; residents being required to bring a copy of a lease or deed to EntrancelQ for verification; and new residents arriving after hours causing complications which would have to be worked through.

Ms. DeLuca asked whether the CDD really needed to charge any fee at all for registration. She said if registration was not labor intensive and the CDD was already paying EntrancelQ why should any fee be charged.

Mr. ____ asked if this resolution was only for the \$25 dollar fee. He asked (indecipherable).

Chairperson Brady: It's for all of that. If they get entered in EntrancelQ, renters can go through the owner side.

Mr. _____ noted some felt renters should not be allowed to use the owner's side to gain entry.

Chairperson Brady: I personally have no problem with renters going through the owner's gate. If this Board wants to say we don't want renters going in here, that's up to you guys.

Mr. _____: *But when they are only here for a month?*

Chairperson Brady: When they show the lease, they are only in the system for the time of the lease, and they cannot come back through the owner's gate after the lease is up, unlike the old system where renters got that card and could still come in today.

Mr. _____: *So, if we approve 2026-6 -*

Chairperson Brady: It includes exhibit A which is attached.

Mr. Ward: I don't have a particularly strong opinion about whether you implement the \$25 dollars or not. I think it's really minimal in the context of the fee structure and administratively it's going to be a bit of a pain to deal with. I have it on the agenda simply because it might prevent some difficulties with people trying to get through the process. It might prevent a little misuse of the system, but I don't have a strong opinion regarding whether or not we do this. It is extremely minimal in the context of your budget.

Ms. DeLuca: We don't have a point of sale system, so we are going to have to take an expense to accept payments. We can't make everyone bring in a check or cash. Cash is even more detrimental. That's why I said I'm not in favor of this resolution.

Discussion ensued regarding the difficulty of collecting a \$25 dollar fee, especially from those who rented to multiple tenants over the year; and EntrancelQ being substantially electronic substantively reducing the personnel time needed for registration.

Mr. Ward noted owners had the ability to enter renters into the owner's personal EntrancelQ app, and if said owner did not remove the renter from the app, the renter would continue to have access after the lease was up.

Ms. Blakely asked if there were a way to require homeowners to remove renters from the app.

Mr. Ward noted there was no way to track that.

Chairperson Brady indicated EntrancelQ could track when a guest last visited, and a bulk deactivation could be performed after a certain amount of time passed, for example, if a renter had not entered the premises for a year, through bulk deactivation, the renter's access could be removed.

Ms. Blakely asked if this would be monitored by EntrancelQ and then brought before the Board for consideration.

Mr. Ward responded in the affirmative; he would get the reports from EntrancelQ.

Mr. ____ stated only the honest landlord would be charged the \$25 dollar fee; the dishonest landlord would work around it; therefore, it was more like those who followed the rules were being penalized.

Mr. Ward noted the EntrancelQ system was really new, but the reporting was strong. He said he was just starting to get used to the reporting system and he believed there were alternative ways in which to deal with some of the problems which might arise. He said the Board could make decisions on a going forward basis.

c) Consideration of Resolution 2026-6, a Resolution of the Board of Supervisors Adopting Establishing a Fee for Each Owner's or Renter's Vehicle to Permit Gate Access to the Community; Providing for the Cost; Providing for Conflict; Providing for Severability and an Effective Date

Chairperson Brady asked if any Board Member would make a motion to approve the Resolution; no motion was made, the Resolution failed.

SIXTH ORDER OF BUSINESS

Re-Consideration of Bid

Re-Consideration of the Award of Bid for Landscaping Services in the District, and Rescind the bid awarded at the January 6, 2026, Meeting

Mr. Ward noted at the last meeting the Board awarded the bid for landscaping to Sunny Grove Landscaping, the current vendor. He stated after the Board Meeting he went through the original RFP and discovered a number of anomalies and he felt there was not sufficient information to make a decision at the last board meeting. He asked for a motion to rescind the award of the bid to Sunny Grove Landscaping. He indicated after rescension the RFQ process would be used to obtain new bids which would allow the Board to better evaluate the bidders based on price and qualifications. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Tara Brady, seconded by Gary Hamilton, and with all in favor, the bid awarded to Sunny Grove was rescinded.

Mr. Gary Hamilton: We paid an asset manager to recommend to us as a Board their approval. That bothers me because I don't think they did a very good job. It bothers me that it was recommended by a professional asset manager to us something that was subpar. I just want to go on record saying that.

Mr. Ward: I'm squirming in my seat a little because I don't like it either. I take some responsibility here for not reading this as closely as I should have read it when we did it

originally and I could tell from the process that we used before that there were two requests for proposals that were put together from different projects that were used and that was a problem too. At the end of the day, we all make mistakes and I apologize to you profusely for that. I do think this is a better process that we are going to go through. Obviously, we will implement better procedures, so this won't happen in the future.

Mr. Robert Brady: Is it even legal to rescind it?

Mr. Ward: It is legal to rescind it because I did not go through the secondary steps of actually signing any contracts. I don't think these vendors are going to file a protest request because they are going to want to do the job. The prices are what they are, but the new RFP has a much better definition of the scope and a better way to price this. I think you are going to get different information and different numbers going forward on how this will be done with a better definition of some of the services. I think you are going to see this a little differently including how they submit the qualification information to us and adding some additional information on individual scopes we may need on an individual basis.

Mr. Brady said he felt this could have been done much better.

Mr. Ward agreed indicating this was why it was on the agenda, to fix the situation and better identify the services needed. He apologized again.

Discussion ensued regarding the RFQ process, filling out the form properly, providing all requested information, and bidders also being evaluated based on whether this was done correctly and thoroughly.

Ms. Blakely asked if the vendors could make presentations to the Board.

Mr. Ward stated he had not intended that to be done, but if the Board preferred, the vendors could be requested to make presentations.

Ms. DeLuca asked if the vendors had enough time to provide the requested information. She noted Mr. Ward did an excellent job revising the RFQ. She asked if the vendors should be provided additional time to ensure the Board received quality responses.

Mr. Ward stated he would like to have a little more time, but he did not want to push the process back to the April meeting. He said if the Board wished to provide some additional time for the vendors, perhaps the meeting could be pushed out two weeks or a special meeting could be held.

The Board agreed.

Ms. DeLuca stated in terms of scoring she felt understanding the scope of the RFP should be 20 points and personnel should be 15 points because in the landscaping business personnel changed on a regular basis.

Chairperson Brady stated she felt the equipment was the most important thing and it was labeled "personnel and equipment" so she felt the points for personnel and equipment

should be high. She felt having the correct equipment was more important than understanding the scope of the RFP.

Ms. DeLuca asked for the section to be changed to reflect equipment as opposed to listing personnel. She said she agreed the equipment was important.

Mr. Hamilton agreed the personnel turned over too often to be listed; only the management team should be required to be listed.

Discussion ensued regarding whether the Board should hold an extra meeting just for landscaping versus having one long meeting for landscaping and budget; how much time there was to work on the budget; the meeting calendar; the mulch and annuals not being included in the RFQ; the RFQ including tree trimming, pest control, fertilization, and mowing.

Mr. Ward: I put in here the trimming of the trees as they are supposed to be. The HOA contract had them done separately, but we know when they are supposed to be done, so we put them in here and identified separately when you are going to trim the larger trees. They are trimmed by size. What I took out was the mulch and the annuals because I know we can buy that from vendors for much less than we can within the context of this contract.

Discussion continued regarding when the next Board Meeting to discuss landscaping should be held and whether one or two meetings were needed next month.

Chairperson Brady stated she wanted a resolution that the Board Members no longer be paid. She noted every meeting costs the CDD \$1,000 dollars to pay the Board Members, which was another reason why she did not want to hold two meetings next month.

Mr. Ward stated the way statute worked, the Board Members were paid \$200 dollars per meeting. He said this was an individual decision, not a group decision; therefore, adopting a resolution saying the Board Members would not be paid did not hold weight under the law.

Mr. Urbancic agreed; the Board Members could waive payment individually, but a resolution stating the Board would not take a salary would not work.

Discussion ensued regarding whether the Board Members should accept payment; the size of the budget being large; the importance of budget review; and the Board having a responsibility to take whatever time was necessary to examine and discuss the budget and landscaping contracts.

Chairperson Brady agreed; she just wished to spend the time during one meeting as opposed to meeting twice.

The Board discussed the matter and agreed to hold a regular meeting on March 3 to discuss the budget and meet again on March 11 to discuss landscaping.

Discussion ensued regarding whether the vendors should be present at the March 11 meeting. The Board asked for the vendors to be available for questions virtually during the March 11 meeting.

Mr. Ward stated he would ask the vendors to participate virtually. He indicated if he had trouble obtaining the room at 10 a.m. on March 11th he would contact the Board.

SEVENTH ORDER OF BUSINESS Discussion

Discussion of the Fiscal Year 2027 Budget and Budget Process

Chairperson Brady: This year we have gotten a lot of bids. We have a better idea and understanding of what we have taken over and what we are going to have to do. To be very clear, the \$800 dollars a year we are paying now will not cover what we are required to do. I want to have a lot of input again. We did a couple inputs last year with the community to come up with a guestimate of what we were thinking. As we have stuff now we want to go through it again. I'd like it to be a long process with a lot of community involvement.

Mr. Ward: My thought process is that we would, with respect to the budget, have a February meeting and a March meeting, basically both of those are workshops for you for your budget. It's important to know we have a 60 day schedule ahead of that in order to adopt the budget. You have to approve a budget and then 60 days later by statute is the earliest we could do the adoption. You would have February, March, April and May in order for a budget discussion, and then adopt the budget at the June 2, 2026 meeting. That's the process. It's important to remember what I told you last year. If you approve your budget it does not bind you to it. It just sets the maximum you can do and when you go to your public hearing you can always reduce it, but you cannot go over what you approved. Because the number is so much higher than the current year, depending on what you do this month and next month, will trigger whether we have to do mailed notice or not. If you go over the cap rate, which is \$960 in this District, then it triggers mailed notice to the residents. If you are under the cap rate you do not have to send mailed notice. Keep that in mind as you are going through the budget process. I suspect because this is a difficult budget this year, we are going to have to adjust the time schedule. June is not a hard and fast date. We can always go into July for an adoption if necessary. This is designed to give you a lot of time to go through the details of the budget.

Chairperson Brady: The first round draft based on what we are currently paying for things is in the agenda. This past year the assessment rate was \$960 on the mailed notice and then in the discussions we all agreed we did not want to go over \$800 dollars. So, last year it was \$800 dollars a year for maintenance. It's looking right now, without any cuts or additions to it, to be \$1,509 dollars. It is like a \$700 dollar increase we are looking at right now for the year. That's one reason we want this out there now. This is posted on the website in the agenda, so everybody can go on and look and when we post the budget it's literally broken down in every single line item, so you can see what it is and where it's going. So, please look at it.

Ms. DeLuca: Jim, since this is a workshop I would like to request seeing all the contracts that are signed that make up this budget. For example, I can see all the contracts that the HOA had that the transitioned to us. I don't know what the hog contract is. I don't know what the cane toad contract is, the littorals, the ponds. I would like to see all the contracts that we have that make up in this budget and understand them. Take the Asset Manager, we have \$97,000

dollars in Asset Manager fees. I know we approve them at an hourly rate, but I want to understand how we get to \$97,000 dollars. I need more information please. Is that possible?

Mr. Ward: Absolutely. We can do that. I will either include them in the agenda packages or, I don't normally post these on the website, but I will see how we can get these up on the website.

Ms. DeLuca: We need them in the next week in order to prepare for the March meeting. These numbers are hard for me to understand. It's hard for me to understand the significant increase without understanding the contracts.

Mr. Ward: Okay. We can do that.

Ms. DeLuca: I don't know how much of the \$1,500 dollar number we are contractually bound to.

Mr. Hamilton: There are a lot of numbers the CDD is not contractually bound to but were included based on past experience or what we are looking forward to for next year. I think we are being pretty liberal on some of these, and I think we can dial back a number of these items. Our budget last year was \$1.95 million dollars and this year we are looking at \$2.3 million dollars this year.

Ms. DeLuca agreed.

Discussion ensued regarding certain items being overestimated; tree trimming and mulching providing budgetary wiggle room; and how to begin reviewing the budget.

Mr. Ward: One of the things that is driving the number, what is included in here that was not included in last year's budget, is the operations and maintenance of your irrigation system. That is something I had a discussion with the HOA about. They would like to continue to maintain that irrigation system. Once the plat gets recorded the irrigation system is to transition to the CDD. That is one thing, if they would like to do that I would certainly recommend letting them. I don't think it's a bad idea and we would be able to take that out of the budget. That's \$175,000 dollars. We would take that out of the budget, and we would do an agreement with the HOA that they would maintain that. The only thing is we should have the agreement ready immediately because we have to make sure that's signed off on before we finalize the approval of the budget.

The Board agreed to let the HOA maintain the irrigation system.

Mr. _____ indicated he spoke with the Master HOA and the Golf HOA to find out (indecipherable); there was discussion about turning it over to the CDD.

Chairperson Brady: If we are going to do an agreement with the HOA, which I have no problem with, can we get the SWFMD permits out of our names and put them in the Master HOA's name?

