

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

MARCH 8, 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

March 1, 2022

Board of Supervisors

Tern Bay Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development District will be held on **Tuesday, March 8, 2022, at 10:00 A.M.** at the **Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.**

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

<https://districts.webex.com/districts/onstage/g.php?MTID=e0c96320616cb1ca668328ed794754c69>

Access Code: **2332 701 9981**, Event password: **Jpward**

Or Phone: **408-418-9388** and enter the access code **2332 701 9981** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. January 11, 2022 – Regular Meeting
3. Consideration of **Resolution 2022-3**, a resolution of the Board of Supervisors dated March 8, 2022, supplementing **Resolutions 2020-7**, which previously equalized, approved confirmed, imposed, and levied assessments and adopting the Final Supplemental Assessment Methodology dated February 15, 2022.
4. Consideration of **Resolution 2022-4**, approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing for **Tuesday, May 10, 2022, at 10:00 a.m.** at the **Country Inn and Suites 24244 Corporate Court, Port Charlotte, Florida 33954.**
5. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - a. Stormwater Reporting Update.
 - III. District Manager.
 - a. Financial Statement for period ending January 31, 2022 (unaudited).
 - b. Financial Statement for period ending February 28, 2022 (unaudited).

6. Supervisor's Requests and Audience Comments.
7. Adjournment.

The second order of business is the consideration of the January 11, 2022, Regular Meeting Minutes.

The third order of business is the consideration of **Resolution 2022-3**, a resolution of the Board of Supervisors dated March 8, 2022, supplementing **Resolutions 2020-7**, and adopting the Final Supplemental Assessment Methodology dated February 15, 2022. The Final Supplemental Assessment Methodology was prepared in connection with the issuance by the District of its Special Assessment Bonds, Series 2022 (the "**Series 2022 Bonds**") to finance a portion of the project costs ("**Series 2022 Project**") which Series 2022 Project represents the District's public infrastructure capital improvement program ("**CIP**") and for other purposes as set forth in the Final Supplemental Assessment Methodology.

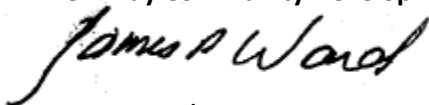
The fourth order of business is the consideration of **Resolution 2022-4**, The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing at a meeting of the Board of Supervisors.

The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to any of the Assessment Rates contemplated as a result of the preparation of the Budget. It does however set the maximum assessment rate for the general fund and is intended to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for **Tuesday, May 10, 2022, at 10:00am**, at the **Country Inn & Suites, 24244 Corporate Court, Port Charlotte, Florida 33954**.

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

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

Tern Bay Community Development District



James P. Ward
District Manager

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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 District was
11 held on Tuesday, January 11, 2022, at 10:00 a.m. at the Country Inn and Suites, 24244 Corporate Court,
12 Port Charlotte, Florida 33954.
13

14 **Present and constituting a quorum:**

15 Russell Smith Chairperson
16 Barry Ernst Assistant Secretary
17 Ashley Kingston Assistant Secretary
18

19 **Absent:**

20 Christopher Hasty Vice Chairperson
21 Anthony Burdett Assistant Secretary
22

23 **Also present were:**

24 James P. Ward District Manager
25 Greg Urbancic District Counsel
26 Steve Sanford Bond Counsel
27 Andrew Gill
28 Tony Grau Grau & Associates
29

30 **Audience:**

31 Jean Lehman (ph)
32

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

37 **PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS
38 WERE TRANSCRIBED IN *ITALICS*.**
39

40 **FIRST ORDER OF BUSINESS**

41 **Call to Order/Roll Call**

42 District Manager James P. Ward called the meeting to order at approximately 10:00 a.m. He conducted
43 roll call and all Board Members were present, with the exception of Supervisor Hasty, constituting a
44 quorum.
45

46 **SECOND ORDER OF BUSINESS**

Consideration of Minutes

September 16, 2021 – Regular Meeting Minutes

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

47 **On MOTION made by Mr. Barry Ernst, seconded by Mr. Russell Smith.**
48 **Ashley Kingston, and with all in favor, the September 16, 2021,**
49 **Regular Meeting Minutes were approved.**

50
51 **THIRD ORDER OF BUSINESS**

Consideration of Audited Financial Statements

52
53 **Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended**
54 **September 30, 2021**

55
56 Mr. Ward introduced Tony Grau of Grau and Associates.

57
58 Mr. Tony Grau with Grau and Associates reviewed the Audited Financial Statements for the Fiscal Year
59 ended September 30, 2021. He reported page 1 and 2 reflected a clean opinion with respect to the
60 financial statements of the District. He indicated there was a new item in the audit report on page 2,
61 additional information which was now required by Florida Statute. He stated the management
62 discussion and analysis was a recap of the financial activity during the Fiscal Year. He indicated page 4
63 showed the condensed statement of net position which showed very little changes from the prior year.
64 He noted next was the income statement (changes in net position) which showed revenues, expenses,
65 and the change in net position. He noted last year (year ended September 30, 2020) there was
66 restructuring of the capital assets which brought it down by \$29 million dollars; that did not occur this
67 year. He indicated the financial statements began on page 7 with the government wide financial
68 statements, following which were the fund financial statements with the balance sheet reflecting the
69 general fund and debt service fund. He stated the income statement was on page 11 and showed the
70 special assessments, expenditures, and debt service. He reported the District collected \$248,000 dollars
71 more than was spent which brought the total fund balance up from \$67,000 dollars to \$316,000 dollars.
72 He stated there was a small deficit in the debt service fund which was consistent with prior years. He
73 reported next were the footnotes to the financial statements which were consistent with the prior year.
74 He indicated on page 19 were the capital assets which were placed in service showing application to the
75 capital assets. He stated page 20 showed the long term debt which was only a little over \$1 million
76 dollars. He stated the remainder of the report contained the various reports required under
77 government auditing standards and by the Auditor General including the newly required additional data
78 which was supplied by management. He noted there were no findings and only clean opinions.

79
80 Mr. Ward asked if there were any questions.

81
82 *Mr. Smith: Is it fair to say there is nothing out of the ordinary and everything is as it should be?*

83
84 *Mr. Grau: Yes.*

85
86 **On MOTION made by Mr. Russell Smith, seconded by Ms. Ashley**
87 **Kingston, and with all in favor, the Audited Financial Statements were**
88 **accepted for purposes of inclusion in the record.**

89
90 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2022-1

91
92 **Consideration Of Resolution 2022-1, a Resolution of the Board of Supervisors of Tern Bay Community**
93 **Development District ratifying the LED Lighting Agreement dated December 15, 2021, and four LED**

94 **Lighting Agreements dated May 25, 2021, each with Florida Power & Light Company for purposes of**
95 **installing lighting facilities on roadways within the District**

96
97 *Mr. Ward: This Resolution ratifies a number of Florida Power and Light agreements that we have in*
98 *place for street lighting services within the District. I am going to add another Resolution, so I don't have*
99 *to come back to you all the time. This one will ratify these, and the second resolution will give me the*
100 *authority to sign those on a going forward basis. He asked if there were any questions; hearing none, he*
101 *called for a motion.*

102

103 **On MOTION made by Mr. Barry Ernst, seconded by Ms. Ashley**
104 **Kingston, and with all in favor, Resolution 2022-1 was approved, and**
105 **the Chair was authorized to sign.**

106

107

108 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2022-2

109

110 Mr. Ward indicated this was the Resolution which would give him the authority to sign future Florida
111 Power and Light agreements for street lighting services within the District going forward. He called for a
112 motion.

113

114 **On MOTION made by Mr. Barry Ernst, seconded by Mr. Russell Smith,**
115 **and with all in favor, Resolution 2022-2 was approved, and the Chair**
116 **was authorized to sign.**

117

118 **SIXTH ORDER OF BUSINESS**

Staff Reports

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120 **Staff Reports**

121

122 **I. District Attorney**

123

124 *Mr. Urbancic: The Legislative Sessions have kicked off. There are a couple of bills we will be*
125 *watching, one which would change the Sunshine Law in the event of a natural disaster or*
126 *declaration of emergency. That will become helpful in the future. We could have used it in the*
127 *past. Also, one which would change the level of sovereign immunity pretty significantly, the*
128 *limited waiver to a million dollars. We are currently at \$200,000/\$300,000 dollars for per*
129 *occurrence and in the aggregate. That would be a substantial change, and it would be indexed. I*
130 *don't know whether it will pass. They have made a run at this before, but not quite at this level.*
131 *Otherwise, the only other item would be the Stormwater Needs Analysis.*

132

133 **II. District Engineer**

134

135 No report.

136

137 **III. District Manager**

138

139 **a) State Law Requirements for new Stormwater Reporting**

140 **b) Financial Statements for period ending September 30, 2021 (unaudited)**

- 141 c) **Financial Statements for period ending October 31, 2021 (unaudited)**
142 d) **Financial Statements for period ending November 30, 2021 (unaudited)**
143 e) **Financial Statements for period ending December 31, 2021 (unaudited)**
144

145 *Mr. Ward: The Stormwater Needs Analysis is now required to be done for the District. It*
146 *essentially covers your stormwater system. It requires the District to go through a process where*
147 *we outline the long term capital costs of the system we have, the long term operating costs that*
148 *we have, and then update that on a 5 year increment basis. I point this all out to you because*
149 *we have already engaged your engineer to begin the process of preparing this for you. It's due*
150 *June 30, this year. The intent is to have it available and filed long before the due date. None of*
151 *us in the State know what anybody wants, but we do have some forms that the State has*
152 *provided us for assistance in trying to supply the information.*
153

SEVENTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

154 Mr. Ward asked if there were any Supervisor's requests; there were none. He asked if there were any
155 audience members present in person, or via audio or video with any questions or comments; there were
156 none.
157
158

EIGHTH ORDER OF BUSINESS**Adjournment**

159
160 Mr. Ward adjourned the meeting at approximately 10:11 a.m.
161
162
163

164 **On MOTION made by Mr. Barry Ernst, seconded by Ms. Ashley**
165 **Kingston, and with all in favor, the meeting was adjourned.**
166

167 **Tern Bay Community Development District**
168
169

170
171 _____
172 **James P. Ward, Secretary**

170
171 _____
172 **Russell Smith, Chairperson**

RESOLUTION NO. 2022-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TERN BAY COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTING RESOLUTION NO. 2020-7 WHICH RESOLUTION PREVIOUSLY EQUALIZED, APPROVED, CONFIRMED, IMPOSED AND LEVIED SPECIAL ASSESSMENTS ON AND PECULIAR TO PROPERTY SPECIALLY BENEFITED (APPORTIONED FAIRLY AND REASONABLY) BY THE DISTRICT'S PROJECTS; APPROVING AND ADOPTING THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT FINAL SUPPLEMENTAL ASSESSMENT METHODOLOGY PREPARED BY JPWARD & ASSOCIATES, LLC DATED FEBRUARY 15, 2022, WHICH APPLIES THE METHODOLOGY PREVIOUSLY ADOPTED TO SPECIAL ASSESSMENTS REFLECTING THE SPECIFIC TERMS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022; PROVIDING FOR THE UPDATE OF THE DISTRICT'S ASSESSMENT RECORDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Tern Bay Community Development District (the "Board") and the "District" respectively) has determined to proceed at this time with the sale and issuance of \$31,120,000 Tern Bay Community Development District Special Assessment Bonds, Series 2022 (the "Series 2022 Bonds") pursuant to the delegation resolution known as Resolution No. 2021-12 adopted by the Board on September 16, 2021; and

WHEREAS, the Series 2022 Bonds will be issued under and pursuant to a Master Trust Indenture, dated as of February 1, 2022 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association (the "Trustee"), as supplemented by a First Supplemental Trust Indenture, dated as of February 1, 2022, between the District and the Trustee (the "Supplemental Indenture"). The Master Indenture and the Supplemental Indenture are sometimes collectively referred to herein as the "Indenture"; and

WHEREAS, the Board previously indicated its intention in Resolution No. 2020-3 to undertake, install, establish, construct or acquire certain public infrastructure improvements and facilities within and outside of the District (the "CIP"), which plan is detailed in that certain Engineer's Report for the Tern Bay Community Development District prepared by Banks Engineering, Inc. and dated April 2020 (the "Master Engineer's Report"). The Master Engineer's Report has been supplemented by that certain First Supplement Engineer's Report for Phase 1 Tern Bay Community Development District prepared by Morris-Depew Associates, Inc. and dated August 2020. The CIP sets forth the costs associated with the public infrastructure needed to support the 1,455 lots planned to be developed by the developer within the 2022 Project Area (defined below) (the "2022 Project"), a portion of which 2022 Project will be financed by the Series 2022 Bonds (defined below); and

WHEREAS, the District previously adopted Resolution No. 2020-7 (the "Final Assessment Resolution"), equalizing, approving, confirming, imposing and levying special assessments on the property specially benefited by the CIP within the District as described in the Final Assessment Resolution (the "Assessments"), which Resolution is still in full force and effect; and

WHEREAS, pursuant to and consistent with the terms of the Final Assessment Resolution relating to the Assessments, this Resolution sets forth the terms of the Assessments for the Series 2022 Bonds

(the "Series 2022 Assessments"), adopts a final assessment roll for the Series 2022 Assessments consistent with the final terms of the Series 2022 Bonds to be issued by the District, and ratifies and confirms the lien of the levy of the Series 2022 Assessments securing the Series 2022 Bonds as to the portion of the land within the District generally known as "2022 Project Area"; and

WHEREAS, the District will issue its Series 2022 Bonds on February 28, 2022 in the aggregate principal amount of \$31,120,000.

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

SECTION 1. DEFINITIONS. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Final Assessment Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapter 190, Florida Statutes, including without limitation, Sections 190.021 and 190.022, Florida Statutes; Chapter 170, Florida Statutes including without limitation, Section 170.08, Florida Statutes; and Chapter 197, Florida Statutes including, without limitation, Section 197.3632, Florida Statutes; and the Final Assessment Resolution.

SECTION 3. FINDINGS. As a supplement to the findings set forth in the Final Assessment Resolution, the Board of the District hereby finds and determines as follows:

a. The above recitals are true and correct and are incorporated herein by this reference.

b. On June 9, 2020, the District, after due notice and public hearing, adopted the Final Assessment Resolution, which, among other things, equalized, approved, confirmed and levied the Assessments on property specially benefiting from the CIP authorized by the District.

c. The Tern Bay Community Development District Final Supplemental Assessment Methodology prepared by JPWard & Associates, LLC dated February 15, 2022, a copy of which attached hereto and made a part of this Resolution as Exhibit "A" (the "Supplemental Assessment Report"), applies the methodology previously approved for the benefited parcels under the Final Assessment Resolution to the terms of the Series 2022 Bonds pursuant to the Tern Bay Community Development District Master Special Assessment Methodology Report prepared by JPWard & Associates, LLC dated April 7, 2020 ("Master Assessment Report"), and establishes an assessment roll for the Series 2022 Assessments. (The Master Assessment Report, as supplemented by the Supplemental Assessment Report, is something collectively referred to herein as the "Assessment Report"),

d. The 2022 Project to be funded, in part, by the Series 2022 Bonds, will specially benefit the benefited parcels within 2022 Project Area as reflected in the assessment roll in the Supplemental Assessment Report. The Board previously determined pursuant to the Final Assessment Resolution that it is reasonable, proper, just and right to assess the costs of the CIP, of which the 2022 Project is a part, on the benefitted parcels within 2022 Project Area.

e. The sale, issuance and closing of the Series 2022 Bonds, and the confirmation of the Series 2022 Assessments levied on the benefited parcels within 2022 Project Area are in the best interests of the District.

f. The issuance and sale of the Series 2022 Bonds, the adoption of all resolutions relating to the Series 2022 Bonds, and all actions taken in furtherance of the closing on the Series 2022 Bonds, are declared and affirmed as being in the best interest of the District and are hereby ratified, approved and confirmed.

SECTION 4. SUPPLEMENTAL ASSESSMENT REPORT; ALLOCATION AND APPORTIONMENT OF ASSESSMENTS SECURING SERIES 2022 BONDS. The Board hereby adopts the Supplemental Assessment Report. The Series 2022 Assessments shall be allocated and apportioned in accordance with the Master Assessment Report, which allocation and apportionment shall be on the benefited parcels within 2022 Project Area. The assessment roll in the Supplemental Assessment Report reflects the actual terms of the Series 2022 Assessments and is hereby adopted by the District. The lien of the Series 2022 Assessments securing the Series 2022 Bonds shall be on the lands within 2022 Project Area described in the Master Assessment Report, as supplemented by the Supplemental Assessment Report, and such lien is ratified and confirmed.