Discussion ensued regarding taking the permits out of the CDD's name; the eight or nine capped wells; and the remaining functioning wells.

Mr. Ward: Normally we would put a provision in the agreement that the other entity would have responsibility for maintaining the facility pursuant to the terms and conditions of the permit. If they did not do that we would then be able to go in and repair or restore the asset and charge it back to them. That's the way I normally see it done rather than changing the names of the permits over to another entity, especially a South Florida permit, especially when at the end of the day, you still own the facilities.

Chairperson Brady: I would say tell Greg to start the agreement. Would it be with the Golf HOA or the Master?

Mr. Ward: I would prefer the agreement be with the Master HOA and however they want to manage the process, it is up to them.

The Board agreed the agreement could be with the Master HOA.

Mr. Ward indicated Mr. Urbancic would move forward with the agreement. I think that will be a very big chunk. The electric alone on that system is \$55,000 dollars. Some of these numbers will change. I will give you a revised budget at your next meeting which will contemplate us doing that. It's \$175,000 dollars of your budget. It will have a substantive impact on what we are doing.

Ms. DeLuca: Last week at the Master HOA meeting, the Master was looking at installing fiber throughout the community which could help with the cameras. I know we have the number at \$8,000 dollars and I did not know if you were aware of the transition to fiber which would help with equipment and timing.

Mr. Ward: Tim mentioned that early on, but I had not heard anything recently.

Discussion ensued regarding installing fiber throughout the community; needing approval from the CDD and the County to install fiber; some of the costs going down and some going up in the budget.

Ms. Blakely asked how the budget could go up when so many costs went down.

Mr. Ward: Fiscal Year 2026 was a learning year. We started at 0 and went to 1,000 mph. We did have a lot of extra cash in the system which we used to fund getting things back together. In the anticipated year end column, there were a lot of things done which are not regular maintenance, they were just fixing a lot of things or replacing a lot of things, like the entranceways, camera systems, the gate mechanisms, etc., but that's kind of what you saw in our current fiscal year. We replaced a lot of materials, so it's very hard to look at the fiscal year 2026 budget, in the anticipated year end column, and then the fiscal year 2027 budget. I think the better way to do it would be to do like Vickey and Gary suggested, look at where your contracts are, where we need to be, and figure out what the budget needs to be. In 2026, if you remember, we guessed at numbers.

Mr. Hamilton asked what happened before with the CDD; the CDD had been around for years.

Mr. Ward: A lot of this was in the HOA in 2025. Developers generally back into your assessment rates, they want them at a certain number in the HOA, and then they pick up whatever the operating costs are outside of that budget number in their land development budget numbers. I am guessing based upon what has occurred, even with your Master HOA -

Mr. Hamilton: Around \$900,000 dollars is what was taken out of the Master HOA and put in here. The CDD took the landscaping and the front entrance, and the guard shack, so that number was big. So, our numbers have gone up.

Mr. Ward: That's what I see normally with these transitions. It is what it is regardless of the developer. It's the norm. So, my point is it is very hard to go back and look at what we did in 2026 versus 2027. I think the right way is to see where you want your scopes to be and what the contracts look like and develop your budget from there. That's going to get you the best budget.

Discussion ensued regarding looking at the contracts to see what the CDD's expenses should be in fiscal year 2027; the various items which could go down in cost, such as pipe cleaning and pressure washing the sidewalks; the importance of street sweeping monthly; the items which could possibly be omitted, such as street stripe painting; and what things the CDD had contracts for.

EIGHTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a. Asset Managers Report - December 2025

b. Financial report for the period ending November 30, 2025 (unaudited)

c. Important Meeting Dates for Fiscal Year 2026:

1. Next Meeting: Tuesday, March 3, 2026

No report.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

Ms. Blakely asked about the sidewalk and cement repairs being done by the CDD as opposed to Lennar.

Chairperson Brady explained the CDD was responsible for any sidewalk or cement repairs to the area within Phase 1. She discussed where Phase 1 was located.

Discussion ensued regarding sidewalk areas which still needed repair; 195 marked segments of the sidewalk which needed repair; the sidewalk map (would be on the Agenda next month for review); sending any unmarked sidewalk areas which needed repair to Mr. Ward; and when the final lift in Heritage Landing would be done.

Mr. Ward: You haven't asked about the bridges yet. Lennar is scheduled to finish the final lift by the end of February. We reached out to the vendor. We are trying to get a date in March to start the restoration of the bridges. This is a very, very big project, so I can't confirm a date until I see Lennar getting a little further down the road with the final lift of asphalt because if they are behind schedule we are not going to be able to do it in March. We are trying to get a March date. So far it has been okay. They have the time available, but if it gets taken before Lennar gets closer to finishing we might be in the April timeframe before we are able to get to the bridges. We are at the mercy of getting the final lift done before we can really finalize the date. This is a million dollar project we are doing, so it's a really big project.

Chairperson Brady agreed.

Mr. Ward: I will have Mary send out a notice to you all about when we will start the bridges. We will give you a traffic pattern because we are going to have to close roadways to do the bridges. We will give you traffic patterns, dates, everything. That will come from Mary. I don't want to give this to you too early; it is all pending when Lennar finishes the final lift of asphalt.

Ms. ____ asked if the side railing of the bridges would be done as well.

Mr. Ward: We are doing all the wood on all the bridges, and all new woodwork, including the side rails, is all being done. We are going to put lighting on the sides of the bridges because it's really dark and we are going to add some brick pavers at the entrance to each bridge for aesthetic reasons and to slow the traffic a little bit when you go over the bridges.

Chairperson Brady: But it does not include the cart bridges by hole 7 or hole 18, nor are we touching the bridge going into Birchwood.

Mr. Ward: Correct. It's just the four main bridges.

Ms. Blakely: We got a notice from Mary saying that the rear gate didn't work. My question is, shouldn't the people who are already signed up with EntrancelQ have gotten a message from EntrancelQ?

Mr. Ward: I don't know why Mary sent that out because that was not true. I don't know where that came from. If we have a problem with the gates, my office will send it through Mary. We can do text messaging with EntrancelQ, but I haven't set that up yet.

Discussion ensued regarding the gates; how the gate attendants were made aware of problems with the back gate (video monitoring); setting up text alerts through EntrancelQ after the kinks were all worked out; the communication to be sent out to the community regarding creating an EntrancelQ account; and explaining an EntrancelQ account was mandatory if residents wanted to continue to have gate access without registering with the gate attendants.

Ms. DeLuca asked which camera was offline.

Mr. Ward explained the front entrance (owner's entrance) camera was working, it just needed to be moved a little closer to properly read the plate. He stated the cameras worked well, but the location of the camera had to be perfect to read the plates.

Discussion ensued regarding the front gate and cameras and the difficulties getting the cameras properly positioned.

Mr. Ward indicated he would address the problem.

TENTH ORDER OF BUSINESS

Public Comments

Chairperson Brady responded to questions and comments made via chat. She said to call Heather to ask why a rental car plate was not approved if it took more than a day.

Ms. DeLuca noted one of the benefits of EntrancelQ was plates could be approved within minutes; the CDD was paying Allied fulltime to take care of these approvals. She said she felt residents should not have to call someone to get approval; it was one of the reasons the CDD chose to switch to this automated system.

Mr. Ward: They are supposed to be approved quicker than that automatically, so I will work that out with Allied personnel.

Chairperson Brady asked if there were any public questions or comments

Mr. Rod Bradtmeuller noted there was previous discussion about street lighting. He stated he filed a complaint with the regulatory commission and four hours later received a phone call from FPL; an hour later he received a call from (indecipherable). He indicated he was concerned with the lights on Heritage Landing. He stated his experience showed proof of concept that this was a way to handle the streetlight problems. He reminded the Board of its fiduciary responsibilities to the taxpayers and the importance of getting the streetlights fixed. He stated the CDD was paying for a service it was not receiving (from FPL for streetlights) and had also suggested purchasing the bulbs for streetlights to get them relit sooner and this was an irresponsible use of funds.

Ms. Blakely noted the CDD did not purchase bulbs for the streetlights.

Mr. Bradtmeuller said he heard a rumor that the CDD bought the building up front for \$80,000 dollars and that Mr. Ward received \$8,000 dollars from the purchase.

Mr. Ward stated this was not true, completely false. He said he had never in his 40 years in business done anything of the sort.

Mr. Bradtmueller asked how much the CDD paid for the building.

Mr. Ward: We did not pay anything for it yet. The funds are not coming from the operating funds. It's coming from excess construction proceeds that we have that are allocated to Lennar's acquisition financing, but I believe the number was \$80,000 or \$85,000 dollars.

Mr. Steve Basil asked if the street sweeping started.

Chairperson Brady responded in the affirmative. She noted the street sweeping usually swept in the middle of the night.

Mr. Basil noted the gates were down. He asked if the gates would be put back up.

Chairperson Brady responded in the affirmative; the gates were being powder coated and fixed and would be put back up.

Mr. Basil asked about the status of the 25 mph speed limit signs.

Chairperson Brady noted one was installed by the main entrance, the 15 mph signs were installed at the roundabouts, and the County was sending her a list of other places they recommended speed limit sign installation.

Mr. Basil asked how long the Christmas lights would remain on the main street.

Chairperson Brady noted all the Christmas lighting was removed; the Board decided to leave the white twinkly lights up until further notice. She noted a discussion was held and there were mixed opinions about when to take down the white twinkly lights; discussion would continue.

Mr. _____ 2:08:00 asked why the CDD did not go around and mark the sidewalks that needed to be replaced.

Chairperson Brady noted when the contractor was ready to begin repairs, the sidewalks would be marked. She explained Lennar was only repairing the sidewalks in the Phase 2 portion of the community.

Mr. _____ asked who was responsible for overseeing Lennar's sidewalk repairs in Phase 1.

Chairperson Brady explained the CDD would have been, but at that time the CDD was Lennar; however, the CDD was no longer Lennar, and it would be overseeing the sidewalk repairs being done in Phase 2. She noted the CDD would make sidewalk repairs in the Phase 1 area.

Discussion ensued regarding the landscaping bidding process; why an asset manager was needed; speaking with the companies who submitted improper bids to get the bids corrected; Walker Landscaping backing out of the bid process when it found it would have to clean equipment to do the job; Juniper's bid only being 7% more than Sunny Grove's bid; the possibility of Juniper doing better quality work; and the importance of managing the landscaping company.

Mr. ____ 2:11:55 noted he was on the Landscaping Committee for the HOA and there were basically two companies who handled communities of this size in the area: Sunny Grove and Juniper; neither was significantly better than the other, but both would need managing.

Chairperson Brady agreed. She noted the landscaping in the past four months looked much better than it ever did before.

Mr. ____ discussed tree trimming; he asked if it should be included in the contract or contracted out separately.

Mr. Ward: In the new RFQ it is included as a separate line item.

Chairperson Brady: The reason they do it as a separate line item is so, say this month they are crappy and it rains for four weeks and they don't come out and mow, we don't pay for that month. When you submit it as a lump sum you have to pay them no matter what. That's one reason. If their tree trimming comes in too high we can turn around and be like, we are not going to do the tree trimming because we can get it cheaper from this person over here who may be the same subcontractor that they use at that price.

Mr. Ward: We need the individual pieces of it to make a better decision in this bid. That's one of the reasons we separated it a lot more.

Mr. ____: Prior to you people taking over, Lennar set a target HOA fee and then filled in the rest to make it look good for all of us buyers? That's a sucker punch with a crap card. What I want to know, can there be a class action lawsuit against, not just Lennar, Horton and the rest of these schmucks, but what's the State of Florida doing to protect the consumer in this? I think the State of Florida needs to get involved.

Mr. Ward: I am not the lawyer, but I will tell you making change is - well, for example, right now there is legislation going through that makes a lot of changes to the HOA statutes for a lot of reasons that you have probably heard about over the last year or two. The CDD legislation goes through the same thing, although this year, I will tell you, there is not much going on within CDD statutes, but the way you make change is through legislation. If anybody wants to change Community Development Districts you should talk to your legislators, you tell them what the problems are, and they will make the changes to statutes.

Ms. Judy Desrochers asked if the old gate system was terrible. She asked how the decision was made to switch to the new gate system. She asked if the choice was a want to have or a need to have. She said she was worried about the CDD choosing to do big projects which were unnecessary and would add to the CDD fee. She asked if the guard shack was so irreparable it had to be completely redone.

Mr. Ward: Vickey DeLuca was intimately involved in that process and likely had more information, but when we went through the process of looking at all of the assets of the CDD, the original access control which included personnel and technology was over the bid limit for the District, so the District went through a very extensive process of putting together a request for proposals, a very good RFQ process to allow vendors to come in and bid on providing services to you. Ramco did bid on this project along with EntrancelQ, and we had a lot of other vendors who were interested in this project. At the end of the day, the Board, after months of work, evaluated both the EntrancelQ system based on the quality of the proposals submitted and the pricing of that; they did the same for the personnel side of that, and chose the new vendor. The Ramco technology was quite frankly old and outdated.

Ms. Desrochers said she understood replacing outdated technology, but she wondered if the CDD chose the best use of funds.

Ms. DeLuca: One, we had significant issues with Ramco personnel. Number 2 and probably more important, we had no reporting and no technology, so we were running blind. For example, we had a question about someone coming into our community a couple of months ago and instantly Jim could track who that person was who came in, it was an Amazon driver, and within 15 minutes it had been addressed and we knew who it was. So, we feel as if we need to leverage technology in order to help our residents and second of all, EntrancelQ gives us the ability to put in a kiosk system. We are now getting the first reports coming out of EntrancelQ, so for the first two months we have very few people coming in from 10 p.m. until 6 a.m. We can now see those data and statistic points to determine is it more cost effective to put a kiosk in and cut back gate attendant hours. Those are decisions we were never able to make before in order to help our community. So, understand that we had nothing. We simply had somebody checking ID to come in, and we had bar code readers and unfortunately, I hate to say this, we have all seen people stating on Facebook, my barcode reader is in my top kitchen drawer, feel free to take it and use it. That's not what the license plate reader does, nor is it anything our residents wanted. As Jim said, we talked for many months with our residents regarding this and they wanted a more modern system to better manage the people coming into our community. Again, we have public roads and we cannot stop that, but we could not answer the question, how many people are coming in who are not residents or guests? We can now answer those questions. It was through immense resident feedback. I think we held four sessions in which residents came in and provided feedback. We talked, we listened, we had presentations from the vendors, so we had a pretty long cycle on making this decision. And it is paying off now as we can see from the information that Jim has been able to get very quickly for us. I hope that answers your question.

Ms. Desrochers: I guess I just hope that now you are realizing what the budget is going to expand to, that we maybe calm down on any new enhancements for a while and let things settle in. Hopefully they will be able to reduce the cost when they put in the kiosk.

Ms. DeLuca: We have reduced the costs. Lennar was paying close to \$500,000 dollars for this, and the CDD has it for less. So, just to be 100% transparent, we have reduced that cost on that line for the residents.

Ms. Blakely: Wasn't it determined that we have to have a guard there 24/7 because we are public roads?

Chairperson Brady: If you have a gate there, yes.

Ms. Blakely: Yes, we cannot go totally automated because we have public roads. There has to be someone there to physically let somebody in.

Ms. DeLuca: Is that true?

Chairperson Brady: You have to have someone able to let somebody in that gate 24 hours a day.

Ms. DeLuca: But we can do it through a remote person right?

Chairperson Brady: Yes, if the remote person can, yes. I know over at Levante they have that where you pull up, you slide your driver's license in and then it opens the gate.

Ms. DeLuca: Okay. That's the kiosk I was talking about.

Discussion ensued regarding the gate guard allowing entry by recognition as opposed to key card access last Friday.

Chairperson Brady noted Mr. Ward would address this problem. She recommended calling Mr. Ward immediately for anything of this nature.

Mr. Bryan Schumacher suggested entering renters under a certain code with certain timeframes of access as opposed to simply deleting anyone who had not accessed the system in a year. He explained he had guests/renters who came for a couple of months annually and this would make it easier for his guests and himself.

Chairperson Brady: I would be livid if a guest I entered in the system was deleted simply because they had not visited me in a year. But to that point, your renters can go get it and then go through the owner's gate. If you put them in as a guest they still can't go through the owner's gate.

Mr. Steve Rausch asked if the fire hydrants were tested annually with a flow test.

Chairperson Brady responded in the affirmative; the utilities department performed annual testing. She stated Charlotte County Utilities owned and maintained all the utilities.

Ms. _____ stated she would love to see the white twinkly lights stay up at least until May; she would love them up all year because it was so dark on the road and the lights were pretty.

Discussion ensued regarding the white twinkly lights and whether they should be up all year round; the uplighting in the roundabout needing repositioning; and the CDD working on the streetlight problem.

Chairperson Brady stated she saw MasTec fixing streetlights, so she was going to drive around and see what was fixed.

Mr. Bradtmueller discussed the streetlights. He noted blue tape meant the light was reported and FPL looked at it, green tape meant the light was reported, FPL put pole numbers on the lights which were fixed. He recommended following his example and filing a complaint with the regulatory commission about streetlights which were out.

Discussion ensued regarding Mary's interactive streetlight map.

Ms. DeLuca indicated she was willing to assist with the streetlight issues.

Chairperson Brady: I emailed my FPL contact last night to see if I could get things moving faster. And I've told residents just go in and submit them because the more people go on and submit it the likelier they are to come out and fix it.

Ms. DeLuca: I'm willing to get the software from Mary so that we can do it ourselves and sit on the phone for whatever time is needed. I'm happy to get with Rod.

Chairperson Brady: Go ahead and do that.

Ms. DeLuca: Okay, I will.

Ms. Blakely: They just fixed one, it took a couple of days, by the lift station. It's super bright. It's brighter than all of the other ones now, so luckily we have shade on order that's coming in.

Discussion ensued regarding which streetlights were fixed, which were in the process of being fixed, and Rod's assistance with getting the streetlights fixed. The Board thanked Rod.

Ms. DeLuca asked when Mr. Ward would be able to send out the contracts.

Mr. Ward responded he would send them out in a day or so.

Mr. _____ asked about the cane toad situation.

Mr. Ward: This is a big issue in my CDDs. In the winter the cane toads die down to basically nothing, so the cost goes to zero, but when you get to the spring and summer months the cost increases exponentially, and they are out there at night not during the day. You will see them at the dusk hours. They will get the tad poles out of the lakes, and the larvae and toads etc. You will see the numbers for January are very low, but you will see in the summer those become huge numbers. I have three communities in southwest Florida where the number of eggs collected in any one month are like 30,000 eggs. It's pretty manual work.

Mr. _____ asked if the CDD could just spray for the toads like for mosquitos.

Mr. Ward: Not for the volume of these things. The volume is unbelievable and the number of toads can be terrible. The more tadpoles and eggs you catch the less the number of toads.

The toads are dangerous; they have a toxic spray which is poisonous. They are very dangerous to animals.

Ms. Blakely: Are we going to go over the balance sheets with the budget?

Mr. Ward: Not really. You are more interested in the income statement than the balance sheet. The balance sheets are really your debt service funds. Let's put it this way, you are not cash rich at the moment.

Ms. DeLuca: Can we put it on the Agenda next month to talk about the spending resolution? I just don't see where there is unlimited spending under \$195,000 dollars. I just don't want us directors exposed because I don't see where we've given unlimited spending to you.

Mr. Ward: Greg, it's in the budget resolution. I'll get Cori and you guys to update it and look at it, and we will go from there at the next meeting.

Ms. DeLuca: Okay, thanks.

ELEVENTH ORDER OF BUSINESS Adjournment

Chairperson Brady adjourned the meeting at approximately 12:43 p.m.

On MOTION made by Gary Hamilton, seconded by Robert Brady, and with all in favor, the meeting was adjourned.

Tern Bay Community Development District

James P. Ward, Secretary

Tara Brady, Chairperson

RESOLUTION NO. 2026-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TERN BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Tern Bay Community Development District (the "**District**") is a community development district that was established by the Board of the Florida Land and Water Adjudicatory Commission in Charlotte County, Florida Chapter 42VV-1; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules of Procedure attached hereto as **Exhibit "A"** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning the development and adoption.

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

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. ADOPTION OF RULES. The attached Rules of Procedure are hereby adopted pursuant to this Resolution and shall repeal and supersede the Rules of Procedure previously adopted by the District on January 24, 2005, pursuant to Resolution 2005-29. These Rules of Procedure shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, Florida Statutes.

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

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

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

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Tern Bay Community Development District, Charlotte County, Florida, this 3rd day of March 2026.

ATTEST:

**TERN BAY COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Tara Brady, Chairperson

Exhibit A: Rules of Procedure

Exhibit "A"

**RULES OF PROCEDURE
TERN BAY COMMUNITY
DEVELOPMENT DISTRICT**

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Rule 1.0 General.

- (1) Tern Bay Community Development District (the “**District**”) was established pursuant to the provisions of Chapter 190, Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “**Rules**”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- ~~(3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.~~
- ~~(4)~~(3) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule ~~should~~shall be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended. Any suspension of a Rule under this provision shall be reported at the next regular Board meeting and shall be subject to Board ratification.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat. Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Public Records.

- (1) Copies of Public Records. Copies of public records shall be made available to the requesting person at the current rate authorized under Section 119.07(4), Florida Statutes. The requesting person may be required to pay for any charges in advance [in accordance with Florida law.](#)

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat. **Law Implemented:** § 119.07, Fla. Stat.

Rule 1.2 Public Comment.

- (1) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board by Resolution in accordance with Florida law [including policies relating to Section 286.0114, Florida Statutes.](#)

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.006, 190.007, 286.0114, Fla. Stat.

Rule 2.0 Maintenance Services — Scope and Definitions.

- (1) Purpose and Scope. ~~In order Pursuant to comply with~~ Sections 190.033(3) and 287.017, Florida Statutes, the following provisions shall apply to the purchase of maintenance services.
- (2) Board Authorization. Except ~~in cases of~~ for an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) “Competitive Solicitation” ~~or “CS”~~ means a formal, advertised procurement process, other than an ~~Invitation to Bid, Request for Proposals, or Invitation to Negotiate~~ ITB, RFP, or ITN, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract. For purposes of these Rules, “Solicitation” means any ITB, RFP, ITN, or CS issued by the District.
 - (b) “Emergency Purchase” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, ~~riot, fires,~~ floods, hurricanes, accidents, or ~~any~~ circumstances or ~~cause~~ causes beyond the control of the Board in the normal conduct of its business), where the Board finds that ~~the~~ a delay incident to competitive purchase would be detrimental to the interests of the District. ~~This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.~~
 - (c) ~~(e)~~ — “Invitation to Bid” ~~is or~~ “ITB” means a written solicitation for sealed bids with the ~~title,~~ date, and hour of the public bid opening designated ~~specifically and,~~ defining the commodity or service involved. ~~It includes printed instructions prescribing, including~~ conditions for bidding, qualification, and evaluation criteria, and ~~provides~~ providing for a ~~manual~~ the signature of an authorized representative. ~~It may include one or more bid alternates in compliance with applicable law.~~
 - (d) “Invitation to Negotiate” ~~or “ITN”~~ means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
 - (e) — “Negotiate” ~~means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.~~

~~(f)~~—“Proposal (or Reply or Response) Most Advantageous to the District” means, as determined in the sole discretion of the Board, the ~~proposal, reply, or response~~Submission that is:

~~(j)~~(e) ~~Submitted~~ (i) submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance; (ii) the most responsive to the Solicitation; and (iii) for a cost to the District deemed by the Board to be reasonable.

~~(ii)~~—~~The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and~~

~~(iii)~~—~~For a cost to the District deemed by the Board to be reasonable.~~

~~(g)~~(f) “Request for Proposals” or “RFP” ~~is~~means a written solicitation for sealed proposals with the ~~title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative.~~ ~~It~~An RFP may ~~provide general information; include~~ applicable laws ~~and rules,~~ statement of work, functional ~~or general~~ specifications, qualifications, proposal instructions, ~~work detail analysis, and evaluation criteria as necessary.~~

~~(h)~~(g) “Responsive and Responsible Bidder” ~~(or Vendor)~~ means an entity or individual that has submitted a ~~bid~~Submission that conforms in all material respects to the ~~Invitation to Bid~~Solicitation and has the capability ~~in all respects~~ to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. ~~“Responsive and Responsible Vendor” means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance.~~—In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the ~~Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation,~~ the following:Solicitation: (i) the ability and adequacy of professional personnel; (ii) past performance for the District and in other employment; (iii) willingness to meet time and budget requirements; (iv) geographic location relative to the project; (v) recent, current, and projected workloads; (vi) volume of work previously awarded; (vii) whether cost components are appropriately balanced; and (viii) certified minority business enterprise status.

- ~~(i) The ability and adequacy of the professional personnel employed by the entity/individual;~~
- ~~(ii) The past performance of the entity/individual for the District and in other professional employment;~~
- ~~(iii) The willingness of the entity/individual to meet time and budget requirements;~~
- ~~(iv) The geographic location of the entity's/individual's headquarters or office in relation to the project;~~
- ~~(v) The recent, current, and projected workloads of the entity/individual;~~
- ~~(vi) The volume of work previously awarded to the entity/individual;~~
- ~~(vii) Whether the cost components of the bid or proposal are appropriately balanced; and~~
- ~~(viii) Whether the entity/individual is a certified minority business enterprise.~~

~~(i)(h) “Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response” all mean a “Submission” means any bid, proposal, reply, or response submitted in connection with a Solicitation. A “Responsive Submission” means a Submission which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document Solicitation and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.~~

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat. Law Implemented: §§ 190.033, 255.20, Fla. Stat.

Rule 2.1 Maintenance Services - Procedure.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared ~~an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive~~ Solicitation.

 - (b) ~~Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive~~ Notice of the Solicitation shall be advertised at least once in a manner consistent with applicable law. The notice shall also include the amount of the bid bond, if one is required. ~~The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.~~

 - (c) The District may maintain lists of persons interested in receiving notices of ~~Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.~~ The District shall make a good faith effort to provide written notice to persons who provide their name and address to the ~~District Manager for inclusion on the list.~~ However, ~~failure~~ Failure of a person to receive the notice shall not invalidate any contract awarded ~~in accordance with this Rule~~ and shall not be a basis for a protest of any contract award.