SECTION 5. ASSESSMENT RECORDS. The Series 2022 Assessments on and peculiar to the parcels specifically benefited by the 2022 Project, all as previously equalized, approved, confirmed and imposed and levied pursuant to the Final Assessment Resolution, are hereby supplemented as specified in the final assessment roll set forth on Exhibit "V" of the Supplemental Assessment Report. The Series 2022 Assessments shall be recorded by the Secretary of the Board in accordance with the Final Assessment Resolution and the Secretary will maintain the par debt outstanding by product type on a periodic basis determined appropriate by the Secretary, all in the applicable official record(s) of the District for maintaining such assessment data. The Series 2022 Assessments against each respective parcel shown on the final assessment roll and interest, costs and penalties thereon, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims.

SECTION 6. SEVERABILITY. If any section or part of a section of this Resolution is 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.

SECTION 7. CONFLICTS. This Resolution is intended to supplement the Final Assessment Resolution, which remains in full force and effect except to the extent modified herein. This Resolution and the Final Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

{Remainder of the page intentionally left blank. Signatures begin on the next page.}

PASSED AND ADOPTED this 8th day of March, 2022.

**TERN BAY COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

James P. Ward, Secretary

Russell Smith, Chairman

Exhibits:

Exhibit "A": Tern Bay Community Development District Final Supplemental Assessment Methodology prepared by JPWard & Associates, LLC dated February 15, 2022

Exhibit "A"

*TERN BAY
COMMUNITY DEVELOPMENT DISTRICT*

Final Supplemental Special Assessment
Methodology

Prepared by:

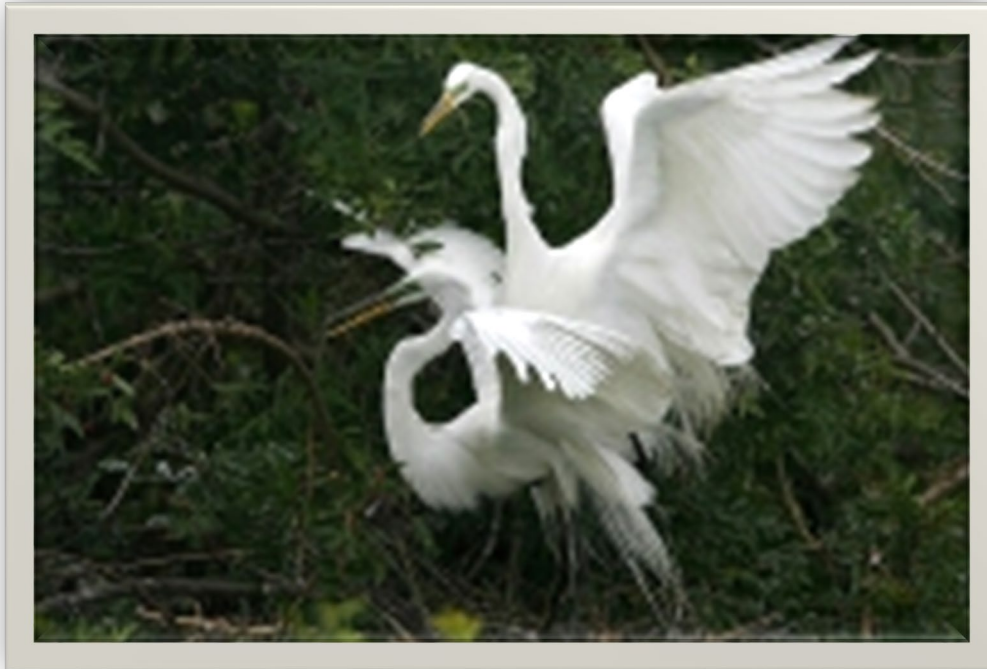
2/15/2022

JPWard & Associates LLC

JAMES P. WARD

954.658.4900

JimWard@JPWardAssociates.com



2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

1.0 INTRODUCTION & PURPOSE

This Final Supplemental Special Assessment Methodology Report (“**Final Supplemental Assessment Report**”) supplements the Master Assessment Report dated April 7, 2020 (“**Master Assessment Report**”) prepared by JPWard and Associates, LLC and approved by the Board of Supervisors (“Board”) of the Tern Bay Community Development District on June 9, 2020.

This Supplemental Assessment Report is prepared in connection with the issuance by the District of its Special Assessment Bonds, Series 2022 (the “**Series 2022 Bonds**”) to finance a portion of the project costs (“**Series 2022 Project**”) which Series 2022 Project represents the District’s public infrastructure capital improvement program (“**CIP**”) and for other purposes described in Table II.

All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Master Assessment Report. This Supplemental Assessment Report should be read together with the Master Assessment Report and applies the assessment methodology (the “**Methodology**”) reflected in the Master Assessment Report.

The CIP is described in the Master Engineer’s Report dated April 2020 as supplemented (“**Master Engineer Report**”) prepared by Banks Engineering and approved by the District, as amended, supplemented and updated by the Second Supplemental Engineer’s Report Dated January, 2022 (“**Supplemental Engineer’s Report**” and, together with the Master Engineer Report, the “**Engineer’s Report**”).

The District levied Assessments (as defined below) on the assessable lands in the District. The CIP is the overall capital improvement plan. The Series 2022 project consists the CIP as shown in the Supplemental Engineer Report in the amount of \$32,316,595.00, however, the District will limit the CIP to an amount commensurate with the Master Special Assessment Report. With that background the District is issuing \$31,120,000 in Series 2022 Bonds to finance a portion of the Series 2022 Project.

On July 17, 2020, the Circuit Court in and for Charlotte County, Florida validated the issuance of the District’s Series 2022 Bonds in an amount not to exceed \$35,000,000.00. In connection with the Series 2022 Bonds, the District adopted Resolution 2020-7 on June 9, 2020, which adopted, equalized, and levied master special assessments on developable and assessable lands within the District (the “**Assessments**”).

The Engineer’s Report reflects that the CIP functions as a system of improvements benefitting all developable lands within the District. Accordingly, the Master Assessment Report provides that, to ensure that the Assessments are fairly and reasonably allocated across all assessable lands within the District except for 69 existing residential/commercial units, the Assessments are allocated based on the number of units anticipated to be developed taking into account the total 1,455 units planned for the assessable area within the District (such area is herein referred to as the “**2022 Project Area**”).

The Series 2022 Bonds as set forth herein are consistent with the original benefit and allocation determinations made as part of the Master Methodology and the Assessments relating to the Series 2022 Project (herein, the “**Series 2022 Assessments**”) are a subset of the Assessments.

All matters in this Supplemental Assessment Report relating to the details of the Series 2022 Bonds and the Series 2022 Project are final, and which are based on the final pricing details of the Series 2022 Bonds. This Supplemental Assessment Report has been updated to reflect the final pricing details.

2.0 CAPITAL REQUIREMENTS

The Series 2022 Bonds will finance a portion of the CIP constituting the Series 2022 Project that is eligible to be financed on a tax-exempt basis. The Second Supplemental Engineer’s Report dated January 2022 has been prepared by Banks Engineering to describe the Series 2022 Project. The Series 2022 Bonds will finance a portion of the costs of the Series 2022 Project described in the Supplemental Engineer’s Report.

3.0 DEVELOPMENT PROGRAM

3.1 Land Use Plan

The anticipated land use plan within the District is identified in Table I and constitutes the expected number of residential units to be constructed by type of unit by the residential developer (the “Developer”).

As with any land use plan, this may change during development, however, the District anticipates this in the Methodology, by utilizing the concept that the assessments are levied on a per acre basis initially for all undeveloped lands within the 2022 Project Area, and as land is platted, the District assigns debt, on a first platted, first assigned basis to the platted unit, based on the type of unit in the land use plan, as noted herein.

3.2 Capital Requirements

Banks Engineering (the “**District Engineer**”) has identified certain public infrastructure that is being provided by the District for the entire Development and has provided a cost estimate for these improvements, as described in the Engineer’s Report. The cost estimate for the District’s CIP can be found below in Table II. It is estimated the cost of the District CIP will be approximately \$32,316,595.00, however, as noted earlier, will limit the CIP to an amount commensurate with the Master Special Assessment Report.

As shown in Table III, the District will issue \$31,120,000.00 in Series 2022 Bonds to fund the Series 2022 Project, fund a debt service reserve, fund capitalized interest on the Series 2022 Bonds and pay issuance costs.

The Series 2022 Bonds are further expected to be structured as amortizing current-interest bonds, with repayment occurring in thirty (30) substantially equal annual installments of principal and interest, not including any capitalized interest period. Interest payment dates shall occur every June 15th and December 15th from the date of issuance until final maturity on the Series 2022 Bonds. . The first scheduled payment of coupon interest will be due on June 15, 2022; interest will be capitalized through June 15, 2022 with the first scheduled principal payment due on June 15, 2023. As shown in Table III, annual principal payments will due each June 15th thereafter until final maturity, and the maximum annual debt service (MADS) is \$1,772,025.00* The general financing terms of the Series 2022 Bonds are summarized in Table III.

4.0 EXISTING AND FUTURE CONTRIBUTION REQUIREMENTS.

At any time, the Developer may opt to prepay the Series 2022 Assessments on particular product types and/or lands using a contribution of a portion of the CIP in order to prepay assessments to reach a certain target level.

In connection with the issuance of the Series 2022 Bonds, the Developer will sign a completion agreement obligating the Developer to complete the portions of the CIP not funded by the Series 2022 Bonds or otherwise contributed by the Developer to the District as a prepayment of Series 2022 Assessments.

The completion agreement will allow the District to ensure that contributions of infrastructure will be made when required. In the event that a particular component of the Series 2022 Project is not completed, required contributions are not made, or under certain other circumstances, the District may elect to reallocate the assessments within the 2022 Project Area

*Final

within the District subject to the Series 2022 Assessments and the District expressly reserves the right to do so; provided, however, that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

All that said, no contribution will be required immediately at the time of issuance of the Series 2022 Bonds. The reason is that, at the time of issuance of the Series 2022 Bonds, the Developer will sign the aforementioned completion agreement obligating the Developer to complete certain portions of the 2022 Project not funded by the Series 2022 Bonds or contributed by the Developer to the District as a prepayment of Series 2022 Assessments.

In sum, the Series 2022 Assessments as described follow the Methodology described in the Master Assessment Report and are levied within the benefit levels as set forth therein. Accordingly, and based on the determinations made in the Engineer's Report, it is our opinion that the Series 2022 Assessments are supported by sufficient benefit from the Series 2022 Project and are fairly and reasonably allocated as described herein, and in a manner consistent with Florida law and the Master Assessment Report.

5.0 Prepayment of Assessments

The Series 2022 Assessments encumbering a Platted Unit may be prepaid in full at any time and in such manner as more fully described in the related assessment proceedings of the District, without penalty, together with interest at the rate on the Series 2022 Bonds to the Interest Payment Date (as defined in the bond trust indenture) that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties and collection costs which would otherwise be permissible if the Platted Unit being prepaid is subject to an assessment delinquency.

6.0 INVENTORY ADJUSTMENT DETERMINATION

The "true-up" process for the Series 2022 Bonds shall follow the method set forth in the Master Assessment Report, and shall be as further described in the District's applicable assessment resolutions(s) and true-up agreement with the Developer.

7.0 FINAL ASSESSMENT ROLL

Exhibit V provides the current folio numbers derived from the Charlotte County Tax Rolls and matches those folio numbers with the anticipated product on each folio numbers.

**Tern Bay Community Development District
 Land Use Type - Series 2022 Development
 Table I**

Description	Single Family				Coach	Mult- Family			Total
	30' - 39'	50' - 59'	60' -69'	70' -80'	30'-39'	Six Plex	12 Plex	30 Plex	
<i>Executive Homes (40' - 50')</i>		210							210
<i>Manor Homes (51' - 60')</i>			199						199
<i>Estate (61' - 70')</i>				128					128
<i>Coach Homes</i>					248				248
<i>Multi-Family - (Six Plex)</i>									0
<i>Veranda (12 Unit Plex)</i>							340		340
<i>Terrace (30 Unit Plex)</i>								330	330
<i>Commercial</i>									0
Total	0	210	199	128	248	0	340	330	1455

**Tern Bay Community Development District
Capital Improvement Program Cost Estimate - Series 2022 Bonds**

Table II

	Project Description	Project Cost	Land Cost	Proportional Project Cost
1	Exterior Landscaping & Hardscape	\$ -	\$ -	\$ -
2	Subdivision Potable Water/Wastewater System	\$ 13,100,000.00	\$ -	\$ 12,506,570.00
3	Irrigation Facilities	\$ 1,350,000.00	\$ -	\$ 1,288,845.00
4	Storm Water Facilities ⁽¹⁾⁽²⁾⁽³⁾	\$ 6,150,000.00	\$ -	\$ 5,871,405.00
5	Gound Improvement	\$ -	\$ -	\$ -
6	Excavation	\$ -	\$ -	\$ -
7	Environmental Preservation & Mitigation	\$ 200,000.00	\$ -	\$ 190,940.00
8	Off-Site Improvements (in Public Roadway)	\$ -	\$ -	\$ -
10	Public Roadway	\$ 8,900,000.00	\$ 2,300,000.00	\$ 10,692,640.00
11	Private Streets	\$ -	\$ -	\$ -
12	Amenities	\$ -	\$ -	\$ -
13	Electrical	\$ -	\$ -	\$ -
14	Miscellaneous Structures	\$ -	\$ -	\$ -
15	Municipal Fees & Permits	\$ -	\$ -	\$ -
	Subtotal: Improvements	\$ 29,700,000.00	\$ 2,300,000.00	\$ 30,550,400.00
16	Contingency (10%) (excluded Land Acquisition Costs)	\$ 500,000.00		\$ 477,350.00
17	Professional Fees	\$ 1,350,000.00		\$ 1,288,845.00
	Total Improvements (see Note 5)	\$ 31,550,000.00	\$ 2,300,000.00	\$ 32,316,595.00
	Engineer's Costs to be financed from Series 2022 Bonds			\$ 29,605,468.27

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the 'CIP Project' as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development of Heritage Landing."

Notes:

- (1) Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls.
- (2) Developer Funded Stormwater/Floodplain mgmt includes lake excavations, road grading.
- (3) Includes Lake Excavation to a 10' minimum depth required by the South Florida Water Management District.
- (4) The portions of the Master Project financed by the 2022 Bonds are detailed in the First Supplemental Engineer's Report.
- (5) Pursuant to the Bank's Engineering Report, Dated April, 2020 the a portion of the total cost of the infrastructure is allocable to the property identified in Exhibit 1 which property is subject to the Series 2005 Bond, and represents those costs that will not be subect to the assessments for the Master Assessment Report nor any future series of Bonds. This proportional cost is the ratio of the assessed units divided by the benefited units (all units within the Developmet, less the commercial units, equals 1455 units). This ratio is 1455-1499, or 95.47% is the portion of the Project cost that will be assessed to the 1455 units.
- (6) Land cost is estimated by the District Engineer \$80,843.58 per acre for 28.45 acres of right of way roadway tracks. Actual cost will be determined to be the lower of the fair market value determined by independent appraisals commissioned by the District or the cost basis of the Developer.

**Tern Bay Community Development District
Special Assessment Bonds
PRELIMINARY - Source and Use of Funds - Series 2022 Bonds**

Table III	
Sources:	
Bond Proceeds	
Par Amount	\$ 31,120,000.00
Premium	\$ 432,544.75
	\$ 31,552,544.75
Uses:	
Project Funds Deposit	
Const of Construction	\$ 29,605,468.27
Rounding Proceeds	\$ -
	\$ 29,605,468.27
Other Funds Deposits:	
Capitalized Interest	\$355,388.98
Debt Service Reserve at 50% MADS	\$886,012.50
	\$1,241,401.48
Delivery Date Expenses	
Cost of Issuance	\$ 238,875.00
Underwriter's Discount	\$ 466,800.00
	\$ 705,675.00
	\$ 31,552,544.75
Average Coupon:	3.9526522%
Issuance Date	2/28/2022
Capitalized Interest	6/15/2022
Max Annual Debt Service	\$1,772,025.00

**Tern Bay Community Development District
Assessment Allocation - Series 2022 Project
Table IV**

Description of Product	EAU Factor	Development Plan	Total EAU	Total Apportioned Costs	Amount Not Financed of Apportioned Costs	NET Apportioned Costs after Amount Not Financed	Percent of Apportioned Costs	Total Par Debt Allocation	Total Par Debt Allocation Per Unit	Estimated Per Unit Annual Debt Service (1)	Estimated Discounts and Collections (2)	Estimated Total Annual Debt Service Per Unit	Estimated Total Annual Debt Service (1)	Total Annual Debt Service (3)
Executive Homes (40' - 50')	1.1	210	231	\$ 5,130,429.99		\$ 5,130,429.99	17.3293%	\$ 5,392,888.22	\$ 25,680.42	\$1,462.32	\$ 102.36	\$ 1,564.69	\$ 307,087.76	\$ 328,583.91
Manor Homes (51' - 60')	1.2	199	238.8	\$ 5,303,665.28		\$ 5,303,665.28	17.9145%	\$ 5,574,985.75	\$ 28,015.00	\$1,595.26	\$ 111.67	\$ 1,706.93	\$ 317,456.96	\$ 339,678.95
Estate (61' - 70')	1.3	128	166.4	\$ 3,695,686.36		\$ 3,695,686.36	12.4831%	\$ 3,884,747.19	\$ 30,349.59	\$1,728.20	\$ 120.97	\$ 1,849.17	\$ 221,209.54	\$ 236,694.21
Coach Homes	0.85	248	210.8	\$ 4,681,794.98		\$ 4,681,794.98	15.8140%	\$ 4,921,302.33	\$ 19,843.96	\$1,129.98	\$ 79.10	\$ 1,209.07	\$ 280,234.20	\$ 299,850.59
Multi-Family - (Six Plex)	0.8	0	0	\$ -		\$ -	0.0000%	\$ -	\$ -	\$0.00	\$ -	\$ -	\$ -	\$ -
Veranda (12 Unit Plex)	0.75	340	255	\$ 5,663,461.67		\$ 5,663,461.67	19.1298%	\$ 5,953,188.30	\$ 17,509.38	\$997.04	\$ 69.79	\$ 1,066.83	\$ 338,992.98	\$ 362,722.49
Terrace (30 Unit Plex)	0.7	330	231	\$ 5,130,429.99		\$ 5,130,429.99	17.3293%	\$ 5,392,888.22	\$ 16,342.09	\$930.57	\$ 65.14	\$ 995.71	\$ 307,087.76	\$ 328,583.91
Commercial	N/A	0	0	\$ -		\$ -	0.0000%	\$ -	\$ -	\$0.00	\$ -	\$ -	\$ -	\$ -
Totals:		1455	1333	\$ 29,605,468.27		\$ 29,605,468.27	100.0000%	\$ 31,120,000.00					\$ 1,772,069.21	
Construction Account: \$ 29,605,468.27												MADS	\$1,772,025.00	
												Rounding:	\$	44.21

(1) Excludes Discounts/Collection Costs

(2) Estimated at 4% for Discounts and 3% for Collection Costs by County

(3) Includes Discounts and Collection Costs

**Tern Bay Community Development District
Exhibit V - Assessment Roll**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number						
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
422317201001		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317201002		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317201003		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317201004		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317201005		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317201006		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317201007		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317201008		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317201009		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317201010		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317201011		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317202001		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317202002		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number						
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
422317202003		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317202004		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317202005		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317202006		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317202007		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317202008		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317202009		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317202010		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317202011		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317202012		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317202013		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317202014		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317202015		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number						
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
422317202016		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317202017		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317202018		60'	KRUEGER EUGENE LOUIE & SUSAN E 3520 BLACK LION CIR BETTENDORF, IA 52722		\$ 28,015.00		1					1
422317203001		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203002		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203003		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203004		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203005		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203006		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203007		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203008		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203009		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203010		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number						
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
422317203011		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203012		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203013		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203014		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203015		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203016		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203017		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203018		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203019		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203020		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203021		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317203022		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317226001		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number						
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
SERRONE LAURA MARY & GARRY ANTHONY												
422317226002		60'	25192 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
ANDERSON BLAIR & CAROL												
422317226003		60'	25198 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
BURESH TINA & JOHN DRYSDALE												
422317226004		60'	25204 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
MILLER JEFFREY ALAN & DEBERA KAY												
422317226005		60'	25210 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
MALONEY TIMOTHY J JR & COLLEEN M												
422317226006		60'	25000 OAK HAMMOCK CT PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
THOMPSON BRENT & SUSAN												
422317226007		60'	25006 OAK HAMMOCK CT PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
CARLTON PATRICK J & LINDA A												
422317226008		60'	5379 IVY CT HOWELL, MI 48843		\$ 28,015.00		1					1
GESQUIERE RONALD & DANIELLE												
422317226009		60'	25018 OAK HAMMOCK CT PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
ANCIN MATTHEW & JODI												
422317226010		60'	90 LAPE RD NASSAU, NY 12123		\$ 28,015.00		1					1
HENKEL TIMOTHY & JODY												
422317226011		60'	25030 OAK HAMMOCK CT PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
DENTINO DINO												
422317226012		60'	25036 OAK HAMMOCK CT PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
R S W HORWATH INVESTMENTS LLC												
422317226013		60'	2759 SANIBEL BLVD ST JAMES CITY, FL 33956		\$ 28,015.00		1					1
LL WAYNE INVESTMENT LLC												
422317226014		60'	13612 ROBERT RD BOKEELIA, FL 33922		\$ 28,015.00		1					1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number						
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
422317226015		60'	LUMPP RICHARD A & MBL TRS 25054 OAK HAMMOCK CT PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317226016		60'	WRIGHT ROBERT LOUIS & JEANNINE C 25060 OAK HAMMOCK CT PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317227001		60'	SINCERBEAUX SCOTT JOSEPH & JEANNE 8698 LAUREL RDG SE ALTO, MI 49302		\$ 28,015.00		1					1
422317227002		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317227003		60'	CHAPMAN FREDERICK ARTHUR & DEBORAH E 39491 E ARCHER DR HARRISON CHARTER TOWNSHIP, MI 48045		\$ 28,015.00		1					1
422317227004		60'	GATELY JEFFREY SCOTT & ANDREA S 25025 OAK HAMMOCK CT PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317227005		60'	RUSSELL TIMOTHY F & MARYSE L 88 ALANA DR NORTHBRIDGE, MA 01534		\$ 28,015.00		1					1
422317227006		60'	JOHNSTON JOSEPH J JR 25049 OAK HAMMOCK CT PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317227007		60'	WELLS JEROME CARL & BETTY ANN 25055 OAK HAMMOCK CT PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317228001		60'	CONFER RICHARD CHALMERS JR & TONYA 10617 CHESTNUT HILL LN DAYTON, OH 45458		\$ 28,015.00		1					1
422317228002		60'	BANDIMERE RICHARD WILLIAM TRUSTEE 14018 PIERCE ST NE HAM LAKE, MN 55304		\$ 28,015.00		1					1
422317228003		60'	BOWLES ROBERT LEE & JACQUELINE MARY 25205 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317228004		60'	MILLER GERALD & SUSAN N33W29456 MILLRIDGE RD PEWAUKEE, WI 53072		\$ 28,015.00		1					1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number						
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
422317228005		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317228006		60'	SEVERINI ANTHONY 14073 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317228007		60'	ARMITAGE DALE A & CONNIE J ETAL 101 VALLEYCREST DR CECIL, PA 15321		\$ 28,015.00		1					1
422317228008		60'	CUPKOVIC NOEL L & ELAINE M 538 FAIRWAY LN BROADVIEW HEIGHTS, OH 44147		\$ 28,015.00		1					1
422317228009		60'	MANISCALCO MARK J & COLLEEN M 25223 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317228010		60'	CONEY RICHARD J & FLORENCE M 25229 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317228011		60'	FARRELL BRIAN J & ROSEMARIE 25235 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317228012		60'	CROSSMAN KIM & DONNA 55 DERBYSHIRE DR RIDGEWAY, ON LOS1N0		\$ 28,015.00		1					1
422317228013		60'	WIMMENAUER MICHAEL ALAN & RMW TRS 25247 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317229001		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317229002		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317229003		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317229004		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number						
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
422317229005		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317229006		60'	SCHERRER JOYCE I & TODD SCHERRER TRS 25246 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317229007		60'	JONES DOUGLAS H & MARILIA A 25252 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317229008		60'	WIELAND JAMES R & GILLIAN D 25258 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317251001		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317251002		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317251003		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317251004		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317251005		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317251006		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317251007		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317251008		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317252001		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number						
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
422317252002		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317252003		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317253001		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317253002		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317253003		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317253004		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317253005		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317253006		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317253007		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317253008		60'	LUKENS JASON ALEXANDER & STEPHANIE S 36 COBBLESTONE RD BERLIN, CT 06037		\$ 28,015.00		1					1
422317253009		60'	CLARK JAMES E & SUSAN STARR 25060 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317253010		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317253011		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number						
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
422317253012		60'	SAKIEWICZ JILL W 408 PROVENCE CT LISLE, IL 60532		\$ 28,015.00			1				1
422317253013		60'	RIGGS NANCY FAY & DANIEL EARL 25084 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00			1				1
422317253014		60'	DRINON DONNA & WILLIAM JOHN 25090 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00			1				1
422317253015		60'	MARCHIDO WILLIAM F & ANNE R TRUSTEES 25096 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00			1				1
422317254001		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00			1				1
422317254002		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00			1				1
422317254003		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00			1				1
422317254004		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00			1				1
422317254005		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00			1				1
422317254006		60'	GARVEY THOMAS PATRICK 25049 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00			1				1
422317254007		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00			1				1
422317254008		60'	ROSS CHARLES A & ARDETH A 222 W CHESTNUT ST NEW CARLISLE, IN 46552		\$ 28,015.00			1				1
422317254009		60'	SONIER ANDREW JOHN & ALLISON MARIE 25073 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00			1				1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
			TWOMBLY MARK GEORGE & CHERYL ANN 25085 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00		1						1
422317254010		60'											
			SMITH THOMAS W & LORI J 485 BRANDY HILL AVE PICKERINGTON, OH 43147		\$ 28,015.00		1						1
422317254011		60'											
			WILLIAMS DAVID E & KAREN S 25097 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00		1						1
422317254012		60'											
			MCCUTCHEON REGINA ANN & BRUCE 25103 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00		1						1
422317254013		60'											
			ROLINC TIMOTHY & CLAUDIA 25115 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00		1						1
422317254014		60'											
			WILSON CHARLES B & CATHERINE 25102 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00		1						1
422317276001		60'											
			ALBIZO DEBBRA KAY & KORY M BALLARD 5625 PRAIRIE GRASS DR JOHNSTON, IA 50131		\$ 28,015.00		1						1
422317276002		60'											
			GINN DAVID R & ANNE M 2835 ROWE GING RD WASHINGTON COURT HOUSE, OH 43160		\$ 28,015.00		1						1
422317276003		60'											
			ALLEN SCOTT R 25120 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00		1						1
422317276004		60'											
			DEFELICE MICHAEL A TRUSTEE 9492 SHEPERD RD LOCKBOURNE, OH 43137		\$ 28,015.00		1						1
422317276005		60'											
			MASTERS RONALD R & TAMMARA L 19672 NOTTINGHAM DR DOWNS, IL 61736		\$ 28,015.00		1						1
422317276006		60'											
			PETROSINO FRANK V & AA PETROSINO TRS 25138 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00		1						1
422317276007		60'											
			ROBINSON CRAIG A & SHARON L TRS 25144 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00		1						1
422317276008		60'											

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number						
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
422317276009		60'	SMITH MICHAEL BAIRD & SHARON ANN 960 RUSTIC VIEW CT ELDRIDGE, IA 52748		\$ 28,015.00		1					1
422317276010		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317276011		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317276012		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317277001		60'	CHANEY SHAWN SUE TRUSTEE 1612 MARK RD WASHINGTON COURTHOUSE, OH 43160		\$ 28,015.00		1					1
422317277002		60'	HANSON TOMAS J & CRYSTAL M 25127 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317277003		60'	NIEDERNHOEFER MANFRED & C J DOVE 25139 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317277004		60'	SPAGNOLI CRAIG LEE & CINDY LEE 25145 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317277005		60'	LYNCH TIMOTHY P & TWYLA J TRUSTEES 25151 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317277006		60'	WOOD GARY R & STEPHANIE 25157 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317277007		60'	LEVISON VALERIE I TRUSTEE 25163 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317277008		60'	WOODBURN CLYDE D & C R W TRUSTEES 7070 TUSCANY DR DUBLIN, OH 43016		\$ 28,015.00		1					1
422317278001		60'	MOMINEE JOSEPH R & LORIE J TRUSTEE 25259 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number						
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
422317278002		60'	LEHMAN RONALD G & JEAN 25271 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317278003		60'	HUNTLEY BRUCE A 14141 CONCESSION 5 UXBRIDGE, ON L9P1R2		\$ 28,015.00		1					1
422317278004		60'	REMPPEL CORNELIUS & NICOLE 77 SUNRISE CT RIDGEWAY, ON LOS1N0		\$ 28,015.00		1					1
422317278005		60'	MCCREA JOHN D TR & JANE E MCCREA TR 25295 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317278006		60'	BARON JOHN & KATHY HELEN SPIRES 25301 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317278007		60'	WATTS JOYCE I TR & DONALD F WATTS 6944 HUNTERS STRM KALAMAZOO, MI 40048		\$ 28,015.00		1					1
422317278008		60'	CLODFELTER MICHAEL DAVID & R M MOORE 25325 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317279001		60'	LEPPO CATHY A & LANNY L 25264 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317279002		60'	SHEEN TERENCE M & MARY JANE 25270 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317279003		60'	BASIL STEVEN R TRUSTEE 25276 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317279004		60'	HUND GARY R & WENDY L 25282 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317279005		60'	PANKRATZ LEE J & KATHLEEN A 6518 GRAN VIA DR NE ROCKFORD, MI 49341		\$ 28,015.00		1					1
422317279006		60'	MASSNER DAN E TRUSTEE 25294 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number						
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
			MUGHAL TANVIR A & ELLEN A MUGHAL TRS 25300 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317279007		60'										
			CARLSON GARY A & SUSAN F TRUSTEES 25306 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317279008		60'										
			CORCORAN THOMAS A & THERESA M 25312 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317279009		60'										
			NELSON STEVE & MARY THERESE 1A97 MUSTANG LN APPLE RIVER, IL 61001		\$ 28,015.00		1					1
422317279010		60'										
			SELIGMAN DENNIS A & NSS TRS 25324 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317279011		60'										
			KURTZ JOHN E & ELEANOR V 25330 LONGMEADOW DR PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317279012		60'										
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317280001		60'										
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317280002		60'										
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317280003		60'										
			PASPULATI RAJ MOHAN & SUPRIYA 15770 N RIDGE DR RUSSELL, OH 44072		\$ 28,015.00		1					1
422317280004		60'										
			BOOKER WILLIAM R & TERRI S 4681 N TAYLOR AVE DECATUR, IL 62526		\$ 28,015.00		1					1
422317280005		60'										
			HESSEL JEROME C & ELIZABETH A TRS 25204 KEYGRASS CT PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317280006		60'										
			BELLIVEAU PAUL & LYDIA CRUZ 25216 KEYGRASS CT PUNTA GORDA, FL 33955		\$ 28,015.00		1					1
422317280008		60'										

Tern Bay Community Development District
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						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
422317280009		60'	HERITAGE LAND HOLDINGS LLC 325 VICTORIA BLVD MANKATO, MN 56001		\$ 28,015.00		1					1
422317280010		60'	GREENO BRADLEY CRAIG & PAULA JO TRS 10 BAYHILL DR COAL VALLEY, IL 61240		\$ 28,015.00		1					1
422317280011		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317280012		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317280013		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317281009		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317281010		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317281011		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317281012		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317281013		60'	LEPORE BRIAN L & CATHERINE M 37 RAVENWOOD DR CAPE MAY COURT HOUSE, NJ 08210		\$ 28,015.00		1					1
422317281014		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317281015		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317281016		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
			HERITAGE LANDING MASTER ASSOC INC										
422317301001	5.48	FUTURE DEVELOPMENT	10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 296,062.06									0
			LENNAR HOMES LLC										
422317301004	5.23	FUTURE DEVELOPMENT	10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 282,731.65									0
			LENNAR HOMES LLC										
422317301005	10.49	FUTURE DEVELOPMENT	10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 566,755.08									0
			LENNAR HOMES LLC										
422317301006	14.20	FUTURE DEVELOPMENT	10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 767,217.09									0
			LENNAR HOMES LLC										
422317301007	3.01	FUTURE DEVELOPMENT	10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 162,844.85									0
			LENNAR HOMES LLC										
422317302001		50'	10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,680.42			1						1
			LENNAR HOMES LLC										
422317302002		50'	10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,680.42			1						1
			LENNAR HOMES LLC										
422317302003		50'	10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,680.42			1						1
			LENNAR HOMES LLC										
422317302004		50'	10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,680.42			1						1
			LENNAR HOMES LLC										
422317302005		50'	10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,680.42			1						1
			LENNAR HOMES LLC										
422317302006		50'	10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,680.42			1						1
			LENNAR HOMES LLC										
422317302007		50'	10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,680.42			1						1
			LENNAR HOMES LLC										
422317302008		50'	10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,680.42			1						1