 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit ~~bids, proposals, replies, and responses~~ Submissions.

 - (e) ~~In order to~~ To be eligible to submit a ~~bid, proposal, reply, or response~~ Submission, a firm or individual must, at the time of receipt of the ~~bids, proposals, replies, or responses:~~
 - (i) ~~Hold the required~~ Submissions: (i) hold all applicable state professional licenses in good standing;

 - (ii) ~~Hold all required applicable and~~ federal licenses in good standing; (ii) if any;

~~(iii) Be a current and active Florida corporation, limited liability company, or partnership, or an entity, be authorized to do business in the State of Florida in accordance with Florida Statutes, if the vendor is an entity applicable law; and~~

- (e) ~~Meet (iii) meet~~ any special pre-qualification requirements ~~set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.~~

~~Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.~~

- (f) ~~Bids, proposals, replies, and responses~~ Submissions shall be publicly opened at the time and place noted on the ~~Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.~~ ~~Bids, proposals, replies, and responses shall be~~ Solicitation and evaluated in accordance with the ~~respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation,~~ and these Rules. Minor variations in the ~~bids, proposals, replies, and responses~~ Submissions may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. ~~Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.~~

- (g) The lowest Responsive ~~Bid~~ Submission submitted in response to an ~~Invitation to Bid~~ ITB by a Responsive and Responsible Bidder shall be accepted. In relation to a ~~Request for Proposals, Invitation to Negotiate an RFP, ITN, or Competitive Solicitation~~ CS, the Board shall select the Responsive ~~Proposal, Reply, or Response~~ submitted Submission by a Responsive and Responsible Vendor which is most advantageous to the District. ~~To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.~~

- ~~(h) The Board shall have the right to reject all bids, proposals, replies, or responses~~ Submissions because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

~~(h)~~ entitled to recover any costs of ~~bid, proposal, reply, or response~~ Submission preparation or submittal from the District.

~~(i)~~ The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

~~(j)~~ Notice of intent to award, including rejection of some or all ~~bids, proposals, replies, or responses~~ Submissions, shall be provided in writing to all vendors by United States Mail, hand delivery, email, ~~facsimile~~, or overnight delivery ~~service~~. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 2.2 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or similar wording to that effect. Protests ~~of the District's procurement of maintenance services~~ under this Rule 2.1 shall be ~~in accordance with the procedures set forth in~~ governed by Rule 2.2.

~~(k)~~ If ~~less~~ fewer than three (3) Responsive ~~Bids, Proposals, Replies, or Responses~~ Submissions are received, the District may purchase the maintenance services or ~~may~~ reject the ~~bids, proposals, replies, or responses~~ Submissions for a lack of competitiveness. If no Responsive ~~Bid, Proposal, Reply, or Response~~ Submission is received, the District may take whatever steps are reasonably necessary ~~in order~~ to proceed with the procurement of maintenance services, ~~which steps may include a direct purchase of the maintenance services without further competitive selection processes~~.

(3) Exemptions. Maintenance services ~~that are only~~ only available from a single source ~~are exempt from this Rule. Maintenance, maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if, and contracts where~~ state or federal law prescribes ~~with whom the District must contract~~ contracting party or ~~if where~~ the rate of payment is established during the appropriation process, are exempt from this Rule.

(4) Renewal. ~~Contracts for the purchase of maintenance services~~ subject to this Rule may be renewed for a period ~~that may not to~~ exceed ~~three (3) years or the term of set forth in the original contract, whichever period~~ Competitive Solicitation, if any is longer specified.

~~(5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.~~

~~(6)~~(5) Emergency Purchases. The District may make an Emergency Purchase without complying with these ~~rules~~Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 2.2 Protests ~~With~~with Respect ~~To~~to Proceedings under Rule 2.1

The resolution of any protests with respect to proceedings under Rule 2.1 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a ~~Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation~~ issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the ~~Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation.~~Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

- (b) Except for those situations covered by subsection (1)(a) ~~of this Rule.~~, any firm or person who is affected adversely by ~~the~~at the District's ranking or intended award under Rule 2.1 and desires to contest the ~~District's ranking or intended award,~~same shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. ~~A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.~~The requirements for filing a formal protest, perfection of filing, and consequences of failure to file set forth in subsection (1)(a) shall apply equally to protests under this subsection.

- (c) If disclosed in the ~~District's competitive solicitation~~Solicitation documents for a particular purchase under Rule 2.1, the Board may require any person who files a notice of protest to post a protest bond in ~~the~~an amount equal to

1% of the anticipated contract amount that is the subject of the protest. ~~In the event~~If the protest is successful, the ~~protest~~ bond shall be refunded to the protestor. ~~In the event~~If the protest is unsuccessful, the ~~protest~~ bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. ~~In the event~~If the protest is settled by mutual agreement ~~of the parties, the protest~~ bond shall be distributed as agreed to by the District and protestor.

(d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.

(2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.

(3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via ~~facsimile, United States Mail, or hand~~ delivery, email, or overnight delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.

~~(4)~~ Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:

~~(a)~~ Administer (a) administer oaths and affirmations;

~~(b)~~ Rule (b) rule upon offers of proof and receive relevant evidence;

~~(c)~~ Regulate (c) regulate the course of the hearing, including any pre-hearing matters;

~~(d)~~ Enter (d) enter orders; and

~~(e)~~ Make (e) make or receive offers of settlement, stipulation, and adjustment.

~~(5)~~(4) The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

~~(6)~~(5) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

~~(7)~~(6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses Submissions after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, or ~~if the Board determines it that rejection~~ is otherwise in the District's best interest, (provided such determination is documented in writing with specific findings supporting the rejection), the Board may reject all ~~qualifications, bids, proposals, replies, and responses and start~~ Submissions and restart the competitive solicitation process anew. If the Board decides to ~~reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew~~ do so, any pending protests shall automatically terminate.

~~(8)~~(7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat. Law Implemented: §§§ 190.033, 120.57, 287.057, 286.011, Fla. Stat.

Rule 3.0 Effective Date.

These Rules shall be effective ~~January 1~~March 3, 2026,~~except that no election of officers required by these Rules shall be required until after the next regular election for the Board.~~

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat. Law Implemented: §§ ~~190.006~~, 190.011(5), 190.011(15), Fla. Stat.

**RULES OF PROCEDURE
TERN BAY COMMUNITY
DEVELOPMENT DISTRICT**

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Rule 1.0 General.

- (1) Tern Bay Community Development District (the “**District**”) was established pursuant to the provisions of Chapter 190, Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “**Rules**”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule shall be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended. Any suspension of a Rule under this provision shall be reported at the next regular Board meeting and shall be subject to Board ratification.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat. **Law Implemented:** §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Public Records.

- (1) Copies of Public Records. Copies of public records shall be made available to the requesting person at the current rate authorized under Section 119.07(4), Florida Statutes. The requesting person may be required to pay for any charges in advance in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat. **Law Implemented:** § 119.07, Fla. Stat.

Rule 1.2 Public Comment.

- (1) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board by Resolution in accordance with Florida law including policies relating to Section 286.0114, Florida Statutes.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.006, 190.007, 286.0114, Fla. Stat.

Rule 2.0 Maintenance Services - Scope and Definitions.

- (1) Purpose and Scope. Pursuant to Sections 190.033(3) and 287.017, Florida Statutes, the following provisions shall apply to the purchase of maintenance services.
- (2) Board Authorization. Except for an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) “Competitive Solicitation” or “CS” means a formal, advertised procurement process, other than an ITB, RFP, or ITN, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract. For purposes of these Rules, “Solicitation” means any ITB, RFP, ITN, or CS issued by the District.
 - (b) “Emergency Purchase” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, floods, hurricanes, accidents, or circumstances or causes beyond the control of the Board in the normal conduct of its business), where the Board finds that a delay incident to competitive purchase would be detrimental to the interests of the District.
 - (c) “Invitation to Bid” or “ITB” means a written solicitation for sealed bids with the date and hour of the public bid opening designated, defining the commodity or service involved, including conditions for bidding, qualification, and evaluation criteria, and providing for the signature of an authorized representative in compliance with applicable law.
 - (d) “Invitation to Negotiate” or “ITN” means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
 - (e) “Proposal (or Reply or Response) Most Advantageous to the District” means, as determined in the sole discretion of the Board, the Submission that is: (i) submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance; (ii) the most responsive to the Solicitation; and (iii) for a cost to the District deemed by the Board to be reasonable.
 - (f) “Request for Proposals” or “RFP” means a written solicitation for sealed proposals with the date and hour of the public opening designated and requiring the signature of an authorized representative. An RFP may include applicable laws, statement of work, functional specifications, qualifications, proposal instructions, and evaluation criteria.

- (g) “Responsive and Responsible Bidder (or Vendor)” means an entity or individual that has submitted a Submission that conforms in all material respects to the Solicitation and has the capability to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Solicitation: (i) the ability and adequacy of professional personnel; (ii) past performance for the District and in other employment; (iii) willingness to meet time and budget requirements; (iv) geographic location relative to the project; (v) recent, current, and projected workloads; (vi) volume of work previously awarded; (vii) whether cost components are appropriately balanced; and (viii) certified minority business enterprise status.

- (h) “Submission” means any bid, proposal, reply, or response submitted in connection with a Solicitation. A “Responsive Submission” means a Submission which conforms in all material respects to the specifications and conditions in the Solicitation and these Rules, and the cost components of which, if any, are appropriately balanced.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat. Law Implemented: §§ 190.033, 255.20, Fla. Stat.

Rule 2.1 Maintenance Services - Procedure.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Solicitation.
 - (b) Notice of the Solicitation shall be advertised at least once in a manner consistent with applicable law. The notice shall also include the amount of the bid bond, if one is required.
 - (c) The District may maintain lists of persons interested in receiving notices of Solicitations. Failure of a person to receive the notice shall not invalidate any contract awarded and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit Submissions.
 - (e) To be eligible to submit a Submission, a firm or individual must, at the time of receipt of the Submissions: (i) hold all applicable state and federal licenses in good standing; (ii) if an entity, be authorized to do business in the State of Florida in accordance with applicable law; and (iii) meet any special pre-qualification requirements.
 - (f) Submissions shall be publicly opened at the time and place noted on the Solicitation and evaluated in accordance with the Solicitation and these Rules. Minor variations in Submissions may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
 - (g) The lowest Responsive Submission submitted in response to an ITB by a Responsive and Responsible Bidder shall be accepted. In relation to an RFP, ITN, or CS, the Board shall select the Responsive Submission by a Responsive and Responsible Vendor which is most advantageous to the District.

- (h) The Board shall have the right to reject all Submissions because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be entitled to recover any costs of Submission preparation or submittal from the District.
 - (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all Submissions, shall be provided in writing to all vendors by United States Mail, hand delivery, email, or overnight delivery. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 2.2 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or similar wording. Protests under this Rule 2.1 shall be governed by Rule 2.2.
 - (k) If fewer than three (3) Responsive Submissions are received, the District may purchase the maintenance services or reject the Submissions for a lack of competitiveness. If no Responsive Submission is received, the District may take whatever steps are reasonably necessary to proceed with the procurement of maintenance services.
- (3) Exemptions. Maintenance services available only from a single source, maintenance services provided by governmental agencies, and contracts where state or federal law prescribes the contracting party or where the rate of payment is established during the appropriation process, are exempt from this Rule.
- (4) Renewal. Contracts subject to this Rule may be renewed for a period not to exceed the term set forth in the Competitive Solicitation, if any is specified.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 2.2 Protests with Respect to Proceedings under Rule 2.1

The resolution of any protests with respect to proceedings under Rule 2.1 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a), any firm or person who is affected adversely by the District's ranking or intended award under Rule 2.1 and desires to contest the same shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. The requirements for filing a formal protest, perfection of filing, and consequences of failure to file set forth in subsection (1)(a) shall apply equally to protests under this subsection.
- (c) If disclosed in the Solicitation documents for a particular purchase under Rule 2.1, the Board may require any person who files a notice of protest to post a protest bond in an amount equal to 1% of the anticipated contract amount that is the subject of the protest. If the protest is successful, the bond shall be refunded to the protestor. If the protest is unsuccessful, the bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. If the protest is settled by mutual agreement, the bond shall be distributed as agreed to by the District and protestor.
- (d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.

(2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the

protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.

- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via United States Mail, hand delivery, email, or overnight delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may: (a) administer oaths and affirmations; (b) rule upon offers of proof and receive relevant evidence; (c) regulate the course of the hearing, including any pre-hearing matters; (d) enter orders; and (e) make or receive offers of settlement, stipulation, and adjustment. The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.
- (5) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (6) Rejection of all Submissions after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or irregularity in the competitive solicitation process, or that rejection is otherwise in the District's best interest (provided such determination is documented in writing with specific findings supporting the rejection), the Board may reject all Submissions and restart the competitive solicitation process anew. If the Board decides to do so, any pending protests shall automatically terminate.

- (7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat. **Law Implemented:** §§ 190.033, 120.57, 287.057, 286.011, Fla. Stat.

Rule 3.0 Effective Date.

These Rules shall be effective March 3, 2026.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat. **Law Implemented:** §§ 190.006, 190.011(5), 190.011(15), Fla. Stat.