**Tern Bay Community Development District
Exhibit V - Assessment Roll**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317302009		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302010		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302011		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302012		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302013		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302014		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302015		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302016		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302017		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302018		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302019		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302020		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302021		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1

**Tern Bay Community Development District
Exhibit V - Assessment Roll**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317302022		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302023		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302024		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302025		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302026		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302027		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302028		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302029		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302030		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302031		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302032		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302033		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302034		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317302035		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302036		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302037		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302038		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302039		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302040		50'	NEWMAN THOMAS H TRS & M F NEWMAN TRS 14588 CHERRY BLOSSOM WAY PUNTA GORDA, FL 33955		\$ 25,680.42	1							1
422317302041		50'	SCHMIDT JOSEPH K & BARBARA J 14580 CHERRY BLOSSOM WAY PUNTA GORDA, FL 33955		\$ 25,680.42	1							1
422317302042		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302043		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302044		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317302045		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303001		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303002		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1

**Tern Bay Community Development District
Exhibit V - Assessment Roll**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317303003		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303004		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303005		50'	GRAY PATRICK CHARLES & JANET CASSADY 14609 CHERRY BLOSSOM WAY PUNTA GORDA, FL 33955		\$ 25,680.42	1							1
422317303006		50'	TOZIER DEBORAH MARIE & DONALD G 14617 CHERRY BLOSSOM WAY PUNTA GORDA, FL 33955		\$ 25,680.42	1							1
422317303007		50'	IN CAHOOTS HOLDINGS LLC 9278 E GRACE DR CEDAR, MI 49621		\$ 25,680.42	1							1
422317303008		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303009		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303010		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303011		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303012		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303013		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303014		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303015		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1

**Tern Bay Community Development District
Exhibit V - Assessment Roll**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317303016		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303017		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303018		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303019		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303020		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303021		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303022		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303023		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303024		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303025		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303026		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303027		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303028		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1

**Tern Bay Community Development District
Exhibit V - Assessment Roll**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317303029		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303030		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303031		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303032		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303033		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303034		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303035		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303036		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303037		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303038		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303039		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317303040		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317304002		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317304003		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317304004		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317304005		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317304006		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317304007		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317304008		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317304009		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317304010		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317305001		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317305002		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317305003		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317305004		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317305005		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1

**Tern Bay Community Development District
Exhibit V - Assessment Roll**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317305006		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317305007		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317305008		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317305009		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317305010		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317305011		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317305012		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317305013		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317305014		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317305015		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422317426004		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00			1					1
422317426005		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00			1					1
422317426017		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00			1					1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number						
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
422317426018		60'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 28,015.00		1					1
422317451001	8.01	FUTURE DEVELOPMENT	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$	432,848.67							0
422317500001		MF 4-STORY	BRADY CHRISTOPHER PATRICK & CJB 14040 HERTIAGE LAND BLVD PUNTA GORDA, FL 33955		\$ 17,509.38						1	1
422317500002		MF 4-STORY	RENNER JOHN ALAN & DIANNE LEE 3591 REDLICH DR DECATUR, IL 62521		\$ 17,509.38						1	1
422317500003		MF 4-STORY	ALEKSANDROVIC ROBERT & MARY KAY 28009 LINCOLN RD BAY VILLAGE, OH 44140		\$ 17,509.38						1	1
422317500004		MF 4-STORY	FARES VINCENT M JR & TANYA WALKER 260 PULASKI AVE BLACKWOOD, NJ 08012		\$ 17,509.38						1	1
422317500005		MF 4-STORY	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38						1	1
422317500006		MF 4-STORY	WEMPLE DONALD J & NOREEN JOAN PO BOX 197 BRIDGEWATER CORNERS, VT 05035		\$ 17,509.38						1	1
422317500007		MF 4-STORY	MILLS RICHARD & STELLA 14040 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38						1	1
422317500008		MF 4-STORY	RASH LARRY 14040 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38						1	1
422317500009		MF 4-STORY	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38						1	1
422317500010		MF 4-STORY	RICE WILLIAM THOMAS & DEENA MARIE 14874 MOORINGS LN OAK FOREST, IL 60452		\$ 17,509.38						1	1
422317500011		MF 4-STORY	LAROSE DOMINICK R & MARGARET E 14040 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38						1	1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317500012		MF 4-STORY	CALENDA JENNIFER 23965 VINCENT AVE PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317500013		MF 4-STORY	WIEGAND RODNEY A & ROSEANNA J 2796 S MOUNT ZION RD DECATUR, IL 62521		\$ 17,509.38							1	1
422317500014		MF 4-STORY	NOONE MICHAEL TIMOTHY 708 STONEWOOD RD EAGAN, MN 55123		\$ 17,509.38							1	1
422317500015		MF 4-STORY	REEVES DANIEL PAUL & KATHLEEN ANN 216 SIENA BLVD BRANSON, MO 65616		\$ 17,509.38							1	1
422317500016		MF 4-STORY	CONRAD SCOTT JERALD & TRACY ANN 13595 NEVADA AVE SAVAGE, MN 55378		\$ 17,509.38							1	1
422317500017		MF 4-STORY	MISHUR ROBERT D & SUZANNE C 11313 OAKHURST RD LOUISVILLE, KY 40245		\$ 17,509.38							1	1
422317500018		MF 4-STORY	WASKO LINDA JEAN & RICHARD 14050 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317500019		MF 4-STORY	PACELLI ROBERT ANDREW & MARY ANN 14050 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317500020		MF 4-STORY	WORDEN DONZA & CATHERINE 1111 GRAND AVE KEOKUK, IA 52632		\$ 17,509.38							1	1
422317500021		MF 4-STORY	ROSS DOUGLAS HAROLD & LAURA JEAN 16341 EIDELWEISS ST NW ANDOVER, MN 55304		\$ 17,509.38							1	1
422317500022		MF 4-STORY	COCKERILL CHARLES BRYAN & MELANIE J 4577 MIAMI TRACE RD SW WASHINGTON COURT HOUSE, OH 43160		\$ 17,509.38							1	1
422317500023		MF 4-STORY	CUMMINS RAE JUNE TRS & JDC TRS 16106 N HAWTHORNE LN MOUNT VERNON, IL 62864		\$ 17,509.38							1	1
422317500024		MF 4-STORY	GOETTL CHRISTOPHER LEE & AMY E 1435 WILDFLOWER LN CHASKA, MN 55318		\$ 17,509.38							1	1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
SQUIER JOHN DUWAYNE & HEATHER LYNN													
422317500025		MF 4-STORY	15262 SWALLOW ST NW ANDOVER, MN 55304		\$ 17,509.38							1	1
422317500026		MF 4-STORY	SCRIMALE DAVID C 2990 WARNERS RD WARNERS, NY 13164		\$ 17,509.38							1	1
422317500027		MF 4-STORY	THEIS JACK & LISA 2557 BRIDLE CREEK TRL CHANHASSEN, MN 55317		\$ 17,509.38							1	1
DRANGE STEVEN EARL & KATHLEEN MARY													
422317500028		MF 4-STORY	14060 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
DONNACHIE CALUM & JUSTYNA DOROTA													
422317500029		MF 4-STORY	841 NIGHTWIND CT PROSPER, TX 75078		\$ 17,509.38							1	1
KISTLE JEFFREY F & DEBRA A													
422317500030		MF 4-STORY	39A RTE 645 SANDYSTON, NJ 07826		\$ 17,509.38							1	1
KISTLE JEFFREY F													
422317500031		MF 4-STORY	14060 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
LITTLE ANNETTE M													
422317500032		MF 4-STORY	PO BOX 674 DAVISON, MI 48423		\$ 17,509.38							1	1
KANAN GREGORY & DEBRA													
422317500033		MF 4-STORY	305 EAST HAVEN DR OWOSSO, MI 48867		\$ 17,509.38							1	1
STADELMANN TIMOTHY CARL SR & CLS													
422317500034		MF 4-STORY	14016 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
ZUPEK ALBERT JR & DENISE L													
422317500035		MF 4-STORY	3792 SUNAURA DR NE IOWA CITY, IA 52240		\$ 17,509.38							1	1
CARTHEW PAUL ANTHONY													
422317500036		MF 4-STORY	1637 ROCHESTER RD LEONARD, MI 48367		\$ 17,509.38							1	1
LENNAR HOMES LLC													
422317501001		COACH HOME	10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 19,843.96							1	1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317501002		COACH HOME	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 19,843.96					1			1
422317501003		COACH HOME	NELSON DAVID MORT & PAMELA PLUMMER 14600 SYCAMORE CT PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317501004		COACH HOME	CRIMALDI ALISA 11206 KING PALM CT FORT MYERS, FL 33966		\$ 19,843.96					1			1
422317501005		COACH HOME	STOWELL DANIEL JAMES & LYNN MARIE 8719 CARRIAGE HILL RD SAVAGE, MN 55378		\$ 19,843.96					1			1
422317501006		COACH HOME	MCAULIFFE EUGENE E & DIANA LYNN 2 BOXWOOD LN BEVERLY, MA 01915		\$ 19,843.96					1			1
422317501007		COACH HOME	SUPPLEE TODD PAUL & LAURIE LYNN 14608 SYCAMORE CT PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317501008		COACH HOME	ROSSETTI MICHAEL EDWARD 14608 SYCAMORE CT PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317501009		COACH HOME	WINDEY DEBORAH L TRUSTEE 647 TELYA RDG MILFORD CHARTER TOWNSHIP, MI 48381		\$ 19,843.96					1			1
422317501010		COACH HOME	DOUGHERTY DAVID P & COLEEN M 14617 SYCAMORE CT PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317501011		COACH HOME	ADDAMS DEAN GERALD & JANE A 77 WINTERBROOK DR CRANBERRY TOWNSHIP, PA 16066		\$ 19,843.96					1			1
422317501012		COACH HOME	RHODES EDWIN TRACY IV & JUDITH ANNE 14617 SYCAMORE CT PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655001		COACH HOME	WURZ THEODORE & MARYANN DOUGLAS 14000 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655002		COACH HOME	SCHREINER GREG & TRACIE JO 11927 SPOTTED PONY CIR FORT COLLINS, CO 80524		\$ 19,843.96					1			1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317655003		COACH HOME	KOBER JOSEPH S & CLARICE A 1371 SOUTH 500 WEST LIBERTY CITY, IN 46766		\$ 19,843.96					1			1
422317655004		COACH HOME	MAHAFFIE MICHAEL JAMES & SKM TRS 10781 MAPLE DR MECOSTA, MI 49332		\$ 19,843.96					1			1
422317655005		COACH HOME	SPENCER DOUGLAS CHARLES & BONNIE R 7408 COUNTRY MEADOW CT SYLVANIA, OH 43560		\$ 19,843.96					1			1
422317655006		COACH HOME	SCHLEIFFARTH DELI A & DSS TRS 14008 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655007		COACH HOME	RICCI ALFRED J & CHRISTINE A 14008 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655008		COACH HOME	MYERS KEVIN L & DONNA M TRUSTEES 14008 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655009		COACH HOME	MARTIN JOHN W & DEBORAH L MARTIN TRS 1011 E HARRISON AVE FAIRFIELD, IA 52556		\$ 19,843.96					1			1
422317655010		COACH HOME	SAWATZKY MICHAEL RAY & TERRI LYNN 4956 NE BELLAGIO DR ANKENY, IA 50021		\$ 19,843.96					1			1
422317655011		COACH HOME	JURGENSON MICHAEL & BRENDA 6967 STREAMVIEW DR LAMBERTVILLE, MI 48144		\$ 19,843.96					1			1
422317655012		COACH HOME	MENO JOHN T & JANICE M MENO CO-TRS 14025 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655013		COACH HOME	WHITE WILLIAM H & MARY C 14017 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655014		COACH HOME	ALEXOVICH THEODORE & DONNA 5113 LAKEWOOD DR GIBSONIA, PA 15044		\$ 19,843.96					1			1
422317655015		COACH HOME	TURGEON JEAN & DENISE 14017 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
			ODONNELL RICHARD WILLIAM & KKO 14017 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655016		COACH HOME											
			LEE DAVID J & RITA M 14016 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655017		COACH HOME											
			SCHWARTZ CHERYL GAIL & HARRIS 14016 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655018		COACH HOME											
			SAVIDGE DAVID F & JOAN 701 COUNTRY CLUB LN WARRINGTON, PA 18976		\$ 19,843.96					1			1
422317655019		COACH HOME											
			STEWART CARY L & TCSSR 14016 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655020		COACH HOME											
			REESE FREDERICK LEE & VICKIE N 166 OVERLOOK DR FLAT ROCK, NC 28731		\$ 19,843.96					1			1
422317655021		COACH HOME											
			ZAK ALAN & ELIZABETH 10 BUTTON BUSH CT AMHERST, NY 14228		\$ 19,843.96					1			1
422317655022		COACH HOME											
			MATTAS TODD RICHARD & DIANE RUTH 14033 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655023		COACH HOME											
			BEDI HARJINDER S 41 EAGLESWOOD DR WARETOWN, NJ 08758		\$ 19,843.96					1			1
422317655024		COACH HOME											
			WADE RICHARD T & MARY S 14032 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655025		COACH HOME											
			SCHLEICHER GREGORY B & CYNTHIA D 10618 CORNERSTONE DR WASHINGTON TWP, MI 48095		\$ 19,843.96					1			1
422317655026		COACH HOME											
			MIDDLETON JOHN M & HOLLY S 14032 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655027		COACH HOME											
			KOETH THEODORE J & KATHLEEN M 9525 BENT GRASS RUN CLARENCE CENTER, NY 14032		\$ 19,843.96					1			1
422317655028		COACH HOME											

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
			BERGMANN MICHAEL & K BERGMANN TRS 14041 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655029		COACH HOME											
			JAMIESON SCOTT & DONNA 23-4220 SARAZEN DR BURLINGTON, ON L7M5C6		\$ 19,843.96					1			1
422317655030		COACH HOME											
			ALLENDER BRADLEY S & DEBORAHANN J 17 SIHLER WOODS SIMCOE, ON N3Y0E2		\$ 19,843.96					1			1
422317655031		COACH HOME											
			FONTAINE CARL ANTHONY & BARBARA LEE 65 WEST FAIRWAY DR HAMILTON, OH 45013		\$ 19,843.96					1			1
422317655032		COACH HOME											
			ELDRIDGE ALLAN R JR & REGINA 20 GOLF CLUB RD SAINT JAMES, NY 11780		\$ 19,843.96					1			1
422317655033		COACH HOME											
			DEHLINGER RICHARD & ANNE 82 NICOLE CT EAST AMHERST, NY 14051		\$ 19,843.96					1			1
422317655034		COACH HOME											
			VESEY DONALD A & LAURIE S L/E 2649 SPYGLASS DR OAKLAND CHARTER TOWNSHIP, MI 48363		\$ 19,843.96					1			1
422317655035		COACH HOME											
			GIESE MICHAEL J & JEAN M 14040 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655036		COACH HOME											
			CIESLAK LISA M & MSC TRS & ETAL TRS 903 BROKEN BOW CT DEARFIELD, WI 53018		\$ 19,843.96					1			1
422317655037		COACH HOME											
			SCHREINER TERESA L TRUSTEE 23837 HAZEL RD STERLING, IL 61081		\$ 19,843.96					1			1
422317655038		COACH HOME											
			BLACKBEAUTY PROPERTY LLC 3747 TRIPOLI BLVD PUNTA GORDA, FL 33950		\$ 19,843.96					1			1
422317655039		COACH HOME											
			POTTS GEORGE BRADFORD & J GILARDI TRS 14049 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655040		COACH HOME											
			BELT GEORGE WALTER & PATRICIA HELEN 2505 FAIRVIEW DR FOREST HILL, MD 21050		\$ 19,843.96					1			1
422317655041		COACH HOME											

Tern Bay Community Development District
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Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
			EOVALDI STEVEN R & SONIA M L/E 2066 WESTRIDGE DR SHELBY TOWNSHIP, MI 48316		\$ 19,843.96					1			1
422317655042		COACH HOME											
			BASILE MARCO 14064 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655043		COACH HOME											
			PITRE PATRICK & WENDY 556 9TH ST E OWEN SOUND, ON N4K0C5		\$ 19,843.96					1			1
422317655044		COACH HOME											
			ISLES DONALD GILBERT & C E ISLES TRS 14072 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655045		COACH HOME											
			YOUNG ALAN W 14072 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655046		COACH HOME											
			BOUWKAMP JOHN MARC & NANCY CAROL 4217 BOULDER VIEW DR BELMONT, MI 49306		\$ 19,843.96					1			1
422317655047		COACH HOME											
			BRAZEAU ROBERT DONAT & LOUISE 14072 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655048		COACH HOME											
			PAULSON MICHAEL S & M PAULSON TRS 14080 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655049		COACH HOME											
			AXEL MARTIN STEVEN & LYNNE ROSE L/E 14080 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655050		COACH HOME											
			BERANEK ROBERT JOSEPH TRUSTEE 14080 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655051		COACH HOME											
			RICHARDS DANIEL P & KATHLEEN A 14080 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655052		COACH HOME											
			WEITZEL GREGORY HATCH & BARBARA M 14001 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96					1			1
422317655053		COACH HOME											
			KRUPIARZ THOMAS A & NANCY L 208 E HURLBURT ST CHARLEVOIX, MI 49720		\$ 19,843.96					1			1
422317655054		COACH HOME											

Tern Bay Community Development District
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						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
422317655055		COACH HOME	WASHBURN SCOTT F & TAMMY E 14001 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96				1			1
422317655056		COACH HOME	CHAMBERLIN CHRISTINE A & TA DUQUETTE 14001 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 19,843.96				1			1
422317811001		MF 4-STORY	LENTZ RICHARD & HOPE 6285 RIVENDALE CT MECHANICSBURG, PA 17050		\$ 17,509.38						1	1
422317811002		MF 4-STORY	TISSOT THOMAS E & PATRICIA A 21 MANDALAY RD BRICK, NJ 08723		\$ 17,509.38						1	1
422317811003		MF 4-STORY	JIM INVESTMENTS FL LLC 2728 SW 25TH ST CAPE CORAL, FL 33914		\$ 17,509.38						1	1
422317811004		MF 4-STORY	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38						1	1
422317811005		MF 4-STORY	WOOD KATHRYN MARIE & SCOTT PATRICK 9627 SHELTERINE OAKS DR BRIGHTON, MI 48114		\$ 17,509.38						1	1
422317811006		MF 4-STORY	FORBES DAVID A & JEAN M 14091 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38						1	1
422317811007		MF 4-STORY	DAVIS KEEVIN RENE & DENISE 2465 LAKE KISMET TER CAPE CORAL, FL 33993		\$ 17,509.38						1	1
422317811008		MF 4-STORY	ALLEN SCOTT R 25120 GOLDEN FERN DR PUNTA GORDA, FL 33955		\$ 17,509.38						1	1
422317811009		MF 4-STORY	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38						1	1
422317811010		MF 4-STORY	RUTH KAREN R & JOHN P 14091 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38						1	1
422317811011		MF 4-STORY	COPE MICHAEL E & A L KREGER 8210 CREEK WOOD PL MAINEVILLE, OH 45039		\$ 17,509.38						1	1

**Tern Bay Community Development District
Exhibit V - Assessment Roll**

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						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317811012		MF 4-STORY	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317811013		MF 4-STORY	GREEN WILLIAM G TRUSTEE 24145 BLACKBEARD BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811014		MF 4-STORY	SCULLY MALVERN DAVID JR & KARS 2131 SW 93RD WAY DAVIE, FL 33324		\$ 17,509.38							1	1
422317811015		MF 4-STORY	SMITH ROGER T & MARY K 14091 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811016		MF 4-STORY	JULIAN SCOTT M PO BOX 65065 TACOMA, WA 98464		\$ 17,509.38							1	1
422317811017		MF 4-STORY	WURZ THEODORE & MARYANN DOUGLAS 14000 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811018		MF 4-STORY	GRACE ANNETTE TRUSTEE 10491 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811019		MF 4-STORY	DOLA 5 LLC 18 PONDVIEW RD NORFOLK, MA 02056		\$ 17,509.38							1	1
422317811020		MF 4-STORY	LONG VAN K & MAYLENE B 14091 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811021		MF 4-STORY	UGOREK WAYNE P & SUSAN R 23-51 BROADVIEW DR LANARK, IL 61046		\$ 17,509.38							1	1
422317811022		MF 4-STORY	KREIDER KEVIN M & MARILYN L 927 FOREST EDGE AVE SPRINGFIELD, OH 45503		\$ 17,509.38							1	1
422317811023		MF 4-STORY	CONROY YOLONDE L & JOHN D 3566 HEATHERWOOD AVE SPRINGFIELD, OH 45503		\$ 17,509.38							1	1
422317811024		MF 4-STORY	CURRID SANDRA E TRUSTEE 32 CONNEMARA DR CHICHESTER, NH 03258		\$ 17,509.38							1	1

**Tern Bay Community Development District
Exhibit V - Assessment Roll**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317811025		MF 4-STORY	DIAD SERVICES INC 835 TIMBERLINE DR POLK CITY, IA 50226		\$ 17,509.38							1	1
422317811026		MF 4-STORY	KEHS RANDY & LISA ANN 8276 LYON VALLEY RD NEW TRIPOLI, PA 18066		\$ 17,509.38							1	1
422317811027		MF 4-STORY	MARTIN JOHN DAVID & CYNTHIA RUTH 26633 CHIPMUNK TRL BEAVER ISLAND, MI 49782		\$ 17,509.38							1	1
422317811028		MF 4-STORY	HENDREN BRIAN ROBERT & SANDRA MARIE 14091 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811029		MF 4-STORY	CRACCHIOLO DIANA & GIANNI 25 SATURN BLVD HAUPPAUGE, NY 11788		\$ 17,509.38							1	1
422317811030		MF 4-STORY	LIVINGSTON LARRY N & JUDITH ANN 23920 BUTTERNUT DR STURGIS, MI 49091		\$ 17,509.38							1	1
422317811031		MF 4-STORY	RUTKOWSKI JOHN PETER & MAUREEN MOORE 14081 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811032		MF 4-STORY	BENNETT SUSAN PATRICIA & KENNETH JR 14081 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811033		MF 4-STORY	ALVAREZ DAVID & WILLIAM PLANER 14081 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811034		MF 4-STORY	THORNE DAVID A & JEANNE BONNEY 14081 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811035		MF 4-STORY	GRAHAM WILLIAM C & CATHERINE J 9 ALLEGHENY DR E FARMINGVILLE, NY 11738		\$ 17,509.38							1	1
422317811036		MF 4-STORY	POTTS GEORGE BRADFORD & JEG TRS 460 MONACO DR PUNTA GORDA, FL 33950		\$ 17,509.38							1	1
422317811037		MF 4-STORY	MUIA ANTHONY & LISA ANN 1254 NW 38TH PL CAPE CORAL, FL 33993		\$ 17,509.38							1	1

**Tern Bay Community Development District
Exhibit V - Assessment Roll**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317811038		MF 4-STORY	GRAPES JIMMY LEE & LYNN MARIE 14081 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811039		MF 4-STORY	HAAS MICHAEL HOWARD & KIMBERLY A 395 BELVEDERE CT PUNTA GORDA, FL 33950		\$ 17,509.38							1	1
422317811040		MF 4-STORY	HERITAGE LANDING PROPERTY LLC 3747 TRIPOLI BLVD PUNTA GORDA, FL 33950		\$ 17,509.38							1	1
422317811041		MF 4-STORY	HERITAGE LANDING VACATION RNTALS LLC 14017 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811042		MF 4-STORY	MCCALLUM ROBERT B & WENDY L 692 SHORELINE DR FENTON, MI 48430		\$ 17,509.38							1	1
422317811043		MF 4-STORY	MILLER CHARLES J & ROBIN L TRUSTEES 5018 BRORSON LN JOHNSBURG, IL 60051		\$ 17,509.38							1	1
422317811044		MF 4-STORY	SNIDER VINCENT LEE & REBECCA LYNN 9941 SOUTH PLACITA DE LA BONDAD VAIL, AZ 85641		\$ 17,509.38							1	1
422317811045		MF 4-STORY	HOPPER PETER KEITH & SS ROBINSON 159 LOUS BLVD ROCKWOOD, ON N0B2K0		\$ 17,509.38							1	1
422317811046		MF 4-STORY	HOSKINSON DOUGLAS & CINDY M 6485 DEVILS HOLE RD PEMBERVILLE, OH 43450		\$ 17,509.38							1	1
422317811047		MF 4-STORY	CROSS STEPHEN TRUSTEE 315 SHERMAN CT BRANDON TOWNSHIP, MI 48462		\$ 17,509.38							1	1
422317811048		MF 4-STORY	ROGERS TIMOTHY M & LORI A 1820 SAINT ANDREWS CT SPRINGFIELD, OH 45502		\$ 17,509.38							1	1
422317811049		MF 4-STORY	HORRICK ANDREW C JR & TERRY J 14081 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811050		MF 4-STORY	BRENNAN MARK JAMES & MARY KATHYRN 37031 OWL DR SELBYVILLE, DE 19975		\$ 17,509.38							1	1

**Tern Bay Community Development District
Exhibit V - Assessment Roll**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317811051		MF 4-STORY	BRADY BRIAN C & KATHARINE 22 TIMBER LN WEST CREEK, NJ 08092		\$ 17,509.38							1	1
422317811052		MF 4-STORY	ROTHACKER KARL J 270 ROYAL BIRKDALE DR COLUMBIANA, OH 44408		\$ 17,509.38							1	1
422317811053		MF 4-STORY	TURNBULL ROBERT W & JANICE M 9278 ABBEY WAY DOWNS, IL 61736		\$ 17,509.38							1	1
422317811054		MF 4-STORY	HILL KENNETH & LYNN 7 ALLEGHENY DR E FARMINGVILLE, NY 11738		\$ 17,509.38							1	1
422317811055		MF 4-STORY	SORENSEN BRUCE A & SANDRA A 14081 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811056		MF 4-STORY	BOSTWICK DOUGLAS JAMES 14081 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811057		MF 4-STORY	BURKHALTER STEPHEN ROGER & JOANN 14081 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811058		MF 4-STORY	DEL GALLO RYAN 2208 HARKINS RD PYLESVILLE, MD 21132		\$ 17,509.38							1	1
422317811059		MF 4-STORY	GOTTO PATRICIA 14081 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317811060		MF 4-STORY	POLLOCK DAVID EUGENE & KAREN ANN 4755 OAKHURST RIDGE RD CLARKSTON, MI 48348		\$ 17,509.38							1	1
422317812001		MF 4-STORY	PATTERSON WILLIAM & SHEREE 68333 DEQUINDRE RD OAKLAND CHARTER TWP, MI 48363		\$ 17,509.38							1	1
422317812002		MF 4-STORY	LADNER CRAIG EUGENE & DENISE S PO BOX 97 ROARING GAP, NC 28627		\$ 17,509.38							1	1
422317812003		MF 4-STORY	PHILLIPS ROBERT EDGAR JOHN & ELLEN J 14071 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317812004		MF 4-STORY	KATT HERBERT 4805 CRYSTAL SPG RACINE, WI 53406		\$ 17,509.38							1	1
422317812005		MF 4-STORY	WILLEY MARK V & LAUREL S 2021 SOMERSET LN WHEATON, IL 60189		\$ 17,509.38							1	1
422317812006		MF 4-STORY	RUCKER STEVEN DALE & LINDA L S L/E 45003 LAMPLIGHT DR OTTERTAIL, MN 56571		\$ 17,509.38							1	1
422317812007		MF 4-STORY	KULBEDA THOMAS S & FAITH M 14071 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317812008		MF 4-STORY	FORBES DAVID A & JEAN M 14091 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317812009		MF 4-STORY	DEKKERS DAVID JOHN & THERESA M 1 LUCY CT MIDDLE SACKVILLE, NS B4E0C8		\$ 17,509.38							1	1
422317812010		MF 4-STORY	DESTEFANO STEPHEN J & ANGELA L 271 JACKS WAY DUNCANSVILLE, PA 16635		\$ 17,509.38							1	1
422317812011		MF 4-STORY	KAMENEVA TANYA 3495 HILLSIDE DR HUNTINGDON, PA 19006		\$ 17,509.38							1	1
422317812012		MF 4-STORY	SIRASKY JOHN M 14071 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317812013		MF 4-STORY	HOYT JEFFREY ALAN & MARILYN RAE 370 WEBSTER LAKE RD FRANKLIN, NH 03235		\$ 17,509.38							1	1
422317812014		MF 4-STORY	MAYFIELD PAMELA ELAINE & LEONARD E 724 S KIERAN DR GREENSBURG, IN 47240		\$ 17,509.38							1	1
422317812015		MF 4-STORY	OAKS SUSAN KAY 14071 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317812016		MF 4-STORY	NELSON ANN H 361 17TH ST ATLANTA, GA 30363		\$ 17,509.38							1	1

**Tern Bay Community Development District
Exhibit V - Assessment Roll**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317812017		MF 4-STORY	SMITH RAYMOND E & LINDA 3682 MALTBY RD OAKFIELD, NY 14125		\$ 17,509.38							1	1
422317812018		MF 4-STORY	DAUGHERTY STEVEN JAMES & ELIZABETH M 6100 JESSIE HARBOR DR OSPREY, FL 34229		\$ 17,509.38							1	1
422317812019		MF 4-STORY	SARNELLI FEDERIC & RENEE JEAN 212 WEST 9TH ST DEER PARK, NY 11729		\$ 17,509.38							1	1
422317812020		MF 4-STORY	SILVA MICHAEL VINCENT JR 904 HAYDEN DR MCHENRY, IL 60051		\$ 17,509.38							1	1
422317812021		MF 4-STORY	KEITH RONNIE & YOUNG-BOON CANTEY 115 LEYDEN DR CROSSVILLE, TN 38558		\$ 17,509.38							1	1
422317812022		MF 4-STORY	WHITE WILLIAM BART & DAVID B DUVALL 129 LANDING RD SEAFORD, VA 23696		\$ 17,509.38							1	1
422317812023		MF 4-STORY	FRANCO ROBERT L & MARIA A 9 TUCKER CT MELVILLE, NY 11747		\$ 17,509.38							1	1
422317812024		MF 4-STORY	14071 HERITAGE LNDG BLVD UN 346 LLC 25018 OAK HAMMOCK CT PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317812025		MF 4-STORY	STROUSE WILLIAM CLYDE JR & ROBBYN L 502 GILES AVE BLISSFIELD, MI 49228		\$ 17,509.38							1	1
422317812026		MF 4-STORY	MCCREA JOHN D II & KRISTIN L 4916 S NELSON RD ORFORDVILLE, WI 53576		\$ 17,509.38							1	1
422317812027		MF 4-STORY	PALMER LAVONNE VERDELL 14071 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317812028		MF 4-STORY	CARNEY KRISTIE FAITH & PB 4 BARTON AVE OLD SAYBROOK, CT 06475		\$ 17,509.38							1	1
422317812029		MF 4-STORY	TRINDLE CARRIE ANN & FRANK A PILEGGI 14071 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317812030		MF 4-STORY	FIELDING GREGORY A & E FIELDING TRS PO BOX 177 CLEVELAND, OK 74020		\$ 17,509.38							1	1
422317813001		MF 4-STORY	MOCERA JAMES J & MAUREEN R NEEL- 2 VILLAGE LN METHUEN, MA 01844		\$ 17,509.38							1	1
422317813002		MF 4-STORY	PUFFER ROBERT BRUCE & KRISTIN LITTON 616 AUGUSTA DR ROCHESTER HILLS, MI 48309		\$ 17,509.38							1	1
422317813003		MF 4-STORY	ARTHURS WILLIAM E & CHARLENE A 341 BOBOLINK RIDGE STITTSVILLE, ON K2V0B9		\$ 17,509.38							1	1
422317813004		MF 4-STORY	LL WAYNE INVESTMENT LLC 13612 ROBERT RD BOKEELIA, FL 33922		\$ 17,509.38							1	1
422317813005		MF 4-STORY	BAJADA DEBORAH L & ROBERT M HAHN 1510 TAMIAMI RD LACEY TOWNSHIP, NJ 08731		\$ 17,509.38							1	1
422317813006		MF 4-STORY	ISOLA MICHAEL EDWARD & KATHERINE ANN 444 SHOREWOOD CT ORION CHARTER TOWNSHIP, MI 48362		\$ 17,509.38							1	1
422317813007		MF 4-STORY	NOTO ANTHONY J & MARY L 9050 ARBOUR WALK DR FRANKFORT, IL 60423		\$ 17,509.38							1	1
422317813008		MF 4-STORY	ARNOLD ROBERT & TRINA KAY 5194 SHORELINE DR KETCHIKAN, AK 99901		\$ 17,509.38							1	1
422317813009		MF 4-STORY	LANDIS GEORGE R JR 14061 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317813010		MF 4-STORY	SUTTON PETER TRUSTEE 612 E THORNWOOD DR SOUTH ELGIN, IL 60177		\$ 17,509.38							1	1
422317813011		MF 4-STORY	BOUQUOT DENNIS CHARLES & ELIZABETH L 141 COTTONWOOD CT MILFORD, PA 18337		\$ 17,509.38							1	1
422317813012		MF 4-STORY	R S W HORWATH INVESTMENTS LLC 2769 SANIBEL BLVD ST JAMES CITY, FL 33956		\$ 17,509.38							1	1