RESOLUTION 2026-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TERN BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Tern Bay Community Development District (the "Board") prior to June 15, 2026, a proposed Budget for Fiscal Year 2027; and

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

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

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

SECTION 2. BUDGET. The proposed Budget submitted by the District Manager for Fiscal Year 2027 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

DATE: Tuesday, June 2, 2026
HOUR: 10:00 AM
LOCATION: Heritage Landing Amenity Center
14571 Heritage Landing Boulevard
Punta Gorda, Florida 33955

SECTION 4. TRANSMITTAL OF BUDGET. The District Manager is hereby directed to submit a copy of the proposed budget to Charlotte County at least 60 days prior to the hearing set above. In accordance with [Section 189.016, Florida Statutes](#), the District's Secretary is directed to post the proposed budget on the District's website at least two days before the Public Hearing date.

SECTION 5. PUBLICATION. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two

(2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

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

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

SECTION 8. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Tern Bay Community Development District, Charlotte County, Florida, this 3rd day of March 2026.

ATTEST:

**TERN BAY COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Tara Brady, Chairperson

Exhibit A: Proposed Fiscal Year 2027 Budget

Tern Bay

Community Development District

*Proposed Budget
Fiscal Year 2027*

Revision 1 – March 3, 2026

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: JimWard@JPWardAssociates.com

Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Amended Budget	Actual at 1/26/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget	REVISION 1 - March 3, 2026	Notes
Revenues and Other Sources						
Carryforward - Reserves						
GF Reserve Distribution	\$ 678,899	\$ -	\$ 678,899	\$ -	\$ -	- Additional Cash Required to fund Operations
Interest Income - General Account	\$ 30,000	\$ 7,579	\$ 45,476	\$ 40,929	\$ 40,929	Interest on Cash Balances - General Fund Account
Special Assessment Revenue						
Special Assessment - On-Roll	\$ 1,249,598	\$ 1,055,864	\$ 1,249,598	\$ 2,317,246	\$ 1,846,063	Assessments from Property Owners
Total Revenue and Other Sources	\$ 1,958,497	\$ 1,063,443	\$ 1,973,973	\$ 2,358,175	\$ 1,886,991	
Appropriations and Other Uses						
Legislative						
Board of Supervisor's Fees	\$ 12,000	\$ 4,000	\$ 12,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Executive						
Professional - Management	\$ 50,000	\$ 16,667	\$ 50,000	\$ 60,000	\$ 60,000	District Manager
Financial and Administrative						
Audit Services	\$ 6,600	\$ 4,400	\$ 4,400	\$ 4,500	\$ 4,500	Statutory Required Yearly Audit
Accounting Services	\$ 27,300	\$ 9,100	\$ 27,300	\$ 31,500	\$ 31,500	Accounting (All Funds)
Assessment Roll Services	\$ 27,300	\$ 9,100	\$ 27,300	\$ 31,500	\$ 31,500	Preparation/Maintenance (All Fund)
Arbitrage Rebate Fees	\$ 1,000	\$ 500	\$ 1,000	\$ 1,000	\$ 1,000	exceed interest paid on bonds
Other Contractual Services						
Legal Advertising	\$ 1,500	\$ 758	\$ 3,000	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 8,009	\$ -	\$ 8,009	\$ 8,009	\$ 8,009	Trustee Fees for Bonds
Dissemination Agent Services	\$ 6,000	\$ 1,750	\$ 5,250	\$ 6,000	\$ 6,000	Required SEC Reporting for Bond Issues
Bond Amortization Schedules	\$ 500	\$ -	\$ 500	\$ 500	\$ 500	Fees to reamortize bond payable
Property Appraiser/Tax Collector Fees	\$ 50	\$ 66	\$ 66	\$ 60	\$ 60	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	\$ 250	Bank Fees - Governmental Accounts
Communications and Freight Services						
Postage, Freight & Messenger	\$ 900	\$ -	\$ 900	\$ 900	\$ 900	Agenda Mailings and other Misc. Mailings
Web Site Maintenance	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	\$ 2,400	Statutory Required Maintenance of District Web Sites
Insurance	\$ 40,242	\$ 35,666	\$ 50,666	\$ 50,000	\$ 50,000	General Liability and D&O Liability Insurance
Meeting Room Rental	\$ 250	\$ -	\$ -	\$ -	\$ -	Board Meeting Room Rental
Printing and Binding	\$ 300	\$ -	\$ 300	\$ 300	\$ 300	Agenda Books and Copies
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity
Legal Services						
General Counsel	\$ 6,500	\$ 10,158	\$ 20,000	\$ 10,000	\$ 10,000	District Attorney

Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Amended Budget	Actual at 1/26/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget	REVISION 1 - March 3, 2026	Notes
Other General Government Services						
Engineering Services - General						
General Services	\$ 15,000	\$ 3,816	\$ 8,000	\$ 15,000	\$ 10,500	District Engineer
Canoe Path Improvement (Permit Analysis)	\$ 2,500	\$ -	\$ -	\$ -	\$ -	Review of Requirements for improvements to Path
Sub-Total	\$ 208,776	\$ 96,156	\$ 221,516	\$ 237,594	\$ 233,094	
Other Public Safety						
Professional Services						
Access Control Services						
Access Control - Gate Attendant (Ramco)	\$ 72,522	\$ 60,188	\$ 60,188	\$ -	\$ -	- Services though 1/7/26
Access Control - System (Ramco)	\$ 2,359	\$ 8,892	\$ 8,892	\$ -	\$ -	- Services though 1/7/26
Access Control - Gate Attendant (Allied)	\$ 155,749	\$ -	\$ 155,749	\$ 192,192	\$ 223,554	Full Time - at Gates
Access Control - Resident Liaison (Allied)	\$ 48,177	\$ -	\$ 48,177	\$ 62,400	\$ 31,200	Resident Liaison (40 hrs per week) (REDUCED TO 20 HOURS/WK)
Access Control - System - (Entrance IQ)	\$ 29,182	\$ 5,501	\$ 32,182	\$ 31,835	\$ 31,835	Welcome Gate Technology/Software
Utilities						
Electric	\$ 2,400	\$ 262	\$ 2,400	\$ 2,400	\$ 2,400	
Water and Wastewater	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	\$ 1,200	
Internet Access	\$ 2,700	\$ 1,516	\$ 8,600	\$ 8,000	\$ 8,000	
Repairs and Maint. (Access Control & Welcome Ctr.)						
Access Control / Janitorial	\$ 3,340	\$ 1,646	\$ 4,046	\$ 3,600	\$ 3,600	Includes welcome center
Front and Back Gates	\$ 9,000	\$ 15,493	\$ 16,493	\$ 8,000	\$ 8,000	
Misc. Repairs	\$ 15,000	\$ 14,028	\$ 15,028	\$ 18,000	\$ 10,000	As Needed
Contingencies	\$ -	\$ 6,429	\$ 6,929	\$ 6,553	\$ 7,315	2% of department
Capital Outlay	\$ 80,000	\$ 107,292	\$ 115,000	\$ -	\$ -	Gate Replacement
Sub-Total	\$ 421,630	\$ 221,248	\$ 474,884	\$ 334,179	\$ 327,104	
Community Wide Irrigation System						
Professional Services						
Asset Management	\$ -	\$ -	\$ -	\$ 15,000	\$ -	- Field Operations Manager
Consumptive Use Permit Monitoring	\$ -	\$ -	\$ -	\$ 13,000	\$ -	- SFWMD Permit Compliance Requirements
Utility Services						
Electric - Pump Station	\$ -	\$ -	\$ -	\$ 55,000	\$ -	- Pumps Station & Pumps for water withdrawal from aquifer/irrigation lake

Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Amended Budget	Actual at 1/26/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget	REVISION 1 - March 3, 2026	Notes
Repairs and Maintenance	\$ -					
Pump Station and Wells	\$ -	\$ -	\$ -	\$ 65,000	\$ -	- Preventative Maint./wet well water treatment and pump repairs
Recharge Pumps	\$ -	\$ -	\$ -	\$ 9,000	\$ -	- Pump and Meter Repairs
Main Line Irrigation System	\$ -	\$ -	\$ -	\$ 5,000	\$ -	- Irrigation Main line Repairs
Contingencies	\$ -	\$ -	\$ -	\$ 3,160	\$ -	- 4% of Repairs and Maintenance
Capital Outlay						
Irrigation Pump Station	\$ -	\$ -	\$ -	\$ 10,000	\$ -	-
Sub-Total	\$ -	\$ -	\$ -	\$ 175,160	\$ -	
Stormwater Management Services						
Lake, Lake Bank and Littoral Shelf Maintenance						
Professional Services						
Operations Management	\$ 20,000	\$ 7,096	\$ 28,382	\$ 32,000	\$ 15,000	Asset Operations Management
Repairs & Maintenance						
Aquatic Weed Control	\$ 72,000	\$ 36,350	\$ 106,200	\$ 110,000	\$ 110,000	Periodic Maintenance of Water Management System
Lake Vegetation Removal	\$ 22,000	\$ 23,550	\$ 24,550	\$ 5,000	\$ 5,000	
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	
Water Quality Testing	\$ -	\$ -	\$ -	\$ 4,000	\$ 4,000	
Littoral Shelf Maintenance	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	
Aerations System (Fountains/Bubblers)	\$ 500	\$ -	\$ 500	\$ 500	\$ 500	Periodic Maintenance
Control Structures, Catch basins & Outfalls	\$ 40,000	\$ -	\$ 169,300	\$ 30,000	\$ 20,000	Rotating Program to clean Silt from Drainage Structures
Contingencies	\$ -	\$ 7,281	\$ 7,781	\$ 5,085	\$ 4,785	3% of Repairs and Maintenance
Preserve Area Maintenance						
Professional Services						
Operations Management	\$ 20,000	\$ 1,356	\$ 5,424	\$ 15,000	\$ 12,500	Asset Operations Management
Repairs and Maintenance						
Wetlands	\$ 28,800	\$ 9,600	\$ 28,800	\$ 28,800	\$ 28,800	Monthly Preserve Maintenance
Preserve Path(Canoe Launch)						
Repairs and Maintenance	\$ 15,000	\$ 2,700	\$ 8,100	\$ 8,100	\$ 8,100	Path to Canoe Launch
Shell Path Material	\$ -	\$ -	\$ -	\$ 18,000	\$ 18,000	Add crushed shell rock to path
Path Clearing (Periodic)	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	Trimming back more invasives
Wild Hog Trapping and Removal	\$ 34,000	\$ -	\$ 25,000	\$ 26,000	\$ 26,000	On-going program for removal of wild hogs w/ USDA
Cane Toad Removal	\$ 38,000	\$ 11,505	\$ 36,000	\$ 38,400	\$ 38,400	
Contingencies	\$ -	\$ -	\$ -	\$ 3,075	\$ 2,626	3% of Repairs and Maintenance

Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Amended Budget	Actual at 1/26/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget	REVISION 1 - March 3, 2026	Notes
Capital Outlay						
Aeration Systems/Fountains	\$ -	\$ -	\$ -	\$ 24,000	\$ -	One aeration system
Littoral Shelf Planting	\$ 44,000	\$ 44,738	\$ 44,738	\$ 15,000	\$ 10,000	Phase 2
Lake Bank Restorations	\$ -	\$ -	\$ -	\$ 60,000	\$ 60,000	CIP (Year 1) - Lake banks TBD
Contingencies & CEI	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total	\$ 354,300	\$ 144,176	\$ 499,775	\$ 454,960	\$ 395,711	
Road and Street Services						
Professional Management						
Asset Management	\$ 30,000	\$ 21,275	\$ 51,059	\$ 35,000	\$ 35,000	Asset Operations Management
Utility Services						
Electric - Street Lights						
Electric Service - Lease Charges	\$ 6,000	\$ 1,924	\$ 5,772	\$ 6,000	\$ 6,000	FP&L - Electric Service for Rental of Street Lights
Electric Service - Use Charges	\$ 100,000	\$ 32,595	\$ 97,784	\$ 100,000	\$ 100,000	
Repairs and Maintenance						
Sidewalk Repairs	\$ 25,000	\$ -	\$ 25,000	\$ 11,000	\$ 11,000	
Pavement Repairs	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	
Bridge Repairs	\$ 12,000	\$ -	\$ 12,000	\$ 6,000	\$ 6,000	Periodic repairs and pressure washing
Striping & Pavement Marking	\$ 15,000	\$ 3,995	\$ 15,000	\$ 25,000	\$ 25,000	Inside the gate
Street Lights/Directional Signs	\$ 15,000	\$ 2,583	\$ 15,000	\$ 7,500	\$ 7,500	Additional Solar Lighting at Entrances
Street Sweeping	\$ 35,000	\$ 2,850	\$ 34,200	\$ 35,000	\$ 3,500	
Pressure Washing - Sidewalks	\$ 33,000	\$ -	\$ 33,000	\$ 33,000	\$ 33,000	New LINE ITEM - 3 Yr Contract
Miscellaneous Repairs	\$ 10,000	\$ 13,532	\$ 15,000	\$ 7,500	\$ 5,000	
Contingencies	\$ -	\$ -	\$ -	\$ 3,795	\$ 5,955	3% of Repairs and Maintenance
Sub-Total	\$ 281,000	\$ 80,253	\$ 305,315	\$ 271,295	\$ 239,455	
Landscaping Services						
Professional Management						
Asset Management	\$ 25,000	\$ 13,239	\$ 39,716	\$ 35,000	\$ 15,000	
Repairs & Maintenance						
Landscaping Maintenance - Common Area	\$ 320,819	\$ 31,451	\$ 340,584	\$ 320,819	\$ 312,128	
Tree Trimming	\$ 70,000	\$ -	\$ 55,000	\$ 65,000	\$ 15,000	
Landscape Replacements	\$ 25,000	\$ 16,530	\$ 25,000	\$ 40,000	\$ 30,000	Additional plantings
Mulch Installation	\$ 50,000	\$ 28,840	\$ 50,000	\$ 54,000	\$ 50,000	Pine straw one full on half
Annuals	\$ 35,000	\$ 7,087	\$ 28,348	\$ 18,000	\$ 26,000	3 times per year
Landscape Lighting	\$ 25,000	\$ 1,731	\$ 25,000	\$ 15,000	\$ 15,000	Front entrance and roundabout
Annual Holiday Decorations	\$ 14,500	\$ 20,666	\$ 20,666	\$ 17,000	\$ 17,000	

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Amended Budget	Actual at 1/26/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget	REVISION 1 - March 3, 2026	Notes
Irrigation System						Irrigation - Moved to Community Wide System
Pump & Wells						
Routine Maintenance	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	
Well Testing/Meter Reading	\$ 20,000	\$ 3,000	\$ 20,000	\$ -	\$ 7,080	
Line Distribution System						
Routine Maintenance	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 21,105	
Contingencies & CEI	\$ -	\$ -	\$ -	\$ 15,895	\$ 9,866	2% of Repairs and Maintenance
Sub-Total	\$ 605,319	\$ 122,543	\$ 624,314	\$ 580,714	\$ 518,180	
 Reserves						
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ 150,000	\$ 50,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
 Other Fees and Charges						
Discounts and Tax Collector Fees	\$ 87,472	\$ -	\$ 87,472	\$ 154,273	\$ 123,448	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Expenditures and Other Uses	\$ 1,958,497	\$ 664,375	\$ 2,213,276	\$ 2,358,175	\$ 1,886,991	
 Fund Balances:						
Change from Current Year Operations	\$ -	\$ 399,068	\$ (239,303)	\$ (0)	\$ -	- Cash Over (Short) at Fiscal Year End
Fund Balance - *Beginning	\$ 945,673		\$ 945,673	\$ 27,471	\$ 27,471	
Reserve Additions	\$ -		\$ -	\$ 150,000	\$ 50,000	Budgeted Funds for Long Term Capital Planning
Reserve Expenditures	\$ (678,899)		\$ (678,899)	\$ -	\$ -	Reserve Funds Used in Current FY
Total Fund Balance	\$ 266,775		\$ 27,471	\$ 177,471	\$ 77,471	
 Fund Balance - Uses of Funds						
1st 3 Months Operations	\$ 489,624		\$ 553,319	\$ 589,544	\$ 471,748	Required to meet Cash Needs until Assessments Rec'd
Extraordinary Capital/Operations Reserve	\$ (222,849)		\$ (525,848)	\$ (412,073)	\$ (394,276)	Long Term Capital Planning Reserve - Balance of Funds
Total Fund Balance	\$ 266,775		\$ 27,471	\$ 177,471	\$ 77,471	

*Beginning Fund Balance at 10/1/2025 per audited financial statements.

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Amended Budget	Actual at 1/26/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget	REVISION 1 - March 3, 2026	Notes
-------------	---------------------------------------	------------------------	---------------------------------	--	-------------------------------	-------

Description	Units	Rate FY 2026	Rate FY 2027	Rate FY 2027 Revision 1
Executive Homes (40' - 50')	210	\$ 800.00	\$ 1,509.72	\$ 1,181.86
Manor Homes (51' - 60')	199	\$ 800.00	\$ 1,509.72	\$ 1,181.86
Estate homes (61' - 70')	160	\$ 800.00	\$ 1,509.72	\$ 1,181.86
Coach Homes	268	\$ 800.00	\$ 1,509.72	\$ 1,181.86
Veranda (12 Unit Plex)	288	\$ 800.00	\$ 1,509.72	\$ 1,181.86
Terrace (30 Unit plex)	420	\$ 800.00	\$ 1,509.72	\$ 1,181.86
Commercial/Office	17	\$ 800.00	\$ 1,509.72	\$ 1,181.86
Total Units:	1562			
ADOPTED Cap Rate - FY 2026		\$ 960.00	\$ 960.00	\$ 960.00
PROPOSED Cap Rate - FY 2027			\$ 1,811.66	\$ 1,418.23

**Tern Bay Community Development District
Series 2005A Bonds - Debt Service Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Amended Budget	Actual at 1/26/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 6,532	\$ 1,599	\$ 4,797	\$ 4,317
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 109,006	\$ 92,918	\$ 109,006	\$ 103,369
Total Revenue and Other Sources	\$ 115,538	\$ 94,517	\$ 113,803	\$ 107,686
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 A Bonds	\$ 55,000	\$ -	\$ 55,000	\$ 55,000
Interest Expense				
Series 2005 A Bonds	\$ 46,494	\$ 22,978	\$ 46,494	\$ 43,269
Other Fees and Charges				
Discounts and Other Fees	\$ 7,131	\$ -	\$ 7,131	\$ 6,762
Total Expenditures and Other Uses	\$ 108,625	\$ 22,978	\$ 108,625	\$ 105,031
Net Increase/(Decrease) in Fund Balance	\$ 6,913	\$ 71,539	\$ 5,178	\$ 2,655
Fund Balance - Beginning	\$ 126,610	\$ 122,610	\$ 126,610	\$ 131,788
Fund Balance - Ending (Projected)	\$ 133,524	\$ 194,149	\$ 131,788	\$ 134,443

Fund Balance Analysis

Reserve Requirement	\$ 50,000.00
Reserved for November 1, 2027 Interest	\$ 20,156.25
Total Required Funds:	\$ 70,156.25

Land Use	Number of Units	ERU Factor	Total ERU's	FY 2026 Rate	FY 2027 Rate
SF - 60'	32	1	32	\$ 1,579.80	\$ 1,498.10
Coach	20	0.9	20	\$ 1,579.80	\$ 1,498.10
Comm.	85	0.2	17	\$ 26,856.61	\$ 25,467.65
Totals:	137		69		

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

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Debt Outstanding (After Restructure)		\$ 1,170,000	5.375%			
5/1/2024		\$ 50,000	5.375%	\$ 25,934.38	\$ 101,869	\$ 915,000
11/1/2024				\$ 24,590.63		
5/1/2025	\$ 10,000	\$ 50,000	5.375%	\$ 24,590.63	\$ 99,181	\$ 855,000
11/1/2025				\$ 22,978.13		
5/1/2026		\$ 50,000	5.375%	\$ 22,978.13	\$ 95,956	\$ 805,000
11/1/2026				\$ 21,634.38		
5/1/2027		\$ 55,000	5.375%	\$ 21,634.38	\$ 98,269	\$ 750,000
11/1/2027				\$ 20,156.25		
5/1/2028		\$ 60,000	5.375%	\$ 20,156.25	\$ 100,313	\$ 690,000
11/1/2028				\$ 18,543.75		
5/1/2029		\$ 60,000	5.375%	\$ 18,543.75	\$ 97,088	\$ 630,000
11/1/2029				\$ 16,931.25		
5/1/2030		\$ 65,000	5.375%	\$ 16,931.25	\$ 98,863	\$ 565,000
11/1/2030				\$ 15,184.38		
5/1/2031		\$ 70,000	5.375%	\$ 15,184.38	\$ 100,369	\$ 495,000
11/1/2031				\$ 13,303.13		
5/1/2032		\$ 70,000	5.375%	\$ 13,303.13	\$ 96,606	\$ 425,000
11/1/2032				\$ 11,421.88		
5/1/2033		\$ 75,000	5.375%	\$ 11,421.88	\$ 97,844	\$ 350,000
11/1/2033				\$ 9,406.25		
5/1/2034		\$ 80,000	5.375%	\$ 9,406.25	\$ 98,813	\$ 270,000
11/1/2034				\$ 7,256.25		
5/1/2035		\$ 85,000	5.375%	\$ 7,256.25	\$ 99,513	\$ 185,000
11/1/2035				\$ 4,971.88		
5/1/2036		\$ 90,000	5.375%	\$ 4,971.88	\$ 99,944	\$ 95,000
11/1/2036				\$ 2,553.13		
5/1/2037		\$ 95,000	5.375%	\$ 2,553.13	\$ 100,106	\$ -
Total:		\$ 1,160,000		\$ 723,475	\$ 1,883,475	

Outstanding Balance at September 30, 2027 \$ 750,000

Tern Bay Community Development District
Series 2022 Bonds - Debt Service Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Amended Budget	Actual at 1/26/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget
Revenues and Other Sources				
Carryforward				
Interest Income	\$ 81,466	\$ 21,665	\$ 64,996	\$ 58,497
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,930,204	\$ 1,641,556	\$ 1,930,204	\$ 1,930,204
Total Revenue and Other Sources	\$ 2,011,670	\$ 1,663,221	\$ 1,995,201	\$ 1,988,701
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	\$ 640,000	\$ -	\$ 640,000	\$ 660,000
Interest Expense				
Series 2022 Bonds	\$ 1,139,295	\$ 569,648	\$ 1,139,295	\$ 1,119,295
Other Fees and Charges				
Discounts and Other Fees	\$ 124,042	\$ -	\$ 124,042	\$ 126,275
Inter-Fund Transfers	\$ -	\$ 11,408	\$ 11,408	\$ -
Total Expenditures and Other Uses	\$ 1,903,337	\$ 581,056	\$ 1,914,745	\$ 1,905,570
Net Increase/(Decrease) in Fund Balance	\$ 108,334	\$ 1,082,166	\$ 80,456	\$ 83,131
Fund Balance - Beginning	\$ 1,593,549	\$ 1,593,549	\$ 1,593,549	\$ 1,674,006
Fund Balance - Ending (Projected)	\$ 1,701,883	\$ 2,675,715	\$ 1,674,006	\$ 1,757,137

Fund Balance Analysis

Reserve Requirement	\$ 886,013
Reserved for December 15, 2027 Interest	\$ 549,335
Total Required Funds:	\$ 1,435,348

Land Use	Number of Units	FY 2026	Rate	FY 2027 Rate
Executive Homes (40' - 50')	210	\$	1,564.65	\$ 1,564.65
Manor Homes (51' - 60')	199	\$	1,706.89	\$ 1,706.89
Estate (61' - 70')	128	\$	1,849.13	\$ 1,849.13
Coach Homes	248	\$	1,209.04	\$ 1,209.04
Multi-Family - (Six Plex)	N/A		N/A	N/A
Veranda (12 Unit Plex)	288	\$	1,066.80	\$ 1,066.80
Terrace (30 Unit Plex)	420	\$	995.68	\$ 995.68
Commercial	N/A		N/A	N/A
	1493			

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

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

Prepared by:

JPWard and Associates, LLC

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
6/15/2045	\$ 1,310,000	4.000%	\$ 242,300.00	\$ 1,794,600	\$ 10,805,000
12/15/2045			\$ 216,100.00		
6/15/2046	\$ 1,365,000	4.000%	\$ 216,100.00	\$ 1,797,200	\$ 9,440,000
12/15/2046			\$ 188,800.00		
6/15/2047	\$ 1,420,000	4.000%	\$ 188,800.00	\$ 1,797,600	\$ 8,020,000
12/15/2047			\$ 160,400.00		
6/15/2048	\$ 1,480,000	4.000%	\$ 160,400.00	\$ 1,800,800	\$ 6,540,000
12/15/2048			\$ 130,800.00		
6/15/2049	\$ 1,540,000	4.000%	\$ 130,800.00	\$ 1,801,600	\$ 5,000,000
12/15/2049			\$ 100,000.00		
6/15/2050	\$ 1,600,000	4.000%	\$ 100,000.00	\$ 1,800,000	\$ 3,400,000
12/15/2050			\$ 68,000.00		
6/15/2051	\$ 1,665,000	4.000%	\$ 68,000.00	\$ 1,801,000	\$ 1,735,000
12/15/2051			\$ 34,700.00		
6/15/2052	\$ 1,735,000	4.000%	\$ 34,700.00	\$ 1,804,400	\$ -
12/15/2052					
	\$ 31,120,000		\$ 22,912,740		
Outstanding Balance at September 30, 2027	\$ 28,015,000				

TERN BAY
COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
February 2026

Prepared For:
James Ward
District Manager
Community Development District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A **SAFEbuilt** COMPANY

Project Number: 25-8498

March 1, 2026

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE

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

II. CURRENT ASSET UPDATES

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

1. Entrance & Roadway Maintenance

A Sidewalk, Curb & Gutter Repairs

- Repairs are scheduled to begin at the end of February. This work will include removal of damaged sidewalk sections and installation of new concrete to address cracking and eliminate potential safety hazards. The project is expected to take approximately one and a half weeks to complete. All work areas will be clearly marked with cones and caution tape to ensure resident safety.