**Tern Bay Community Development District
Exhibit V - Assessment Roll**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317813013		MF 4-STORY	LANDIS JOHN C 14061 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317813014		MF 4-STORY	YALAVARTI MAHESH & PADMAJA 325 PROVINCIAL DR MORGANVILLE, NJ 07751		\$ 17,509.38							1	1
422317813015		MF 4-STORY	VUCISH MICHAEL R & VALERIE 222 TRACI LN SWANTON, MD 21561		\$ 17,509.38							1	1
422317813016		MF 4-STORY	CHAPMAN LINDA SUSAN & L K HINRICHS 600 E OCEANFRONT NEWPORT BEACH, CA 92661		\$ 17,509.38							1	1
422317813017		MF 4-STORY	STEHULAK CARL JOHN & NANCY G 5132 MOSER RD DEFIANCE, OH 43512		\$ 17,509.38							1	1
422317813018		MF 4-STORY	GROSS MARILYN JUDITH 14061 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317813019		MF 4-STORY	ROHLFING ANDREW J & CHERISE M 46056 JEFFERSON SHORES DR CLEVELAND, MN 56017		\$ 17,509.38							1	1
422317813020		MF 4-STORY	TRZEBIATOWSKI NICK S & VIRGINIA H 5303 SUNSET BLUFF DR GREEN BAY, WI 54311		\$ 17,509.38							1	1
422317813021		MF 4-STORY	REISNER VIRGINIA L TRUSTEE 229 N INDIANA ST ELMHURST, IL 60126		\$ 17,509.38							1	1
422317813022		MF 4-STORY	WRIGHT RONALD FRANK CLIFFORD & JSW 1162 WESTHAVEN DR BURLINGTON, ON L7P5B3		\$ 17,509.38							1	1
422317813023		MF 4-STORY	MACLEOD BRUCE W & LYNNE 14 HILLVIEW RD GORHAM, ME 04038		\$ 17,509.38							1	1
422317813024		MF 4-STORY	NELL BOZENA IRENA & STEVEN LESLIE 14061 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317813025		MF 4-STORY	HAGGIS TERRI G & JAMES A 20 FLAGSTONE TER MANCHESTER, NH 03109		\$ 17,509.38							1	1

**Tern Bay Community Development District
Exhibit V - Assessment Roll**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
			GODNICK BRIAN & CYNTHIA GODNICK TRS 253 MADRID BLVD PUNTA GORDA, FL 33950		\$ 17,509.38							1	1
422317813026		MF 4-STORY											
			HERVEY FREDERICK & SARAH E 2398 MENOMONEE RIVER PKWY WAUWATOSA, WI 53226		\$ 17,509.38							1	1
422317813027		MF 4-STORY											
			KELLIHER KEVIN C & MICHELLE J MORWAY- 9 CUTTER LN QUINCY, MA 02171		\$ 17,509.38							1	1
422317813028		MF 4-STORY											
			PROSEDA CHRISTOPHER J 341 UPPER MARKET ST MILTON, PA 17847		\$ 17,509.38							1	1
422317813029		MF 4-STORY											
			OCONNOR GEOFFREY PETER & AGNES D 517 S CRETE CT PUNTA GORDA, FL 33950		\$ 17,509.38							1	1
422317813030		MF 4-STORY											
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814001		MF 4-STORY											
			WILLIAMS JAMES LLEWELLYN & ROBIN J 25088 W HILLSIDE AVE WAUCONDA, IL 60084		\$ 17,509.38							1	1
422317814002		MF 4-STORY											
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814003		MF 4-STORY											
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814004		MF 4-STORY											
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814005		MF 4-STORY											
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814006		MF 4-STORY											
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814007		MF 4-STORY											
			SCRIMA DAVID L TRUSTEE 500 MARSEILLES CT PUNTA GORDA, FL 33950		\$ 17,509.38							1	1
422317814008		MF 4-STORY											

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
			CANTATORE JOSEPH & INES E 4 PEMBERTON DR MATAWAN, NJ 07747		\$ 17,509.38							1	1
422317814009		MF 4-STORY											
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814010		MF 4-STORY											
			DAUGHERTY STEVEN J & ELIZABETH M 6100 JESSIE HARBOR DR OSPREY, FL 34229		\$ 17,509.38							1	1
422317814011		MF 4-STORY											
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814012		MF 4-STORY											
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814013		MF 4-STORY											
			HOLMAN DEBRA A 313-6235 MAIN ST STOUFFVILLE, ON L4A4R3		\$ 17,509.38							1	1
422317814014		MF 4-STORY											
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814015		MF 4-STORY											
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814016		MF 4-STORY											
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814017		MF 4-STORY											
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814018		MF 4-STORY											
			LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814019		MF 4-STORY											
			SCRIMA JOSEPH D S25W30015 KAYLA CT WAUKESHA, WI 53188		\$ 17,509.38							1	1
422317814020		MF 4-STORY											
			RSPTS VACATION PROPERTIES LP 210 MORRIS RD HARLEYSVILLE, PA 19438		\$ 17,509.38							1	1
422317814021		MF 4-STORY											

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422317814022		MF 4-STORY	DUQUETTE THEODORE A & CAC 14001 BLACK BEAUTY DR PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317814023		MF 4-STORY	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814024		MF 4-STORY	WASOWSKI JAMES ANDREW & C S FRIESS 14051 HERITAGE LANDING BLVD PUNTA GORDA, FL 33955		\$ 17,509.38							1	1
422317814025		MF 4-STORY	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814026		MF 4-STORY	BUNKER BRENT DANIEL N65W28124 FOREST RIDGE CIR SUSSEX, WI 53089		\$ 17,509.38							1	1
422317814027		MF 4-STORY	KEMP ALFRED H & JANE M TRUSTEES 60810 STONECREST DR WASHINGTON, MI 48094		\$ 17,509.38							1	1
422317814028		MF 4-STORY	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814029		MF 4-STORY	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422317814030		MF 4-STORY	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 17,509.38							1	1
422320201001	50'		LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320201002	50'		LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320201003	50'		LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320201004	50'		LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1

**Tern Bay Community Development District
Exhibit V - Assessment Roll**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422320201005		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320201006		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320201007		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320201008		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320201009		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320201010		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320201011		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320201012		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320201013		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320201014		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320201015		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320201016		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320202001		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1

**Tern Bay Community Development District
Exhibit V - Assessment Roll**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422320202002		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320202003		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320202004		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320202005		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320202006		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320202007		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320202008		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320202009		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320202010		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320202011		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320202012		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320202013		50'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,680.42	1							1
422320203001		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59				1				1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number							
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units	
422320203002		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59				1				1
422320203003		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59				1				1
422320203004		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59				1				1
422320203005		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59				1				1
422320203006		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59				1				1
422320203007		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59				1				1
422320203008		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59				1				1
422320203009		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59				1				1
422320203010		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59				1				1
422320203011		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59				1				1
422320203012		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59				1				1
422320203013		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59				1				1
422320203014		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59				1				1

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number						
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
422320203015		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59			1				1
422320203016		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59			1				1
422320203017		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59			1				1
422320203018		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59			1				1
422320203019		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59			1				1
422320203020		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59			1				1
422320203021		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59			1				1
422320203022		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59			1				1
422320203023		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59			1				1
422320203024		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59			1				1
422320203025		75'	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 30,349.59			1				1
422320204017	196.12	FUTURE DEVELOPMENT	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 10,593,758.92							0
422320204018	65.42	FUTURE DEVELOPMENT	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 3,534,024.74							0

Tern Bay Community Development District
Exhibit V - Assessment Roll

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Property Owner	Assessment by Acre	Total Assessment by Folio	Platted Units by Folio Number						
						50' - 59'	60' - 69'	70' - 79'	Coach Homes	Multi-Family - 2 Story	Multi-Family - 4 Story	Total Platted Units
TOTAL	307.98			\$ 16,636,243.06	\$ 14,483,756.94	138	199	25	68	0	186	616

Total Platted Units	616
Total 2021 Par Debt	\$ 31,120,000.00
Total Par Debt Assigned to Platted Units	\$ 14,483,756.94
Total Par Debt Assigned to Unplatted Acreage	\$ 16,636,243.06
Unplatted Acres	307.98
Par Debt per Unplatted Acre	\$ 54,017.05

RESOLUTION 2022-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TERN BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Tern Bay Community Development District (the "Board") prior to June 15, 2022, a proposed Budget for Fiscal Year 2023; and

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

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

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

SECTION 2. The proposed Budget submitted by the District Manager for Fiscal Year 2023 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

DATE: Tuesday, May 10, 2022
HOUR: 10:00 A.M.
LOCATION: Country Inn and Suites
24244 Corporate Court
Port Charlotte, Florida 33954

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

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

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

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

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

RESOLUTION 2022-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TERN BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

PASSED AND ADOPTED this 8th day of March 2022

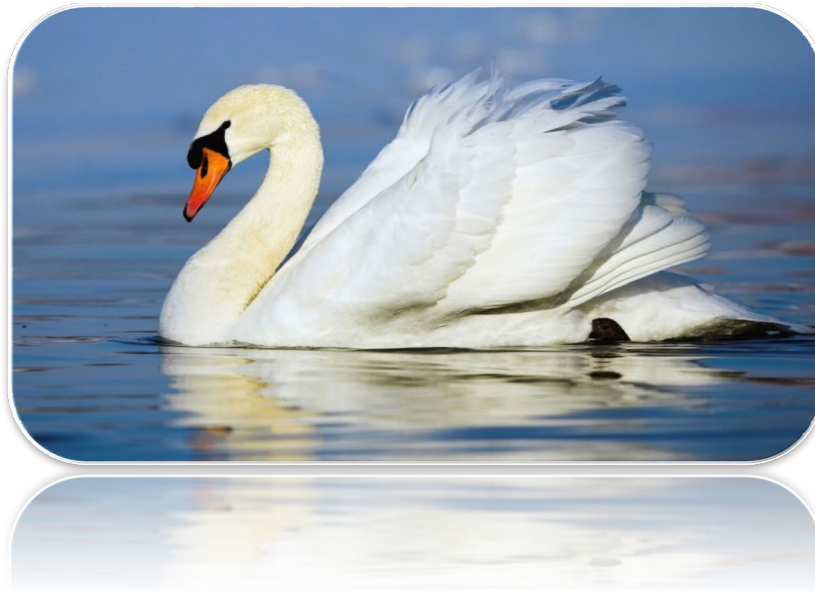
ATTEST:

**TERN BAY COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Russell Smith, Chairperson

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022 Adopted Budget	Actual at 01/31/2022	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 822,177	\$ 760,558	\$ 822,177	\$ 163,616
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 822,177	\$ 760,558	\$ 822,177	\$ 163,616
Appropriations and Other Uses				
Legislative				
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -
Executive				
Professional - Management	\$ 34,500	\$ 11,500	\$ 34,500	\$ 37,000
Financial and Administrative				
Audit Services	\$ 6,000	\$ 4,700	\$ 4,700	\$ 4,800
Accounting Services	\$ 16,000	\$ 5,333	\$ 16,000	\$ 24,000
Assessment Roll Services	\$ 13,000	\$ 4,333	\$ 13,000	\$ 21,000
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 1,000
Financial & Administrative-Other	\$ -	\$ -	\$ -	\$ -
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 3,000	\$ 119	\$ 2,500	\$ 2,500
Trustee Services	\$ 10,500	\$ -	\$ 3,500	\$ 12,638
Dissemination Agent Services	\$ 6,000	\$ 1,000	\$ 6,000	\$ 6,000
Bank Service Fees	\$ 500	\$ 28	\$ 350	\$ 350
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 400	\$ 42	\$ 150	\$ 200
Insurance	\$ 9,800	\$ 9,784	\$ 9,784	\$ 9,800
Meeting Room Rental	\$ 600	\$ 168	\$ 600	\$ 600
Printing and Binding	\$ 100	\$ -	\$ -	\$ 100
Web Site Maintenance	\$ 2,000	\$ 200	\$ 2,000	\$ 2,000
Office Supplies	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 5,000	\$ 833	\$ 2,500	\$ 5,000
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Other General Government Services				
Engineering Services - General	\$ 5,000	\$ -	\$ -	\$ 5,000
Engineering Services - Traffic	\$ -	\$ -	\$ -	\$ -
NOPC Fees	\$ -	\$ -	\$ -	\$ -
Other Public Safety				
Professional Services				
Charlotte Cty Sheriff's Patrol	\$ -	\$ -	\$ -	\$ -
Guardhouse Operations				
Professional - Roving Patrol	\$ 57,300	\$ -	\$ -	\$ -
Professional - Gate Attendent	\$ 190,000	\$ -	\$ 100,000	\$ -

Prepared by:

JWARD and Associates, LLC

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022 Adopted Budget	Actual at 01/31/2022	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Professional - Gate Hosting	\$ 5,000	\$ -	\$ 5,000	\$ -
Utilities				
Electric	\$ 2,400	\$ 224	\$ 897	\$ -
Water & Wastewater	\$ 2,400	\$ 193	\$ 770	\$ -
Repairs & Maintenance				
Guardhouse - Janitorial	\$ 4,200	\$ -	\$ -	\$ -
Gate	\$ 6,500	\$ -	\$ -	\$ -
Wastewater Services				
Electric Service	\$ 2,000	\$ 868	\$ 3,472	\$ -
Stormwater Management Services				
Repairs & Maintenance				
Lake Banks/Outfall Control Structures	\$ 5,000	\$ -	\$ -	\$ -
Aquatic Weed Control				
Lake Spraying	\$ 40,000	\$ 14,189	\$ 43,800	\$ -
Lake Vegetation Removal	\$ -	\$ -	\$ -	\$ -
Upland Monitoring & Maint	\$ 30,000	\$ -	\$ 29,000	\$ -
Other Physical Environment				
Professional Services				
Field Manager Services	\$ 2,500	\$ -	\$ 11,400	\$ -
Insurance	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -
Assessments - Charlotte County	\$ -	\$ 146	\$ 146	\$ -
Road & Street Facilities				
Field Management Services	\$ 4,000	\$ -	\$ -	\$ -
Street Lights				
Electric Service	\$ 15,000	\$ -	\$ 13,000	\$ 20,000
Repairs & Maintenance	\$ -	\$ -	\$ 1,400	\$ -
Economic Environment				
Professional Services - Appraisal	\$ -	\$ -	\$ -	\$ -
Landscaping Services				
Electric Service	\$ 30,000	\$ 8,147	\$ 32,589	\$ -
Repairs & Maintenance				
Common Area Maintenance				
Routine Maintenance	\$ 119,200	\$ 27,916	\$ 140,000	\$ -
Tree Trimming	\$ 15,000	\$ -	\$ 8,800	\$ -
Sod Replacement	\$ 3,000	\$ -	\$ 7,500	\$ -
Material Replacement	\$ 12,000	\$ -	\$ 7,500	\$ -
Mulch Installation	\$ 40,000	\$ -	\$ 5,000	\$ -
Landscape Lighting	\$ -	\$ -	\$ -	\$ -
Annuals	\$ 21,000	\$ 1,713	\$ 2,500	\$ -
Holiday Decorations	\$ 16,000	\$ -	\$ -	\$ -
Irrigation System				
Pumps, Wells & Line Distribution System				
Routine Maintenance	\$ 16,000	\$ 144	\$ 2,000	\$ -
Well Testing/Meter Reading	\$ -	\$ -	\$ -	\$ -
Line Distribution System				
Routine Maintenance	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ 13,050		\$ -	\$ -
Other Fees and Charges				

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022	Actual at	Anticipated	Fiscal Year
	Adopted Budget	01/31/2022	Year End 09/30/22	2023 Budget
Discounts and Tax Collector Fees	\$ 57,552	\$ -	\$ 57,552	\$ 11,453
Total Appropriations	\$ 822,177	\$ 92,254	\$ 568,585	\$ 163,616
Net Increase/(Decrease) in Fund Balance		\$ 668,304	\$ 253,592	\$ -
Fund Balance:- Beginning	316,000	316,000	316,000	569,591
Fund Balance - Ending (Projected)		\$ 984,303	\$ 569,591	\$ 569,591

Land Use	Units	Rate Per Unit	
		FY 2022	FY 2023
Executive Homes (40' - 50')	232	\$ 542.33	\$ 107.93
Manor Homes (51' - 60')	231	\$ 542.33	\$ 107.93
Estate homes (61' - 70')	102	\$ 542.33	\$ 107.93
Coach Homes	176	\$ 542.33	\$ 107.93
Multi-Family (6 Plex)	108	\$ 542.33	\$ 107.93
Veranda (12 Unit Plex)	320	\$ 542.33	\$ 107.93
Terrace (30 Unit plex)	330	\$ 542.33	\$ 107.93
Commercial/Office	17	\$ 542.33	\$ 107.93
Total Units:	1516		

Cap Rate - Adopted FY 2021 **\$ 623.70**

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2023**

Revenues and Other Sources

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

Appropriations

Legislative

Board of Supervisor's	\$	-
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The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Board of Supervisor's has waived their legislative fees.