Storm Drain Cleaning

- The storm drain cleaning vendor has completed cleaning all drains throughout the community. Each structure was cleared of debris and sediment. A follow-up inspection will take place next February, after the rainy season, to determine if additional cleaning is necessary.

Security & Access Control

- The license plate reader was relocated approximately 15 feet east of its original position due to inconsistent plate readings. The new location is functioning properly and capturing clear data.
- The back gate security arm was replaced after being damaged by impact. The associated sensor board was also replaced.

2. Tree Trimming & Landscaping Maintenance

- The District publicly advertised and went out to bid for landscape and irrigation services. A mandatory pre-bid meeting was held on February 10, and all proposals were received on February 20. The submitted bids will be presented to the Board for review and consideration, and the Board will make a final selection at an upcoming meeting.
- All palms and hardwood trees within CDD-maintained common areas were trimmed this month. Seasonal annuals were also replaced in various locations as part of the regular landscape rotation schedule.
- A frost guard treatment was applied along the hedge line on Burnt Store Road to help prevent frost burn and leaf drop during colder temperatures.



Common Area Tree Trimming



Back Gate Frost Damage



Common Area Tree Trimming

3. *Aquatic Maintenance*

- The aquatic vendor addressed routine maintenance items this month, including spring grass and shoreline weed control. Multiple areas experiencing algae growth were treated.
- Increased vegetation was observed in several lakes during the past week. Targeted treatments were performed in those areas, along with ongoing maintenance treatments throughout the system.
- Water clarity remains excellent. The combination of improved clarity and natural coloration has enhanced the overall appearance of the lakes. While colder temperatures previously reduced algae blooms, warming conditions may increase growth. The vendor will continue proactive monitoring and treatment to maintain optimal lake conditions.



Littoral and Lake Conditions



Littoral and Lake Conditions

4. Feral Hog Trapping Update

Objective:

The goal of the program is to identify and mitigate property damage caused by feral swine by attracting them to designated bait sites located along the outer edges of the property for removal. Trap and bait locations are strategically selected based on observed damage and are placed in discreet areas to avoid public encounters. This approach helps protect homeowner property and golf course turf. The entire property is surveyed a minimum of 1–2 times per week for signs of activity or damage.

Trap Location 1 (26.82339, -82.03476)

- Total Removed: 21

- Damage Report: Damage ceased following removal of 21 hogs. As of November 20th, turf conditions along the golf course edge have stabilized. One hog is currently captured on camera at this site.
- Action Plan: Continue baiting and monitoring to prevent additional hog activity.

Trap Location 2 (26.80918, -82.04065)

- Total Removed: 23
- Damage Report: No new damage has occurred since removal of 23 hogs.
- Action Plan: Continue monitoring for new activity.

Current Bait Site (26.81433, -82.03816)

- Damage Report: Minor rooting damage occurs approximately once per month.
- Action Plan: Activity has largely subsided following removals at the other two locations. Continued monitoring remains in place.

February Update:

Two hogs were removed during February. Over the past several months, 1–2 hogs have appeared intermittently on camera. At this time, one hog remains active on camera. Monitoring and removal efforts will continue as needed.

5. Cane Toad & Tadpole Update

Breeding activity was present during February. Five larvae strands were removed from select water bodies, and localized tadpole clusters were collected along the shoreline.

February Totals:

- Larvae Strands Removed: 5
- Tadpoles Removed: ~20–35
- Baby Toads: 0
- Adults: ~95–105

III. LOCATION MAP

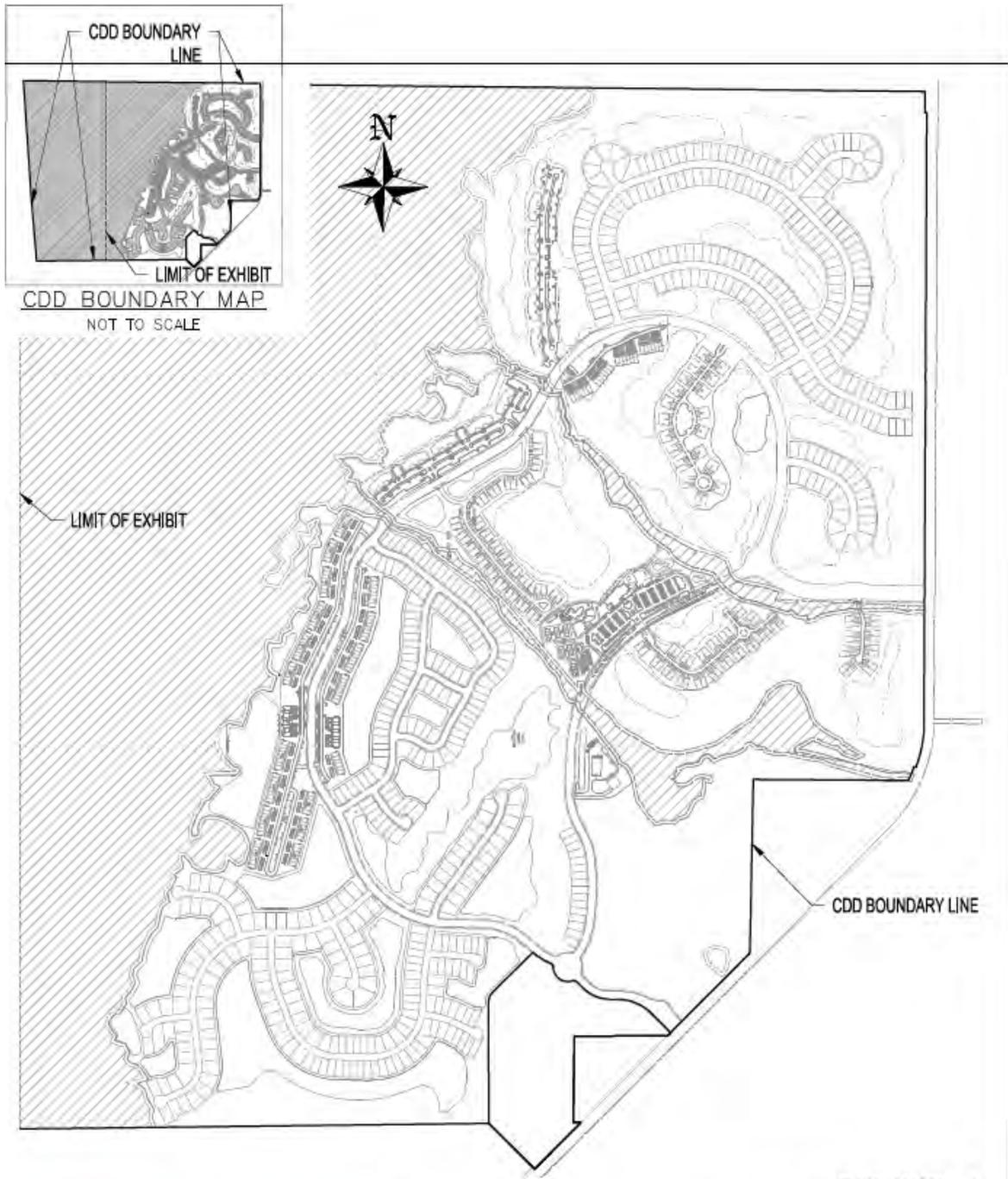


EXHIBIT 4



IRRIGATION FACILITIES
TERN BAY CDD
 CHARLOTTE COUNTY, FLORIDA

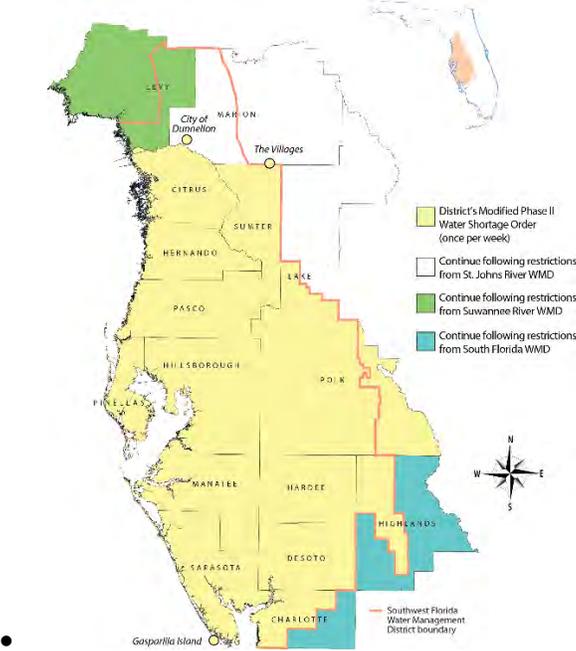
COMPLETION DATE	PROJECT	DRAWN BY	DESIGNED BY	REVIEWED BY	SHEET
3-21-25	2242020	TJV		TRJ	4



Dear Residents,

We are reaching out to the community with updates regarding the Southwest Florida Water Management District (SWFWMD) implemented Modified Phase II Water Shortage Order for most of its jurisdiction, effective February 8, 2026, due to severe drought conditions.

This order requires strict one-day-per-week irrigation schedules for residential, commercial, and large community properties to reduce regional water usage. Under the order, hand-watering is still permitted for flowers, shrubs, and plants in addition to the one-day-per-week irrigation schedule. The map below shows the areas affected and the restrictions that have been put into place.



In compliance with these restrictions, the District has adjusted its irrigation program for common and entrance areas. All irrigation of these areas will take place on Sundays during the early morning hours, prior to daylight, to maximize soil absorption and achieve optimal moisture retention. These measures are in effect through July 1, 2026.

Warm regards,

Tern Bay Community Development District

Tern Bay

Community Development District

*Financial Statements
As of February 23, 2026*

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
As of February 23, 2026**

Description	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund	Account Groups		
		Series 2005	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets	
Assets							
Cash and Investments							
General Fund							
Truist - Checking Account	\$ 327,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 327,006
FMIT - Investment Account	817,192	-	-	-	-	-	817,192
Capital Project Fund							
Construction Account	-	-	-	2,776,889	-	-	2,776,889
Debt Service Fund							
Reserve Account A	-	50,000	886,013	-	-	-	936,013
Revenue	-	149,393	1,840,552	-	-	-	1,989,945
Prepayment Account	-	1,919	-	-	-	-	1,919
Prepaid Expenditures	-	-	-	99,750	-	-	99,750
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-
Capital Project Fund	99,750	-	-	-	-	-	99,750
Amount Available in Debt Service Funds	-	-	-	-	2,927,876	-	2,927,876
Amount to be Provided by Debt Service Funds	-	-	-	-	27,242,124	-	27,242,124
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	26,516,908	26,516,908
Total Assets	\$ 1,243,948	\$ 201,312	\$ 2,726,564	\$ 2,876,639	\$ 30,170,000	\$ 26,516,908	\$ 63,735,371

Tern Bay Community Development District
Balance Sheet
As of February 23, 2026

Description	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund	Account Groups		
		Series 2005	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets	
Liabilities							
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds							
General Fund	-	-	-	99,750	-	-	99,750
Debt Service Fund	-	-	-	-	-	-	-
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	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 99,750</u>	<u>\$ 30,170,000</u>	<u>\$ -</u>	<u>\$ 30,269,750</u>
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	26,516,908	26,516,908
Fund Balance							
Restricted							
Beginning: October 1, 2025 (Unaudited)	-	126,610	1,593,549	4,422,150	-	-	6,142,310
Results from Current Operations	-	74,702	1,133,015	(1,645,261)	-	-	(437,544)
Unrestricted							
Beginning: October 1, 2025 (Unaudited)	945,673	-	-	-	-	-	945,673
Results from Current Operations	298,275	-	-	-	-	-	298,275
Total Fund Equity and Other Credits	<u>\$ 1,243,948</u>	<u>\$ 201,312</u>	<u>\$ 2,726,564</u>	<u>\$ 2,776,889</u>	<u>\$ -</u>	<u>\$ 26,516,908</u>	<u>\$ 33,465,621</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 1,243,948</u>	<u>\$ 201,312</u>	<u>\$ 2,726,564</u>	<u>\$ 2,876,639</u>	<u>\$ 30,170,000</u>	<u>\$ 26,516,908</u>	<u>\$ 63,735,371</u>

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
As of February 23, 2026

Description	February 1 - 23, 2026	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Reserve Distributions	\$ -	\$ -	\$ 678,899	0%
Interest				
Interest - FMIT	3,035	10,614	30,000	35%
Special Assessment Revenue				
Special Assessments - On-Roll	29,673	1,085,537	1,249,598	87%
Other Fees and Charges				
Discounts and Tax Collector Fees	-	-	(87,472)	0%
Total Revenue and Other Sources:	\$ 32,708	\$ 1,096,151	\$ 1,871,024	59%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	1,000	5,000	12,000	42%
Executive				
Professional Management	4,167	20,833	50,000	42%
Financial and Administrative				
Audit Services	-	4,400	6,600	67%
Accounting Services	2,275	11,375	27,300	42%
Assessment Roll Services	2,275	11,375	27,300	42%
Arbitrage Rebate Services	-	500	1,000	50%
Other Contractual Services				
Legal Advertising	565	1,323	1,500	88%
Property Appraiser & Tax Collector Fees	-	66	50	133%
Trustee Services	-	-	8,009	0%
Dissemination Agent Services	-	1,750	6,000	29%
Bond Amortization Schedules	-	-	500	0%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	900	0%
Web Site Development	1,200	1,200	2,400	50%
Insurance				
	-	35,666	40,242	89%
Meeting Room Rental				
	-	-	250	0%
Printing & Binding				
	397	397	300	132%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	1,721	11,147	6,500	171%
Legal - Series 2022 Bonds	-	732	-	0%
Other General Government Services				
Engineering Services - General Fund	1,160	4,976	15,000	33%
Canoe Path Improv (Permit Analysis)	-	-	2,500	0%