Executive

Professional - Management	\$	37,000
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The District retains the services of a professional management company - **JPWard and Associates, LLC** - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to Tern Bay.

Financial and Administrative

Audit Services	\$	4,800
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Accounting Services	\$	24,000
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To provide all of the required financial accounting functions for the District, including but not limited to such items as Budget preparation, establishing Government Fund Accounting System, prepare all required state reports, preparation of daily accounting services, such as bill payments, assessment collection receipts, financial statement preparation.

Assessment Roll Services	\$	21,000
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To provide for the on-going maintenance of the District's Assessment Rolls and Lien Book.

Arbitrage Rebate Fees	\$	1,000
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Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.

Other Contractual Services

Recording and Transcription	\$	-
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This line item has been deleted and incorporated into the Management Fee.

Legal Advertising	\$	2,500
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Trustee Services	\$	12,638
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With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.

Dissemination Agent Services	\$	6,000
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With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.

Bank Service Fees	\$	350
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**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2023**

Travel and Per Diem	\$	-
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$	200
Insurance	\$	9,800
Meeting Room Rental	\$	600
Printing and Binding	\$	100
Web Site Maintenance	\$	2,000
Office Supplies	\$	-
Subscriptions and Memberships	\$	175

Legal Services

General Counsel	\$	5,000
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The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".

Other General Government Services

Engineering Services - General	\$	5,000
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The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Wastewater Services

Electric Service	\$	-
FP&L Service to three (3) Lift Stations		

Stormwater Management Services

Repairs & Maintenance

Lake Banks/Outfall Control Structures	\$	-
For wash-outs that may occur during the year (Anticipated one cleaning for FY 2016)		
Lake Spraying	\$	-
Lake Vegetation Removal	\$	-
Upland Monitoring & Maint	\$	-

In Fiscal Year 2011 the District requested and was granted an extension by the SWFWMD to provide the required monitoring reports on portions of the acres of wetlands of the District. This summer we will have an inspection, and further monitoring requirements will be determined at that time. As such, we recommend budgeting sufficient funds to carry out both the maintenance requirements and reporting requirements under the permit, if required.

Description of Event	Amount
Ongoing Maintenance (two (2) Events Yearly)	\$ -
Monitoring Report SWFMD (if required)	\$ -
Total:	\$ -

Other Physical Environment

Professional Services

Field Manager Services	\$	-
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**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2023**

The District retains the services of CAS Asset Management to provide a variety of services, including but not limited to coordination of on-site vendors, inspections of District Assets, etc.

Insurance \$ -

This line item has been deleted and incorporated into another Insurance line item as noted in this Budget.

Contingencies \$ -

To account for any unforeseen expenses during the Year.

Assessments - Charlotte County \$ -

Charlotte County levies a stormwater assessment on certain property in the County and the property owned by the District is subject to the Assessments.

Road & Street Facilities

Street Lights

Electric Service \$12,000

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

Phase 1 - Lease Charges \$6,500

Phase 2 - Use Charges \$5,500

Total **\$12,000**

Repairs & Maintenance \$ -

Pavement Repairs \$ -

This line item is for any miscellaneous road repairs required.

Bridge Repairs \$ -

The District owns four (4) wooden bridges, this covers cleaning and re-sealing.

Economic Environment

Professional Services - Appraisal \$ -

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

Landscaping Services

Electric Service \$ 20,000

Florida Power & Light Costs associated with both the Pumps and Well system along with the Line Distribution System.

Repairs & Maintenance

Common Area Maintenance \$ -

The District retains the services of a qualified landscape contractor to maintain certain landscaped area within the community.

Material Replacement \$ -

Mulch Installation \$ -

Landscape Lighting \$ -

Irrigation System

Pumps, Wells & Line Distribution System

Routine Maintenance \$ -

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2023**

Well Testing/Meter Reading

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

Line Distribution System

Routine Maintenance \$ -

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

Other Fees and Charges

Discounts and Tax Collector Fees \$ 11,453

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

Total Appropriations: \$ 175,616

Tern Bay Community Development District
Series 2005A Bonds - Debt Service Fund - Budget
Fiscal Year 2023

Description	Fiscal Year 2022 Adopted Budget	Actual at 01/31/2022	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward				
Interest Income	\$ -	\$ 4	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 109,006	\$ 100,386	\$ 109,006	\$ 109,006
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue				
Total Revenue & Other Sources	\$ 109,006	\$ 100,390	\$ 109,006	\$ 109,006
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 A Bonds	\$ 45,000	\$ -	\$ 45,000	\$ 45,000
Principal Debt Service - Early Redemptions				
Series 2005 A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2005 A Bonds	\$ 56,706	\$ 28,353	\$ 56,706	\$ 54,288
Other Fees and Charges				
Discounts and Other Fees	\$ 7,131	\$ -	\$ 7,131	\$ 7,131
Total Appropriations	\$ 108,837	\$ 28,353	\$ 108,837	\$ 106,419

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Debt Outstanding (After Restructure)	\$ 1,170,000	5.375%			
11/1/2018			\$ 31,443.75		
5/1/2019	\$ 35,000	5.375%	\$ 31,443.75	\$ 97,888	\$ 1,135,000
11/1/2019			\$ 30,503.13		
5/1/2020	\$ 40,000	5.375%	\$ 30,503.13	\$ 101,006	\$ 1,095,000
11/1/2020			\$ 29,428.13		
5/1/2021	\$ 40,000	5.375%	\$ 29,428.13	\$ 98,856	\$ 1,055,000
11/1/2021			\$ 28,353.13		
5/1/2022	\$ 45,000	5.375%	\$ 28,353.13	\$ 101,706	\$ 1,010,000
11/1/2022			\$ 27,143.75		
5/1/2023	\$ 45,000	5.375%	\$ 27,143.75	\$ 99,288	\$ 965,000
11/1/2023			\$ 25,934.38		
5/1/2024	\$ 50,000	5.375%	\$ 25,934.38	\$ 101,869	\$ 915,000
11/1/2024			\$ 24,590.63		
5/1/2025	\$ 50,000	5.375%	\$ 24,590.63	\$ 99,181	\$ 865,000
11/1/2025			\$ 23,246.88		
5/1/2026	\$ 55,000	5.375%	\$ 23,246.88	\$ 101,494	\$ 810,000
11/1/2026			\$ 21,768.75		
5/1/2027	\$ 55,000	5.375%	\$ 21,768.75	\$ 98,538	\$ 755,000
11/1/2027			\$ 20,290.63		
5/1/2028	\$ 60,000	5.375%	\$ 20,290.63	\$ 100,581	\$ 695,000
11/1/2028			\$ 18,678.13		
5/1/2029	\$ 60,000	5.375%	\$ 18,678.13	\$ 97,356	\$ 635,000
11/1/2029			\$ 17,065.63		
5/1/2030	\$ 65,000	5.375%	\$ 17,065.63	\$ 99,131	\$ 570,000
11/1/2030			\$ 15,318.75		
5/1/2031	\$ 70,000	5.375%	\$ 15,318.75	\$ 100,638	\$ 500,000
11/1/2031			\$ 13,437.50		
5/1/2032	\$ 75,000	5.375%	\$ 13,437.50	\$ 101,875	\$ 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	\$ -

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

Description	Fiscal Year 2022 Adopted Budget	Actual at 01/31/2022	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward				
Interest Income	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ 597,851
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ 1,896,067
Other Financing Sources				
Bond Proceeds				
Deposit to Reserve Account	\$ -		\$ 886,013	\$ -
Deposit to Capitalized Interest Account			\$ 355,389	\$ -
Total Revenue & Other Sources	\$ -	\$ -	\$ 1,241,401	\$ 2,493,917

Appropriations

Debt Service

Principal Debt Service - Mandatory

Series 2022 Bonds \$ - \$ - \$ - \$ 585,000

Principal Debt Service - Early Redemptions

Series 2022 Bonds \$ - \$ - \$ - \$ -

Interest Expense

Series 2022 Bonds \$ - \$ - \$ 355,389 \$ 1,195,701

Other Fees and Charges

Discounts and Other Fees \$ - \$ - \$ - \$ 124,042

Total Appropriations \$ - \$ - \$ **355,389** \$ **1,904,743**

Net Increase/(Decrease) in Fund Balance \$ - \$ - \$ **886,013**

Fund Balance - Beginning \$ - \$ - \$ -

Fund Balance - Ending (Projected) \$ - \$ - \$ **886,013**

Fund Balance Analysis

Reserve Requirement \$ 886,013

Reserved for December 15, 2023 Interest \$ 588,710

Total Required Funds: \$ **1,474,723**

Land Use	Number of Units	Rate FY 2022	Rate FY 2023
Executive Homes (40' - 50')	210	\$ -	\$ 1,564.65
Manor Homes (51' - 60')	199	\$ -	\$ 1,706.89
Estate (61' - 70')	128	\$ -	\$ 1,849.13
Coach Homes	248	\$ -	\$ 1,209.04
Multi-Family - (Six Plex)	N/A		N/A
Veranda (12 Unit Plex)	340	\$ -	\$ 1,066.80
Terrace (30 Unit Plex)	330	\$ -	\$ 995.68
Commercial	N/A		N/A
	1455		

**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		
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		

Prepared by:

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
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	\$ -

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2022

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Tern Bay Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

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

Description	Governmental Funds		Account Groups			
	General Fund	Series 2005 Bonds Debt Service Fund	General Long Term Debt	General Fixed Assets		
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 986,125	\$ -	\$ -	\$ -	\$	986,125
Capital Project Fund - Series 2007						
Construction Account	-	-	-	-		-
Working Capital Account	-	-	-	-		-
Debt Service Fund						
Interest Account	-	-	-	-		-
Sinking Account	-	-	-	-		-
Reserve Account A	-	51,469	-	-		51,469
Reserve Account B	-	-	-	-		-
Revenue	-	134,146	-	-		134,146
Prepayment Account	-	-	-	-		-
Due from Other Funds						
General Fund	-	1,822	-	-		1,822
Debt Service Fund	-	-	-	-		-
Capital Project Fund	-	-	-	-		-
Accounts Receivable-Bond Holder Funding	-	-	-	-		-
Accrued Interest Receivable	-	-	-	-		-
Assessments Receivable	-	-	-	-		-
Prepaid Expenses	-	-	-	-		-
Amount Available in Debt Service Funds	-	-	187,436	-		187,436
Amount to be Provided by Debt Service Funds	-	-	822,564	-		822,564
Investment in General Fixed Assets (net of depreciation)	-	-	-	45,419,499		45,419,499
Total Assets	\$ 986,125	\$ 187,436	\$ 1,010,000	\$ 45,419,499	\$	47,603,060

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

Description	Governmental Funds		Account Groups		
	General Fund	Series 2005 Bonds Debt Service Fund	General Long Term Debt	General Fixed Assets	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Notes and Loans Payable - Current Portion					
Note Payable-Oppenheimer Funds	-	-	-	-	-
Due to Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	1,822	-	-	-	1,822
Capital Projects Fund	-	-	-	-	-
Deferred Revenue	-	-	-	-	-
Due to Other Governments	-	-	-	-	-
Bonds Payable					
Current Portion	-	-	45,000	-	45,000
Long Term	-	-	965,000	-	965,000
Total Liabilities	<u>\$ 1,822</u>	<u>\$ -</u>	<u>\$ 1,010,000</u>	<u>\$ -</u>	<u>\$ 1,011,822</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	45,419,499	45,419,499
Fund Balance					
Restricted					
Beginning: October 1, 2021 (audited)		115,399	-	-	115,399
Results from Current Operations		72,037	-	-	72,037
Unassigned					
Beginning: October 1, 2021 (audited)	316,000	-	-	-	316,000
Results from Current Operations	668,304	-	-	-	668,304
Total Fund Equity and Other Credits	<u>\$ 984,303</u>	<u>\$ 187,436</u>	<u>\$ -</u>	<u>\$ 45,419,499</u>	<u>\$ 46,591,238</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 986,125</u>	<u>\$ 187,436</u>	<u>\$ 1,010,000</u>	<u>\$ 45,419,499</u>	<u>\$ 47,603,060</u>

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest							
Interest - General Checking	-	-	-	-	-	-	N/A
Miscellaneous Revenue							
Miscellaneous Revenue	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	3,586	24,970	718,199	13,803	760,558	764,625	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Interfund Group Transfers In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,586	\$ 24,970	\$ 718,199	\$ 13,803	\$ 760,558	\$ 764,625	99%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's - Fees	-	-	-	-	-	\$ -	N/A
Executive							
Professional Management	2,875	2,875	2,875	2,875	11,500	34,500	33%
Financial and Administrative							
Audit Services	-	3,000	-	1,700	4,700	6,000	78%
Accounting Services	1,333	1,333	1,333	1,333	5,333	16,000	33%
Assessment Roll Services	1,083	1,083	1,083	1,083	4,333	13,000	33%
Arbitrage Rebate Services	-	500	-	-	500	500	100%
Real Estate Advisor	-	-	-	-	-	-	N/A
Other Contractual Services							
Recording and Transcription	-	-	-	-	-	-	N/A
Legal Advertising	119	-	-	-	119	3,000	4%
Property Appraiser & Tax Collector Fees	-	-	-	-	-	-	N/A
Trustee Services	-	-	-	-	-	10,500	0%
Dissemination Agent Services	-	-	1,000	-	1,000	6,000	17%
Bank Services	-	4	24	-	28	500	6%
Travel and Per Diem							
Travel and Per Diem	-	-	-	-	-	-	N/A
Communications & Freight Services							
Telephone	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	9	22	10	42	400	10%

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Insurance	-	9,784	-	-	9,784	9,800	100%
Meeting Room Rental	-	-	-	168	168	600	28%
Printing & Binding	-	-	-	-	-	100	0%
Web Site Development	50	50	50	50	200	2,000	10%
Subscription & Memberships	-	175	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	465	-	368	833	5,000	17%
Legal - Foreclosure Counsel	-	-	-	-	-	-	N/A
Legal - Trustee Counsel	-	-	-	-	-	-	N/A
Legal - Bond Counsel	-	-	-	-	-	-	N/A
Legal - Ryan Golf Counsel	-	-	-	-	-	-	N/A
DRI NOPC	-	-	-	-	-	-	N/A
Legal - TB LLC Counsel	-	-	-	-	-	-	N/A
Eminent Domain Counsel	-	-	-	-	-	-	N/A
Comprehensive Planning Services	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services - General Fund	-	-	-	-	-	5,000	0%
Engineering Services - Traffic	-	-	-	-	-	-	N/A
NOPC Fees	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
Other Public Safety							
Professional Services							
Charlotte County Sheriff's Patrol	-	-	-	-	-	-	N/A
Guardhouse Operations							
Professional - Roving Patrol	-	-	-	-	-	57,300	0%
Professional - Gate Attendant	-	-	-	-	-	190,000	0%
Professional-Gate Hosting	-	-	-	-	-	5,000	0%
Utilities							
Electric	-	119	105	-	224	2,400	9%
Water & Wastewater	-	91	-	102	193	2,400	8%
Repairs & Maintenance							
Guardhouse Janitorial	-	-	-	-	-	4,200	0%
Gate	-	-	-	-	-	6,500	0%

Prepared by:

JPWARD and Associates, LLC

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Wastewater Services							
Utility Services							
Electric Service	-	736	132	-	868	2,000	43%
Stormwater Management System							
Repairs & Maintenance							
Lake Banks/Outfall Control Structures	-	-	-	-	-	5,000	0%
Aquatic Weed Control							
Lake Spraying	-	3,470	-	10,720	14,189	40,000	35%
Lake Vegetation Removal	-	-	-	-	-	-	N/A
Upland Monitoring & Maintenance	-	-	-	-	-	30,000	0%
Other Physical Environment							
Professional Services							
Field Manager Services	-	-	-	-	-	2,500	0%
Insurance	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
Assessments-Charlotte County	-	146	-	-	146	-	N/A
Road & Street Facilities							
Field Management Services	-	-	-	-	-	4,000	0%
Street Lights							
Electric Service							
Electric Service	-	1,348	2,737	481	4,566	15,000	30%
Repairs & Maintenance	-	-	-	-	-	-	N/A
Economic Environment							
Professional Services - Appraisal	-	-	-	-	-	-	N/A
Landscaping Services							
Electric Service	-	1,931	1,650	-	3,581	30,000	12%
Repairs & Maintenance							
Common Area Maintenance							
Routine Maintenance	-	13,780	-	14,135	27,916	119,200	23%
Tree Trimming	-	-	-	-	-	15,000	0%
Sod Replacement	-	-	-	-	-	3,000	0%
Material Replacement	-	-	-	-	-	12,000	0%
Mulch Installation	-	-	-	-	-	40,000	0%

Prepared by:

JPWARD and Associates, LLC

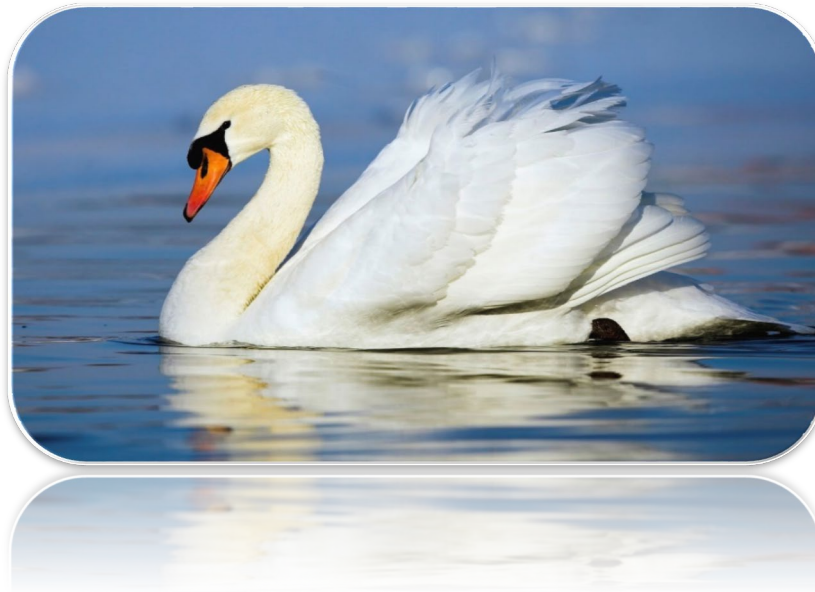
**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2022**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Landscape Lighting	-	-	-	-	-	-	N/A
Annuals	-	-	-	1,713	1,713	21,000	8%
Holiday Decorations	-	-	-	-	-	16,000	0%
Irrigation System							
Pumps & Wells & Line Distribution System							
Routine Maintenance	-	-	-	144	144	16,000	1%
Well Testing/Meter Reading	-	-	-	-	-	-	N/A
Line Distribution System							
Routine Maintenance	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	13,050	0%
	\$ 5,460	\$ 40,899	\$ 11,012	\$ 34,882	92,254	\$ 764,625	12%
Net Increase/ (Decrease) in Fund Balance	(1,875)	(15,929)	707,187	(21,080)	668,304	-	
Fund Balance - Beginning	316,000	314,125	298,196	1,005,383	316,000	316,000	
Fund Balance - Ending	\$ 314,125	\$ 298,196	\$ 1,005,383	\$ 984,303	984,303	\$ 316,000	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	
Interest Income							
Reserve Account	0	0	1	0	2	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	1	0	2	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	473	3,296	94,795	1,822	100,386	101,875	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Extraordinary Items (Gain)							
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 474	\$ 3,297	\$ 94,797	\$ 1,823	\$ 100,390	\$ 101,875	99%
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2005 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	0%
Principal Debt Service - Early Redemptions							
Series 2005 Bonds	-	-	-	-	-	-	N/A
Interest Expense							
Series 2005A Bonds	-	28,353	-	-	28,353	56,706	50%
Series 2005B Bonds	-	-	-	-	-	-	N/A
Trustee Services							
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$28,353	\$0	\$0	\$28,353	\$ 101,706	28%
Net Increase/ (Decrease) in Fund Balance	474	(25,056)	94,797	1,823	72,037	169	
Fund Balance - Beginning	115,399	115,873	90,817	185,613	115,399	115,399	
Fund Balance - Ending	\$ 115,873	\$ 90,817	\$ 185,613	\$ 187,436	\$ 187,436	\$ 115,568	

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2022

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Tern Bay Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Tern Bay Community Development District
Balance Sheet
for the Period Ending February 28, 2022**

Description	Governmental Funds				Account Groups		Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		General Long Term Debt	General Fixed Assets	
	General Fund	Series 2005	Series 2022	Series 2022			
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 942,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 942,200
Capital Project Fund - Series 2007							
Construction Account	-	-	-	29,605,468	-	-	29,605,468
Working Capital Account	-	-	-	-	-	-	-
Debt Service Fund							
Interest Account	-	-	355,389	-	-	-	355,389
Sinking Account	-	-	-	-	-	-	-
Reserve Account A	-	51,469	886,013	-	-	-	937,482
Reserve Account B	-	-	-	-	-	-	-
Revenue	-	136,781	-	-	-	-	136,781
Prepayment Account	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-
Capital Project Fund	-	-	-	-	-	-	-
Accounts Receivable-Bond Holder Funding	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	188,250	-	188,250
Amount to be Provided by Debt Service Funds	-	-	-	-	31,941,750	-	31,941,750
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	45,419,499	45,419,499
Total Assets	\$ 942,200	\$ 188,250	\$ 1,241,401	\$ 29,605,468	\$ 32,130,000	\$ 45,419,499	\$ 109,526,819

**Tern Bay Community Development District
Balance Sheet
for the Period Ending February 28, 2022**

Description	Governmental Funds				Account Groups		Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		General Long Term Debt	General Fixed Assets	
	General Fund	Series 2005	Series 2022	Series 2022			
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Notes and Loans Payable - Current Portion							
Note Payable-Oppenheimer Funds	-	-	-	-	-	-	-
Due to Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-	-
Bonds Payable							
Current Portion	-	-	-	-	45,000	-	45,000
Long Term	-	-	-	-	32,085,000	-	32,085,000
Unamortized Prem/Disc on Bonds Payable	-	-	-	432,545	-	-	432,545
Total Liabilities	\$ -	\$ -	\$ -	\$ 432,545	\$ 32,130,000	\$ -	\$ 32,562,545
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	45,419,499	45,419,499
Fund Balance							
Restricted							
Beginning: October 1, 2021 (audited)		115,399	-	-	-	-	115,399
Results from Current Operations		72,851	1,241,401	29,172,924	-	-	30,487,176
Unassigned							
Beginning: October 1, 2021 (audited)	316,000	-	-	-	-	-	316,000
Results from Current Operations	626,201	-	-	-	-	-	626,201
Total Fund Equity and Other Credits	\$ 942,200	\$ 188,250	\$ 1,241,401	\$ 29,172,924	\$ -	\$ 45,419,499	\$ 76,964,274
Total Liabilities, Fund Equity and Other Credits	\$ 942,200	\$ 188,250	\$ 1,241,401	\$ 29,605,468	\$ 32,130,000	\$ 45,419,499	\$ 109,526,819

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest								
Interest - General Checking	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue								
Miscellaneous Revenue	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	3,586	24,970	718,199	13,803	6,156	766,714	764,625	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Interfund Group Transfers In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,586	\$ 24,970	\$ 718,199	\$ 13,803	\$ 6,156	\$ 766,714	\$ 764,625	100%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's - Fees	-	-	-	-	-	-	\$ -	N/A
Executive								
Professional Management	2,875	2,875	2,875	2,875	2,875	14,375	34,500	42%
Financial and Administrative								
Audit Services	-	3,000	-	1,700	-	4,700	6,000	78%
Accounting Services	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Assessment Roll Services	1,083	1,083	1,083	1,083	1,083	5,417	13,000	42%
Arbitrage Rebate Services	-	500	-	-	-	500	500	100%
Real Estate Advisor	-	-	-	-	-	-	-	N/A
Other Contractual Services								
Recording and Transcription	-	-	-	-	-	-	-	N/A
Legal Advertising	119	-	-	-	-	119	3,000	4%
Property Appraiser & Tax Collector Fees	-	-	-	-	-	-	-	N/A
Trustee Services	-	-	-	-	-	-	10,500	0%
Dissemination Agent Services	-	-	1,000	-	-	1,000	6,000	17%
Bank Services	-	4	24	-	-	28	500	6%
Travel and Per Diem								
Travel and Per Diem	-	-	-	-	-	-	-	N/A
Communications & Freight Services								
Telephone	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	9	22	10	8	50	400	13%

Prepared by:

JPWARD and Associates, LLC

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Insurance	-	9,784	-	-	-	9,784	9,800	100%
Meeting Room Rental	-	-	-	168	-	168	600	28%
Printing & Binding	-	-	-	-	-	-	100	0%
Web Site Development	50	50	50	50	50	250	2,000	13%
Subscription & Memberships	-	175	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	465	-	368	1,103	1,935	5,000	39%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	N/A
Legal - Trustee Counsel	-	-	-	-	-	-	-	N/A
Legal - Bond Counsel	-	-	-	-	-	-	-	N/A
Legal - Ryan Golf Counsel	-	-	-	-	-	-	-	N/A
DRI NOPC	-	-	-	-	-	-	-	N/A
Legal - TB LLC Counsel	-	-	-	-	-	-	-	N/A
Eminent Domain Counsel	-	-	-	-	-	-	-	N/A
Comprehensive Planning Services	-	-	-	-	-	-	-	N/A
Other General Government Services								
Engineering Services - General Fund	-	-	-	-	-	-	5,000	0%
Engineering Services - Traffic	-	-	-	-	-	-	-	N/A
NOPC Fees	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
Other Public Safety								
Professional Services								
Charlotte County Sheriff's Patrol	-	-	-	-	-	-	-	N/A
Guardhouse Operations								
Professional - Roving Patrol	-	-	-	-	-	-	57,300	0%
Professional - Gate Attendant	-	-	-	-	-	-	190,000	0%
Professional-Gate Hosting	-	-	-	-	-	-	5,000	0%
Utilities								
Electric	-	119	105	-	306	530	2,400	22%
Water & Wastewater	-	91	-	102	114	306	2,400	13%
Repairs & Maintenance								
Guardhouse Janitorial	-	-	-	-	-	-	4,200	0%
Gate	-	-	-	-	-	-	6,500	0%

Prepared by:

JPWARD and Associates, LLC

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Wastewater Services								
Utility Services								
Electric Service	-	736	132	-	241	1,109	2,000	55%
Stormwater Management System								
Repairs & Maintenance								
Lake Banks/Outfall Control Structures	-	-	-	-	-	-	5,000	0%
Aquatic Weed Control								
Lake Spraying	-	3,470	-	10,720	7,170	21,359	40,000	53%
Lake Vegetation Removal	-	-	-	-	-	-	-	N/A
Upland Monitoring & Maintenance	-	-	-	-	-	-	30,000	0%
Other Physical Environment								
Professional Services								
Field Manager Services	-	-	-	-	-	-	2,500	0%
Insurance	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
Assessments-Charlotte County	-	146	-	-	-	146	-	N/A
Road & Street Facilities								
Field Management Services	-	-	-	-	-	-	4,000	0%
Street Lights								
Electric Service								
Electric Service	-	1,348	2,737	481	5,966	10,533	15,000	70%
Repairs & Maintenance	-	-	-	-	-	-	-	N/A
Economic Environment								
Professional Services - Appraisal	-	-	-	-	-	-	-	N/A
Landscaping Services								
Electric Service	-	1,931	1,650	-	4,428	8,010	30,000	27%
Repairs & Maintenance								
Common Area Maintenance								
Routine Maintenance	-	13,780	-	14,135	23,321	51,237	119,200	43%
Tree Trimming	-	-	-	-	-	-	15,000	0%
Sod Replacement	-	-	-	-	-	-	3,000	0%
Material Replacement	-	-	-	-	-	-	12,000	0%
Mulch Installation	-	-	-	-	-	-	40,000	0%

Prepared by:

JPWARD and Associates, LLC

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Landscape Lighting	-	-	-	-	-	-	-	N/A
Annuals	-	-	-	1,713	-	1,713	21,000	8%
Holiday Decorations	-	-	-	-	-	-	16,000	0%
Irrigation System								
Pumps & Wells & Line Distribution System								
Routine Maintenance	-	-	-	144	262	406	16,000	3%
Well Testing/Meter Reading	-	-	-	-	-	-	-	N/A
Line Distribution System								
Routine Maintenance	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	13,050	0%
	\$ 5,460	\$ 40,899	\$ 11,012	\$ 34,882	\$ 48,259	140,513	\$ 764,625	18%
Net Increase/ (Decrease) in Fund Balance	(1,875)	(15,929)	707,187	(21,080)	(42,103)	626,201	-	
Fund Balance - Beginning	316,000	314,125	298,196	1,005,383	984,303	316,000	316,000	
Fund Balance - Ending	\$ 314,125	\$ 298,196	\$ 1,005,383	\$ 984,303	\$ 942,200	942,200	\$ 316,000	

Tern Bay Community Development District
Debt Service Fund - Series 2005 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	
Interest Income								
Reserve Account	0	0	1	0	0	3	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	1	0	1	3	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	473	3,296	94,795	1,822	813	101,199	101,875	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Extraordinary Items (Gain)								
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 474	\$ 3,297	\$ 94,797	\$ 1,823	\$ 814	\$ 101,205	\$ 101,875	99%
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2005 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	0%
Principal Debt Service - Early Redemptions								
Series 2005 Bonds	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2005A Bonds	-	28,353	-	-	-	28,353	56,706	50%
Series 2005B Bonds	-	-	-	-	-	-	-	N/A
Trustee Services								
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$28,353	\$0	\$0	\$0	\$28,353	\$ 101,706	28%
Net Increase/ (Decrease) in Fund Balance	474	(25,056)	94,797	1,823	814	72,851	169	
Fund Balance - Beginning	115,399	115,873	90,817	185,613	187,436	115,399	115,399	
Fund Balance - Ending	\$ 115,873	\$ 90,817	\$ 185,613	\$ 187,436	\$ 188,250	\$ 188,250	\$ 115,568	

Tern Bay Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-		
Interest Income				
Reserve Account	-	-	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	N/A
Debt Proceeds	1,241,401	1,241,401		
Operating Transfers In (From Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,241,401	\$ 1,241,401	\$ -	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 Bonds	\$ -	\$ -	\$ -	N/A
Principal Debt Service - Early Redemptions				
Series 2005 Bonds	-	-	-	N/A
Interest Expense				
Series 2005A Bonds	-	-	-	N/A
Series 2005B Bonds	-	-	-	N/A
Trustee Services	-	-		
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$0	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	1,241,401	1,241,401	-	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	\$ 1,241,401	\$ 1,241,401	\$ -	

Tern Bay Community Development District
Capital Projects Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2022

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	-	-	\$ -	N/A
Interest Income				
Construction Account	-	-	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
Debt Proceeds	29,878,599	29,878,599	\$ -	N/A
Developer Contributions	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 29,878,599</u>	<u>\$ 29,878,599</u>	<u>\$ -</u>	<u>N/A</u>
Expenditures and Other Uses				
Executive				
Professional Management	50,000	50,000	-	N/A
Other Contractual Services				
Trustee Services	10,625	10,625	-	N/A
Printing & Binding	1,750	1,750	-	N/A
Capital Outlay				
Water-Sewer Combination	-	-	-	N/A
Stormwater Management	-	-	-	N/A
Landscaping	-	-	-	N/A
Roadway Improvement	-	-	-	N/A
Cost of Issuance				
Legal - Series 2022 Bonds	165,500	165,500	-	N/A
Engineering - Series 2022 Bonds	11,000	11,000	-	N/A
Underwriter's Discount	466,800	466,800	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	<u>\$ 705,675</u>	<u>\$ 705,675</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 29,172,924	\$ 29,172,924	\$ -	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	<u><u>\$ 29,172,924</u></u>	<u><u>\$ 29,172,924</u></u>	<u><u>\$ -</u></u>	

Prepared by:

JWARD and Associates, LLC