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
As of February 23, 2026

Description	February 1 - 23, 2026	Year to Date	Total Annual Budget	% of Budget
Other Public Safety				
Guardhouse Operations				
Professional - Gate Attendant	-	74,939	228,271	33%
Professional - Resident Liaison	-	4,124	48,177	9%
Resident Access Control System	2,653	17,046	31,541	54%
Contingencies	-	6,429	-	0%
Guardhouse Utilities				
Electric	410	871	2,400	36%
Water & Wastewater	-	-	1,200	0%
Internet, IP & Data	410	2,165	2,700	80%
Repairs & Maintenance				
Guardhouse Janitorial	615	2,261	3,340	68%
Gate	1,328	4,876	9,000	54%
Miscellaneous Repairs	-	9,157	15,000	61%
Capital Outlay				
Guardhouse/Security	7,914	134,968	80,000	169%
Stormwater Management System				
Lake, Lake Bank, Ltrl Shelf Maintenance				
Professional Services				
Asset Management	1,362	8,457	20,000	42%
Repairs & Maintenance				
Aquatic Weed Control	9,325	45,675	72,000	63%
Lake Vegetation Removal	-	23,550	22,000	107%
Littoral Shelf Maintenance	-	-	15,000	0%
Aerations System	-	-	500	0%
Ctrl Structures, Catch Basins, Outfalls	-	-	40,000	0%
Contingencies	-	7,281	-	0%
Preserve Area Maintenance				
Professional Services				
Operations Management	158	1,514	20,000	8%
Repairs & Maintenance				
Wetland Maintenance	2,400	12,000	28,800	42%
Preserve Path Maintenance	675	3,375	15,000	23%
Installation - No Trespassing Signs	-	-	5,000	0%
Wild Hog Removal	-	6,147	34,000	18%
Cane Toad Removal	2,505	14,010	38,000	37%
Capital Outlay				
Littoral Shelf Planting	-	44,738	44,000	102%

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
As of February 23, 2026

Description	February 1 - 23, 2026	Year to Date	Total Annual Budget	% of Budget
Road & Street Facilities				
Professional Management				
Asset Management	4,763	26,037	30,000	87%
Street Lights				
Electric Service				
Electric Service	8,925	43,443	106,000	41%
Repairs & Maintenance				
Sidewalk & Pavement Repairs	-	1,500	25,000	6%
Bridge	-	-	12,000	0%
Striping & Pavement Marking	-	3,995	15,000	27%
Street Lights/Directional Signs	210	2,793	15,000	19%
Street Sweeping	-	5,700	35,000	16%
Pressure Washing - Streets	-	-	33,000	0%
Miscellaneous Repairs	-	13,532	10,000	135%
Landscaping Services				
Professional Management				
Asset Management	4,211	17,449	25,000	70%
Repairs & Maintenance				
Common Area Maintenance	-	62,901	320,819	20%
Tree Trimming	-	-	70,000	0%
Landscape Replacements	1,845	18,375	25,000	74%
Mulch Installation	-	28,840	50,000	58%
Annuals	300	7,387	35,000	21%
Landscape Lighting	4,279	9,028	25,000	36%
Annual Holiday Decorations	1,750	19,398	14,500	134%
Irrigation System				
Pumps & Wells & Line Distribution System				
Routine Maintenance	-	-	10,000	0%
Well Testing/Meter Reading	-	3,000	20,000	15%
Line Distribution System				
Routine Maintenance	-	-	10,000	0%
Reserves				
Extraordinary Capital/Operations	-	-	-	0%
Total Expenditures and Other Uses:	\$ 70,795	\$ 797,876	\$ 1,871,024	43%
Net Increase/ (Decrease) in Fund Balance	(38,087)	298,275	0	
Fund Balance - Beginning	1,282,035	945,673	945,673	
Fund - Additions/Expenditures	-	-	(678,899)	
Fund Balance - Ending	\$ 1,243,948	\$ 1,243,948	\$ 266,775	

Tern Bay Community Development District
Debt Service Fund - Series 2005 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
As of February 23, 2026

Description	February 1 - 23, 2026	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	149	791	-	0%
Prepayment Account	6	30	-	0%
Revenue Account	397	1,329	6,532	20%
Special Assessment Revenue				
Special Assessments - On-Roll	2,611	95,530	109,006	88%
Other Fees and Charges				
Discounts and Other Fees	-	-	(7,131)	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ 3,163	\$ 97,680	\$ 108,407	90%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 Bonds	-	-	55,000	0%
Interest Expense				
Series 2005A Bonds	-	22,978	46,494	49%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$22,978	\$ 101,494	23%
Net Increase/ (Decrease) in Fund Balance	3,163	74,702	6,913	
Fund Balance - Beginning	198,149	126,610	126,610	
Fund Balance - Ending	\$ 201,312	\$ 201,312	\$ 133,523	

Tern Bay Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
As of February 23, 2026

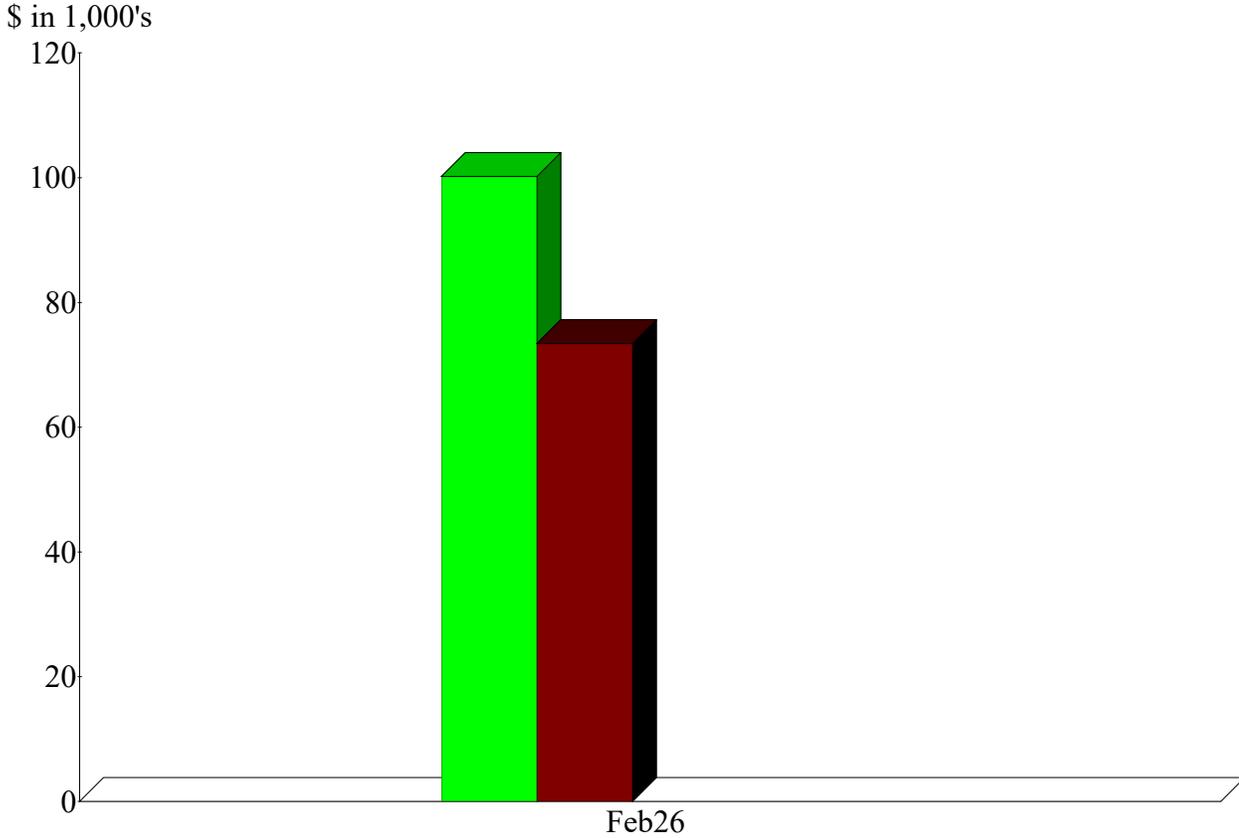
Description	February 1 - 23, 2026	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	2,632	14,040	-	0%
Revenue Account	4,717	14,974	81,466	18%
Special Assessment Revenue				
Special Assessments - On-Roll	46,132	1,687,688	1,930,204	87%
Other Fees and Charges				
Discounts and Other Fees	-	-	(124,042)	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ 53,480	1,716,702	\$ 1,887,628	91%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	-	-	640,000	0%
Interest Expense				
Series 2022 Bonds	-	569,648	1,139,295	50%
Operating Transfers Out (To Other Funds)	2,632	14,040	-	0%
Total Expenditures and Other Uses:	\$ 2,632	\$583,687	\$ 1,779,295	33%
Net Increase/ (Decrease) in Fund Balance	50,849	1,133,015	108,333	
Fund Balance - Beginning	2,675,715	1,593,549	1,593,549	
Fund Balance - Ending	\$ 2,726,564	\$ 2,726,564	\$ 1,701,882	

Tern Bay Community Development District
Capital Projects Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
As of February 23, 2026

Description	February 1 - 23, 2026	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	-	\$ -	\$ -	0%
Interest Income				
Construction Account	8,211	51,617	-	0%
Operating Transfers In (From Other Funds)	2,632	14,040	-	0%
Total Revenue and Other Sources:	\$ 10,843	\$ 65,657	\$ -	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	10,843	(1,645,261)	-	
Fund Balance - Beginning	2,766,047	4,422,150	-	
Fund Balance - Ending	\$ 2,776,889	\$ 2,776,889	\$ -	

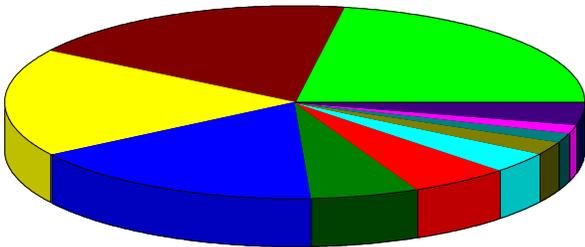
Tern Bay Community Development District

Income and Expense by Month
February 2026



Expense Summary
February 2026

5380000 · Stormwater Management Syste	22.37%
5410000 · Road & Street Facilities	18.93
5290000 · Other Public Safety	18.15
5790000 · Landscaping Services	16.87
5130000 · Financial and Administrative	6.20
5120000 · Executive	5.67
5810000 · Inter-Fund Group Transfers Out	3.58
5140000 · Legal Services	2.34
5134100 · Communications & Freight Serv.	1.63
5190000 · Other General Govt. Services	1.58
Other	2.67
Total	\$73,426.39



By Account

Golf carts in Florida **do not require state registration or a license plate when operated as true golf carts (max speed under 20 mph)** — but they may only be driven on public roads that the local government has formally designated for golf cart use. If the vehicle exceeds 20 mph or is modified to do so, it becomes a Low-Speed Vehicle (LSV) and *must* be registered, titled, and insured.

When a Golf Cart Does Not Need Registration

A vehicle is legally a **golf cart** if it is **not capable of exceeding 20 mph**.

Florida law states:

- A golf cart is defined as a vehicle designed for golf course use and **not capable of exceeding 20 mph**.
- Golf carts **do not require registration, titling, or insurance** when operated as golf carts.
- They may only be driven on **public roads specifically designated** for golf cart use by the county, municipality, or water control district.
- Local government must determine the road is safe for golf cart travel before designating it.

When Registration Is Required (LSV Classification)

If the cart:

- Exceeds **20 mph**, or
- Is modified to exceed **20 mph** (up to 25 mph), it becomes a **Low-Speed Vehicle (LSV)** under Florida Statute 320.01(41).

LSVs **must**:

- Be **registered** and **titled**.
- Carry **PIP and PDL insurance**.
- Be operated only by a **licensed driver**.
- Be equipped with federal safety equipment (VIN, seat belts, lights, mirrors, etc.).
- Operate only on roads **35 mph or less**.

Where LSVs may operate:

- Only on roads **35 mph or lower**
- **Not limited to designated golf-cart roads** — but must follow all motor-vehicle rules

Key Distinction: Golf Cart vs. LSV

Feature	Golf Cart	LSV
Max Speed	≤ 20 mph	>20–25 mph
Registration Required?	No	Yes
Insurance Required?	No	Yes
Driver License Required?	No (age 14+)	Yes
Allowed Roads	Only locally designated roads	Roads ≤ 35 mph